

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-016**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A DOG MUSHING TRACK, IN THE PLI (PUBLIC LANDS AND INSTITUTIONAL) DISTRICT; WITHIN TRACT 6, MUNICIPAL CAMPUS SUBDIVISION; GENERALLY LOCATED SOUTH OF DOCTOR MARTIN LUTHER KING JUNIOR AVENUE, EAST OF ELMORE ROAD, AND WEST OF BONIFACE PARKWAY, IN ANCHORAGE.

(Case 2021-0062)

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WHEREAS, a request has been received from MOA Real Estate Services for a conditional use for a dog mushing track, in the PLI (public lands and institutions) district; within Tract 6, Municipal Campus Subdivision, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 14, 2021.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

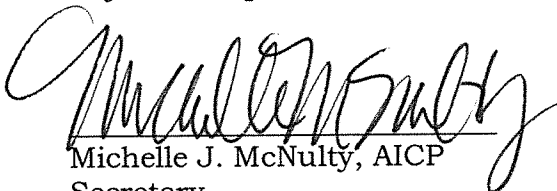
- A. The Commission makes the following findings of fact:
1. The proposal is consistent with the *Anchorage 2040 Land Use Plan*, and *3500 Tudor Road Master Plan*. The request meets the approval criteria for a conditional use (AMC 21.03.080D.), and other requirements to Title 21.
  2. The Campbell Park Council did not object to the development of a new dog mushing track and clubhouse for the Anchorage Sled Dog Racing Association (ASDRA).
  3. The *3500 Tudor Road Master Plan* designates and discusses the subject property specifically as a potential area for ASDRA relocation.
  4. The proposed dog mushing track is regulated under AMC 21.05.050D.4 as General Outdoor Recreation, Commercial.
- B. The Commission approves this conditional use amendment subject to the following conditions of approval:
1. A notice of zoning action, including a copy of the approved resolution shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
  2. All construction shall substantially conform to the following submitted application, narrative, and plans on file with the Planning Department, except as amended below:

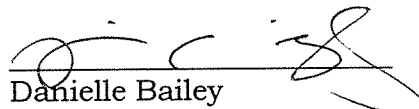
Tozier Track Tudor Municipal Campus Subdivision, Tract 6, dated April 1 2021, By The Boutet Co., Sheet C1, C2, C3, C4, L1, E1, A0.3A, A0.3B, A0.3C, A2.1, A2.2, A2.3, A3.1, A4.1, A4.2, A5.1, A6.3, A6.6, A6.7.

3. Resolve with the Planning Director and Traffic Engineer the off-street parking requirements for this use as determined by the Director and Traffic Engineer in accordance with AMC 21.07.090E.3. *Uses Not Listed or that Have No Specific Requirement.*
4. Revise site plan to provide pedestrian amenities as required by AMC 21.07.060E.4.b. *On-Site Pedestrian Connections.*
5. Resolve with ASDRA, HLB Real Estate Services, Parks and Recreation, and the Nordic Ski Association (NSAA) to the width and location of an easement for the Tour of Anchorage Trail.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 14<sup>th</sup> day of June 2021.

ADOPTED by the Anchorage Planning and Zoning Commission this 19<sup>th</sup> day of July, 2021. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050A.

  
Michelle J. McNulty, AICP  
Secretary

  
Danielle Bailey  
Chair

(Case 2021-0062; Parcel Number 008-121-08)