

Submitted by: Chair of the Assembly at  
the Request of the Acting Mayor  
Prepared by: Planning Department  
For reading: March 24, 2009

*See AO 2009-37(S)*

**Anchorage, Alaska  
AO 2009-37**

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA. GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY, IN CHUGIAK, ALASKA.

(Chugiak Community Council) (Planning and Zoning Commission Case 2009-013)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the following described property as I-2 SL (Heavy Industrial with Special Limitations) District:

Parcel 1: that portion of N1/2 NE1/4 SE1/4, lying south of Lot 2 of U.S. Survey 9023. Parcel 2: That portion of NE1/4 NW1/4 SE1/4, lying south of Lot 2 Of U.S. Survey 9023. Parcel 3: That Portion Of W1/2 NW1/4 SE1/4, lying south of Lot 1 U.S. Survey 9023. Parcel 4: SE1/4 NW1/4 SE1/4, excepting U.S. Survey 9789. Parcel 5: SW1/4 NE1/4 SE1/4. Parcel 6: SE1/4 NE1/4 SE1/4. Parcel 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. Parcel 8: NW1/4 SW1/4 SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska. Generally located east of Eklutna Village and south of the Glenn Highway, in Chugiak, Alaska, consisting of approximately 70 +/- acres as shown on Exhibit "A" attached.

1 **Section 2. Special Limitations.**

2  
3 The I-2 SL district shall be subject to the following Special Limitations:

4  
5 1. Access:

6  
7 Any development of the site generating greater than an overall  
8 average daily trips rate of 60 shall require access and related  
9 improvements review and approval by the Planning and Traffic  
10 Departments.

11  
12 2. Buffers:

13  
14 a. An undisturbed natural vegetation buffer shall be retained  
15 along the property boundaries as follows:

16  
17 100 feet along the north and eastern most site boundaries;  
18 250 feet along the west boundary; 50 feet along the  
19 southern boundaries, with the exception of the lot lines  
20 adjacent to the existing substation (see buffer exhibit).  
21 Breaks in the buffer area may be permitted for access  
22 drives, roads, utility transmission lines and similar required  
23 installations, as authorized by the Planning Department.

24  
25 b. Existing trees or vegetation shall not be removed or cleared  
26 within the buffer area except for access drives and roads,  
27 transmission lines or related required clearing; or for  
28 clearing of dead fall, or to selectively remove unhealthy  
29 vegetation. Prior approval of any clearing or vegetation  
30 removal is required from the Planning Department. Dead or  
31 dying trees shall be replaced on a one-to-one basis with  
32 spruce trees. Replacement of vegetation to be removed for  
33 roads, drives, utility transmission lines and similar required  
34 installations, shall not be required.

35  
36 c. Prior to the issuance of any Land Use Permit, resolve with  
37 the Planning Department and Land Use Enforcement the  
38 method of delineating any areas of existing vegetation  
39 which are to be preserved in order to prevent accidental  
40 removal. Unauthorized tree removal, unless otherwise  
41 approved by the Director, shall be replaced on a one-to-one  
42 basis with spruce trees, or at a ratio determined by the Title  
43 21 landscape requirements.

1  
2 d. Along areas of any development, signage shall be placed  
3 adjacent to the vegetative buffers every 100-feet stating:  
4 "No storage or construction activity shall occur beyond this  
5 point." Alternative methods of buffer protection/notification  
6 may be approved by the Department to meet this  
7 requirement.

8  
9 3. A public hearing site plan review by the Planning and Zoning  
10 Commission shall be required prior to issuance of any permits.

11  
12 4. The site shall be platted prior to the issuance of any permits.

13  
14 5. The type of fuel to be used by a power plant shall be limited to  
15 natural gas or clean burning fuels only.

16  
17 **Section 3. Prohibited Uses.**

18  
19 The following uses shall be prohibited:

20  
21 1. Commercial uses.

22  
23 2. Coal-fired power generation facilities.

24  
25 3. Smelting.

26  
27  
28 **Section 4. Effective Clause.**

29  
30 The I-2 SL zoning shall not become effective until application for Land Use  
31 Permits has been made for construction of the power plant.

32  
33 **Section 5.** This ordinance shall become effective 10 days after the Director of  
34 the Planning Department has received the written consent of the owners of the  
35 property within the area described in Section 1 above to the special limitations  
36 contained herein. The rezoning approval contained herein shall automatically  
37 expire, and be null and void, if the written consent is not received within 120  
38 days after the date on which this ordinance is passed and approved. The  
39 Director of the Planning Department shall change the zoning map accordingly.

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43

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6  
7

PASSED AND APPROVED by the Anchorage Assembly this  
day of \_\_\_\_\_ 2009.

ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

8

(Tax I.D. No. 052-151-02 thru -05 and 052-141-02)

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2009-37

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA. GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY, IN CHUGIAK, ALASKA.

Sponsor: Acting Mayor  
 Preparing Agency: Planning Department  
 Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>			
	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>
<b>Operating Expenditures</b>				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>				
<b>CAPITAL:</b>				
<b>POSITIONS: FT/PT and Temp</b>				

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the private sector.



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 155-2009

**Meeting Date:** March 24, 2009

**From:** Acting Mayor

**Subject:** AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA. GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY, IN CHUGIAK, ALASKA.

1 On February 2, 2009, the Planning and Zoning Commission recommended  
2 approval to rezone approximately 70 acres of the subject property owned by  
3 Eklutna, Inc., from T and R-7 to I-2 SL.  
4

5 The subject property is comprised of the majority of seven unsubdivided  
6 parcels, consisting of approximately 70 acres. The property is under single  
7 ownership of Eklutna, Inc., and is split-zoned R-7 (approximately 12.75 acres)  
8 and T (approximately 57.25 acres). Final use of the property will allow the  
9 petitioner, Matanuska Electric Association (MEA), to construct up to three gas-  
10 fired generation units on approximately 32 acres of the site. The remainder of  
11 the site will be used for any future expansions or other industrial uses, and also  
12 will provide space for proposed buffers and protection of existing wetlands.  
13

14 The petitioner, MEA, applied for a rezoning to I-3 (Rural Industrial). The  
15 Planning Department did not recommend a rezoning to I-3, but rather to I-2 with  
16 special limitations. The Department is currently working to complete the Title

1 21 rewrite process, and the provisionally adopted zoning districts do not include  
2 the I-3 district. However, the I-2 district remains a continued district. The  
3 primary difference between the two districts is that the I-2 district requires public  
4 improvements to be developed to urban standards, whereas the I-3 district  
5 requires construction to suburban standards.

6  
7 The 2006 Update of the *Chugiak-Eagle River Comprehensive Plan* designates  
8 this property as residential, at < 1 to 1 dwelling unit per acre (DUA). The  
9 requested zoning change to address future demands for electrical power  
10 throughout MEA's service area was not anticipated when the Comprehensive  
11 Plan process occurred. The Department recommended that it is appropriate to  
12 consider the rezoning request at this time, and if ultimately granted on its  
13 merits, a Comprehensive Plan amendment should be forthcoming in order to  
14 make the new Land Use and Plan Maps consistent with the changed  
15 circumstance.

16  
17 As part of the Commission's review and recommendation for the rezoning to I-2  
18 SL, they required the applicant to make application for permits to begin  
19 construction; prohibited retail uses and coal-fired power plants and smelting; set  
20 access review standards; platting the site; buffering requirements and a public  
21 hearing site plan review as special limitations.

22  
23 The proposed rezone is in compliance with the zoning standards of AMC  
24 21.20.090 Zoning Standards for Approval. If the rezone is approved, a  
25 Comprehensive Plan amendment should be forthcoming to make the new Land  
26 Use and Plan Maps of the *Chugiak-Eagle River Comprehensive Plan* consistent  
27 with the changed circumstances.

28  
29 The Planning and Zoning Commission recommended APPROVAL of the  
30 rezone to I-2 SL for the subject property by a vote of eight yeas and zero nays.

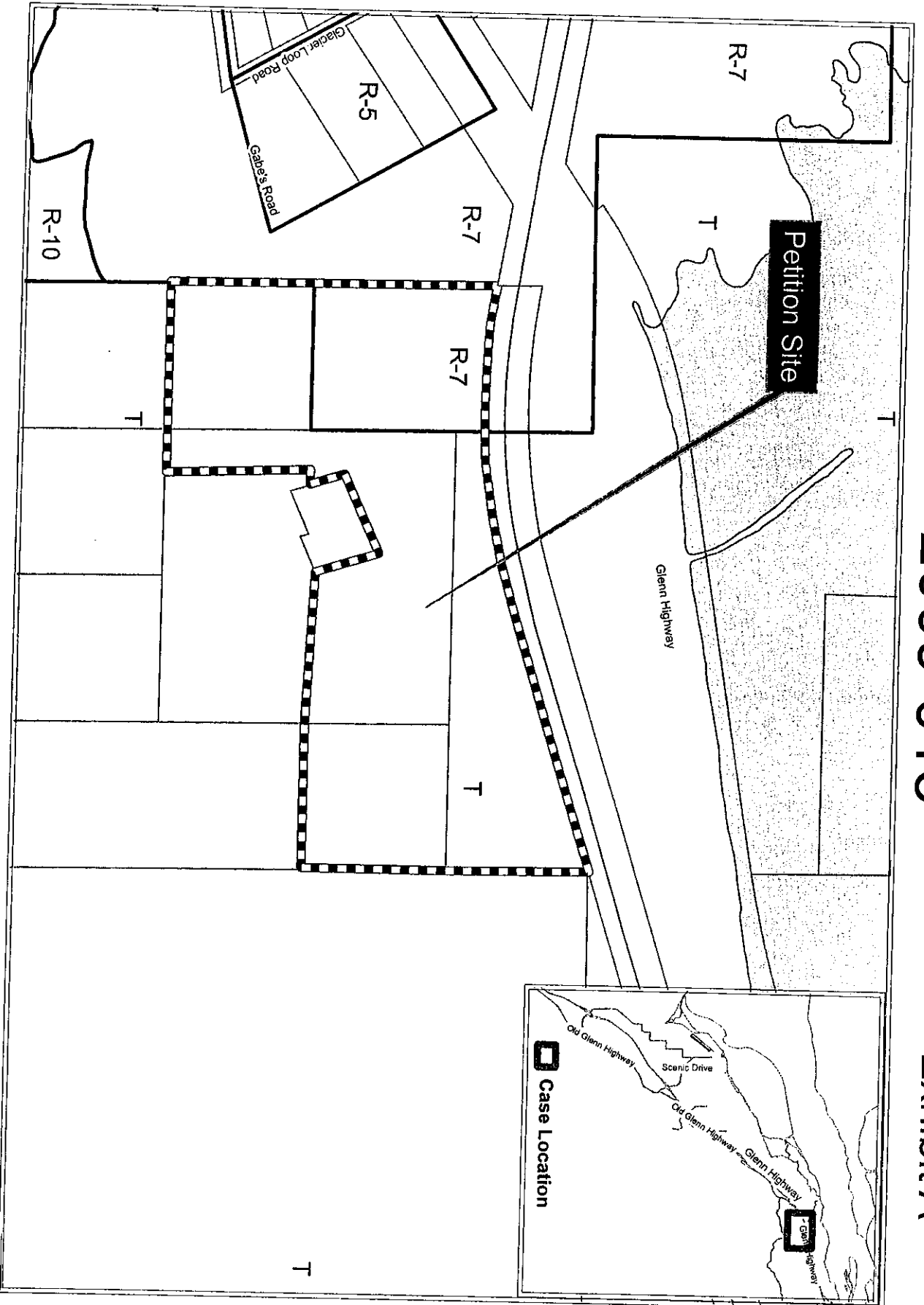
31  
32 THE ADMINISTRATION RECOMMENDS ADOPTION OF THE PROPOSED  
33 ORDINANCE.

34  
35 Prepared by: Jerry T. Weaver Jr., Zoning Administrator,  
36 Planning Department  
37 Concur: Tom Nelson, Director, Planning Department  
38 Concur: Mary Jane Michael, Executive Director,  
39 Office of Economic and Community Development  
40 Concur: James N. Reeves, Municipal Attorney  
41 Concur: Michael K. Abbott, Municipal Manager  
42 Respectfully submitted, Matt Claman, Acting Mayor

43  
44 (Case 2009-013; Tax I.D. No. 052-151-02 thru-05 and 052-141-02)

# 2009-013

# Exhibit A



Municipality of Anchorage  
Planning Department  
Date: December 5, 2008

**Flood Limits**  
100 Year  
500 Year





**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-009**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA. GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY, IN CHUGIAK, ALASKA.

(Case 2009-013; Tax I.D. No. 052-151-02, -03, -04 and -05 and 052-141-02)

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WHEREAS, a request has been received from Matanuska Electric Association, Inc. (MEA), petitioner, and Eklutna, Inc., property owner, to rezone approximately 70 acres from T (Transition) and R-7 (Intermediate Rural Residential District) to I-3 (Rural Industrial District), for Parcel 1: That portion of N1/2 NE1/4 SE1/4, Lying South of Lot 2 of U.S. Survey 9023. Parcel 2: That portion of NE1/4 NW1/4 SE1/4, Lying south of Lot 2 of U.S. Survey 9023. Parcel 3: That portion of W1/2 NW1/4 SE1/4, Lying south of Lot 1 U.S. Survey 9023. Parcel 4: SE1/4 NW1/4 SE1/4, Excepting U.S. Survey 9789. Parcel 5: SW1/4 NE1/4 SE1/4. Parcel 6: SE1/4 NE1/4 SE1/4. Parcel 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. Parcel 8: NW1/4 SW1/4 SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska; generally located east of Eklutna Village and south of the Glenn Highway, in Chugiak, Alaska; and

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on February 2, 2009.

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

- A. The Commission makes the following findings of fact:
1. The subject property is comprised of the majority of seven unsubdivided parcels, consisting of approximately 70 acres. The property is under single ownership of Eklutna, Inc. The property is split zoned R-7 (approximately 12.75 acres) and T (approximately 57.25 acres).
  2. The property is generally located on the south side of the Glenn Highway and the Alaska Railroad, near the Eklutna Lake Road Exit at

approximately milepost 26.5. The site is located across the highway and east of Eklutna Village.

3. The purpose of this rezoning application is to rezone the property to I-3 to allow a utility substation to be constructed on the site. The petitioner is MEA, who proposes to construct up to three gas-fired generation units on the site.
4. Final use of the property will allow the petitioner, MEA, to construct up to three gas-fired generation units on approximately 32 acres of the site. The remainder of the site will then be used for any future expansions or other industrial users, and also provides space for proposed buffers and existing wetlands.
5. Special limitations have not been proposed by the petitioner. They have proposed a development plan for the power plant, and many of these development restrictions have been incorporated into the special limitations recommended by the Planning Department.
6. The Department did not recommend a rezoning to I-3, but rather to I-2 with special limitations. The Department is currently working to complete the Title 21 rewrite process, and the provisionally adopted zoning districts do not continue the I-3 district. However, the I-2 district remains a continued district. The primary difference between the two districts is that the I-2 district currently requires all public improvements to be developed to urban standards, whereas I-3 requires them to be constructed to suburban standards. This primarily means that industrial roads in the I-2 shall be paved interior streets, curb and gutter provided, as well as sidewalks. I-3 requires strip-paved interior streets, curb and gutter is not required, and walkways can be used but sidewalks are not required.
7. The Department recommended an effective clause to make application for permits to begin construction, and special limitations to prohibit retail uses and coal fired power plants, set access review standards, buffering requirements and site plan review.
8. The Commission moved to approve a rezoning to I-2SL subject to the Effective Clause 1, Special Limitations 1 through 5, adding 1.c "smelting", changing 3.c to add "or at a ratio determined by the Title 21 landscape requirements," and a new Special Limitation 6 "The type of fuel to be used by a power plant shall be limited to natural gas or clean burning fuels only."

9. The Commission finds that this power plant would be an asset to its customers, about one-third of whom are in the Chugiak-Eagle River area. It will enhance development opportunities for Eklutna, Inc. who looks forward to this enterprise and some of the related enterprises that may be possible, for example, from waste heat generated at the facility. Staff has proposed ample buffers along residential areas and the highway. It is important to amend the requirements to replace unauthorized tree removal because otherwise it becomes too easy to replace the damage. The Commission also incorporated the Chugiak Community Council's concerns into the conditions. The Commission finds that a public hearing site plan review is important for a project of this magnitude.
  10. The Commission recommended approval of the request by a unanimous vote: 8-yes, 0-nea.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to I-2 SL, subject to the following effective clauses and special limitations:
1. Effective Clause. The zoning shall not become effective until:
    - a) Application for land use permits has been made for construction of the power plant.
  2. Special Limitations:
    - a) Prohibited uses and structures. In addition to AMC 21.40.210E., the following uses and structures are prohibited:
      - 1) Commercial uses.
      - 2) Coal fired power generation facilities.
      - 3) Smelting.
    - b) Access:

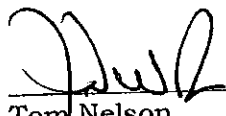
Any development of the site generating greater than an overall average daily trips rate of 60 shall require access and related improvements review and approval by the Planning and Traffic Departments.
    - c) Buffers:
      - 1) An undisturbed natural vegetation buffer shall be retained along the property boundaries as follows:

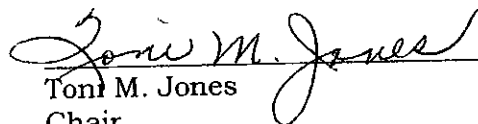
100 feet along the north and eastern most site boundaries; 250 feet along the west boundary; 50 feet along the southern boundaries, with the exception of the lot lines adjacent to the existing substation (see buffer exhibit). Breaks in the buffer area may be permitted for access drives, roads, utility transmission lines and similar required installations, as authorized by the Planning Department.

- 2) Existing trees or vegetation shall not be removed or cleared within the buffer area except for access drives and roads, transmission lines or related required clearing; or for clearing of dead fall or to selectively remove unhealthy vegetation. Prior approval of any clearing or vegetation removal is required from the Planning Department. Dead or dying trees shall be replaced on a one to one basis with spruce trees. Replacement of vegetation to be removed for roads, drives, utility transmission lines and similar required installations, shall not be required.
- 3) Prior to the issuance of any land use permit, resolve with the Planning Department and Land Use Enforcement the method of delineating any areas of existing vegetation which are to be preserved in order to prevent accidental removal. Unauthorized tree removal, unless otherwise approved by the Director, shall be replaced on a one to one basis with spruce trees, or at a ratio determined by the Title 21 landscape requirements.
- 4) Along areas of any development, signage shall be placed adjacent to the vegetative buffers every 100-feet stating: "No storage or construction activity shall occur beyond this point." Alternative methods of buffer protection/notification may be approved by the Department to meet this requirement.
- d) A public hearing site plan review by the Planning and Zoning Commission shall be required prior to issuance of any permits.
- e) The site shall be platted prior to the issuance of any permits.
- f) The type of fuel to be used by a power plant shall be limited to natural gas or clean burning fuels only.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 2nd day of February, 2009.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
2nd day of March, 2009.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Tom M. Jones  
Chair

(Case 2009-013; Tax I.D. No. 052-151-02, -03, -04 and -05 and 052-141-02)

ac

residential zoning within a discrete stretch of road. This could be considered a business district boundary extension and it is not likely to create a domino effect. This is a site that will be under single ownership, it will be subject to a unified site development plan, and the special limitations protect the neighborhood. She found that ADOT and the MOA must work very conscientiously to achieve a safe pedestrian crossing at the roundabout or another signalized site, otherwise this commercial site will not function as an integral part of a town center, but instead could generate traffic across the highly traveled Huffman corridor. Anchorage 2020 notes that "necessary to the design of town centers is an efficient pedestrian access network connecting the core uses, residential neighborhoods, and transit facilities." It is not assumed that a roundabout is pedestrian friendly and, to the contrary, it will be made pedestrian friendly. This type of use, which the neighbors have spoken of the need for, will then be truly neighborhood serving and will round out the mix in this town center.

CHAIR JONES supported the motion, noting that R-5 is almost obsolete. The intent statement for the R-5 zone is "to include lands that are developing or will develop for rural residential purposes" and it is "designed to protect and encourage all kinds of residential development while at the same time retaining a low population density." Also, if the proposed use does develop on this property, it is a much needed service in this part of the community.

AYE: Phelps, Weddleton, Isham, Jones, Yoshimura, Fredrick, Pease,  
Earnhart

NAY: None

PASSED

3. 2009-013

Matanuska Electric Association. A request to rezone approximately 70 acres from T (Transition) and R-7 (Intermediate Rural Residential) to I-3 (Rural Industrial). Parcel 1: That portion of N1/2 NE1/4 SE1/4, Lying South of Lot 2 of U.S. Survey 9023; Parcel 2: That portion of NE1/4 NW1/4 SE1/4, Lying south of Lot 2 of U.S. Survey 9023; Parcel 3: That portion of W1/2 NW1/4 SE1/4, Lying south of Lot 1 U.S. Survey 9023; Parcel 4: SE1/4 NW1/4 SE1/4, Excepting U.S. Survey 9789; Parcel 5: SW1/4 NE1/4 SE1/4; Parcel 6: SE1/4 NE1/4 SE1/4; Parcel 7: W1/2 NE1/4 SW1/4 SE1/4; Parcel 8: NW1/4 SW1/4

SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska. Generally located east of Eklutna Village and south of the Glenn Highway

Staff member ANGELA CHAMBERS stated the request is a 70-acre area, but the map shows it is comprised of portions of many unsubdivided parcels. As a result, the system shows a petition area of 90 acres; the public hearing notices did correctly reflect a size of 70 acres. Eklutna Inc. owns the subject property. The rezoning is requested in order to allow construction of a power plant on the site. Matanuska Electric Association (MEA) is proposing to construct up to three gas-fired generation units on the site. The remainder of the site will provide buffer space and existing wetlands. The 2006 Update of the *Chugiak Eagle River Comprehensive Plan* designates this area as residential at less than 1 to 1 DUA. The residential classifications identify areas that are either: a) substantially developed for residential purposes that are expected to remain residential for the duration of the Comprehensive Plan; or b) identify vacant lands best suited for residential development. for the classification of less than 1 to 1 DUA, the locational criteria was due to the fact that it is comprised of vacant areas located adjacent to established large-lot, rural development, and/or located well away from public sewerage and water facilities; the latter is the case here. Unlike many other situations where there is a residential classification for property set through a larger public process, this T zoning and residential zoning exists as more of a holding classification. The Department finds this proposed rezoning has community-wide benefits and warrants an amendment to the Land Use Plan map, as well as the zoning map. The former is not a process that can be initiated by the petitioner and the Department will work on that. This rezoning will allow for a power plant to assist MEA in directly serving the Chugiak-Eagle River area, which comprises approximately one-third of MEA's service area. The Comprehensive Plan only generally addresses public utilities and did not address large-scale public utilities. This application brought forward information that was very site-specific in terms of suitability of the land for residential versus industrial. This parcel is also well suited for industrial uses as it is large and can provide large buffering areas. It is also located as far as possible from residential areas. It will also assist in mitigating potential impacts from such a use. The Department is recommending a rezoning to I-2SL rather than I-13SL. The provisionally approved chapters of the Title 21 Rewrite eliminate the I-3 zoning district. I-2 is more of an urban district, but the only real

difference between I-2 and I-3 are the public infrastructure standards. Access and peripheral roads are to be 24-foot strip paved in I-2, whereas in I-3 the road standards are rural gravel. The Department recommends removing Effective Clause 1.a. The special limitations are amended to add a new Special Limitation 5 that "The site shall be platted prior to the issuance of any permits."

COMMISSIONER PHELPS asked if the requirement for a Comprehensive Plan Land Use and Plan maps amendment is a new policy. MS. CHAMBERS replied that the Director and the Department had concern with supporting the rezone without a Comprehensive Plan amendment, due to the magnitude of this site. This has not necessarily been required in the past. A rezoning could move forward without a Comprehensive Plan amendment at this time. The Department will be looking at the entire area, not only the petition site, when a Plan amendment is forwarded.

The public hearing was opened.

CHAIR JONES explained that the petitioner's representative has waived his opportunity to make his presentation first in order to allow Eklutna to speak.

CURTIS McQUEEN, representing Eklutna Inc., stated support for this proposal. There is a history between Eklutna and the power grid going back 60 to 70 years. When the original power grid was installed, the indigenous Native people of Eklutna were organized and did not have input into the grid infrastructure. One issue that resulted was the damming of Eklutna Lake, which had a tremendous effect on salmon habitat. In recent years, as the Village has become organized, Eklutna has been invited to the table with utilities. They have been progressive with Eklutna. Eklutna has supported expansion of the power grid. Eklutna is also planning to master plan the area and Tim Potter with DOWL HKM is present to answer questions in that regard. Eklutna is looking to expand fish habitat in Eklutna River. One of the synergistic benefits with the power plant is the capture of waste heat for adjacent land and a potential salmon hatchery. There has been tremendous support by villagers of Eklutna in order to keep their power costs down, as well as to increase employment opportunities both in the development of the plant and the maintenance of the plant. In 2008, MEA presented to Eklutna's board and that presentation was well received. A memorandum of understanding (MOU) was signed. MEA has met all of the requirements on the MOU. MEA has dropped their coal-burning idea in favor of natural gas. Eklutna supports clean-burning energy. Regarding the rezoning, Eklutna has been involved in master planning for residential development, as well as



commercial and industrial master planning. In terms of trading residential land for industrial, this is a unique project in that Eklutna has a significant amount of residential development coming in the future to meet demands for housing in Anchorage. Recently 404 acres was approved for residential development in the Powder Reserve with a potential for 1,500 single-family lots. There is another 770 acres that has not yet been planned. Eklutna does not look at this proposal as losing residential land because there is so much future residential land under its ownership. He asked for a show of hands of those from Eklutna in support of this project; five of seven individuals responded.

LORALEI CARTER with MEA stated that MEA and Eklutna Inc. are working together on this project. MEA is the oldest and second largest electric co-op in Alaska with 43,000 members. One-third of the members live in the Chugiak-Eagle River area, so it makes sense to build a generation facility in this area. Mr. McQueen discussed the MOU signed earlier this summer between MEA and Eklutna. The property under consideration is located at the northeast of the Eklutna interchange and the Glenn Highway. The plans include up to a 180-megawatt natural gas general plant with related facilities. The natural gas power plant could be a potential source for cogeneration for facilities built by Eklutna Inc. Cogeneration is the process by which waste steam from the plant can be used by nearby facilities for space heating or other purposes. This area is historic for power generation. In 1928 ML&P began construction of the now defunct Eklutna Power Plant and this facility is adjacent to the Reed substation. MEA has met with the Chugiak, Eklutna Valley and Birchwood Community Councils and has made a presentation to the Village of Eklutna. MEA has formally met with Planning Staff three times. This area is in a remote location of the MOA; MEA has agreed to greater buffer zones than would be required by regulation. Noise studies indicate that the Glenn Highway traffic will be noisier than the power plant. After rezoning there will be numerous public hearings before the MOA and throughout the state permitting process. MEA understands the access road would be 24-foot paved. Any concerns with the Effective Clause and Special Limitations have been resolved.

COMMISSIONER FREDRICK asked if there is concurrence with a rezoning to I-2 rather than I-3. MS. CARTER replied in the affirmative.

COMMISSIONER PHELPS asked who is the supplier for gas. MS. CARTER replied that natural gas remains a question. JIM WALKER, general counsel for MEA, stated that there are no current gas contracts. MEA has been in contact with Enstar, which has a high-pressure line across the highway. He is told there is sufficient gas in the Beluga field and other fields.

COMMISSIONER PEASE noted that the Council had asked for some conditions, including prohibiting smelting and restricting the plant fuel to natural gas only. She asked for Ms. Carter's response to those requests. MS. CARTER replied that there is no intention for smelting and the intent is to use natural gas; she agreed to these conditions. COMMISSIONER PEASE asked if smelting is covered in Special Limitation 1.b. MS. CHAMBERS replied that she understood the Council's concerns are addressed by the existing Special Limitations. There is also a requirement for a public hearing site plan review. She had no objection to add smelting as a prohibited item.

TIM POTTER stated he served on the subcommittee that was involved for three years in the *Chugiak-Eagle River Comprehensive Plan Update* and could speak to the reasons behind retaining this area as large-lot, single-family residential. There was discussion at those meetings about looking for additional industrial areas and the idea that this area could come back later under a different plan because it is flat, has good soils, and has good access to an interchange. This is the crossroads of all of the transmission lines in the area that go back to the Reed Substation. Preliminary planning has begun with Eklutna looking for the possibility of a waste-heat supported community area for industrial uses, housing, and other uses. It is exciting to have an integrated use near the Village to provide jobs, revenue through other developments, and industrial, retail, and residential development. Eklutna will be working in concert with the MOA to develop a master plan for this area.

COMMISSIONER WEDDLETON noted there is a comment from a property owner who has invested \$200,000 in preparation of a trailer park or PUD and a potential buyer, upon hearing the adjacent property was to be zoned I-3, backed out of negotiations. MR. POTTER stated that Harry Johnson is a property owner in the area and the access road would be going to the east of his property. There would be probably 30 employees at the plant, which is far less than what would result from what could be developed residentially. He was aware of Mr. Johnson's claims that he put money into developing infrastructure, but the conditional use on that property has run its course and, while there may be some sewer and water lines, he was unsure whether they conform to state regulations. He stated there is no trailer park approved on that property. He believed that the proposed use would have a positive impact on the value of Mr. Johnson's property. COMMISSIONER WEDDLETON asked if Eklutna plans residential development in this area. MR. POTTER stated that Eklutna wants a "sphere of influence" over its village area. The Village takes an extended family approach to things. If an overlay district is done, one thought is to allow more than one dwelling on a

lot in order to allow for extended family to live there. There is also income from industrial development, as well as areas for workforce housing and senior housing. MEA has been very cooperative in its MOU with Eklutna to make waste heat available for those uses.

MIKE CURRY, President of Eklutna and MEA customer, stated that Mr. Johnson's property began as two primary places of residence. He did not believe Mr. Johnson had installed any infrastructure. One parcel was set up for a trailer park, but the park was not built. He did not believe that Mr. Johnson had expended \$200,000 on his property.

COMMISSIONER ISHAM understood Mr. Johnson's property is the abandoned area that is to the right, headed north. MR. CURRY confirmed this understanding.

The public hearing was closed.

COMMISSIONER ISHAM asked why I-2 is recommended rather than I-3. MS. CHAMBERS explained that the petitioner applied for I-3 because it is a rural industrial district and this is a rural area. The Department is working on the Title 21 Rewrite, which proposes elimination of I-3 because it is no longer necessary. The primary difference between I-2 and I-3 is the road standards.

COMMISSIONER PEASE noted that Special Limitation 3.c speaks to unauthorized tree removal within the buffers and recommends 1:1 replacement with spruce trees. Given that the trees on this site are mature, she questioned whether 1:1 is sufficient and asked if the language should include "or a replacement ratio provided for in Title 21 landscape standards, whichever is greater." MS. CHAMBERS explained that there are conflicts with certain types of vegetation and the utility lines going through the area. The ratio of 1:1 gives surety with respect to what would be required. The Department has no objection to requiring compliance with the Title 21 Rewrite. The petitioner is comfortable with the Special Limitation as written. COMMISSIONER PEASE asked if it is appropriate to include the Council's statement to limit the fuel in the power plant to natural gas only. MS. CHAMBERS had no objection to this requirement. COMMISSIONER PEASE asked Mr. Potter if there is objection to the ratio she proposed. MR. POTTER replied that the ratio should relate to what exists and the scale of the site. One portion of this site is going to be a 250-foot buffer. He felt it was inappropriate to require anything other than a 1:1 ratio.

COMMISSIONER ISHAM noted there are wetlands in this area and he assumed there would be no building in that wetlands area. MS. CARTER indicated this is correct. The footprint of the use is 30 acres out of the 70-acre area.

MS. CHAMBERS stated the Department does not object to adding a Special Limitation 1.c prohibiting smelting under Prohibited Uses and adding a Special Limitation 6 "The type of fuel to be used by a power plant shall be limited to natural gas only."

COMMISSIONER PHELPS understood that smelting is a reduction process and that is not being used. MS. CHAMBERS agreed that there is no need for the additional Prohibited Uses 1.c.

MR. WALKER did not object to adding a prohibition on smelting. He stated that a propane plant is being proposed in the Palmer industrial area and, in the event of disruption of natural gas supplies, propane may be used as an emergency fuel. MS. CHAMBERS suggested Special Limitation 6 could read, "The primary type of fuel to be used by a power plant shall be limited to natural gas only," or "The type of fuel to be used by a power plant shall be limited to clean burning fuel."

COMMISSIONER ISHAM noted that small nuclear power sources are also potentials.

CHAIR JONES noted that the need for a redundant power system has been proven twice in the last year in Juneau.

COMMISSIONER PEASE moved to approve a rezoning to I-2SL subject to the Effective Clause 1, Special Limitations 1 through 5, adding 1.c "smelting", changing 3.c to add "or at a ratio determined by the Title 21 landscape requirements," and a new Special Limitation 6 "The type of fuel to be used by a power plant shall be limited to natural gas or clean burning fuels only."  
COMMISSIONER EARNHART seconded.

COMMISSIONER PEASE noted this power plant would be an asset to its customers, about one-third of whom are in the Chugiak-Eagle River area. It will enhance development opportunities for Eklutna Inc. who look forward to this enterprise and some of the related enterprises that may be possible, for example, from waste heat generated at the facility. Staff has proposed ample buffers along residential areas and the highway. It is important to amend the requirements to replace unauthorized tree removal because otherwise it becomes too easy to replace the damage. She also incorporated the Council's

concerns into the conditions. The public hearing site plan review is important for a project of this magnitude.

AYE: Phelps, Weddleton, Isham, Jones, Yoshimura, Fredrick, Pease,  
Earnhart

NAY: None

PASSED

CHAIR JONES noted with regard to Special Limitation 6 that state and federal regulators govern all thing operational with respect to this type of use.

The Commission discussed what is needed in preparation for the February 9, 2009 Title 21 hearings. COMMISSIONER PHELPS asked that information not be sent by email, but rather provided in hard copy prior to the weekend. COMMISSIONER YOSHIMURA noted that if the photographs she has requested are not provided prior to the hearing, she will ask to postpone the matter to next month because it is important to recognize the effect of the residential design standards.

- I. REPORTS – None
- J. APPEARANCE REQUESTS – None
- L. COMMISSIONER COMMENTS – None
- M. ADJOURNMENT

The meeting was adjourned at 10:42 p.m.

**PLANNING DEPARTMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**DATE:** February 2, 2009

**CASE NO.:** 2009-013

**APPLICANT:** Matanuska Electric Association, petitioner  
Eklutna, Inc., property owner

**PETITIONER'S REPRESENTATIVE:** Shaw, Alaska, Inc.

**REQUEST:** Rezoning from R-7 and T to I-3

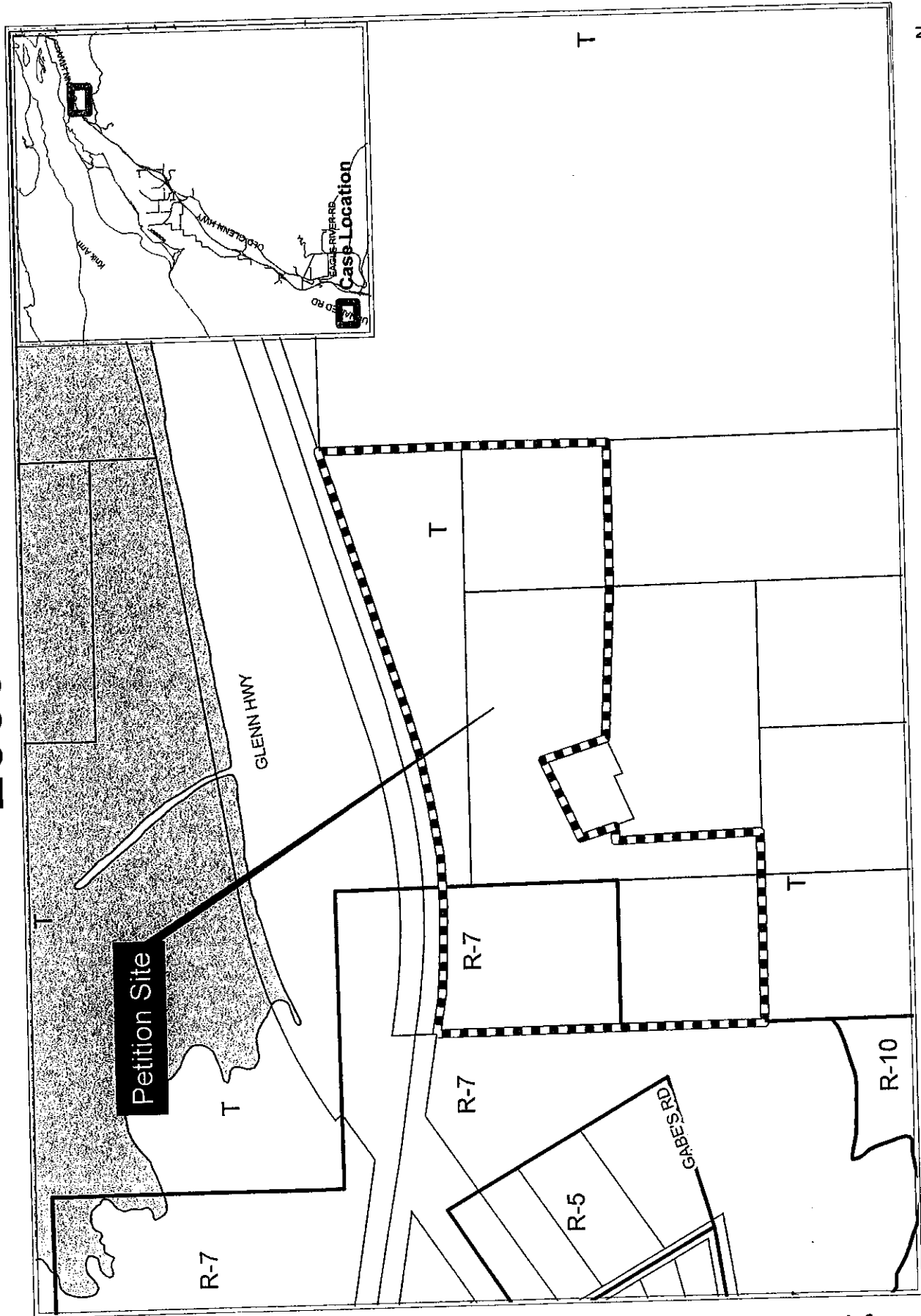
**LOCATION:** Parcel 1: That portion of N1/2 NE1/4 SE1/4, Lying South of Lot 2 of U.S. Survey 9023. Parcel 2: That portion of NE1/4 NW1/4 SE1/4, Lying south of Lot 2 of U.S. Survey 9023. Parcel 3: That portion of W1/2 NW1/4 SE1/4, Lying south of Lot 1 U.S. Survey 9023. Parcel 4: SE1/4 NW1/4 SE1/4, Excepting U.S. Survey 9789. Parcel 5: SW1/4 NE1/4 SE1/4. Parcel 6: SE1/4 NE1/4 SE1/4. Parcel 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. Parcel 8: NW1/4 SW1/4 SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska. Generally located east of Eklutna Village and south of the Glenn Highway.

**SITE ADDRESS:** N/A

**COMMUNITY COUNCIL:** Chugiak; adjacent to Eklutna Valley

**TAX NUMBER:** 052-151-03 and -05/ Grid NE 2001

2009-013



**Flood Limits**  
100 Year  
500 Year

Municipality of Anchorage  
Planning Department  
Date: December 5, 2008

**ATTACHMENTS:**

1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

**RECOMMENDATION SUMMARY: APPROVAL of I-2 with Special Limitations.**

**SITE:**

Acres: Approximately 70 acres of an unsubdivided area  
 Vegetation: Mature mix of Birch, Spruce and undergrowth  
 Zoning: R-7 (Intermediate Rural Residential) for the northwestern approximate 1/5<sup>th</sup>, and T (Transition)  
 Topography: Gradual Slope SE to NW  
 Existing Use: Vacant  
 Soils: On-site well and septic systems required

**COMPREHENSIVE PLAN: Chugiak-Eagle River Update 2006**

Classification: Residential  
 Density: N/A

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	T	T	T	R-7; R-5
Land Use:	Railroad, Glenn Highway, Undeveloped DOT property	Undeveloped	Undeveloped (Old Eklutna Power Plant Building Site immediately south)	Undeveloped, some large lot mixed residential (single family, mobile home park, vacant)

**PROPERTY HISTORY**

1960	Area Zoned U	GAAB incorporated, lands unzoned designated as U - unrestricted.
1977	Area Zoned T	Adoption of the T - Transition zoning regulations, replacing the U designation.



3-29-1985	R-7 Zoning	Portion of petition site zoned R-7 through the Area Wide Rezoning of the North Peter's Creek Area.
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**COMMUNITY AND COMMUNITY COUNCIL COMMENTS**

At the time this report was written, there was no returned public hearing notices (PHN) received out of eighteen (18) public hearing notices mailed 01/12/08. The Chugiak and neighboring Eklutna Valley Community Councils were notified of the request. A response has not been received from Eklutna Valley to date. The Chugiak Community Council provided the following comments: The Council unanimously passed a motion to recommend that this request be approved with the following conditions: 1) allowed uses shall be limited to power generation and co-generation only; 2) smelting shall be specifically prohibited; and 3) the type of fuel to be used by the power plant shall be limited to natural gas only.

**PROPOSAL AND SITE DESCRIPTION:**

Proposal:

The subject property is comprised of the majority of seven unsubdivided parcels, consisting of approximately 70 acres. The property is under single ownership of Eklutna, Inc. The property is split zoned R-7 (approximately 12.75 acres) and T (approximately 57.25 acres).

The purpose of this rezoning application is to rezone the property to I-3 to allow a utility substation to be constructed on the site. The petitioner is Matanuska Electric Association (MEA), who proposes to construct up to three gas-fired generation units on the site.

Final use of the property will allow the petitioner, Matanuska Electric Association (MEA), to construct up to three gas-fired generation units on approximately 32 acres of the site. The remainder of the site will be then used for any future expansions or other industrial users, and also provides space for proposed buffers and existing wetlands.

Site Description:

The property is generally located on the south side of the Glenn Highway and the Alaska Railroad, near the Eklutna Lake Road Exit at

approximately milepost 26.5. The site is located across the highway and east of Eklutna Village.

The New Glenn Highway is State-owned and maintained, and is classified on the Official Streets and Highways Plan (OS&HP) as a Freeway. Access to the petition site is from the Eklutna Lake Road exit to Gabe's Road, located to the west of the petition site. Industrial traffic and haul routes are allowed on the major arterial system, but are restricted from local roadways and neighborhood collectors when other routes are available (Title 9).

The property is bounded on the north by significant rights-of-way for the Glenn Highway and Alaska Rail Road. To the east and south are undeveloped lands owned by the property owner (Eklutna, Inc.), which are zoned T. The property owner has no long term plans for these lands. The old Eklutna Power Plant site is located on an irregular shaped parcel towards the midpoint of the southern petition boundary, and is currently operated as Reed Substation as a part of the existing transmission line service.

Property to the west is zoned R-7, but is mostly undeveloped. Along Gabe's Road adjacent to the highway are some R-5 zoned parcels, of which some are vacant and some developed, with single family and mobile home park uses. The petitioner proposes no special limitations, but in site design is proposing a 250' setback and natural vegetation retention adjacent to the west boundary for noise and visual buffer protection against this existing residential area.

On-site systems are required.

#### **FINDINGS:**

#### **21.20.090 Standards for Approval – Zoning map Amendments.**

#### **A. Conformance to the Comprehensive Plan.**

##### Existing Classification:

The 2006 Update of the Chugiak-Eagle River Comprehensive Plan designates this property as residential, at < 1 to 1 dwelling unit per acre (DUA). The Residential Classifications identify areas that are either a) substantially developed for residential purposes that are expected to

remain residential for the duration of the Comprehensive Plan or b) identify vacant lands best suited for residential development. For the classification of < 1 to 1 DUA, for this area, the locational criteria was due to the fact that it is comprised of vacant areas located adjacent to established large-lot, rural development, and/or located well away from public sewerage and water facilities.

In addition to the residential characteristics, other uses such as schools, churches, parks, child care facilities, and other public or institutional uses may be allowed in residential areas, if determined to be compatible with and oriented toward the needs of the immediate neighborhood.

Land use patterns in Chugiak-Eagle River have not changed significantly over the last 15 years (prior to the Plan update). The area remains largely a residential community with a mix of rural and suburban development. However, as the area becomes more populated, higher density urban development is occurring in some areas.

The overall area of Chugiak-Eagle River includes more than 40,000 acres, or about 65 square miles. Almost 40% is developed or committed to use. About 60% of the land is undeveloped, although much of this land is unsuitable for development. The petition site is located within the Chugiak Community Council area, but within the Eklutna sub area of the Plan update in terms of land use analysis.

The ratio of existing land uses in 2005 has also not changed significantly since 1987, when the last inventory was done. (See Table 2). Although it appears that industrial use has increased substantially, most of the increase is due to different land use classifications than those used in 1987. Residential land use continues to predominate at 46% of the developed area. Table 2 is from page 14 of the Plan.

**Table 2**  
Existing Land Use

1987

Land Use	Acreage	% of total
Residential	5,666	45
Commercial	265	2
Industrial (1)	165	1
Institutional (2)	1,077	9
Parks	2,303	18
Transportation	3,181	25
<b>TOTAL</b>	<b>12,657</b>	<b>100</b>

2005

Land Use	Acreage	% of total
Residential	7,675	46
Commercial	306	2
Industrial (1)	1,007	6
Institutional (2)	1,160	7
Parks	2,687	16
Transportation	3,917	23
<b>TOTAL</b>	<b>16,762</b>	<b>100</b>

Source: MOA Planning Department

- (1) 2005 acreage includes landfill, and water and wastewater treatment plants
- (2) includes airport use

Almost 29,000 acres of land or approximately 70% of the total area in Chugiak-Eagle River was undeveloped in 1991. Since then, about 3,200 acres have been developed, with the vacant land supply dropping to 25,617 acres in 2005. This still represents over 60% of the total land area. A computer analysis of vacant land suitability indicates there are 7,781 acres of suitable land, 10,947 acres of marginally suitable land, and 6,889 acres of land unsuitable for development. Table 3 on page 16 of the Plan shows that of 2,192 acres in the Eklutna sub area of the Plan (where the petition site is located), approximately 3,204 acres is unsuitable for development, 3,254 marginal, and 2,576 suitable.

The Plan states that an analysis of future residential growth compared land capacity under existing zoning conditions with land capacity as proposed on the Land Use Plan map. The analysis found the build-out capacity under existing zoning was very similar to that envisioned by the Land Use Plan map. Both scenarios demonstrate an adequate land supply to meet the housing needs of projected population growth through 2025 and beyond.

The Plan has set goals, objectives and policies/strategies for housing and residential development. These address managing the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services. They also encourage preservation and creation of community identity and housing quality.

The Plan recognizes that other uses such as schools, churches, parks, child care facilities, and other public or institutional uses may be allowed in residentially designated areas, if determined to be compatible with and oriented toward the needs of the immediate neighborhood.

#### Relationship of Proposed Development

The petition site itself is classified as residential, but is not an ideal location for residential development. The gross density, if developed residentially, would be approximately a maximum of 70 dwelling units under the density in the Plan (R-7 allows for greater density at 20,000 SF lots). The site is relatively level, generally suitable environmentally, and appears at first to be suitable for residential uses. But under more in depth review, it appears more appropriately suited for industrial use.

An existing transmission line station is situated adjacent to the petition site, and transmission lines run through the site. Infrastructure is currently not available for residential use, and would have to be extended to the site. The required infrastructure for a power plant, including transmission line facilities and natural gas, are available. Access to the Glenn Highway is readily available for the lower amount of traffic for the power plant, although the details of the road ownership, dedications, easements, and potential upgrades would need to be resolved through a replat of the property. The property itself is near the northern end of the boundaries of the Municipality, and is as far away from major residential and commercial areas as possible within the Chugiak-Eagle River area.

The property owner is a major land owner within the Municipality. They currently have no current or long range plans for the site, and do not anticipate using it for residential. They are currently in the process of developing other areas of land they own for residential purposes within the Chugiak-Eagle River area.

The site has existing deep natural buffers that are suitable when siting the proposed power plant. Natural vegetation and topography are preferable noise and visual buffers than are man-made barriers. The site is bounded on the north by significant ROW's for the rail road and for the Glenn Highway. To the east and south are undeveloped and unsubdivided parcels with existing natural vegetation. These parcels are under the control of the owner of the petition site. Just south of the site is a ridge line, and there is an approximate 25% grade off the westernmost south side of the property, where the power plant is proposed to be located. The

ridge line is unsuitable for development, and will likely remain in its natural state into the future.

The site itself is approximately 70 acres, and the planned use only requires approximately 32 acres. There is substantial room for requirements for additional buffering above that which would be required for existing industrially zoned lots (15-30 feet transition buffering standards of AMC 21.45.200). The site has direct access to the Glenn Highway, only requiring travel adjacent to the south side of the existing residential area to the west (Gabe's Road). The petitioner (MEA) has agreed with special limitations requiring their proposed 250' vegetative buffer against the western property boundary (visual buffer adjacent to residential), along with a 100 foot buffer to the north and east, and 50 foot buffer to the south (excepting adjacent to the existing transmission line station).

The Chugiak-Eagle River Comprehensive Plan, as early as 1979, recognized that there was a demand for, and a shortage of, industrial zoned land in the area. The updated plan notes that demand for industrial space may also increase, particularly for land that is centrally located and suitable for smaller industrial operations. The largest vacant industrial area is a single parcel adjacent to Birchwood Airport.

The Updated 2006 Chugiak-Eagle River Comprehensive Plan industrial policies/strategies provide a list of characteristics that generally apply to existing and future industrial areas:

- A range of utilities and services appropriate for the category of development;
- Adequate and efficient access to major transportation systems, without reliance on residential streets;
- The use of natural or constructed buffers, barriers or transition areas separating commercial or industrial areas and their effects from existing or anticipated incompatible land uses; and
- Consideration for the provision of trails where there has been historical use.

The Updated 2006 Chugiak-Eagle River Comprehensive Plan public facilities and services policies/strategies also provide a list of characteristics that generally apply to utility service locational needs:

- Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.
- Reserve suitable sites for public facilities and services in a timely manner.
- Ensure that adequate land and easements for public facilities are provided during development.

This rezoning will not in itself change the classification of this area within the Plan. However, the Department sees the need for an amendment to this Plan map to reclassify the petition area and possibly some of the adjoining property. The Land Use Plan map is a framework for future growth through the year 2025 and beyond. This framework provides a community-wide context for coordinating decisions regarding the development and redevelopment of various areas.

The basis for the requested zoning change to address future demands for electrical power throughout MEA's service area was not anticipated when the Comprehensive Plan process occurred. It is appropriate to consider the rezone request at this time, and if ultimately granted on its merits, a Comprehensive Plan amendment should be forthcoming in order to make the new Land Use and Plan maps consistent with the changed circumstance.

**B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:**

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment and Land Use Patterns

Wetlands/streams: There is a Class A wetland on the eastern end of the site. Development is not proposed to impact this wetland area. A replat of the site is recommended by the Department as an effective clause of the rezoning to not only finalize access issues, but to ensure proper mapping and plat notes for the wetlands area.

The subject property does not have public water or sanitary sewer main available to provide service to the site. On-site services are required.

Noise: The intent of the I-2 district is intended primarily for heavy manufacturing, storage, major shipping terminals and other related uses. The entire north boundary of the property is adjacent to railroad tracks and the Glenn Highway. Noise is a predictable by-product of industrial uses. Power plants also are larger and more visible than typical industrial uses. Industrial development is expected to grow in the established industrial areas of the region, but the Department is recommending this site not be for future general development allowed in the I-2 district, but only for that of a power plant and its related structures and general industrial and lower traffic generating uses due to its proximity to future unknown land uses for the surrounding undeveloped property. The existing planned 250 feet of undisturbed vegetation, consisting of mixed spruce and birch, serves as a development setback and provides a visual separation adjacent to the existing western most residential. 100 foot natural vegetation buffers to the north and east, and 50 foot buffers combined with the ridgeline to the south provide the additional necessary site buffers.

It is important to note that vegetative buffers do not necessarily constitute effective noise attenuation. However, earthen structures such as natural ridge lines do effectively serve this purpose. The Department of Health and Human Services concurred in discussions with staff that while the existing vegetation will continue to be an acceptable visual buffer, development specific measures may be necessary to reflect noise away from the residential areas. Also, the petitioner has spoken with DHHS and has stated their intent to use stack silencers, if found necessary, to aid in noise mitigation (see attached noise study). This will serve to more significantly reduce noise than any buffers. The Department is recommending a public hearing site plan review requirement to ensure that any further necessary studies and/or mitigation measures, depending on specifics of development, are appropriately implemented.

An acoustics study for this development is attached, and supports this 250 foot buffer. Development to the east and south would by code need to be either a) approved by the Department or b) require a rezoning and its relationship and any necessary further buffering, depending on use proposed, would be reviewed further at that time.



### Transportation/Drainage

See discussion under Conformance to the Comprehensive Plan.

### Public Services and Facilities

Public water and sanitary sewer main service is not available to this property. On site permits for well and septic are required through the State of Alaska Department of Environmental Conservation for commercial and industrial development. The property abuts natural gas, telephone and electrical services. Police, Fire, Education and park are not affected by this rezoning.

### Special Limitations

Special limitations have not been proposed by the petitioner. They have proposed a development plan for the power plant, and many of these development restrictions have been incorporated into the special limitations recommended by the Department.

However, it is important to note that the Department is not recommending a rezoning to I-3, but rather to I-2. The Department is currently working to complete the Title 21 rewrite process, and the provisionally adopted zoning districts do not continue the I-3 district. However, the I-2 district remains a continued district. The primary difference between the two districts is that the I-2 district requires currently all public improvements to be developed to urban standards, whereas I-3 requires them to be constructed to suburban standards. This primarily means that industrial roads in the I-2 shall be paved interior streets, curb and gutter provided, as well as sidewalks. I-3 requires strip-paved interior streets, curb and gutter is not required, and walkways can be used but sidewalks are not required.

The Department recommends an effective clause to replat the property and make application for permits to begin construction, and special limitations to prohibit retail uses and coal fired power plants, set access review standards, buffering requirements and site plan review. The specific wording is found in the Department recommendation, below.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

See Comprehensive Plan discussion, above. Notwithstanding, however, the supply/demand evaluation for industrial land, it is recognized that consideration should be given to this request as a unique case for a specific use as an electrical power generation plant.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

Permitting work will continue. This project requires approvals at various levels of local, state, and federal government as well as compliance with regulations such as the Clean Air Act, and the exact timing of construction is difficult to predict.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

See Comprehensive Plan discussion above. The Comprehensive Plan land classification (Residential) is not changing with this request. However, the Department finds that an amendment to the Comprehensive Plan is warranted if this change to Industrial occurs. The Department will initiate this amendment.

The residential area most impacted by this rezone will be Eklutna Village. To date, the Department has received no confirmation of support for, or objection to, the proposed rezone for the power plant.

The Department analysis of this rezone request only evaluated the merits of a potential power plant on the 70 acre site, and whether it is a suitable location against the criteria outlined in municipal code. This analysis does not consider siting alternatives for the power plant, or how this facility could fit into the larger issues of regional electrical power demand and generation facilities siting.

**DEPARTMENT RECOMMENDATION:**

The Department finds that this proposed rezoning is demonstrated to have community-wide benefits for use of the power plant, and warrants an

amendment to the Zoning Map, as well as to the Land Use Plan map (this request must be initiated through the Municipality). This request will allow for the siting of a new gas-fired power plant which will assist MEA in directly serving the Chugiak-Eagle River area, which comprises approximately 1/3<sup>rd</sup> of their service area. The rezone responds to new locational issues for large electric generation plants not addressed or anticipated in the Plan. The Plan itself as noted above only generally addresses public utilities, and does not address siting of large scale public utilities. The application also provided very site-specific environmental and land usability analyses relating to site suitability for residential versus industrial.

The Department supports this request with special limitations to require necessary visual and noise buffering, along with restrictions to ensure use of the site for power generation and related facilities, and future industrial uses, as opposed to higher traffic-generating uses such as commercial/retail. Due to the magnitude of this site and potential power plant, the Department recommends a public hearing site plan review to ensure that said impacts are properly mitigated based upon a final site plan.

The Department does not support the I-3 as proposed by the petitioner. However, the Department does find that a rezoning to heavy industrial (I-2), is appropriate. With proposed special limitations and subsequent amendment to the Comprehensive Plan, the rezone request is in conformance with the zoning standards of approval contained in AMC 21.20.090.

The Municipality is currently in the process of completing the land use code rewrite process. The provisionally adopted chapter related to use districts does not retain the I-3 (Rural Industrial) zoning district. Instead, only I-2 (Heavy Industrial) remains. The proposed use is permitted in both districts. The use differences between the districts are minor (conditional uses). The only primary difference, between the two districts is in terms of infrastructure development standards. Road and public improvements in the I-3 district currently are to be constructed to suburban standards, while said improvements in the I-2 district must be built to urban industrial standards (AMC 21.85.020A. and B.).

Improvements of public infrastructure in industrial areas to urban standards are in conformance with the goals of the land use code rewrite. Thus, the Department offers an alternative I-2 SL option which supports the need for industrial, while mitigating the impacts on the low density

residential district to the west, and the undeveloped T zoned area surrounding the remainder of the site. The Department finds that a rezoning to I-2 SL is in conformance with the zoning standards AMC 21.20.090, and warrants an amendment to the Comprehensive Plan, as noted under the Comprehensive Plan discussion above. The Department will initiate this Plan amendment, if the request for the power plant is approved.

The Department recommends rezoning to I-2 with the following effective clause and special limitations for consideration by the Commission:

Effective Clause:

- 1) The zoning shall not become effective until:
  - a) The petition site has been replatted; and
  - b) Application for land use permits has been made for construction of the power plant.

Special Limitations:

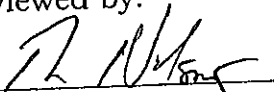
- 1) Prohibited uses and structures. In addition to AMC 21.40.210E., the following uses and structures are prohibited
  - a. Commercial uses.
  - b. Coal fired power generation facilities.
- 2) Access:

Any development of the site generating greater than an overall average daily trips rate of 60 shall require access and related improvements review and approval by the Planning and Traffic Departments.
- 3) Buffers:
  - a) An undisturbed natural vegetation buffer shall be retained along the property boundaries as follows:

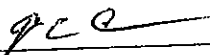
100 feet along the north and eastern most site boundaries; 250 feet along the west boundary; 50 feet along the southern boundaries, with the exception of the lot lines adjacent to the existing substation (see buffer exhibit). Breaks in the buffer area may be permitted for access drives, roads, utility transmission lines and similar required installations, as authorized by the Planning Department.

- b) Existing trees or vegetation shall not be removed or cleared within the buffer area except for access drives and roads, transmission lines or related required clearing; or for clearing of dead fall or to selectively remove unhealthy vegetation. Prior approval of any clearing or vegetation removal is required from the Planning Department. Dead or dying trees shall be replaced on a one to one basis with spruce trees. Replacement of vegetation to be removed for roads, drives, utility transmission lines and similar required installations, shall not be required.
  - c) Prior to the issuance of any land use permit, resolve with the Planning Department and Land Use Enforcement the method of delineating any areas of existing vegetation which are to be preserved in order to prevent accidental removal. Unauthorized tree removal, unless otherwise approved by the Director, shall be replaced on a one to one basis with spruce trees.
  - d) Along areas of any development, signage shall be placed adjacent to the vegetative buffers every 100-feet stating: "No storage or construction activity shall occur beyond this point." Alternative methods of buffer protection/notification may be approved by the Department to meet this requirement.
- 4) A public hearing site plan review by the Planning and Zoning Commission shall be required prior to issuance of any permits.

Reviewed by:

  
\_\_\_\_\_  
Tom Nelson  
Director

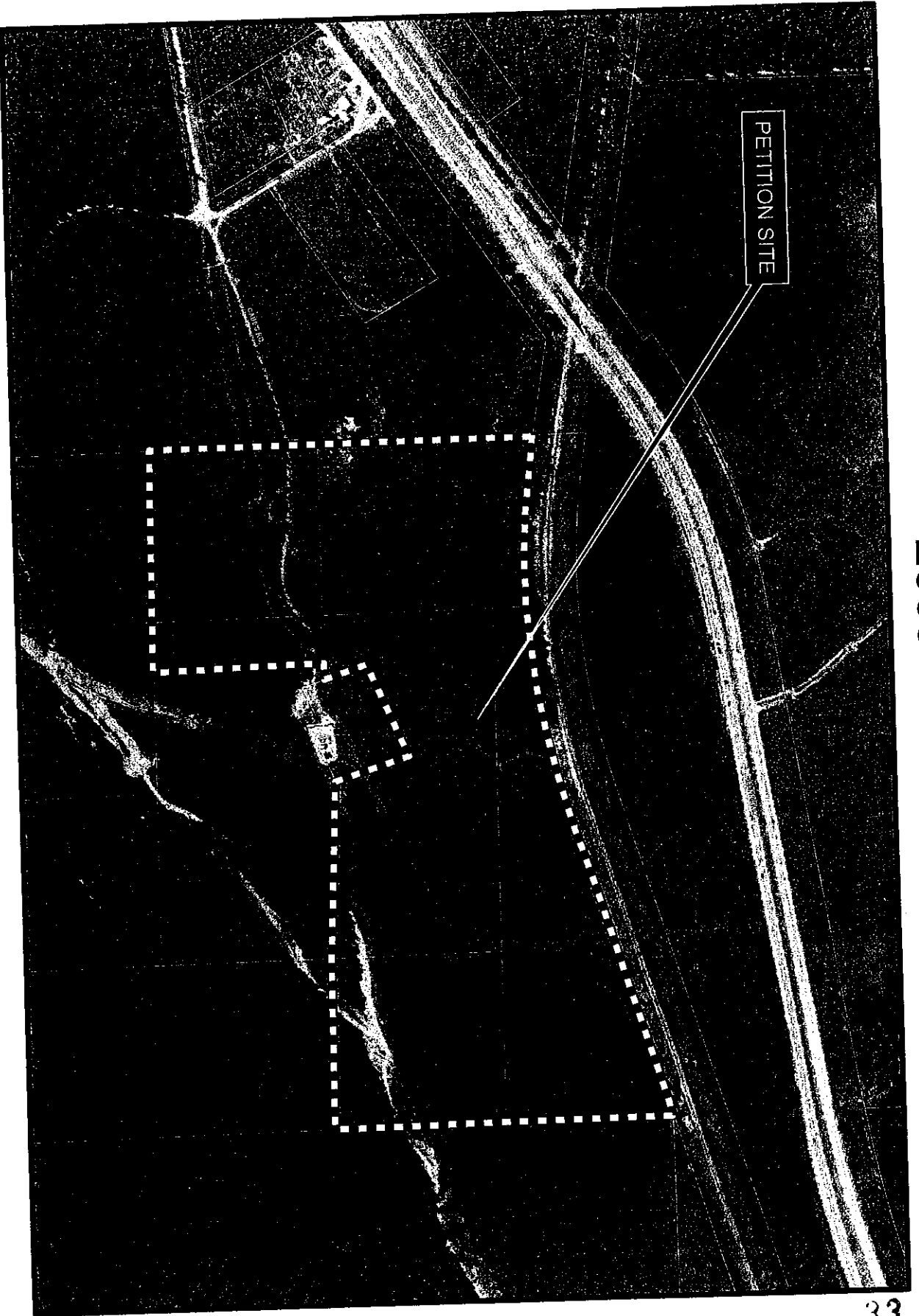
Prepared by:

  
\_\_\_\_\_  
Angela C. Chambers, AICP  
Senior Planner

(Tax Numbers 052-151-03 and -05)

# 2

**HISTORICAL MAPS  
AND  
AS-BUILTS**



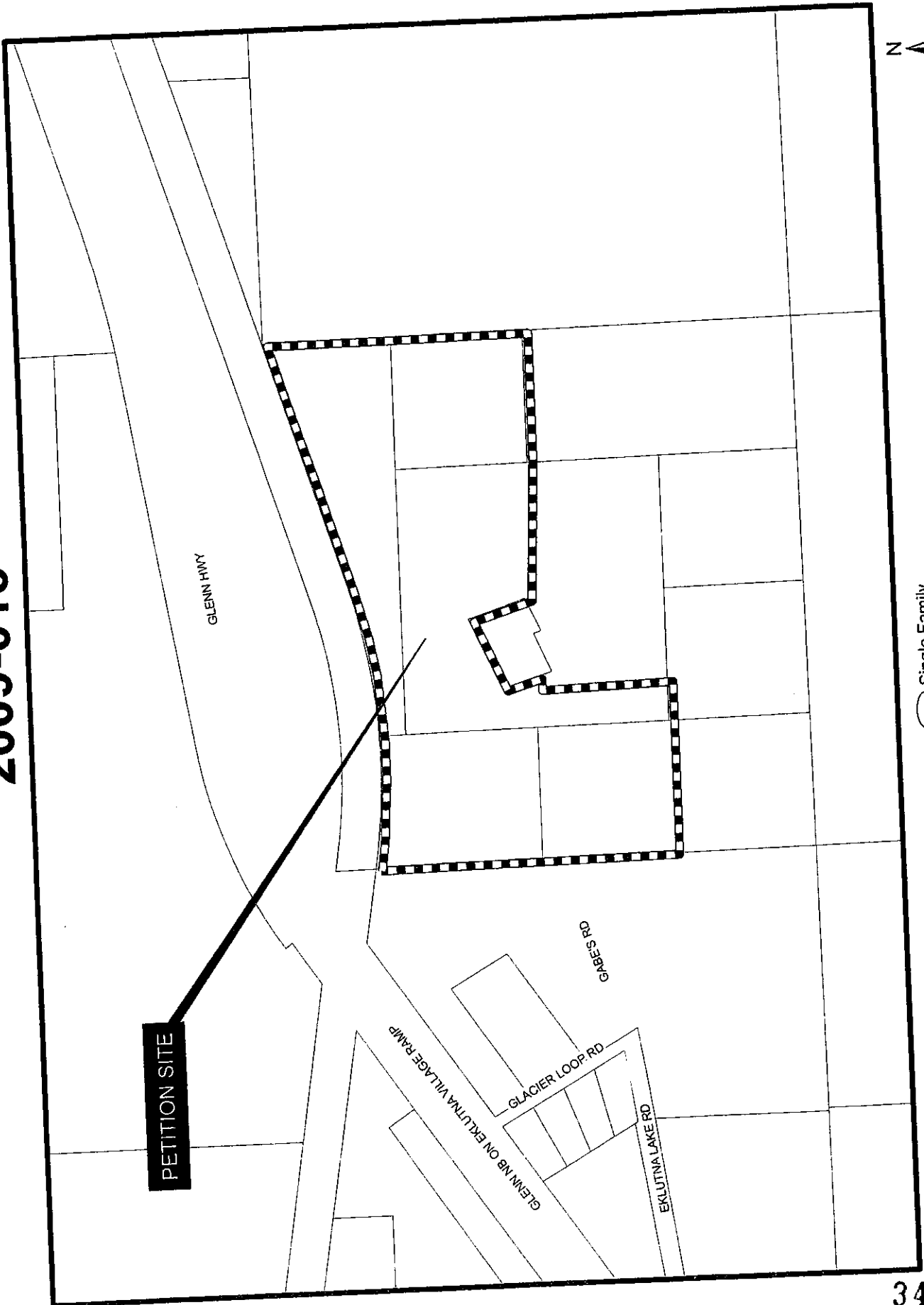
Municipality of Anchorage  
Planning Department

Date: December 5, 2008





2009-013



PETITION SITE

GLENN HWY

GABLES RD

GLACIER LOOP RD

GLENN NB ON EKLUTNA VILLAGE RAMP

EKLUTNA LAKE RD

- Single Family
- Multi-Family
- Mobile Home Park

Municipality of Anchorage  
Planning Department  
Date: December 5, 2008

# 3

DEPARTMENTAL

COMMENTS

# Zoning and Platting Cases On-line

[Submit a Comment](#)

## View Case Comments

\*\* These comments were submitted by citizens and are part of the public record for the cases \*\*

**Questions?** If you have questions regarding a case, please contact Zoning at 907-343-7943 or Platting & Variances at 907-343-7942.

RECEIVED

JAN 22 2009

1. Select a Case:

2. View Comments:

Municipality of Anchorage  
Zoning Division

**Case Num:** 2009-013  
Rezoning to I-3 Rural industrial district

**Location:** A request to rezone approximately 70 acres from T (Transition) and R-7 (Intermediate Rural Residential) to I-3 (Rural Industrial). Parcel 1: That portion of N1/2 NE1/4 SE1/4, Lying South of Lot 2 of U.S. Survey 9023; Parcel 2: That portion of NE1/4 NW1/4 SE1/4, Lying south of Lot 2 of U.S. Survey 9023; Parcel 3: That portion of W1/2 NW1/4 SE1/4, Lying south of Lot 1 U.S. Survey 9023; Parcel 4: SE1/4 NW1/4 SE1/4, Excepting U.S. Survey 9789; Parcel 5: SW1/4 NE1/4 SE1/4; Parcel 6: SE1/4 NE1/4 SE1/4; Parcel 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4; Parcel 8: NW1/4 SW1/4 SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska. Generally located east of Eklutna Village and south of the Glenn Highway.

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**1/21/09**

Chugiak Community Council, Linda Kovac/Secretary-Treasurer  
At the 01/15/09 Chugiak Community Council ("Council") meeting, the Council discussed Planning & Zoning Case No. 2009-013. This case is a request to rezone approximately 70 acres from T (Transition) and R-7 (Intermediate Rural Residential) to I-3 (Rural Industrial). The site is located east of the Native Village of Eklutna and east of the Glenn Highway. Matanuska Electric Association is planning to construct a new power plant on this site. The case is scheduled to go before the Planning and Zoning Commission on 02/02/09. ----- The Council unanimously passed a motion to recommend that this request be approved with the following conditions: 1) Allowed uses shall be limited to power generation and co-generation only; 2) Smelting shall be specifically prohibited; and 3) The type of fuel to be used by the power plant shall be limited to natural gas only.

JAN-05-1900 02:14

**CHUGIAK COMMUNITY COUNCIL**P.O. Box 671350  
Chugiak, Alaska 99567

January 21, 2009

TO: Municipality of Anchorage  
Department of Planning  
Zoning Division  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Phone: 343-7900, Fax: 343-7927

**RECEIVED**

JAN 22 2009

Municipality of Anchorage  
Zoning Division

SUBJECT: Council Comments on Planning & Zoning Case No. 2009-013

Dear Sir/Madam:

At the 01/15/09 Chugiak Community Council ("Council") meeting, the Council discussed Planning & Zoning Case No. 2009-013. This case is a request to rezone approximately 70 acres from T (Transition) and R-7 (Intermediate Rural Residential) to I-3 (Rural Industrial). The site is located east of the Native Village of Ekiutna and east of the Glenn Highway. Matanuska Electric Association is planning to construct a new power plant on this site. The case is scheduled to go before the Planning and Zoning Commission on 02/02/09.

The Council unanimously passed a motion to recommend that this request be approved with the following conditions:

- Allowed uses shall be limited to power generation and co-generation only;
- Smelting shall be specifically prohibited; and
- The type of fuel to be used by the power plant shall be limited to natural gas only.

You may contact me at 688-0123 if you have any questions.

Sincerely,  
Dave Baldwin  
President  
Chugiak Community Council

**Chambers, Angela C.**

**From:** Nesheim, Janine R.  
**Sent:** Wednesday, January 21, 2009 11:36 AM  
**To:** Chambers, Angela C.  
**Cc:** Tofteberg, Christopher J.  
**Subject:** FW: CUP #2009-013

Hi Angela,

I spoke with Joe Stimson, a consultant for the project on January 9<sup>th</sup>. We discussed basic code questions regarding noise levels allowed in an industrial area, and the levels required at industrial / residential boundaries. I believe he said they would be incorporating stack silencers when constructing the project.

Based on information from the Shaw Group, the projected noise emissions using stack silencers should meet code requirements. I submitted the comments below for department review as a reminder that if noise is greater than projected it must be mitigated further to meet code.

Thank you for contacting me regarding this!

Janine Nesheim  
Environmental Health Specialist  
MOA, Dept. of Health and Human Services  
(907) 343-4815  
(907) 249-7311 fax

---

**From:** Nesheim, Janine R.  
**Sent:** Tuesday, December 30, 2008 5:13 PM  
**To:** Ruggles, Jennifer L.  
**Cc:** Froehle, Jason K.; Tofteberg, Christopher J.  
**Subject:** CUP #2009-013

**CUP #2009-013;** comments due by **December 29, 2008**  
Rezoning to I-3 rural industrial district

**Comments re Noise**

**This CUP describes rezoning to allow construction of up to three gas-fired generation units.** When constructed, noise will be mitigated by incorporating stack silencers. In reference to the noise projections impacting two current residences; remind that the plant must meet noise level requirements at *any* residential receiving land use boundary. All operation noise must meet the standards as shown below, and maintain compliance as surrounding area develops.

*No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level measured at any location on a boundary between two receiving land use categories that exceeds the arithmetic mean of the respective sound level limits set forth for such receiving land use categories in table 1.*

Table 1. Sound Levels by Receiving Land Use states (Receiving Land Use Category / Time / Sound Level Limit (dB(A)):

Residential area	7:00 a.m. – 10:00 p.m.	60 dB(A)	10:00 p.m. – 7:00 a.m.	50 dB(A)
Commercial area	7:00 a.m. – 10:00 p.m.	70 dB(A)	10:00 p.m. – 7:00 a.m.	60 dB(A)
Industrial area	At all times	80 dB(A)		

Thank you,  
Janine Nesheim  
Environmental Health Specialist  
Environmental Services Division, Food Safety & Sanitation  
Municipality of Anchorage, Dept. of Health & Human Services  
(907) 343-4815

(907) 249-7311 fax

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

JAN 08 2009

Municipality of Anchorage  
Zoning Division

DATE: December 26, 2008  
TO: Jerry Weaver, Zoning Division Administrator, Planning Department  
FROM: Paul Hatcher, Engineering Technician III, AWWU PAH  
SUBJECT: Zoning Case Comments  
Planning & Zoning Commission Hearing January 28, 2009  
Agency Comments due December 31, 2008

AWWU has reviewed the materials and has the following comments.

09-012 TITLE 21, An ordinance amending Title 21 code sections,

1. AWWU has no objection to this Title 21 amendment.

09-013 T16N R1E SEC 19 SE4 PORTION, Rezoning to I-3 industrial district,  
NE2001

1. AWWU water and sanitary sewer are currently not available to these parcels.
2. This property is currently outside AWWU's serviceable area.
3. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction projects that pertain to this project.
4. AWWU has no objection to the rezoning.

09-014 BEACON PARK BLK 1 LTS 1,2,3,37,38,39 & 40, Rezoning to B-3SL  
General business district with special limitations, SW2832

1. AWWU water mains located in Huffman Drive and easement running north to south between lots is currently available to these lots.
2. AWWU sanitary sewer main located in Huffman Drive and easement running north to south between lots is currently available to these lots.
3. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction projects that pertain to this project.
4. AWWU has no objection to the rezoning.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520 (FAX 269-0521)  
(TTY 269-0473)

January 6, 2009

RE: MOA Zoning Review

Mr. Jerry Weaver, Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

RECEIVED

JAN 08 2009

Municipality of Anchorage  
Zoning Division

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following zoning and site plan applications and has these comments:

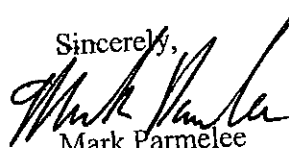
**2009-013; Matanuska Electric Association Re-Zoning Application**

The natural gas electric generation project by itself does not appear to have traffic issues associated with the rezoning. A proposed community center using waste heat and a bottling plant are mentioned as possible projects once the zoning is approved. Other uses can be expected with the rezoning. Buffering from neighboring uses should be part of the conversion from residential to industrial zoning. Traffic impacts will need to be monitored as development increases.

**2009-018; Redoubt Development Plan for Office/Retail Center**

Our recently approved transportation policy plan, "Let's Get Moving 2030", gives our department an advocacy role for transit. In recognition of Muldoon Road being a primary transit route and a bus stop being located just east of the retail lot, a pedestrian walkway is suggested from the bus stop along the north side of the proposed Retail Building.

Sincerely,

  
Mark Parmelee  
Area Planner

/aj





**Municipality of Anchorage  
Development Services Department  
Building Safety Division**



**MEMORANDUM**

**RECEIVED**

**DATE:** December 30, 2008  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:** Daniel Roth, Program Manager, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due January 5, 2009

DEC 30 2008

Municipality of Anchorage  
Zoning Division

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

- 2009 - 012 An ordinance amending Title 21 Code Sections  
No objection
- 2009 - 013 Rezoning to I-3 Rural Industrial District  
No objection
- 2009 - 014 Rezoning to B-3SL General Business District with special limitations  
No objection
- 2009 - 016 Zoning conditional use for a water reservoir  
No objection
- 2009 - 017 General land use planning issue a hospital  
No objection
- 2009 - 018 Site plan review for an office/retail complex  
No objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division  
Phone: (907) 343-8240 Fax: (907) 343-8250



**DATE:** December 31, 2008  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Lynn McGee, Senior Plan Reviewer  
**SUBJ:** Comments on Planning and Zoning Commission case(s) for February 2, 2009.

RECEIVED

JAN 0 2 2009

Municipality of Anchorage  
Zoning Division

Right of Way Division has reviewed the following case(s) due January 5, 2009.

**09-012 Ordinance Amendment  
 (Title 21 for Girdwood Land Use Regulations)**  
 Right of Way Division has no comments at this time.  
 Review time 15 minutes.

**09-013 Section 19, T16N R1E, Parcels 1-8, grids  
 (Rezoning Request, T & R-7 to I-3)**  
 There are several existing roads and possibly utilities across these parcels accessing parcels beyond the subject lands. Documentation and platting action needs to be accomplished to ensure the existing accesses are protected with access agreements, access easements or rights of way dedication(s).  
 Review time 15 minutes.

**09-014 Beacon Park, Block 1, Lots 1, 2, 3, 37, 38, 39, & 40, grid 2832  
 (Rezoning Request, R-5 to B-3SL)**  
 Resolve road improvements with the PME, Traffic, Fire, and Planning Departments.  
 Adjust the design to accommodate the Huffinan Road improvement project.  
 The proposed building cannot be sited at the location depicted because it will be straddling the water and sewer mains in the existing 20' wide Utility Easement on the north-south common lot line.  
 Resolve drainage design issues as there is no existing storm drainage system proximate to the building site. Redesign the site or resolve with AWWU relocation of the mains.  
 The Zoning Map Amendment discussion does not address the mapped stream on the north parcel boundaries. Also no stream setback is shown on the drawings.  
 Review time 30 minutes.

**09-016 Goldenview Gate Tracts, Tract 3, grid 3338  
 (Conditional Use, Water Reservoir)**  
 Right of Way Division has no comments at this time.  
 Review time 15 minutes.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DEC 24 2008

DATE: December 23, 2009

Municipality of Anchorage  
Zoning Division

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for  
February 2, 2009 Planning and Zoning Commission

09-012 Ordinance amending Title 21

Traffic Engineering and Transportation Planning have no comment.

09-013 Portions of Sec. 19, Elena area; Rezone from R-7 to I-3; Grids  
50113 & 50114

Traffic Engineering and Transportation Planning have no comment.

09-014 Beacon Park; Rezone from R-5 to B3-SL; Grid 2832

Traffic Engineering and Transportation Planning have no comment.

90-016 Golden view Gate Tracts, Tract 3; Conditional Use to permit a  
water reservoir; Grid 51208

- Access road to reservoir to be constructed to a standard approved by PM&E.

90-017 Tudor Center; Rezone from I-1 to RO-SL; Grid 1736

Traffic Engineering and Transportation Planning have no comment.

Fire Plan Review Comments:

RECEIVED

DEC 8 1 2008

Municipality of Anchorage  
Zoning Division

S11597-2	East Addition	No Objection
S11719-1	Charles Smith Sub. #2	No Objection
2009-012	Ordinance amending title 21	No Comment
2009-013	Rezone to I-3, eklutna power plant	No Objection
2009-014	Beacon Park	No Objection
2009-016	Goldenview Reservoir	No Objection
2009-017	Tudor Center SCF, Health Care Fac.	Comment

What is the height of the proposed building? Per IFC D104.1 buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

2009-018	Alaska Village	No Objection
S11680-2	Creekview Estates	No Objection
S11717-1	Anchorage Townsite	No Objection
S11718-1	Bella Vista sub. Add. #2	No Comment
2009-015	East Northern Lights Sound Barrier	No Objection
2009-023	PAC	No Comment
2009-020	Arctic Valley ski club	No Objection
2009-021	Haxby Sub	No Objection
2009-022	Dimond Industrial	No Objection



**Municipality of Anchorage**  
Project Management & Engineering Department



**Comments to Miscellaneous Planning and Zoning Applications**

**RECEIVED**

JAN 05 2009

Municipality of Anchorage  
Zoning Division

**DATE:** January 5, 2008  
**TO:** Jerry Weaver, Platting Officer  
**FROM:** Sharen Walsh, P.E. – Private Development - Plan Review Engineer  
**SUBJECT:** Comments for Planning & Zoning Commission Public Hearing date: February 2, 2008

**Case 2009-012, An ordinance amending Title 21 code sections**

Project Management and Engineering has no objection to the proposed ordinance.

**Case No. 2009-013 – Rezoning to I-3 Rural industrial district**

Project Management and Engineering has no objection to the proposed rezoning; however, the following issues are noted:

Reference Page 7: "Prior to the operations phase MEA proposes to upgrade the main entrance road." According to the record of survey submitted with the application, the property is accessed via Eklutna Lake Road and Gabes Road, with Gabes Road currently located within an access easement. These existing roads are very flat and do not have well-established drainage. As part of the follow-on platting activity for this case, the petitioner will need to clarify whether or not the access is intended to be public or private, how much of the entrance road they intend to upgrade, and who will be maintaining the access road once it is upgraded. Depending on the resolution of these issues the petitioner may be required to enter into a subdivision agreement for the upgrading.

Page 25, second paragraph, says that the site is located west of Anchorage. The site is actually to the northeast of the Anchorage bowl. ...



## FLOOD HAZARD REVIEW SHEET

RECEIVED

JAN 05 2009

Municipality of Anchorage  
Zoning Division

Date: 01/05/09

Case: 2009-013

Flood Hazard Zone: C

Map Number: 0050B

Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

A Flood Hazard permit is required for any construction in the floodplain.

Other:

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM

**4**

**APPLICATION**

# REAL PROPERTY RE-ZONING FOR MATANUSKA ELECTRIC ASSOCIATION

November 2008



**Prepared for:**

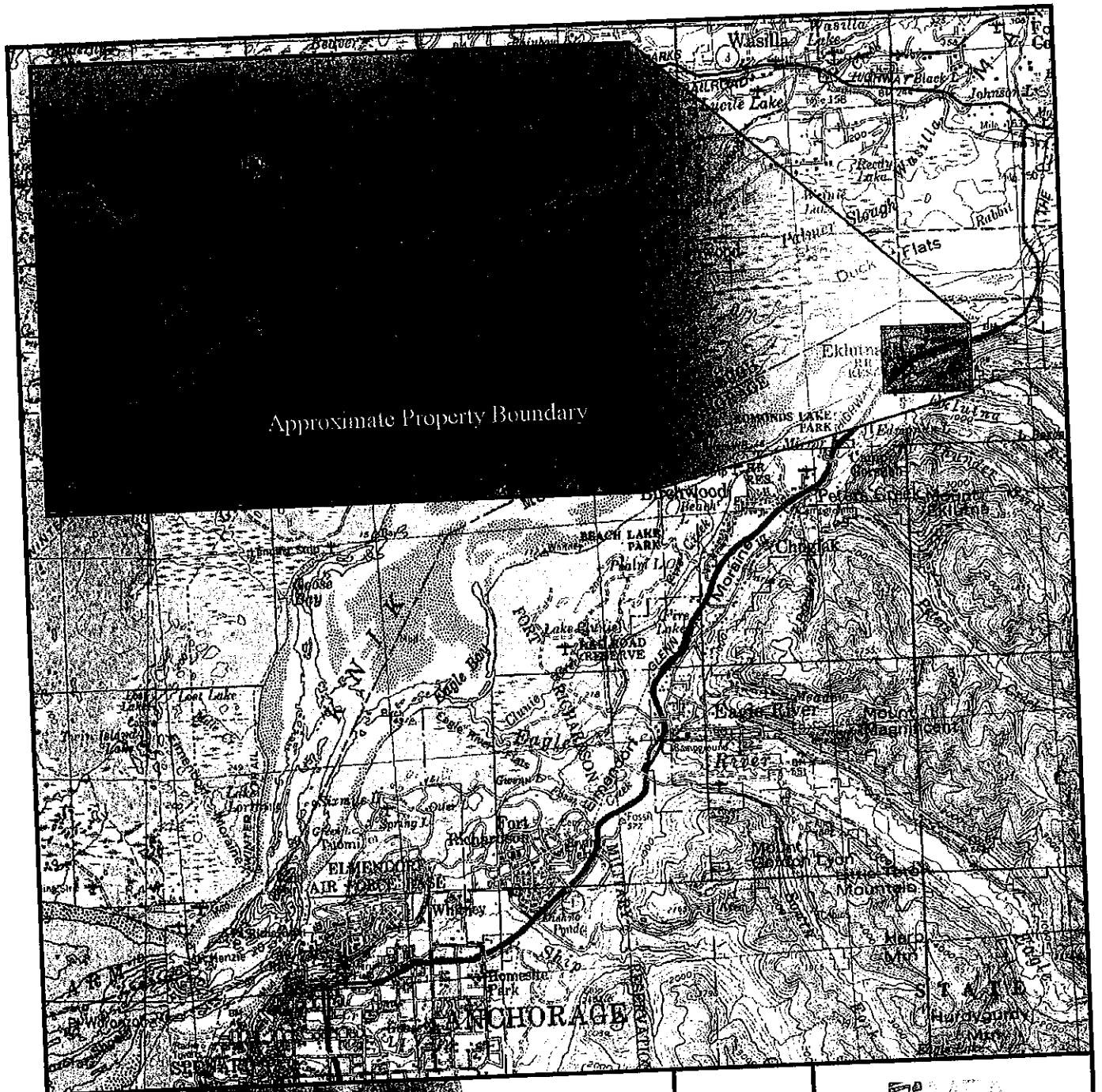
**Matanuska Electric Association  
163 E. Industrial Way  
Palmer, Alaska 99645**

**Submitted by:**

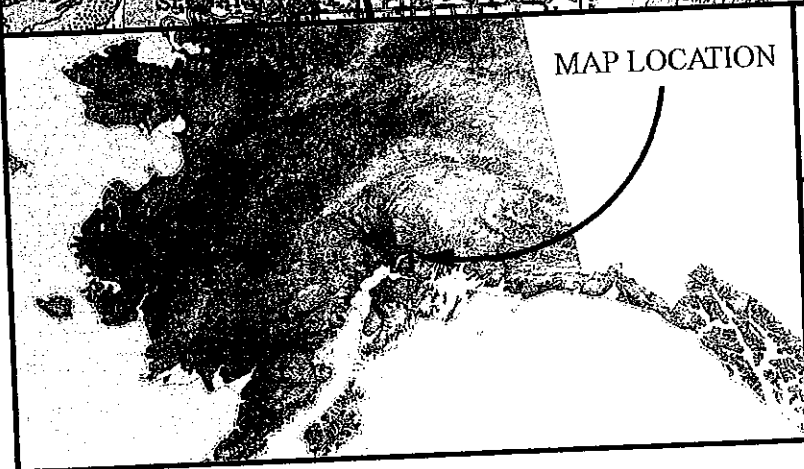


**Shaw Environmental Inc.  
2000 W. International Airport Rd, StC-1  
Anchorage, Alaska 99501**

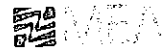




Approximate Property Boundary



MAP LOCATION



**PROJECT LOCATION MAP  
MEA PROPERTY RE-ZONING  
PROJECT**

ANCHORAGE, ALASKA

## **Table of Contents**

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1.0	Introduction .....	3
1.1	Background .....	3
1.2	Project Objective.....	4
2.0	Summary.....	5

## **List of Attachments**

---

### Attachment A Application for Zoning Map Amendment

#### *List of Attached Figures and Reports*

1. Record of Survey
2. Wetland Classification
3. Floodplain
4. Site Soils Analysis
5. Avalanche Zone Assessment
6. Seismic Determination
7. Standards for Zoning Map Amendment

### Attachment B Rezone Narrative

#### *List of Attached Figures and Reports*

1. Need and Justification for Rezoning
2. Memorandum of Understanding
3. Letter of Authorization to Rezone

### Attachment C Draft Ordinance

### Attachment D Site Photographs

### Attachment E Building Floor Plans and Elevation Renderings

#### *List of Attached Documents and Figures*

1. Summary of Facility
2. Site Layout
3. Building Elevations
4. Aerial View with Facility
5. View from Highway before Facility
6. View from Highway with Tan Facility
7. View from Highway with Hunter-Green Facility

Attachment F Noise Analysis

*List of Attached Figures and Report*

1. Eklutna Noise Report
2. Two Plant Noise Contours
3. Three Plant Noise Contours

Attachment G Air Quality Analysis

*List of Attached Figures and Report*

1. External Permitting Overview

Attachment H Fuel Consumption Analysis

**Acronyms and Abbreviations**

---

ACC	Air Cooled Condenser
AWWU	Anchorage Water and Wastewater Utility
CEA	Chugach Electric Association
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
dBa	Decibel
HRSG	Heat Recovery Steam Generator
IRP	Integrated Resource Plan (2007)
MEA	Matanuska Electric Association
ML&P	Municipality Light and Power
MOA	Municipality of Anchorage
MOU	Memorandum of Understanding (MEA & Eklutna Inc.)
MW	MegaWatt
NRCS	Natural Resource Conservation Service
Plan	Chugiak Eagle River Comprehensive Plan

## **1.0 Introduction**

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This report was prepared for Matanuska Electric Association, Inc. (MEA) to pursue an Application for Zoning Map Amendment from the Municipality of Anchorage to re-zone approximately 70 acres of real property owned by Eklutna Inc. MEA desires to purchase the property to construct up to three gas-fired generation units. This report contains numerous supporting documents required for the Zoning Map Amendment.

This effort was performed by Shaw Environmental, Inc. (Shaw) for the MEA. All work was conducted under the Standard Professional Services Agreement signed between Shaw and MEA dated July 30, 2008

### **1.1 Background**

MEA is Alaska's oldest and second-largest electric cooperative owned and operated by its members. Its mission is to excel at providing high quality, competitive energy-related services that benefit the member-owners. On December 31, 2014, MEA's current power purchase contract with Chugach Electric Association (CEA) will expire. In order to meet the demands of its members MEA initiated an evaluation of alternative power purchases based on its comprehensive Integrated Resource Plan (IRP, 2007). The IRP determined local power generation to be a preferable alternative for MEA power supply. According to this plan construction and operation of a local natural gas power plant will save MEA customers millions of dollars generating its own electricity. This action will help MEA keep its rates low while improving the reliability of its electric service.

MEA has obtained the option to purchase the property owned by Eklutna Inc. to meet the needs of the proposed power plant as determined by the rezone. The property is within the boundaries of the Municipality of Anchorage (MOA) which adopted the Chugiak-Eagle River Comprehensive Plan (Plan). The Plan and MOA zoned the property Residential (R-7) which is not compatible for the industrial use associated with a power plant. In order to construct, install and operate the facility on the property it will be necessary to rezone the property to Industrial-3 (I-3). In cooperation with Eklutna Inc. MEA is initiating the Zoning Map Amendment on the property owned by Eklutna Inc. A Memorandum of Understanding (MOU) was signed by both parties June 8, 2008 to enter into the sale of the property contingent upon the rezoning of the property. Once approval has been granted by the MOA to rezone the property to I-3, MEA will enter into negotiations for terms of sale with Eklutna Inc.

## 1.2 **Project Objective**

The objective of this project is to prepare the Application for Zoning Map Amendment and supporting documentation to convert approximately 70 acres from Residential (R-7) to Industrial-3 (I-3). Shaw prepared this submittal based on review of the Plan and the Zoning Map Amendment attachments. The appropriate attachments include the following:

- Application for Zoning Map Amendment
- Map showing the area to be re-zoned
- Narrative text describing the need and justification for the re-zoning
- Draft ordinance to reflect the re-zoning
- Site plans
- Building elevation renderings
- Site soil analysis
- Site photographs
- Noise analysis
- Air quality analysis

Shaw evaluated each of the optional Application for Zoning Map Amendment attachments and determined some to be preliminary for this phase of the project. It is in the best interest of MOA for applicants to provide data that can be accurately determined for the final design phase of the project. Shaw omitted the following attachments: Building Floor Plan, Special Limitations and Traffic Impact Analysis.

The Building Floor Plan will go through numerous iterations before the final can be approved by MEA engineers. At this stage of the project the Building Floor Plan would be a preliminary design that may not resemble the final configuration therefore would be superfluous at this stage.

The site can accommodate the facility and will impact minimal residential areas. The MOA often recommends Special Limitations for industrial facilities; however, it is difficult at this stage to predict the appropriate content of those limitations. After MOA reviews the re-zoning applications, applicable limitations may be incorporated.

A Traffic Impact Analysis is an optional attachment, but based on conversations with MOA, the facility, as proposed by MEA, will only have a negligible effect on traffic volume in the area. The total number of vehicles expected to enter the facility for operational purposes is less than 30 in any 24 hour period. During the construction phase there will be a greater volume of traffic but a temporary impact. Prior to the operations phase MEA proposes to upgrade the main entrance road. Overall traffic flow will follow existing roads and require no additional road infrastructure.

Shaw believes the following application package sufficiently satisfies the MOA zoning requirements to convert the property to I-3 for construction of the proposed power plant.

## **2.0 Summary**

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Shaw provides this report to support MEA efforts to re-zone the property via a new ordinance from the MOA. MEA selected this undeveloped site which is situated in a manner to minimally impact residents, traffic views and benefit potential community growth. The acoustic and visual impacts are mitigated by standard techniques to conform to the MOA ordinance. MEA is reacting to growth and change in the community and its customers. The deviation to re-zone the property is consistent with the intent of the Plan to ensure adequate land and easements for public facilities. MEA is prepared, based on these conclusions, to request MOA re-zone the property from the current designations to I-3 to allow for the power plant construction.

## **RE: Supplemental Narrative from Post-Application Meeting January 12, 2009**

MEA is pleased to provide this Supplemental Narrative based on discussions held at the Post-Application meeting with the Municipality of Anchorage.

**Project:** The 70 acres of real property proposed by MEA for a natural gas power plant is divided up into two zones: 57 acres Transitional (T) and 13 acres Residential (R-7). These zones are not compatible for the industrial use associated with a power plant. In order to construct, install and operate the facility on the property it is necessary to rezone the property to Industrial (I-3).

Five issues shall be addressed in this Supplemental Narrative:

1. Property Design
2. Commercial and Industrial Development in Compliance with Chugach Eagle River Comprehensive Plan (CERCP)
3. Buffers for Visual and Noise Abatement
4. Project Siting and History
5. Traffic Analysis

### **Property Design**

The proposed site is 70 acres, 32 acres are proposed for immediate development. The remainder of the site is reserved for future expansion of power generation or co-generation facilities by either MEA or their business partners. The remaining 38 acres contains the existing historic Eklutna Hydroelectric Power Plant tailrace, and a wetland area located in the northeast corner of the property.

- The wetland is designated as "A Wetlands". The MOA defines such wetland areas as valuable. MEA proposes no development in this area. Due to the wintry conditions MEA shall complete a wetland delineation to determine the limits of the wetland and the tailrace according to United States Army Corps of Engineer Wetland Delineation Manual prior to construction. MEA intends to maintain these wetland areas as viable natural areas with the exception that expansion may occur near the existing transmission lines.
- Portions of the original Eklutna Hydroelectric Project power plant and tailrace exist on this property. MEA is committed to preserving these historical features by maintaining setbacks and protecting these features by designing the facility to avoid impacts. The tailrace is located in the northeast quadrant

of the property. This area is not proposed for expansion activities outside of necessary expansion, maintenance and improvements to the powerlines.

- Expansion of this facility is not foreseen in the near term however the area likely to accommodate expansion is located adjacent to the proposed plants and the existing Reed Substation. Power plants connect into the transmission line grids and upgrades if necessary will occur near these proposed structures.
- The natural gas power plant will primarily utilize the existing transmission lines for distribution. When expansion is required it shall be proposed along these corridors preventing disturbance to existing forested area and other natural areas. MEA proposes to tie into the MEA's Transmission line and the Eklutna Hydroelectric Project Transmission System.

## **Commercial and Industrial Development in Compliance with CERCP**

The CERCP calculated the existing industrial land use in 2005 at 1,007 acres or 6% of the total area. Since 1987 the population has increased by over 10,000 people. This increase in population places additional demands on utilities such as electricity. The proposed facility is to serve the community with electrical power.

The property and much of the surrounding area is not currently being used for residential purposes and is vacant land. Development of this property enhances public services in the area. The availability of these services will further residential development and growth in the community. The rezoning request will change approximately 57 acres of T and 13 acres of R-7 to I-3. While this decreases the potential residential land use it does not significantly affect the overall supply with a remaining 7,771 acres of suitable vacant land available for development. Adjacent lands to the property are currently undeveloped and much of it is classified as Unsuitable Land for development, particularly to the east where "A" designated wetlands exist. The density of residential development in the area is low with only three residents located within 1,400 feet of the facility boundary. The location of this property and the proximity to current residences make the property desirable for industrial development as the impact will be minimal. MEA will also make use of the natural surroundings to buffer the noise effect of the facility in the area. Overall the development of the property will provide future residential, commercial and industrial energy needs to the communities of Chugach, Eagle River, Chugiak, Eklutna and Anchorage.

Below MEA has listed the CERCP reference to industrial facilities and describes how the MEA proposed power plant in Eklutna meets the Plan's intent.

CERCP Page 16, Future Land Use Needs: The demand for industrial space may also increase, particularly for land that is centrally located and suitable for smaller industrial operations. The largest vacant industrial area is a single parcel adjacent to Birchwood Airport.



MEA evaluated the land near the Birchwood Airport. The Birchwood site could not support the power plant operations. The facility operations and the construction of transmission lines would cross significant number of private lands causing severe disturbance to the community. The existing residential lines would be replaced with the large towers and power lines. Transmission lines that crisscross the rural Eklutna land would need to collect at the plant in Birchwood which would require MEA to purchase additional right-of-way in the Birchwood community across private residential and commercial lands.

Primarily the underlying issue with this site is the Federal Aviation Administration (FAA) would require an Aerospace Obstruction Analysis - Aeronautical Study for the stacks associated with the power plant. The stacks from the power plant will not meet FAA obstruction requirements. Overall the site could not accommodate the power plant.

Land zoned for industrial use (I-2) is located on the north side of the Glenn Highway and accessed through the Eklutna Village. The industrial traffic would travel through existing residential Village and directly disturb area residents. The power plant noise and visual abatement setbacks and buffers possible on the south side of Glenn Hwy. would not be achieved on this site due to its proximity to the Village. Additionally, MEA discovered the site has multiple native land significance which could not be protected for this industrial activity. Overall this site could not accommodate the power plant acreage. The Eklutna site on the south side of Glenn Hwy. has previously been used as a power generating facility and infrastructure in the form of a substation and transmission lines are nearby and currently in use and will require minimal additions to accommodate the proposed facility. Therefore the Eklutna site on the south side of Glenn Hwy. meets the energy needs better than any of the industrial parcels in the region.

## CERCP Page 29: Guidelines for Growth

### I. Economic Development

#### 1. Goals

Promote economic growth that builds on the area's resources and assets, and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.

The power plant facility accomplishes all of these goals. It takes advantage of the natural buffering assets of the area to preserve the community characteristics. It provides an opportunity for local employment in the Eklutna and Chugach-Eagle River vicinity while providing utility services.

As a consumer owned public utility, MEA is committed to conserving the community character and protecting the environment while supporting its customer needs. Federal and State regulations are in place to ensure that soil, air quality and water quality are protected. The Plan further supports these regulations by encouraging the use of natural vegetative buffers to maintain the natural look of the

area and reduce potential erosion from development. Areas that will be addressed for preservation of the natural environment are listed below.

- MEA is encouraging conservation through the natural tree buffer around the north and west sides of the facility. The Alaska Railroad and the Glenn Highway are along the north boundary of the property. In order to minimize the visual impacts of the industrial facility MEA proposes aesthetic landscaping and design features such as selecting stack colors that blend in with the environment and a setback of 100-feet on this north boundary. The residents located to the west will have a 250-foot side boundary with trees as a buffer. These techniques will minimize the visual impact of the plant to both highway commuters and residents.
- The property appears to be located outside of the Anchorage Coastal Management Program but may still be subject to the ACMP regulations. During the permitting stage MEA will submit the project to the ACMP for confirmation. However, Shaw evaluated the site on the Federal Emergency Management Agency maps and verified that it is outside the 100- and 500-year floodplain. The historic tailrace is the only water feature on the property and is not proposed to be impacted by the project nor is considered to be a jurisdictional water feature from the preliminary data. MEA will complete a wetland delineation report on the property prior to construction which will determine all potential water quality issues.
- The Clean Air Act regulations shall apply to the facility during operations. During the construction, MEA, as a good neighbor, will implement dust control techniques to minimize any disturbance to area residents during the construction phase. A preliminary Air Quality Analysis was completed which details that Alaska Department of Environmental Conservation will address the issues of ambient air quality, emission limits and techniques during the permitting phase.

#### CERCP Pgs. 41-42: Policies/Strategies

- Ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.
- Encourage commercial and industrial development that takes into account potential impacts on other uses, access, utilities, parking, aesthetics and environmental quality.
- Generally, the following characteristics apply to existing and future commercial and industrial areas: iii. The use of natural or constructed buffers, barriers or transition areas separating commercial or industrial areas and their effects from existing or anticipated incompatible land uses;

Rezoning the property to I-3 provides the opportunity for more industrial and commercial developments. In Eklutna there is not an abundant supply of industrial lands that could accommodate an industrial facility of this nature. The closest industrial area is near the Birchwood Airport which would disturb a significant

number of residents. The facility operations and the construction of transmission lines would cross innumerable private lands causing a lot of disturbance to the community. This alternative site would not support other industrial development, would not have the benefit of the natural tree buffer and would ultimately not allow for the any additional expansion that may be necessary in the future.

The property and much of the surrounding area is not currently being used for residential purposes and is vacant land. Development of this property enhances public services in the area. The availability of these services will further residential development and growth in the community. The site was historically a hydroelectric generating power plant therefore much of the infrastructure remains such as transmission lines, road access and industrial use. The site also takes into account the scenic byway from the Alaska Railroad and the Glenn Hwy. The power plant will have a 100' natural tree buffer on the north end to screen the facility. MEA intends to fence approximately 32 acres of the 70 acres property. The fence will surround the actual plant but the buffer will be left in a natural state to allow for wildlife corridors and respecting the aesthetic appeal of the land shielding the majority of the facility.

Due to the residential land use designation surrounding the 70 acre parcel MEA has agreed to use natural buffers at the following distances to shield the power plant from any potential new residential development in the vicinity. However it is important to understand the site is located adjacent to the Glenn Hwy. and the Alaska Railroad where neither existing infrastructure would be considered ideal residential areas. On the north side - 100', south side - 50', west side - 250' and on the east side -100'.

CERCP Page 43

#### IV Public Facilities and Services

##### 1. Goals

- a. Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.

MEA will provide public energy services accommodating current and future needs to an ever-growing number of residential and commercial customers, achieving this goal.

##### 2. Objectives

- a. Reserve suitable sites for public facilities and services in a timely manner.

Overall this site is approximately 70 acres but only 32 acres is proposed for immediate development. The remainder of the site is reserved for future expansion of the facilities by either

MEA or other industrial users thus providing a suitable site in a timely manner as the demands for the community increase.

- b. Ensure that adequate land and easements for public facilities are provided during development.

This site was previously utilized as a power generating facility by Anchorage Light & Power Company for the now defunct Eklutna Power Plant. The transmission lines connecting into the power grid exist and will require minimal additional easements for expansion for the new proposed plant. MEA selected this site based on the adequate available land, historical use of the site as a power generating facility and a relatively isolated area away from highly populated residential districts. MEA has ensured that sufficient land and easements are available for development.

- c. Coordinate and ensure consistent application of population projections and growth assumptions used by the Municipality's various agencies and departments for community planning, and utility, facility and service planning, including projections used by the Anchorage School District for school facility planning.

MEA serves the Eagle River, Chugiak, and Eklutna area and envisions meeting the energy needs of future development in the area. The population is projected to double in the region in the next 20 years and this facility shall be capable of supplying power to support such growth in the area.

The proposed site is a good compromise of minimal impact to residential areas and great access to existing roadways via the nearby Glenn Highway, the railroad, and the gas pipeline. Development at this location supports continued use and expansion in the area while also providing employment opportunities.

## **Buffers for Visual and Noise Abatement**

The proposed facility is located on the south side of the Glenn Highway and the Alaska Railroad near the Eklutna Exit near MP 26.5. There is minimal development in the vicinity of the project with the closest receptors, three residents, located within 1,400 feet of the proposed facility's west boundary. Residents on the north side of the highway and railroad system are not expected to experience significant changes in the character of their environment as the existing train and traffic features produce ambient noise conditions. A Noise Analysis was completed for the proposed facility and can be found in the Re-Zoning Application Attachment G and describes the potential noise as 'broadband' similar to a central air conditioning system. A vacant dilapidated motel and abandoned restaurant are located west of the site directly adjacent to the highway and approximately 1,800 feet from the proposed facility. In

the interior of the site is a utility substation operated by Eklutna Purchasers including MEA, CEA and ML&P named the Reed Substation. The major industrial development in the general area of Eklutna Village is the gravel pit located on the north side of the highway, approximately 1/2 mile to the west. Located near the Eklutna interchange is a bottling company. There are minimal receptors to the industrial facility operations and its existence would be compatible with the general area and diversity of users.

The rezone request to I-3 (rural industrial district) will permit the proposed use of the site as a power generation facility and facilities, complying with the zoning district's setbacks and landscaping limitations. There are no abutting residents and a 250' setback is proposed on the west side of the project. A minimum setback of 100' is proposed on the north side and east side with a 50' setback to the south. Currently development is not proposed on the south and east sides of the property which contain no residents and is considered unsuitable land for residential development. MEA intends to use the naturally forested environment to screen the facility from the Glenn Highway and nearby residents to preserve the aesthetic nature of the area.

The Site has been previously cleared by the earlier energy development however the site has remained undisturbed and now has second growth trees. The wetland area located in the northeast corner is not proposed for development except for expansion of the transmission lines if deemed necessary. The historic Eklutna Hydroelectric Power Plant facility on the property is not proposed for disturbance associated with the development of the power plant. The site does not currently support any residential uses. The surrounding area will be buffered from the facility by the existing trees. A visual rendition of the plant from the Glenn Highway was created to show the impacts will be minimal. The stacks may be visible from a passing car however they can be altered to blend in with the background. Regulations at the Federal and state level will not allow degradation of air or water quality. Measures will be in place prior to construction to address these issues in the construction and permitting phase. This facility will not significantly affect the surrounding three residents. The general area is vacant therefore this will add industrial value to the immediately surrounding general area. The community will receive energy from the facility which supports this as a zone amendment that is in the best interest of the public.

## Preliminary List of Environmental Permitting

MEA also prepared Preliminary List of Permitting Agencies:

Agency	Permit	Protection
National Environmental Policy Act	NEPA Review - Environmental Assessment or Impact	Environmental impacts considered for all federal

		agencies
Federal Aviation Administration	Aeronautics Survey – Flight Path Interference	Air obstruction for airports
Environmental Protection Agency	Stormwater Pollution Prevention Plan (SWPPP), National Pollutant Discharge Elimination Program (NPDES) Title V Air Permit	Water Quality during and after construction  Air Quality - particulate
United States Army Corps of Engineers	Section 404/401	Wetland and Waterways protection
United States Fish and Wildlife Services	Section 7 Consultation	Federally protected threatened and endangered species
Department of Environmental Conservation	AAC (18 AAC 50)	Alaska air quality control
Department of Fish & Game	Consultation	State protected species
Alaska Department of Natural Resources	Office of History and Preservation – National Historic Preservation Act	Protect Alaska’s archaeological and historic resources

## Project Siting and History

There are three primary reasons why the property at Eklutna is the best location for MEA’s natural gas power plant: electric system reliability, proximity to existing infrastructure, stability of government regulation.

MEA’s service territory is the largest of all Railbelt electrical utilities and covers approximately 3,668 square miles, with nearly 4,000 miles of energized power lines. One-third of MEA’s members/customers, live in the Chugiak/Eagle River area. Having power generation located close to the load center increases electric system reliability by reducing the exposure to transmission line failure. Reducing the distance electricity has to travel also reduces line loss, allowing for more efficient use of fuel resources.

The Eklutna property where MEA desires to build a natural gas power plant is adjacent to existing electrical infrastructure (the Reed Substation and Eklutna

transmission line). Because of these existing facilities, MEA is able to reduce costs to co-op members by reducing capital expenditures.

The Municipality of Anchorage has stable, existing, regulations for construction of power generation facilities. There are currently three natural gas power plants operating in the municipality. The experience of municipal employees provides enhanced certainty and confidence to MEA in accomplishing our long term power supply planning and reliability goals to serve MEA's 54,000 customers.

## **Traffic Analysis**

The property and much of the surrounding area is not currently being used for residential purposes and is vacant land. The rezoning request will change 57 acres of Transitional (T) and 13 acres of Residential (R-7) to 70 acres of Industrial (I-3) Land Use. Currently no residential housing exists along the traffic pattern to the facility. There are three residential homes that use an existing (Gages Road) road to access their residence. The proposed facility will maintain this access for residential users.

The proposed access to the site is from the Eklutna Lake exit off the Glenn Highway. Traffic will turn left onto Glacier Loop Road which turns into Gages Road, travel about 0.4 miles to the entrance to the property. A gate is proposed to be installed at the entrance of the property for both security and safety concerns.

Once fully functional a maximum of 30 full-time employees would be needed to operate the facility. Trucking operations are not proposed for this facility. The only traffic associated with the power plant is the employee arrival and departure from work. The maximum number of vehicles expected to enter the proposed MEA facility is less than 30 in any 24 hour period. The estimated maximum number of privately owned vehicles (POV) entering and exiting the site on a daily basis is 60 ADT (Average Daily Trips). If the 70 acre parcel is developed for residential land use at a capacity of one home per acre the estimated average trips per day from the Trip Generation Manual utilized by the Municipality of Anchorage, Traffic Engineering Department is 9.2 ADT for residential units totaling 644 trips per day. The power plant traffic will not generate a volume of trips equal to the potential residential land use. In the event that the power plant expands the proposed facilities resulting in an increase of ADT equal to the number of residential units ADT, MEA will investigate and invest in an alternative route of access to the property. Therefore the facility will have a negligible effect on traffic volume in the area as proposed. Road improvements are proposed on the main entrance road, Gages Road and shall be designed in the re-platting stage to meet the requirement of a suburban road

improvement. MEA proposes to upgrade the main entrance road to accommodate industrial road uses.

MEA selected this undeveloped site to minimally impact Eklutna area residents and commuters from the Glenn Highway. Utilizing the existing access allows MEA to maintain a large natural tree buffer greater than the required setbacks front and side in the MOA Zoning Summary. MEA is encouraging conservation through the natural tree buffer around the north and west sides of the facilities. The Alaska Railroad and the Glenn Highway are along the north boundary of the property. In order to minimize the visual impacts of the industrial facility MEA proposes aesthetic landscaping and a setback of 100-feet on the north-side boundary. The residents located to the west will have a 250-foot side boundary with the existing trees remaining as a buffer. These techniques will minimize the visual impact of the plant to both highway commuters and nearby Eklutna Village residents. Alternative access will require impacts to the proposed buffer on the north and west sides of the facility. This will affect the aesthetic scenery and increase the noise impacts to the Eklutna Village residents. The Noise Analysis Report provided to MOA indicates the project as proposed will meet the Anchorage Noise Control Ordinance significant changes such as removal of the tree buffer will increase noise impacts.

Alternative access to the south of the facility would impact a wooded area with no roads in a residential area as well. Additional impact would be placed on more residents as the road would have to be longer than the direct route.

MEA selected this undeveloped site which is situated in a manner to minimally impact residents, traffic views and benefit potential community growth. The acoustic and visual impacts are mitigated by standard techniques to conform to the MOA ordinance. MEA is reacting to growth and change in the community and its customers. The deviation to re-zone the property is consistent with the intent of the Plan to ensure adequate land and easements for public facilities. MEA is prepared, based on these conclusions, to request MOA re-zone the property from the current designations to I-3 to allow for the power plant construction.

## **Summary**

The site is not currently being utilized as a residential area. It is partially zoned residential with the primary (75%) being Transitional by the Plan. There are three residents in the vicinity but no additional residential areas have been proposed at this location. This location has a wetland area and existing historical features, Eklutna Hydroelectric Power Plant building and tailrace, that MEA intends to conserve, which make the site less desirable for a residential community. The overriding



benefit to the surrounding community is the supply of reliable energy services at the lowest possible cost. New generation opportunities will ensure MEA can deliver that service well into the future.

**Attachment A**  
**Application for Zoning Map Amendment**

# Application for Zoning Map Amendment

Municipality of Anchorage  
 Planning Department  
 PO Box 198650  
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) MEA, Inc., Walker, James L.; C/O Eklutna Inc.	Name (last name first) Shaw, Alaska, Inc., Sedberry, Cindi
Mailing Address P. O. Box 2929 Palmer, Alaska, 99645	Mailing Address 2000 W. International Airport Road Anchorage, Alaska 99502
Contact Phone: Day: (907) 761-9275 Night: (907) 745-8894	Contact Phone: Day: (907) 249-6316 Night: (863) 255-0440
FAX: (907) 761-9349	FAX: (907) 243-6301
E-mail: jlwalker@atanuska.com	E-mail: cindi.sedberry@shawgrp.com

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

## PROPERTY INFORMATION

Property Tax #(000-000-00-000):

Site Street Address:

Current legal description: (use additional sheet if necessary)  
 See attached Plat Record of Survey: Legal Description for Parcel 1,2,3,4,5,6,7 and 8.

Zoning: T and R-7

Acreage: Approximately 70

Grid # NE 2001  
 50113 and 50114

Rezone to I-3 (Ac 12/4/08)  
 I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

11/26/08

Date

*James L. Walker*  
 Signature (Agents must provide written proof of authorization)

Accepted by:

*AC*

Poster & Affidavit:

*AC*

Fee

\$14,000

Case Number

2009-0139

**COMPREHENSIVE PLAN INFORMATION**

Anchorage 2020 Urban/Rural Services:  Urban  Rural

Anchorage 2020 West Anchorage Planning Area:  Inside  Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

Major Employment Center  Redevelopment/Mixed Use Area  Town Center

Neighborhood Commercial Center  Industrial Center

Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

Commercial  Industrial  Parks/opens space  Public Land Institutions

Marginal land  Alpine/Slope Affected  Special Study

Residential at 7 dwelling units per acre

Girdwood- Turnagain Arm

Commercial  Industrial  Parks/opens space  Public Land Institutions

Marginal land  Alpine/Slope Affected  Special Study

Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:  None  "C"  "B"  "A"

Avalanche Zone:  None  Blue Zone  Red Zone

Floodplain:  None  100 year  500 year

Seismic Zone (Harding/Lawson):  "1"  "2"  "3"  "4"  "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:

Preliminary Plat  Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit:  Army Corp of Engineers  Municipality of Anchorage

**APPLICATION ATTACHMENTS**

Required:  Area to be rezoned location map  Signatures of other petitioners (if any)

Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.

Draft Assembly ordinance to effect rezoning.

Optional:  Building floor plans to scale  Site plans to scale  Building elevations

Special limitations  Traffic impact analysis  Site soils analysis

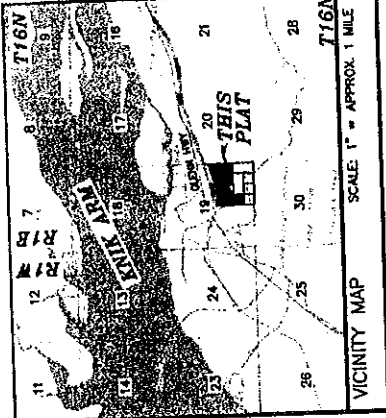
Photographs

**APPLICATION CHECKLIST**

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

## ***List of Attached Figures and Reports***

- 1. Record of Survey**
- 2. Wetland Classification**
- 3. Floodplain**
- 4. Site Soils Analysis**
- 5. Avalanche Zone Assessment**
- 6. Seismic Determination**
- 7. Standards for Zoning Map  
Amendment**



**NOTES:**

1. THIS RECORD OF SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.0003(A), AS BEARINGS ARE ALASKA STATE PLANE ZONE 1800 R8 DERIVED FROM A GPS SURVEY USING TRIMMED BY GNSS ONLINE SURVEY GRADE RECEIVERS. DATA REDUCED BY GNSS ONLINE POSITION USER SOFTWARE (OPUS). DISTANCES ARE REDUCED TO CONDUCTED WITHOUT BENEFIT OF TITLE REPORT.
2. THE SURVEY WAS CONDUCTED ON THESE PROPERTIES ARE NOT SHOWN.
3. THE SURVEY WAS COMPLETED NOVEMBER 13, 2008.
4. FIELD SURVEY COMPLETED NOVEMBER 13, 2008.

**REFERENCE DRAWINGS:**  
 U.S. SURVEY No. 9023  
 U.S. SURVEY No. 9789

**LEGAL DESCRIPTION:**  
 (AND/OR RECORDING DISTRICT)

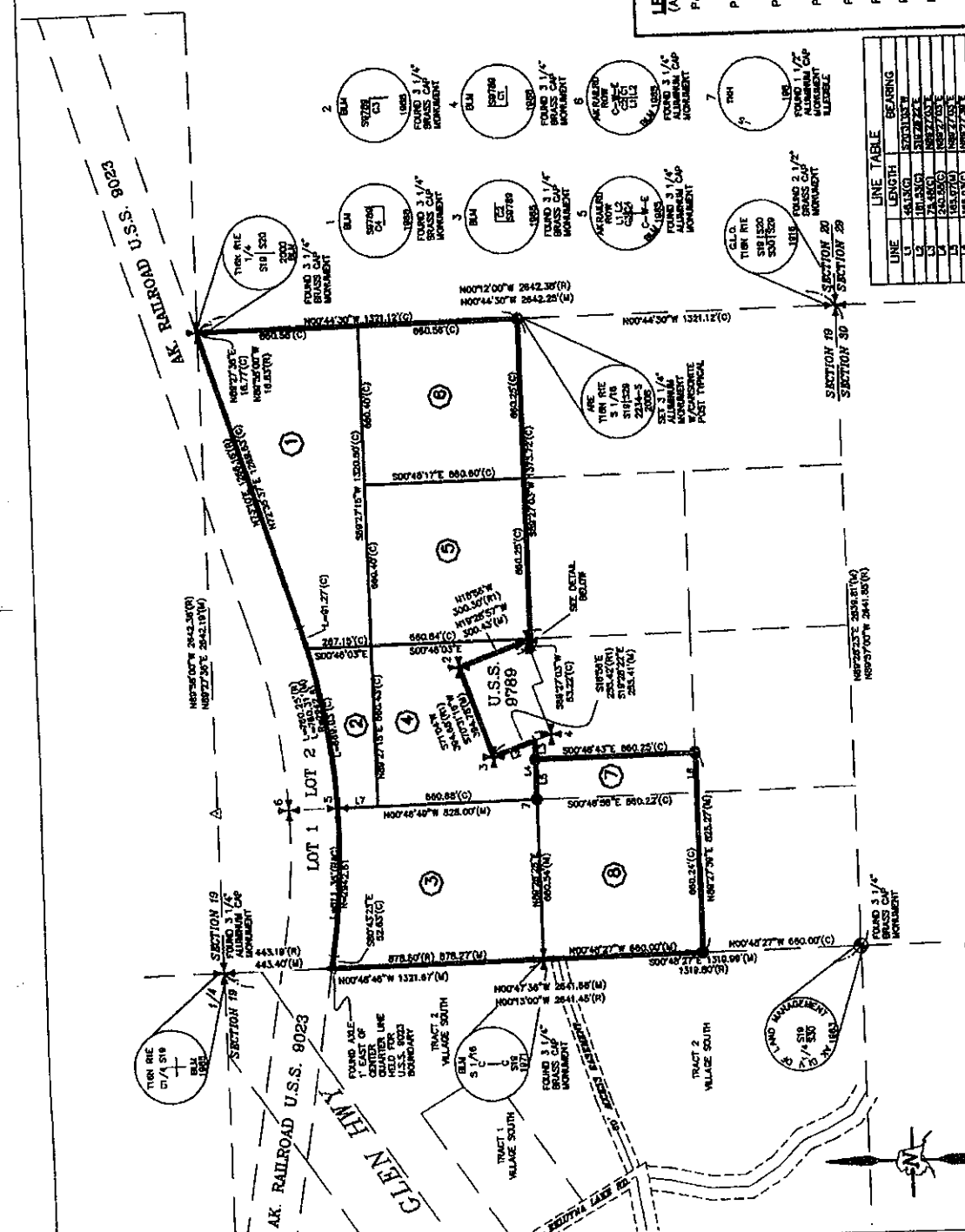
- PARCEL 1: THAT PORTION OF N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023 14.12± AC.
  - PARCEL 2: THAT PORTION OF NE1/4NW1/4SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023 3.10± AC.
  - PARCEL 3: THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023 12.75± AC.
  - PARCEL 4: SE1/4NW1/4SE1/4, EXCEPTING U.S. SURVEY 9789 7.77± AC.
  - PARCEL 5: SW1/4NE1/4SE1/4 10.01± AC.
  - PARCEL 6: SE1/4NE1/4SE1/4 10.01± AC.
  - PARCEL 7: W1/2NW1/4SE1/4 2.50± AC.
  - PARCEL 8: NW1/4SW1/4SE1/4 10.01± AC.
- TOTAL 70.27± AC.

**RECORD OF SURVEY**

LOCATED WITHIN A PORTION OF THE  
 SOUTHEAST ONE QUARTER (SE1/4)  
 OF SECTION 19, TOWNSHIP 16  
 NORTH, RANGE 1 EAST, SEWARD MERIDIAN  
 (SEE LEGAL DESCRIPTION ABOVE)  
 ALASKA RECORDING DISTRICT, ALASKA  
 SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN

ALASKA RIM ENGINEERING, INC.  
 ENGINEERS-PLANNERS-SURVEYORS  
 P.O. BOX 2748 PALMER, ALASKA 99645 (907) 243-2222 FAX (907) 744-0222  
 W.D. 09003351 DATE: NOV. 21, 2008 SCALE: 1"=300'  
 DRAWN BY: M.J.M. CHK BY: G.D. FILE: 08-00331\_05

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS MY BEST KNOWLEDGE AND THAT THE DIRECTIONS, DISTANCES AND BEARINGS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 DATE Nov. 21, 2008

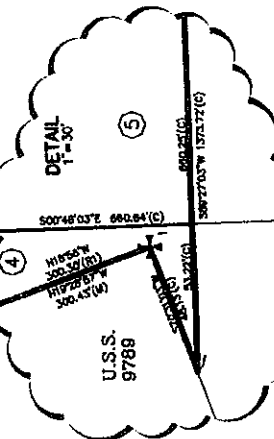


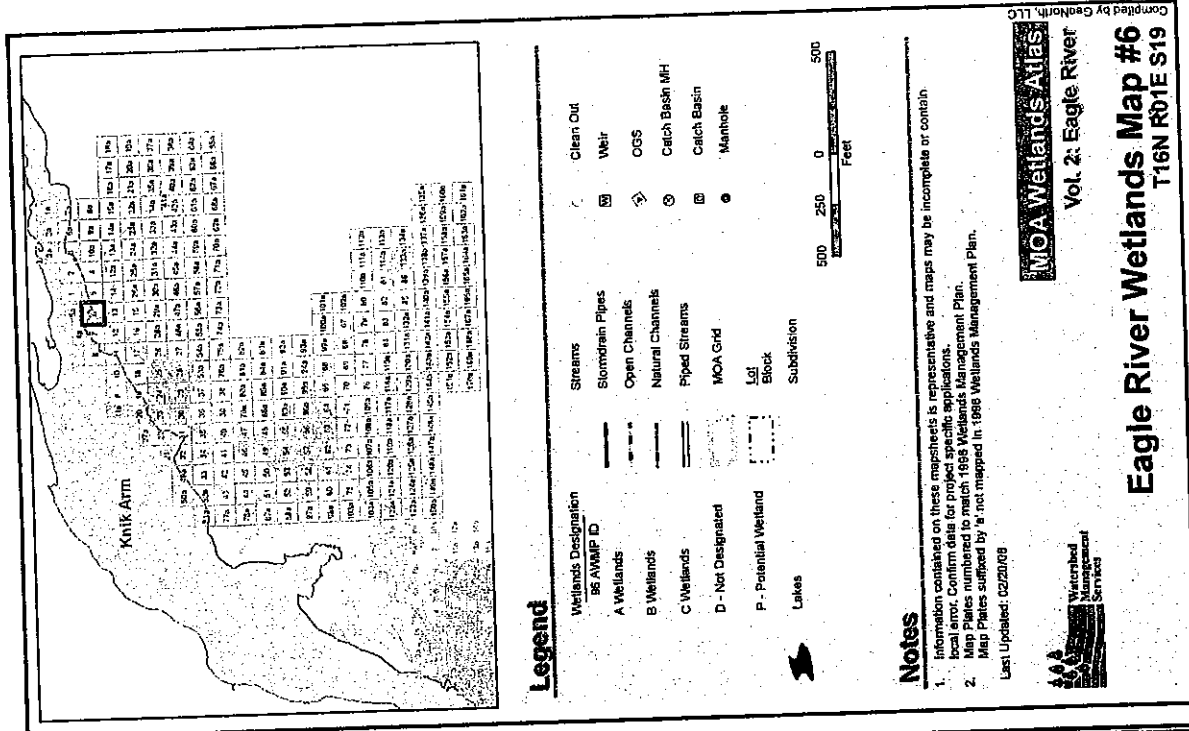
**LINE TABLE**

LINE	LENGTH	BEARING
1	16.77(C)	S72°52'17"E
2	16.77(C)	S72°52'17"E
3	16.77(C)	S72°52'17"E
4	16.77(C)	S72°52'17"E
5	16.77(C)	S72°52'17"E
6	16.77(C)	S72°52'17"E
7	16.77(C)	S72°52'17"E
8	16.77(C)	S72°52'17"E
9	16.77(C)	S72°52'17"E
10	16.77(C)	S72°52'17"E
11	16.77(C)	S72°52'17"E
12	16.77(C)	S72°52'17"E
13	16.77(C)	S72°52'17"E
14	16.77(C)	S72°52'17"E
15	16.77(C)	S72°52'17"E
16	16.77(C)	S72°52'17"E
17	16.77(C)	S72°52'17"E
18	16.77(C)	S72°52'17"E
19	16.77(C)	S72°52'17"E
20	16.77(C)	S72°52'17"E
21	16.77(C)	S72°52'17"E
22	16.77(C)	S72°52'17"E
23	16.77(C)	S72°52'17"E
24	16.77(C)	S72°52'17"E
25	16.77(C)	S72°52'17"E
26	16.77(C)	S72°52'17"E
27	16.77(C)	S72°52'17"E
28	16.77(C)	S72°52'17"E
29	16.77(C)	S72°52'17"E
30	16.77(C)	S72°52'17"E
31	16.77(C)	S72°52'17"E
32	16.77(C)	S72°52'17"E
33	16.77(C)	S72°52'17"E
34	16.77(C)	S72°52'17"E
35	16.77(C)	S72°52'17"E
36	16.77(C)	S72°52'17"E
37	16.77(C)	S72°52'17"E
38	16.77(C)	S72°52'17"E
39	16.77(C)	S72°52'17"E
40	16.77(C)	S72°52'17"E
41	16.77(C)	S72°52'17"E
42	16.77(C)	S72°52'17"E
43	16.77(C)	S72°52'17"E
44	16.77(C)	S72°52'17"E
45	16.77(C)	S72°52'17"E
46	16.77(C)	S72°52'17"E
47	16.77(C)	S72°52'17"E
48	16.77(C)	S72°52'17"E
49	16.77(C)	S72°52'17"E
50	16.77(C)	S72°52'17"E

**LEGEND**

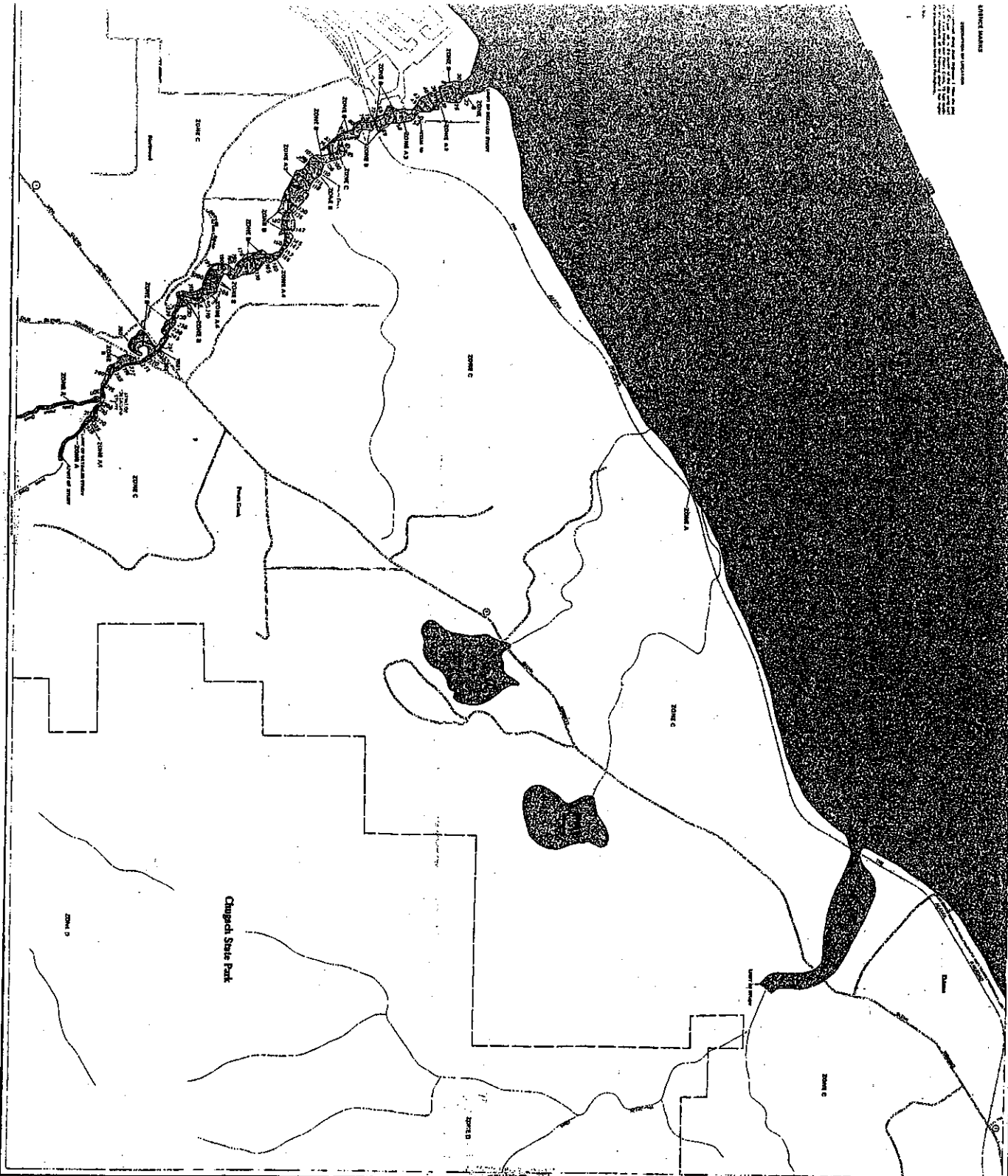
- (M) MEASURED DATA
- (R) RECORD DATA U.S.S. No. 9023
- (R) RECORD DATA U.S.S. No. 9789
- (R) RECOVERED BLM MONUMENTS AS DESCRIBED
- △ RECOVERED ALG ORIGIN UNKNOWN
- RECOVERED 1 1/2" ALUMINUM CAP MONUMENT
- SET 3 1/4" ALUMINUM MONUMENT THIS SURVEY





# Floodplain Map





**ZONING MAP**

THIS MAP IS A REPRODUCTION OF THE ZONING MAP OF THE CITY OF ANCHORAGE, ALASKA, AS AMENDED TO DATE. THE ORIGINAL MAP IS KEPT IN THE OFFICE OF THE CITY CLERK, ANCHORAGE, ALASKA.

**EXPLANATION OF ZONING REGULATIONS**

**1. ZONING DISTRICTS:** The City of Anchorage is divided into various zoning districts, each with its own set of regulations regarding land use, building height, lot coverage, and other factors. These districts are shown on this map and are labeled with letters and numbers.

**2. ZONING REGULATIONS:** The regulations for each zoning district are set forth in the City Code, Title 25. These regulations govern the use of land and buildings within that district.

**3. ZONING MAP:** This map shows the boundaries of the various zoning districts and the specific zoning district that applies to each parcel of land.

**4. ZONING MAPS:** This map is one of a series of zoning maps that cover the entire City of Anchorage. Each map shows a different portion of the city.

**NOTES TO USER**

This map is a reproduction of the zoning map of the City of Anchorage, Alaska, as amended to date. The original map is kept in the office of the City Clerk, Anchorage, Alaska.

This map is not a legal document and should not be used as such. It is intended for informational purposes only.

The City of Anchorage is not responsible for any errors or omissions on this map.

**GENERAL NOTES**

This map is a reproduction of the zoning map of the City of Anchorage, Alaska, as amended to date. The original map is kept in the office of the City Clerk, Anchorage, Alaska.

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**LEGEND**

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**ADDITIONAL NOTES**

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**CONTACT INFORMATION**

**CITY OF ANCHORAGE**  
 CITY CLERK  
 100 NORTH BROADWAY  
 ANCHORAGE, ALASKA 99501  
 PHONE: (907) 561-1000  
 FAX: (907) 561-1001  
 WEBSITE: www.cityofanchorage.org

**REVISION HISTORY**

**1. 1997:** Original zoning map.

**2. 2000:** Amended zoning map.

**3. 2003:** Amended zoning map.

**4. 2006:** Amended zoning map.

**5. 2009:** Amended zoning map.

**6. 2012:** Amended zoning map.

**7. 2015:** Amended zoning map.

**8. 2018:** Amended zoning map.

**DISCLAIMER**

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**FOR MORE INFORMATION**

CONTACT THE CITY CLERK AT (907) 561-1000 OR VISIT OUR WEBSITE AT [www.cityofanchorage.org](http://www.cityofanchorage.org).

**FOR A COMPLETE LIST OF ZONING REGULATIONS**

PLEASE REFER TO THE CITY CODE, TITLE 25.

**FOR A COMPLETE LIST OF ZONING MAPS**

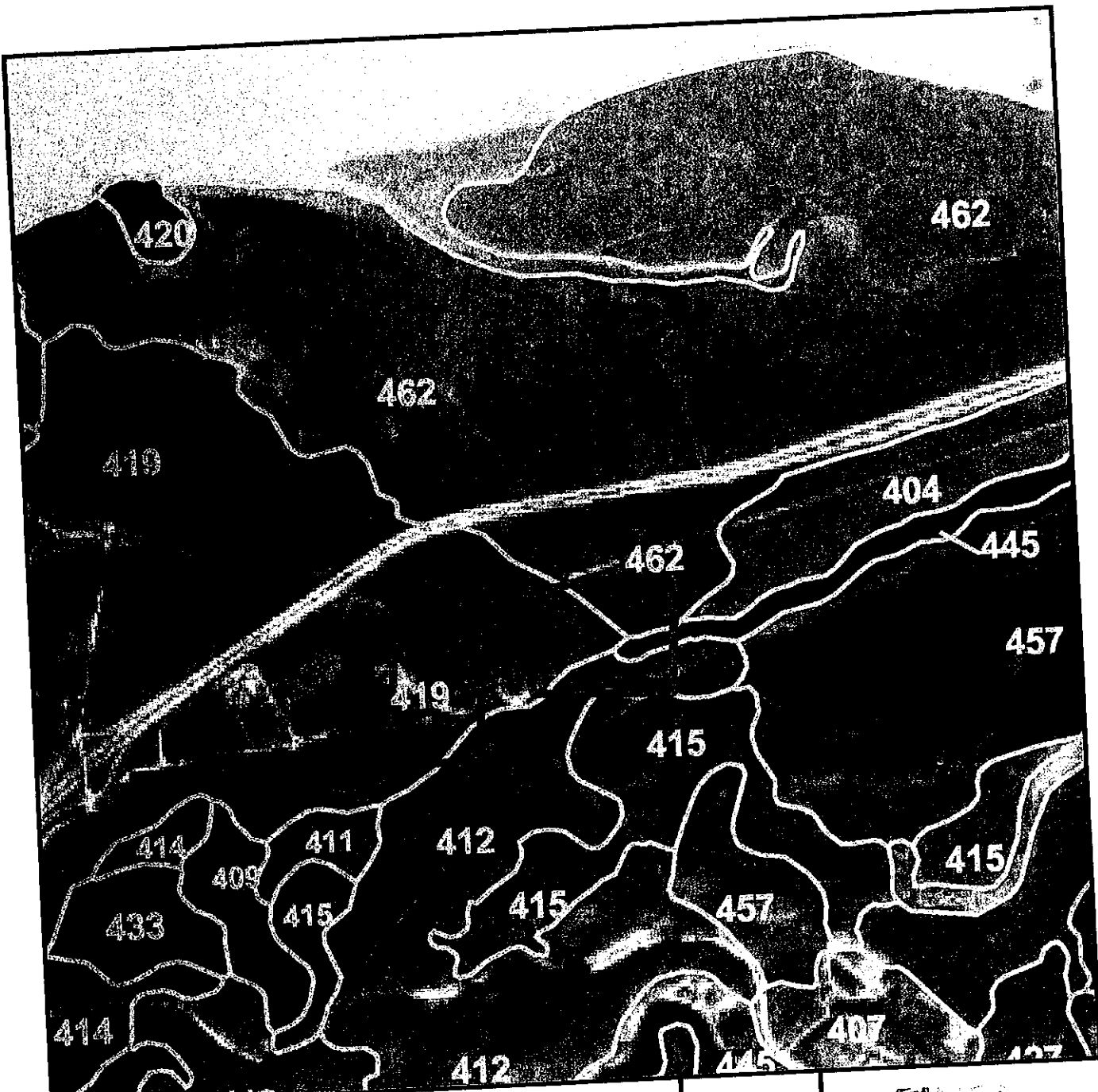
PLEASE REFER TO THE CITY CLERK'S OFFICE.



**FOR A COMPLETE LIST OF ZONING DISTRICTS**

PLEASE REFER TO THE CITY CLERK'S OFFICE.


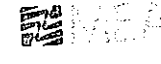
**FOR A COMPLETE LIST OF ZONING REGULATIONS**

PLEASE REFER TO THE CITY CODE, TITLE 25.



**LEGEND:**  Approximate MEA Property Boundary  
 Soil Map Unit Boundaries

- Soil Map Units from NRCS Soil Survey of Anchorage\***
- 412 - Deception-Estelle-Kichatna complex
  - 415 - Deception-Estelle-Kichatna complex, undulating and steep
  - 419 - Eklutna very cobbly sand
  - 445 - Rock outcrop
  - 462 - Typic Cryaquents, tidal flats, and Similar Soils

	
<p><b>NATURAL RESOURCES          CONSERVATION SERVICE          SOILS MAP</b></p> <p><b>MEA PROPERTY RE-ZONING          PROJECT</b></p> <p>ANCHORAGE, ALASKA 15</p>	

\*see NRCS Soil Survey of Anchorage Area, Alaska (2001) for detailed descriptions of Soil Map Units  
<http://soildatamart.nrcs.usda.gov/Manuscripts/AK605/0/Anchorage.pdf>

**Table 1: NRCS Soil Survey for the MEA Property Re-Zoning Project**

Soil Number	Soil Name	Approx. %	Description
412	Deception-Estelle-Kichatna complex	10	This soil is well drained. Permeability is moderate to rapid and available water capacity is approximately 6"-9". Surface runoff is high. The hazard for water and wind erosion is severe if organic mat is removed. Management considerations for soil related factors are: slope, large stones, cobbles, high gravel content, high sand content, frost action, and permeability.
415	Deception-Estelle-Kichatna complex, undulating and steep	<1	This soil is well drained. Permeability is moderate to rapid and available water capacity is approximately 6"-9". Surface runoff is high. The hazard for water and wind erosion is severe if organic mat is removed. Management considerations for soil related factors are: slope, large stones, cobbles, high gravel content, high sand content, frost action, and permeability.
419	Eklutna very cobbly sand	75	This soil is excessively drained. Permeability is moderately rapid to rapid and available water capacity is 2.4". Surface runoff is very low. The hazard for water and wind erosion is slight if organic mat is removed. Management consideration for soil related factors are high gravel content, high sand content, and permeability.
445	Rock outcrop	<5	This classification is represented by a slope range of 90 to 200%. Management considerations for soil related factors are slope.
462	Typic Cryaquents, tidal flats, and Similar Soils	10	This soil is very poorly drained. Permeability is moderate and available water capacity approximately 13". Surface runoff is very high. The hazard for water erosion is slight and wind severe if organic mat is removed. Management considerations for soil related factors are flooding, water table, and permeability.



Shaw Alaska, Inc.

2000 W. International Airport Road,  
Suite C-1  
Anchorage, Alaska 99502-1116  
Phone: 907-243-6300  
Fax: 907.243-6301

## Avalanche Zone Assessment

Shaw Alaska, Inc. (Shaw) reviewed current documents and maps of the Municipality of Anchorage for Avalanche Zone Classification and or Determination of the approximately 70 acre property described by:

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF THAT PORTION OF N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 U.S. SURVEY 9023 AND THAT PORTION OF NE1/4NW1/4SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023, THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF U.S. SURVEY 9023, SE1/4NW1/4SE1/4, EXCEPTING U.S. SURVEY 9789, SW1/4NE1/4SE1/4, SE1/4NE1/4SE1/4, W1/2W1/2NE1/4SW1/4SE1/4, NW1/4SW1/4SE1/4 SOUTH EAST ONE QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, FROM T (TRANSITION DISTRICT) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-3 (RURAL INDUSTRIAL DISTRICT) LOCATED SOUTH OF THE GLEN HIGHWAY AND THE EKLUTNA INTERCHANGE.

Shaw visited MOA Planning Department and reviewed the Avalanche Zone Map for the Anchorage, Eagle River, and Turnagain Arm areas dated 1992. While the map did provide classifications for property around the Eklutna area the property in question was not included in current available assessments. MOA Planning Department representatives recommended Mr. Doug Fesler a local Avalanche Hazard Consultant affiliated with Alaska Mountain Safety Center to conduct an assessment. Mr. Fesler was provided with coordinates for the property and aerial and site photographs. Mr. Fesler is considered an expert in his field and has worked throughout the region and is known for his expertise. He was familiar with the Eklutna area and the avalanche risk and chutes that exist in the area. Upon reviewing the documents, photographs and his experience in the area he determined that there is no risk for the site and that mitigation is not typically required. Shaw marked the 'None' box for Avalanche Zone on the Application for Zoning Map Amendment based on MOA recommended expert Mr. Doug Fesler.



Shaw Alaska, Inc.

2000 W. International Airport Road,  
Suite C-1  
Anchorage, Alaska 99502-1116  
Phone: 907-243-6300  
Fax: 907.243-6301

### Seismic Determination

Shaw Alaska, Inc. (Shaw) reviewed current documents and maps of the Municipality of Anchorage for Seismic Determination of the approximately 70 acre property described by:

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF THAT PORTION OF N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 U.S. SURVEY 9023 AND THAT PORTION OF NE1/4NW1/4SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023, THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF U.S. SURVEY 9023, SE1/4NW1/4SE1/4, EXCEPTING U.S SURVEY 9789, SW1/4NE1/4SE1/4, SE1/4NE1/4SE1/4, W1/2W1/2NE1/4SW1/4SE1/4, NW1/4SW1/4SE1/4 SOUTH EAST ONE QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, FROM T (TRANSITION DISTRICT) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-3 (RURAL INDUSTRIAL DISTRICT) LOCATED SOUTH OF THE GLEN HIGHWAY AND THE EKLUTNA INTERCHANGE.

Shaw visited the MOA Planning Department and reviewed the Seismic Map for the Anchorage Bowl and Eagle River areas date 1979. This provided the classifications for the property in question and indicated that three seismic zones exist for the indicated property. These classifications were Zone 1: Lowest Ground Failure Susceptibility, Zone 2: Moderate-Low Ground Failure Susceptibility, and Zone 3: Moderate Ground Failure Susceptibility. Taking the three zone classification into consideration Shaw is providing the conservative estimate and classifying the property with the highest susceptibility: Zone 3.

# STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

## A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;

The proposed facility is located on the south side of the Glenn Highway and the Alaska Railroad near the Eklutna Lake Road Exit near MP 26.5. There is minimal development in the vicinity of the project with the closest receptors, three residents, located within 1,400 feet of the proposed facility's west boundary. Residents on the north side of the highway and railroad system are not expected to experience significant changes in the character of their environment as the existing train and traffic features produce ambient noise conditions. A Noise Analysis was completed for the proposed facility and can be found in the Re-Zoning Application Attachment F and describes the potential noise as 'broadband' similar to a central air conditioning system. A vacant dilapidated motel and abandoned restaurant are located west of the site directly adjacent to the highway and approximately 1,800 feet from the proposed facility. In the interior of the site is a utility substation operated by Eklutna Purchasers including MEA, CEA and ML&P named the Reed Substation. The major industrial development in the general area of Eklutna Village is the gravel pit located on the north side of the highway, approximately ½ mile to the west. Located near the Eklutna interchange is a bottling company. There are minimal receptors to the industrial facility operations and its existence would be compatible with the general area and diversity of uses.

- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or

The rezone request to I-3 (rural industrial district) will permit the proposed use of the site as a power generation facility, complying with the zoning district's setbacks and landscaping limitations. There are no abutting residents and a 250' setback is proposed on the west side of the project. A minimum setback of 25' is surpassed as the proposed facility has designed a 100' setback on the north side. Currently the land is vacant and development is not proposed on the south and east sides of the property. MEA intends to use the naturally forested environment to screen the facility from the Glenn Highway and nearby residents to preserve the aesthetic nature of the area.

- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The December 2006 Chugiak-Eagle River Comprehensive Plan Update has the following criteria:

### IV Public Facilities and Services, pg 43

#### 1. Goals

- a. Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.

MEA will provide public energy services accommodating current and future needs to an ever-growing number of residential and commercial customers, achieving this goal.

#### 2. Objectives

- a. Reserve suitable sites for public facilities and services in a timely manner.

Overall this site is approximately 70 acres but only 32 acres is proposed for immediate development. The remainder of the site is reserved for future expansion of the facilities by either MEA or other industrial users thus providing a suitable site in a timely manner as the demands of the community increase.

- b. Ensure that adequate land and easements for public facilities are provided during development.
- This site was previously utilized as a power generating facility by Anchorage Light & Power Company for the now defunct Eklutna Hydroelectric Power Plant. The transmission lines connecting into the power grid exist and will require minimal additional easements for expansion for the new proposed plant. MEA selected this site based on the adequate available land, historical use of the site as a power generating facility and a relatively isolated area away from

highly populated residential districts. MEA has ensured that sufficient land and easements are available for development.

- c. Coordinate and ensure consistent application of population projections and growth assumptions used by the Municipality's various agencies and departments for community planning, and utility, facility and service planning, including projections used by the Anchorage School District for school facility planning.

MEA serves the Eagle River, Chugiak, and Eklutna area and envisions meeting the energy needs of future development in the area. The population is projected to double in the region in the next 20 years and this facility shall be capable of supplying power to support such growth in the area.

2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:

Not Applicable. This site is proposed for industrial activity not residential.

- i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.

Access to the site is from an existing highway interchange there are no major high density activities near the proposed site. The location of the site is further removed from the intersection by the setback on the property. There are expected to be no more than 30 individuals working at the plant throughout the day and night therefore traffic after construction will be minimal.

- ii. Development is governed by a Cluster Housing or Planned Unit Development site plan, Not Applicable as this is an industrial development.

- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

The site is not currently being utilized as a residential area. It is partially zoned residential with the primary (75%) being Transitional by the Plan. There are three residents in the vicinity but no additional residential areas have been proposed at this location. This location has a wetland area and existing historical features, Eklutna Hydroelectric Power Plant building and tailrace, that MEA intends to conserve, which make the site less desirable for a residential community. The overriding benefit to the surrounding community is the supply of reliable energy services at the lowest possible cost. New generation opportunities will ensure MEA can deliver that service well into the future.

- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

Not Applicable as there are no residential areas at the site. The land use plan map is intended to provide guidance for long-term future distribution and general location of land uses. This guidance also allows for the development of land for utility services which MEA is proposing to provide to the community. The Plan is not intended to prevent utility development in remote areas but to encourage industrial facilities be consolidated to minimize impacts to the community. This site conforms to the ideal principles of the Plan to anticipate the energy needs rather than react to the insufficient quantity for future developments.

B. A zoning map amendment may be approved only if it is in the best Interest of the public, considering the following standards:

- 1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

- a. Environment:

The Site was previously cleared for the earlier energy development, and has not been used for anything else. The wetland area located in the northeast corner is not proposed for development except for expansion<sup>20</sup> of the

transmission lines if deemed necessary. The historic Eklutna Hydroelectric Power Plant tailrace on the property is not proposed for disturbance associated with the development of the power plant. The site does not currently support any residential uses. The surrounding area will be buffered from the facility by the existing trees. A visual rendition of the plant from the Glenn Highway was created to show the impacts will be minimal. The stacks may be visible from a passing car however they can be altered to blend in with the background. Federal and State regulations address the issue of water quality. Measures will be in place prior to construction to address these issues in the construction and permitting phase. This facility will not significantly affect the surrounding three residents. The general area is vacant therefore this will add industrial value to the immediately surrounding general area. The community will receive energy from the facility which supports this as a zone amendment that is in the best interest of the public.

**b. Transportation:**

Access to the site will be along existing roads and is not predicted to impact any residential areas. Road improvements are proposed on the main entrance road, Gabes Road, and shall be designed in the re-platting stage. Operations personnel will access the site from the Glenn Highway at the Eklutna Lake Road Exit and turn left onto Glacier Loop Road which turns into Gabes Road, travel about 0.4 miles to the entrance to the property. A maximum of 30 operations personnel working 24 hours a day are predicted to work at the facility. The construction entrance may vary from the main entrance but it will be addressed in detail during the design phase. Transportation is not expected to affect the neighborhood, general area or community.

**c. Public Services and Facilities:**

This facility is proposed to supply essential public utility services.

**d. Land Use Patterns:**

The land use patterns surrounding the proposed facility show there are current multi-use functions in this area. Directly to the north lies the Alaska Railroad along the Glenn Highway. Due to the natural wetlands of the area, development would not be proposed. To the south is a rise that becomes steep and unsuitable for new construction. Beyond the eastern boundary of the proposed project lies a wetland area that is determined to be unsuitable for new construction. The western boundary is vacant but level enough to support further developments. The proposed power plant would not prevent future development in this area.

North Boundary:	Alaska Railroad and its Right-of-Way
South Boundary:	R-7, Intermediate rural residential district, vacant land
East Boundary:	T, Transition district, vacant land
West Boundary:	R-7, Intermediate rural residential district, vacant land

Note:	Surrounding neighborhood	=	500-1000' radius
	General Area	=	1 Mile radius
	Community	=	Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category?

There is land zoned for industrial use in the nearby area. This property is the Wells Fargo property zoned Industrial-2 on the other side of the Glenn Highway and accessed through the Eklutna Village. The site reportedly has multiple native land significance and therefore cannot accommodate this project's use. The industrial site mentioned in the Plan is the nearby Birchwood Airport. The facility operations and the construction of transmission lines would cross private lands causing disturbance to the community for either of these industrial areas. Additionally the Federal Aviation Administration (FAA) would require an Aerospace Obstruction Analysis - Aeronautical Study for the stacks associated with the power plant if it was located at the Birchwood airport. The stacks from the power plant will not meet FAA obstruction requirements. The Eklutna property site has previously been used as a power generating facility and infrastructure in the form of a substation and transmission lines are nearby and currently in use and will require minimal additions to accommodate the proposed facility. Therefore this site meets the energy needs better than the other parcels located nearby.

3. When would development occur under the proposed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

Timing for development for this type of use is difficult to determine due to the regulators and their requirements. MEA will pursue the licensing of the site as rapidly as possible and proposes to have the facility in operation by



October 2014. The CEA purchase power contract expires December 31, 2014 therefore MEA will need to have the plant tested and operational by October of 2014, prior to the expiration of the contract.

Public services are available to support this facility. MEA initiated contact with the Anchorage Water and Wastewater Utility (AWWU) which proposed a connection into the existing Eklutna Lake 54" pipeline for the water supply. It is estimated the facility would require a 12" line with installation of a pressure reducing station to be constructed in association with the plant. This line would be proposed along existing roads to minimize maintenance. The water is already chlorinated and fluoridated therefore no additional treatment would be necessary. Although some infrastructure will need to be constructed, the water supply is sufficient.

MEA met with Enstar Natural Gas Company about tapping into Enstar's existing natural gas pipeline on the north side of the Glenn Highway. The pipeline is approximately a quarter mile in distance from the proposed plant and could lay adjacent to existing roads. Enstar has stated that supply will not be an issue if the North Slope gas line is built. Another option is to bring Kenai gas to the region which would require construction of a compressor station. MEA will enter a contract with a gas supplier prior to beginning the design and permitting phase of the project to insure a sufficient gas supply

Technology has been developed that utilizes the waste steam heat to supplement industrial and commercial facilities. The community facility proposed adjacent to the power plant could benefit through cooperative engineering effort. This will reduce the demand on the energy system for MEA and for the community.

Approximately 30 vehicles in any 24 hour period are projected to access the proposed facility. Therefore wastewater will likely be treated onsite. AWWU has lines in Birchwood but the distance and cost may be prohibitive to utilizing the treatment facility. However, wastewater is highly regulated through Public Health and water quality regulations and shall be addressed in detail in the permitting process but is currently proposed for on site treatment.

The site for the power facility will ensure that public facilities and services are developed to accommodate the rising demand for more energy in the community.

4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

The property and much of the surrounding area is not currently being used for residential purposes and is vacant land. Development of this property enhances public services in this area. The availability of these services will further residential development and growth in the community. The rezoning request will change approximately 57 acres of T and 13 acres of R-7 to I-3. While this decreases potential residential land use it does not significantly affect the overall supply with a remaining 7,771 acres of suitable vacant land available for development. Adjacent lands to the property are currently undeveloped and much of it is classified as Unsuitable Land for development, particularly to the east where "A" designated wetlands exist. The density of residential development in the area is low with only three residents located within 1,400-feet of the facility boundary. The location of this property and the proximity to current residences make the property desirable for industrial development as the impact will be minimal. MEA will also make use of the natural surroundings to buffer the noise effect the facility creates in the area. It is predicted the noise will be at a level equivalent to an air conditioning unit. Overall the development of the property will provide future residential, commercial and industrial energy needs.

**Attachment B**  
**Rezone Narrative**

***List of Attached Figures and Reports***

- 1. Need and Justification for Rezone***
- 2. Memorandum of Understanding***
- 3. Letter of Authorization for Rezone***



Shaw Alaska, Inc.

2000 W. International Airport Road,  
Suite C-1  
Anchorage, Alaska 99502-1116  
Phone: 907-243-6300  
Fax: 907.243-6301

## **NARRATIVE STATEMENT**

### **Real Property Re-Zoning for Matanuska Electric Association**

#### **Introduction**

Shaw Environmental Inc. (Shaw) on behalf of Matanuska Electric Association, Inc. (MEA) is pleased to present to the Municipality of Anchorage (MOA) the Narrative statement explaining the need and justification for the attached Re-Zoning Application for approximately 70 acres of real property owned by Eklutna Inc. MEA desires to purchase the property to construct up to three gas-fired combined cycle power generation facilities of a maximum-assumed capacity of 180 megawatts (MW) and a switchyard. A relatively small portion (approximately 13 acres) of the property is currently Residential-7 (R-7) and the majority (approximately 57 acres) Transitional (T). In order to accommodate the proposed natural gas power plant it will be necessary for MEA to re-zone the property to Industrial-3 (I-3). A Memorandum of Understanding (MOU) and Letter of Support from Eklutna Inc. is enclosed showing both parties shall agree to the sale of the property contingent upon issues including re-zoning of the property.

The proposed power plant site is located west of Anchorage near Eklutna Village on the south side of the Glenn Highway and the Alaska Railroad. The property was cleared at one time and now has partial second growth. One road exists on the property which is used to access the Reed Electric Substation operated by MEA. The property was previously part of the Eklutna Hydroelectric Power Plant, which is adjacent to the existing substation and has access to multiple transmission lines that crisscrosses the property. The southern boundary of the property sits against an undulating forested ridge that would not support significant development. Vacant land occurs to the east of the property. Three residences occur within a half mile vicinity of the western boundary. Access to the site is from the Glenn Highway at the Eklutna Lake Road Exit. The site is approximately 70 acres which 32 acres are proposed for development. This site is an ideal location with minimal impacts to residents, a natural ridge boundary, located adjacent to the Glenn Highway and Alaska Railroad, and has a history of power generating activities. MEA respectfully requests the MOA to re-zone the proposed property to support the construction of a natural gas power plant.

#### **Statement of Need**

MEA is Alaska's oldest and second-largest electric cooperative owned and operated by its members. Its mission is to excel at providing high quality, competitive energy-related services that benefit the member-owners. On December 31, 2014 the current power purchase contract with Chugach Electric Association (CEA) will expire. In order to meet the demands of their members MEA initiated an evaluation of alternative power purchases based on their 2007 comprehensive Integrated Resource Plan (IRP). The IRP determined local power generation to be a viable alternative for MEA power supply. According to this IRP construction and operation of a gas power plant will save MEA customers millions of dollars generating their own electricity. This action will help MEA keep its rates as low as possible while providing reliable electric service to its customers.

This project is an indication of progress in the Eklutna, Chugiak and Eagle River region. The population is predicted to double in the next 20 years and additional electric generation will be necessary to meet the projected demand. Currently, the north Anchorage portion of its service

territory makes up roughly 40% of MEA's total system load. This plant will supply energy during peak and base load demand. The future expansion in the region necessitates investment in power generation.

### **Justification - Chugiak-Eagle River Comprehensive Plan**

Shaw conducted a review of the Chugiak-Eagle River Comprehensive Plan, December 2006 (Plan) to identify issues that impact the rezoning of the property proposed for the 180 MW Power Plant Facility. Shaw identified five main topics in the Plan that need further discussion (See Table 1 on page 6 of this document). These topics may be addressed in more engineering detail in later phases of the project. Issues pertinent to the rezoning of the property are discussed below.

Topic 1: Use of residential land for non-residential purposes resulting in rezoning of residential land;

Topic 2: Preservation of the natural environment; Preservation of historical features;

Topic 3: Public facilities and services;

Topic 4: Housing and residential development; and

Topic 5: Commercial and industrial development.

**Topic 1:** Use of residential land for non-residential purposes and rezoning of residential land.

CERCP Pgs. 34-42

The Chugiak-Eagle River area includes more than 40,000 acres of land. According to the 2005 inventory of existing land use conducted by the MOA Planning Department about 40% was developed or committed to use, the remainder is either not committed or unusable. Forty six percent of the total land being used was listed as residential and six percent was zoned industrial, which includes landfill and water/wastewater treatment facilities. The rezoning request will change approximately 57 acres from T and 13 acres from R-7 to I-3. While this decreases potential residential land use it does not significantly affect the overall supply with a remaining 7,771 acres of suitable land.

The rezoning of this parcel will encourage residential and industrial developments. The energy produced from the plant will support the projected increase in energy needs for current and potential residential areas in MOA. The plant has potential to support future facilities through the process of cogeneration or capturing the waste heat by-product perhaps as an industrial heat source thereby minimizing additional energy needs of a commercial or industrial user. The power plant will meet the challenges of providing service to an ever-growing number of residential and industrial customers.

The parcel is not an ideal location for residential development. In the northeast corner a wetland area categorized as a Wetland "A" has been designated. According to the Plan these types of wetlands are valuable, should not be disturbed and are not suitable for development. The proposed development of the land is for construction on 32 of the 70 acres with no new construction proposed in the vicinity of the wetlands outside of upgrades to the overhead transmission line as necessary. Additionally the Seismic Zone is designated as 3 or Moderate Ground Failure Susceptibility which is not considered an ideal residential zone construction. Directly to the south a natural ridge exists that will buffer the project and will be left in a natural state since development is considered unsuitable. The Plan classifies the majority of the proposed project area as "Suitable Land" however the wetland, seismic zone and ridge make this site more desirable for industrial development. This is accomplished through practices that can avoid or accommodate appropriate safeguards into a design as opposed to residential developments. The addition of this facility will support the energy needs for future residential development within the MOA and will not affect the overall potential inventory of residential lands available for development.

## Topic 2: Preservation of the Natural Environment and Historical Features

CERCP Pgs. 30-34, 57-58

As a consumer owned public utility, MEA is committed to conserving the community character and protecting the environment while supporting its customer needs. Federal and State regulations are in place to ensure that soil, air quality and water quality are protected. The Plan further supports these regulations by encouraging the use of natural vegetative buffers to maintain the natural look of the area and reduce potential erosion from development. Areas that will be addressed for preservation of the natural environment are listed below.

- The natural gas power plant will primarily utilize the existing transmission lines for distribution. When expansion is required it shall be proposed along these corridors preventing disturbance to existing forested area and other natural areas. MEA proposes to tie into the MEA's Transmission line and the Eklutna Hydroelectric Project Transmission System.
- The property has a wetland area categorized as Wetland "A". The MOA defines such areas as valuable. MEA proposes no development in this area. Prior to construction MEA shall complete a wetland delineation to determine the limits of the wetland. MEA intends to maintain this wetland as a viable natural area with expansion proposed near the existing transmission lines.
- Parts of the original Eklutna Hydroelectric Project and tailrace still exist on this property. MEA is committed to preserving these historical features by maintaining setbacks and protecting these features by designing the facility to avoid impacts.
- MEA is encouraging conservation through the natural tree buffer around the north and west sides of the facility. The Alaska Railroad and the Glenn Highway are along the north boundary of the property. In order to minimize the visual impacts of the industrial facility MEA proposes aesthetic landscaping and design features such as selecting stack colors that blend in with the environment and a setback of 100-feet on this north boundary. The residents located to the west will have a 250-foot side boundary with trees as a buffer. These techniques will minimize the visual impact of the plant to both highway commuters and residents.
- The property appears to be located outside of the Anchorage Coastal Management Program but may still be subject to the ACMP regulations. During the permitting stage MEA will submit the project to the ACMP for confirmation. However, Shaw evaluated the site on the Federal Emergency Management Agency maps and verified that it is outside the 100- and 500-year floodplain. The historic tailrace is the only water feature on the property and is not proposed to be impacted by the project nor is considered to be a jurisdictional water feature from the preliminary data. MEA will complete a wetland delineation report on the property prior to construction which will determine all potential water quality issues.
- The Clean Air Act regulations shall apply to the facility during operations. During the construction, MEA, as a good neighbor, will implement dust control techniques to minimize any disturbance to area residents during the construction phase. A preliminary Air Quality Analysis was completed which details that Alaska Department of Environmental Conservation will address the issues of ambient air quality, emission limits and techniques during the permitting phase.

### **Topic 3: Public Facilities and Services.**

CERCPC Pgs. 43, 48, 51-52

The site for the power facility will ensure that public facilities and services are developed to accommodate the rising demand for more energy in the community due to an increase in population. MEA will utilize the existing utility corridors for upgrades or expansions which will minimize new transmission line clearing and the potential for new maintenance roads.

MEA has contacted Enstar Natural Gas about tapping into an existing natural gas pipeline on the north side of the Glenn Highway. The pipeline is approximately 1/4 mile in distance from the proposed plant. The pipeline will be tapped approximately 1/4 mile from the existing line.

Additionally waste heat from the power plant could be available for future community developments on adjacent land. The steam column is typical from natural gas facilities. Technology has been developed that utilizes the waste steam heat to supplement industrial and commercial facilities. Any community facility proposed adjacent to the power plant could benefit through cooperative engineering effort. This may reduce the demand on the energy system for MOA and for the facility.

Water supply for the power plant is proposed from Alaska Water and Wastewater Utility (AWWU) through the main feed line from Eklutna Reservoir. It is estimated the facility would require a 12" line with an installation of pressure reducing station to be constructed associated with the plant. This line would be proposed along existing roads to minimize maintenance. The water is already chlorinated and fluoridated therefore no additional treatment would be necessary. An on-site well(s) may be developed to provide an additional water supply. A proposed new bottling plant may be interested in a joint venture as well and could utilize the new water supply.

A maximum 30 people are expected to work at the proposed facility. Therefore wastewater will likely be treated onsite. AWWU has lines in Birchwood however the distance and cost may be prohibitive to utilizing the treatment facility. However wastewater is highly regulated through the Public Health and water quality regulations and shall be addressed in detail in the permitting process.

### **Topic 4: Housing and Residential Development**

CERCPC Pgs. 39-41

The rezoning request will change approximately 70 acres from R-7 to I-3. While this decreases potential residential land use it does not significantly affect the overall supply with a remaining 7,771 acres of suitable vacant land that is available for development. Adjacent lands to the property are currently undeveloped and much of it is classified as Unsuitable Land for development, particularly to the east where "A" designated wetlands exist. The density of residential development that does exist in the area is low with only three inhabited residences located within 1,400-feet of the facility boundary. This property is well suited for industrial development because there are few residences within the proximity. MEA will also make use of the natural surroundings to buffer the noise effect of the facility in the area. It is predicted the noise will be at level equivalent to an air conditioning unit very similar to the existing sounds from Reed Substation on the property. Overall the development of the property will provide future residential, commercial and industrial energy needs and may camouflage the facility to encourage community development in the area.

## **Topic 5: Commercial and Industrial Development**

CERC Pgs. 41-42

Rezoning the property to I-3 provides the opportunity for more industrial and commercial developments. In Eklutna there is not an abundant supply of industrial lands that could accommodate an industrial facility of this nature. The closest industrial area is near the Birchwood Airport would disturb a significant number of residents. The facility operations and the construction of transmission lines would cross innumerable private lands causing a lot of disturbance to the community. This site would not support other industrial development, would not have the benefit of the natural tree buffer and would ultimately not allow for the any additional expansion that may be necessary in the future. The proposed site has minimal impact to residential areas and great access to existing roadways via the nearby Glenn Highway, the railroad, and the gas pipeline. Development at this location supports continued use and expansion in the area while also providing employment opportunities.

### **Conclusion**

The re-zoning of this property will change approximately 70 acres to Industrial (I-3) from Residential (R-7) zoned land. The re-zoning change impacts an insignificant quantity of the total supply of residential property for the region. This project offers potential growth opportunities through the development of a new power source but also a new public water distribution line in the area, and a gas line that will foster future development in an area that is largely underutilized at this time. Through the construction, and operation phases MEA is committed to protection of the natural character and historical features of the area. MEA will accomplish this by using natural buffers and meeting or surpassing the setbacks but they are also working with Federal, State, and local entities to protect scenic Alaska. MEA believes this project meets its mission and the Plan goals to meet the needs of the community for essential energy services.



Table 1: Chugiak-Eagle River Comprehensive Plan Summary Table

Topic	Description	Authority	Agency of Jurisdiction	Law, Regulation or Other Requirement	Reference	Status
1	Land Use - Use of Residential land for non-residential use	Local	MOA	Manage the supply of residential in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services, consistent with historical use.	CERCP Pg 34-42	Addressed in MEA rezoning request
2	Preservation of Natural Environment	Federal, State, and Local	USACE, ADEC, MOA	Preserve high-value wetlands, identify, inventory and map watershed and wetland resources.	CERCP Pg 31-32 and CWA	Addressed in MEA rezoning request
2a	Wetlands	Local	MOA	Ensure that existing vegetation is retained and re-establishment of native species	CERCP Pg 32-33	Addressed in MEA rezoning request
2b	Vegetation	Local, Federal, State, and Local	MOA	Monitor air quality, dust mitigation, and promote car pooling. Title V once in operation	CERCP Pg 33, CFR's, 18AAC50	Addressed in MEA rezoning request
2c	Air Quality	Federal, State, and Local	EPA, ADEC, MOA	Measures taken to protect water quality and prohibit point source discharge in streams and lakes per federal and state regulations.	CERCP Pg 33-34	Addressed in MEA rezoning request
2d	Water Quality		EPA, ADEC, MOA			
3	Public Facilities and Services	Local	MOA	Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner. Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services.	CERCP Pg 43, 48, 51-52	Addressed in MEA rezoning request
4	Housing and Residential Development	Local	MOA		CERCP Pg 39-41	Addressed in MEA rezoning request
5	Commercial and Industrial Development	Local	MOA	Ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.	CERCP Pg 41-42	Addressed in MEA rezoning request

\* CERCP - Chugiak-Eagle River Comprehensive Plan



## MEMORANDUM OF UNDERSTANDING

**WHEREAS** Eklutna Inc. is the largest land owner in Anchorage and has a demonstrated long-term commitment to the positive well-being of the community; and

**WHEREAS** Matanuska Electric Association, Inc. (MEA), is a non-profit electric cooperative organized in 1941 and dedicated to serving the electric needs of the community; and

**WHEREAS** the Eklutna Inc. Board of Directors and the Matanuska Electric Association Board of Directors desire to enter into an agreement for the sale by Eklutna Inc. to MEA of approximately 70 acres<sup>1</sup> of property and associated easements located contiguous to the Reed Substation near the old Eklutna Power House;

### **NOW THEREFORE THE PARTIES AGREE:**

The sale of the property to MEA is contingent upon:

1. Completion of the negotiation of terms of sale based upon a mutually acceptable appraisal of the property; a satisfactory title report on the property; replatting and rezoning of the property; and
2. Completion of such investigatory and site assessment work as MEA deems necessary to determine the suitability of the property as an electric generation site, including but not limited to: a) a site assessment to ASTM E1527-05 Phase I and Phase II standards; b) water availability and quality testing; c) archaeological or cultural consideration investigation; and d) preliminary investigation of site meteorological conditions; showing to MEA's satisfaction that there are not significant environmental or legal impediments to development of the property as an electric generation site; and

### **THE PARTIES FURTHER AGREE THAT:**

1. MEA shall minimize property surface impacts of the investigations identified above; and
2. MEA shall be solely responsible for paying the cost of the property appraisal, replatting, and site investigations identified above; and
3. Eklutna Inc. and MEA will proceed in good faith to complete all activities necessary for the expeditious sale of the property.<sup>2</sup>

<sup>1</sup> See, Map of proposed acquisition, attached

<sup>2</sup> See, Estimated Site Development Timeline, attached

Curtis McQueen  
Eklutna, Inc., Chief Executive Officer

Date: 5/12/08

Michael [Signature]  
Eklutna, Inc., [Signature]  
Title

Date: 5-19-08

[Signature]  
Eklutna, Inc., Corporate Secretary  
Title

Date: 5/19/08

Wayne D. Cannon  
Matanuska Electric Association, Inc.  
General Manager

Date: June 9, 2008

[Signature]  
Matanuska Electric Association, Inc.  
[Signature]  
Title

Date: June 9, 2008

Lee B. Jordan  
Matanuska Electric Association, Inc.  
LEE B. JORDAN  
President Title

Dated: June 9, 2008



16515 Centerfield Dr, Ste 201  
Eagle River, AK 99577  
Phone: 907-696-2828  
Fax: 907-696-2845  
www.eklutnainc.com

November 19, 2008

Ms. Angela Chambers  
Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

RE: Municipality of Anchorage - Property Re-Zoning for MEA  
Letter of Support

Dear Ms. Chambers:

Eklutna, Inc. is pleased to present to the Municipality of Anchorage (MOA) this letter to support a Matanuska Electric Association, Inc. (MEA) petition to re-zone real property owned by Eklutna, Inc. The approximately 70 acre property is zoned Residential-7 (R-7) located on the south side of Glenn Highway near the Eklutna Road exit within the MOA limits. MEA desires to purchase the property to construct up to three gas-fired combined cycle power generation facilities. Eklutna, Inc. authorizes MEA to petition the MOA to rezone the property to Industrial-3 (I-3) which will allow MEA to construct the natural gas power plant.

The legal description of the property is:

N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 U.S. SURVEY 9023 AND THAT PORTION OF NE1/4NW1/4SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023, THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF U.S. SURVEY 9023, SE1/4NW1/4SE1/4, EXCEPTING U.S. SURVEY 9789, SW1/4NE1/4SE1/4, SE1/4NE1/4SE1/4, W1/2W1/2NE1/4SW1/4SE1/4, NW1/4SW1/4SE1/4 SOUTH EAST ONE QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-3 (RURAL INDUSTRIAL DISTRICT) LOCATED SOUTH OF THE GLENN HIGHWAY AND THE EKLUTNA INTERCHANGE.

If there are any questions, please contact myself or Lorali Carter at MEA (907) 761-9266.

Sincerely,

Jim Arnesen  
Corporate Lands & Regulatory Manager

**Attachment C  
Draft Ordinance**

(DRAFT ORDINANCE)

Submitted by: Chair of the Assembly at  
The Request of the  
Mayor  
Prepared by: Planning Department  
For Reading:

Anchorage, Alaska  
AO No. 2008-

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF THAT PORTION OF N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 U.S. SURVEY 9023 AND THAT PORTION OF NE1/4NW1/4SE1/4. LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023, THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF U.S. SURVEY 9023, SE1/4NW1/4SE1/4, EXCEPTING U.S SURVEY 9789, SW1/4NE1/4SE1/4, SE1/4NE1/4SE1/4, W1/2W1/2NE1/4SW1/4SE1/4, NW1/4SW1/4SE1/4 SOUTH EAST ONE QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, FROM T (TRANSITION DISTRICT) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-3 (RURAL INDUSTRIAL DISTRICT) LOCATED SOUTH OF THE GLEN HIGHWAY AND THE EKLUTNA INTERCHANGE.

Eklutna Community Council (Planning Commission Case)

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

**SECTION 1.** The zoning map shall be amended by designating the following describe property as I-3 (Rural Industrial District) zone:  
That portion of the Southeast one quarter of Section 19, Township 16, North Range 1 East, Seward Meridian consisting of approximately 70.27 acres as shown on Exhibit A.

**SECTION 2.** The Director of the Planning Department shall change the zoning map accordingly.

**SECTION 3.** This ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Chair

**Attachment D**  
**Site Photographs**

## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

Project Number: 132856  
Photographer: JAJ

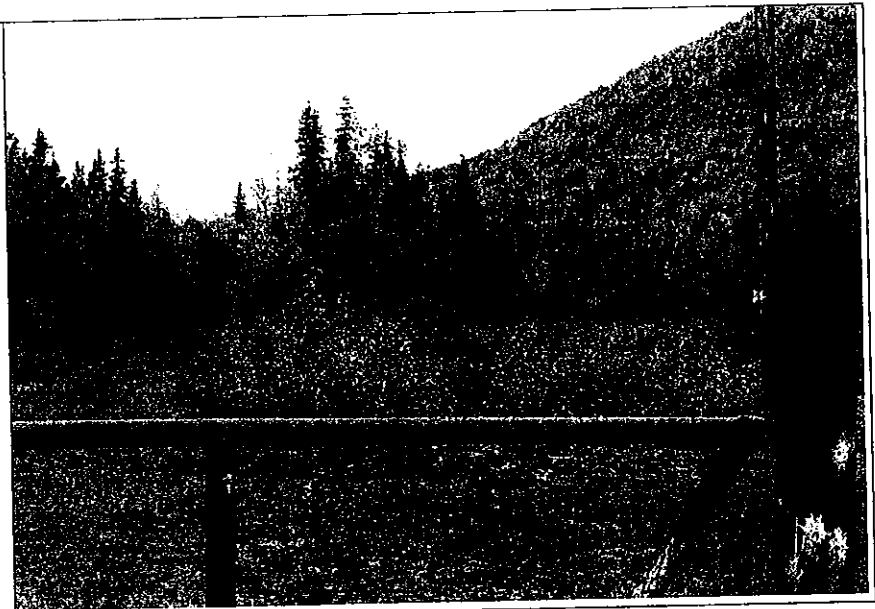
### Photograph No. 1

Feature ID:

Date: 9/17/08

Property: Eklutna

Description: From easement gate looking towards substation, power plant structure can be seen left of center. Gate is located near the corner of Eklutna Lake Rd.



### Photograph No. 2

Feature ID: Eklutna Hydroelectric Building

Date: 9/17/08

Property: Eklutna

Description: Building located outside of Southern edge of property. Tailrace begins on the eastern side of building.





## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

Project Number: 132856  
Photographer: JAJ

**Photograph No. 3**  
Feature ID: Eklutna  
Hydroelectric Building and  
Tailrace

Date: 9/17/08

Property: Eklutna

Description: East of building,  
tailrace is located at the base  
of the hill.



**Photograph No. 4**  
Feature ID: Tailrace

Date: 9/17/08

Property: Eklutna

Description: East down the  
tailrace, bank ranges from 5 to  
10'.



## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

Project Number: 132856  
Photographer: JAJ

**Photograph No. 5**  
Feature ID: Tailrace

Date: 9/30/08

Property: Eklutna

Description: Tailrace ditch, no flow.

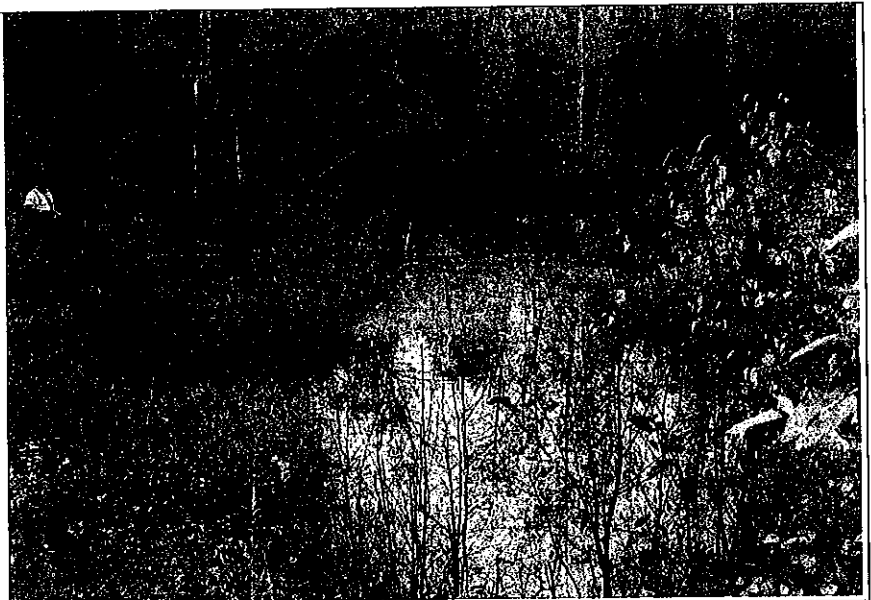


**Photograph No. 6**  
Feature ID:

Date: 9/30/08

Property: Eklutna

Description: Surface water in northeast corner, water is approximately 40' wide.



## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

Project Number: 132856  
Photographer: JAJ

**Photograph No. 7**  
Feature ID:

Date: 9/30/08

Property: Eklutna

Description: Surface water  
appears to have no flow.

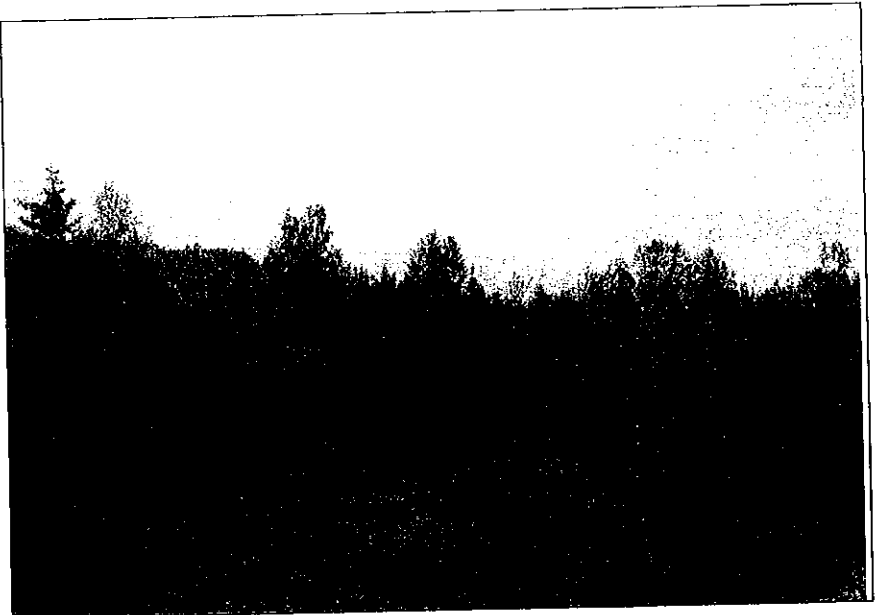


**Photograph No. 8**  
Feature ID:

Date: 9/17/08

Property: Eklutna

Description: Northeast corner  
of property looking southwest  
from railroad tracks.



## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

Project Number: 132856  
Photographer: JAJ

**Photograph No. 9**  
Feature ID:

Date: 9/17/08

Property: Eklutna

Description: Northwest corner of property looking southeast from railroad tracks. Trees are spruce, birch, and cottonwood.



**Photograph No. 10**  
Feature ID:

Date: 9/17/08

Property: Eklutna

Description: Looking north from monument #3 on Record of Survey.



**Photographic Documentation**

**Project** MEA Eklutna Property Rezoning  
**Location:** Eklutna Property

**Project Number:** 132856  
**Photographer:** JAJ

**Photograph No. 11**  
**Feature ID:**

**Date:** 9/17/08

**Property:** Eklutna

**Description:** Looking south  
(toward hillside), power line  
and road easements are  
visible.



**Photograph No. 12**  
**Feature ID:**

**Date:** 9/17/08

**Property:** Eklutna

**Description:** On the western  
edge of property near main  
entrance.



## Photographic Documentation

Project MEA Eklutna Property Rezoning  
Location: Eklutna Property

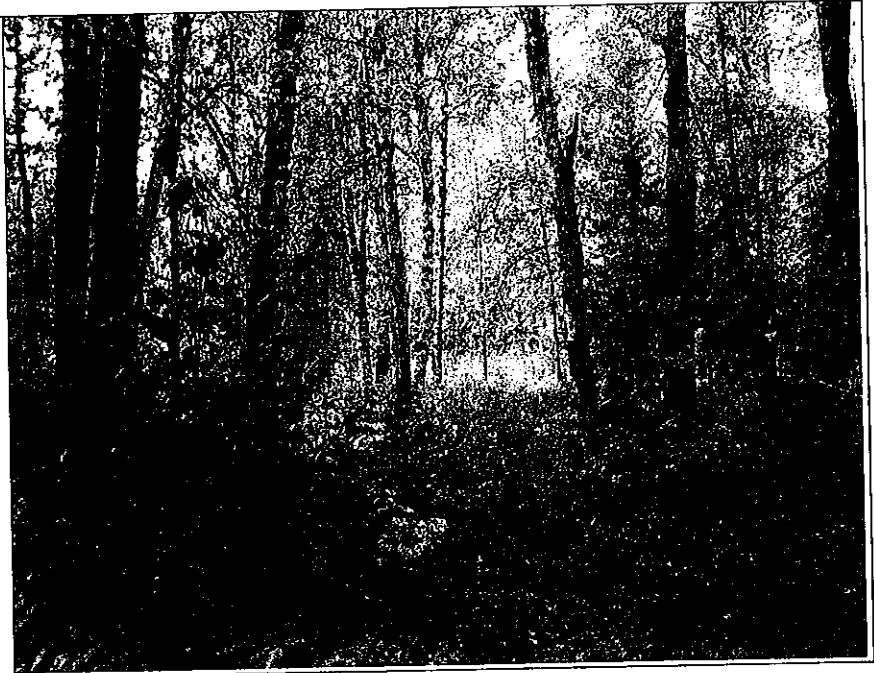
Project Number: 132856  
Photographer: JAJ

**Photograph No. 13**  
Feature ID:

Date: 9/17/08

Property: Eklutna

Description: West property line near southwest corner at base of slope. Forested area with large cottonwood and birch extend on to neighboring property.

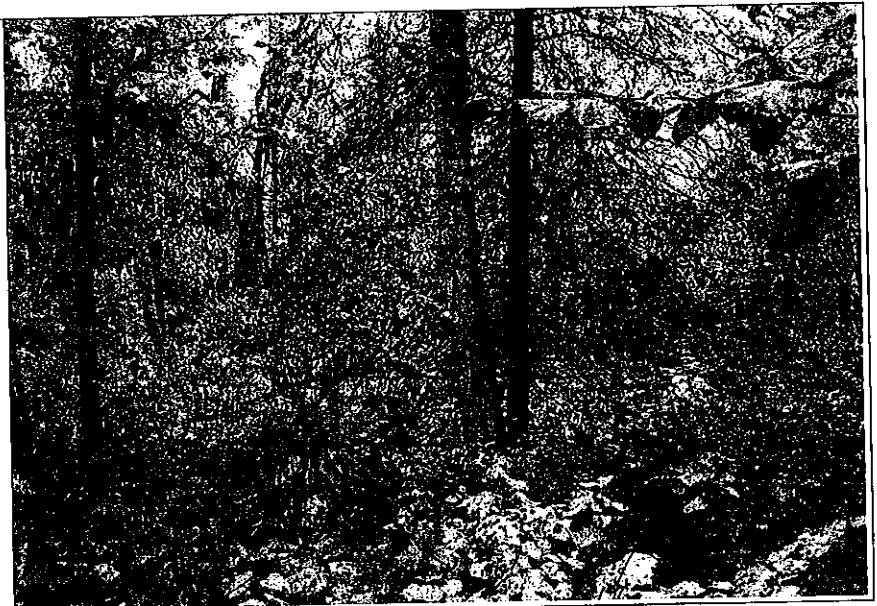


**Photograph No. 14**  
Feature ID:

Date: 9/17/08

Property: Eklutna

Description: West property line near southwest corner at base of slope. Hillside appears to become more populated with underbrush and mixed with birches.



## Photographic Documentation

**Project** MEA Eklutna Property Rezoning  
**Location:** Eklutna Property

**Project Number:** 132856  
**Photographer:** JAJ

**Photograph No. 15**  
**Feature ID:**

**Date:** 9/17/08

**Property:** Eklutna

**Description:** Near Monument  
#4 looking southwest up  
hillside under power line  
easement.



***Attachment E***  
***Building Floor Plans and Elevation Renderings***



## ***List of Attached Documents and Figures***

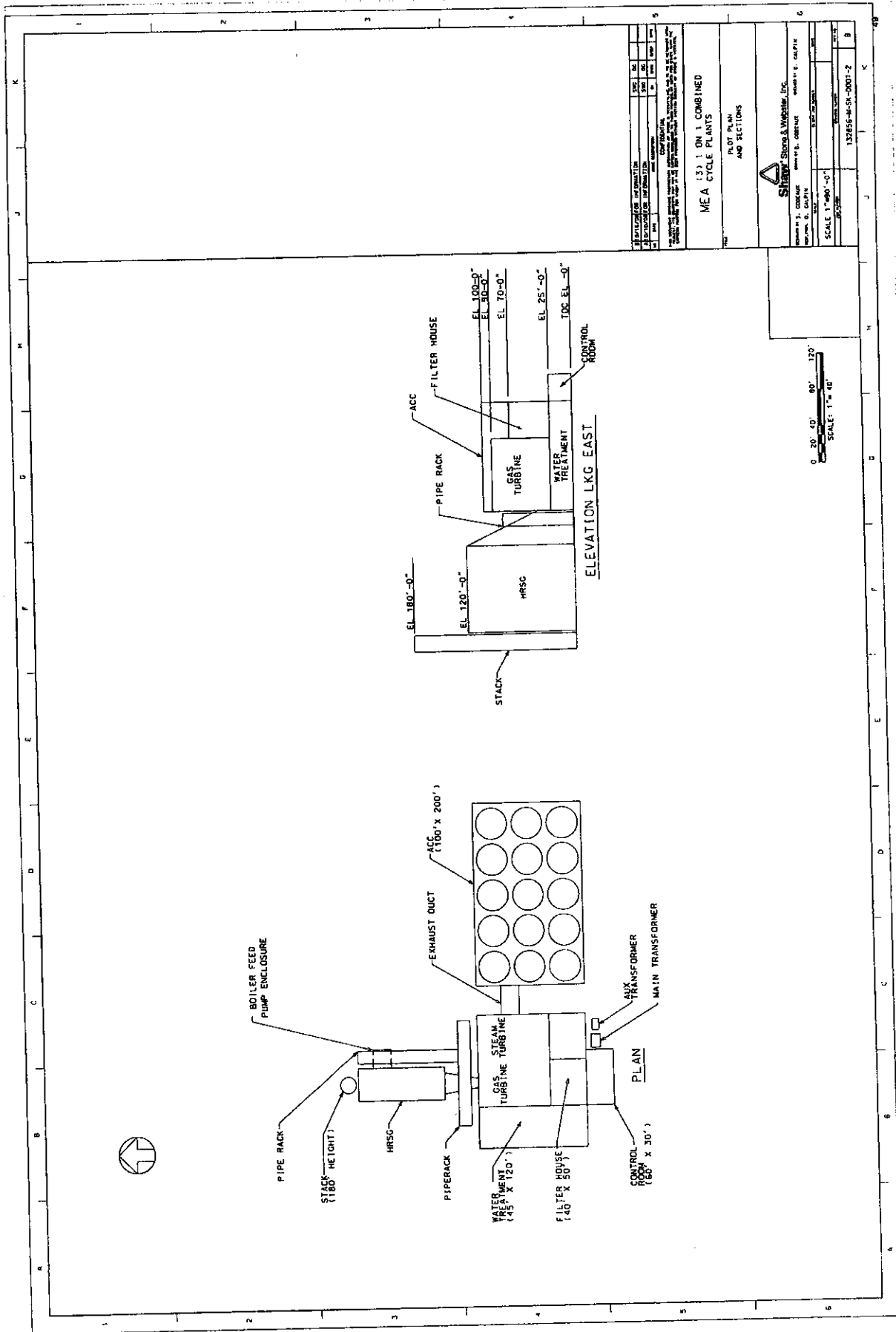
- 1. Summary of Facility**
- 2. Site Layout**
- 3. Building Elevations**
- 4. Aerial View with Facility**
- 5. View from Highway before Facility**
- 6. View from Highway with Tan Facility**
- 7. View from Highway with Hunter-Green Facility**

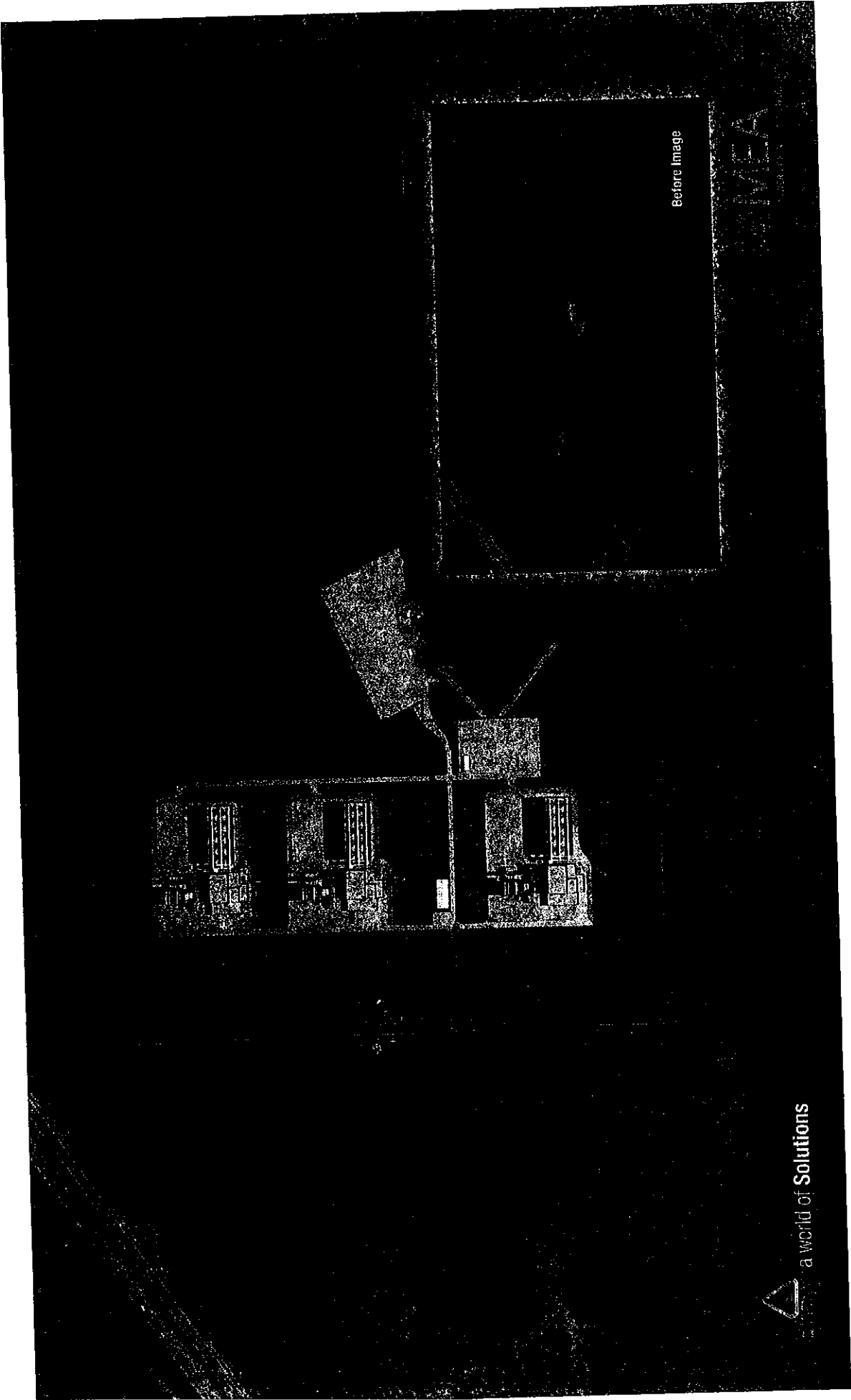
## **SUMMARY OF FACILITY Real Property Re-Zoning for Matanuska Electric Association**

### **Preliminary Configuration Data**

- Each combined cycle train will consist of:
  - Alstom KA 11N2-1 gas turbine,
  - Horizontal flow heat recovery steam generator (HRSG) with approximately 20 MW of supplemental firing and appropriate NOx and CO catalysts (Vogt has been used most recently),
  - Direct air cooled condenser (ACC) (SPX has been used most recently).
- Equipment will be enclosed in:
  - Turbine building with:
    - High bay above the turbines
    - Low bay at the generator end of the turbines to house the generators and associated electrical equipment. The gas turbine air intake filter house will be located on top of this low bay.
    - Low bay beside the gas turbine to house auxiliary equipment and water treatment system.
  - Two storey electrical and control building with:
    - Power distribution switchgear on the ground floor,
    - Control room and operating offices on the second floor.
  - HRSG equipment enclosure consisting of:
    - Weather enclosure at the top of the HRSG to protect the drums, safety valves, and control valves.
    - Weather enclosure at ground level to house the feed pumps.
  - Single storey administration and warehouse building located adjacent to the combined cycle trains.
- The enclosures will be covered with:
  - Insulated metal siding panels. These panels are available in a wide variety of colors and surface profiles. They will reduce heating requirements and provide sound absorption.
  - Sloped metal roofing. This configuration will shed rain and snow better than built up flat roofing. Roofing panels are available in colors and profiles to match, or contrast with, the siding panels.
  - Ventilation openings will receive an architectural treatment to match the siding.
- Un-enclosed equipment will be provided with appearance features such as:
  - Wind walls for the ACC. These will enclose the sides of the heat exchange surfaces (upper part of the condenser) and will be constructed of un-insulated metal siding that matches the enclosure siding.
  - Painting for the HRSG and stack. The paint color will be selected to match, or contrast with, the siding color. In some cases, high temperature paint will be required. This paint has a limited range of colors.
  - Insulation and lagging for pipes and vessels. The covering (lagging) will be stucco embossed aluminum that weathers to a neutral color.








Before Image

MEFA

 a world of Solutions

Photograph Location

Approximate Property Boundary

a world of Solutions

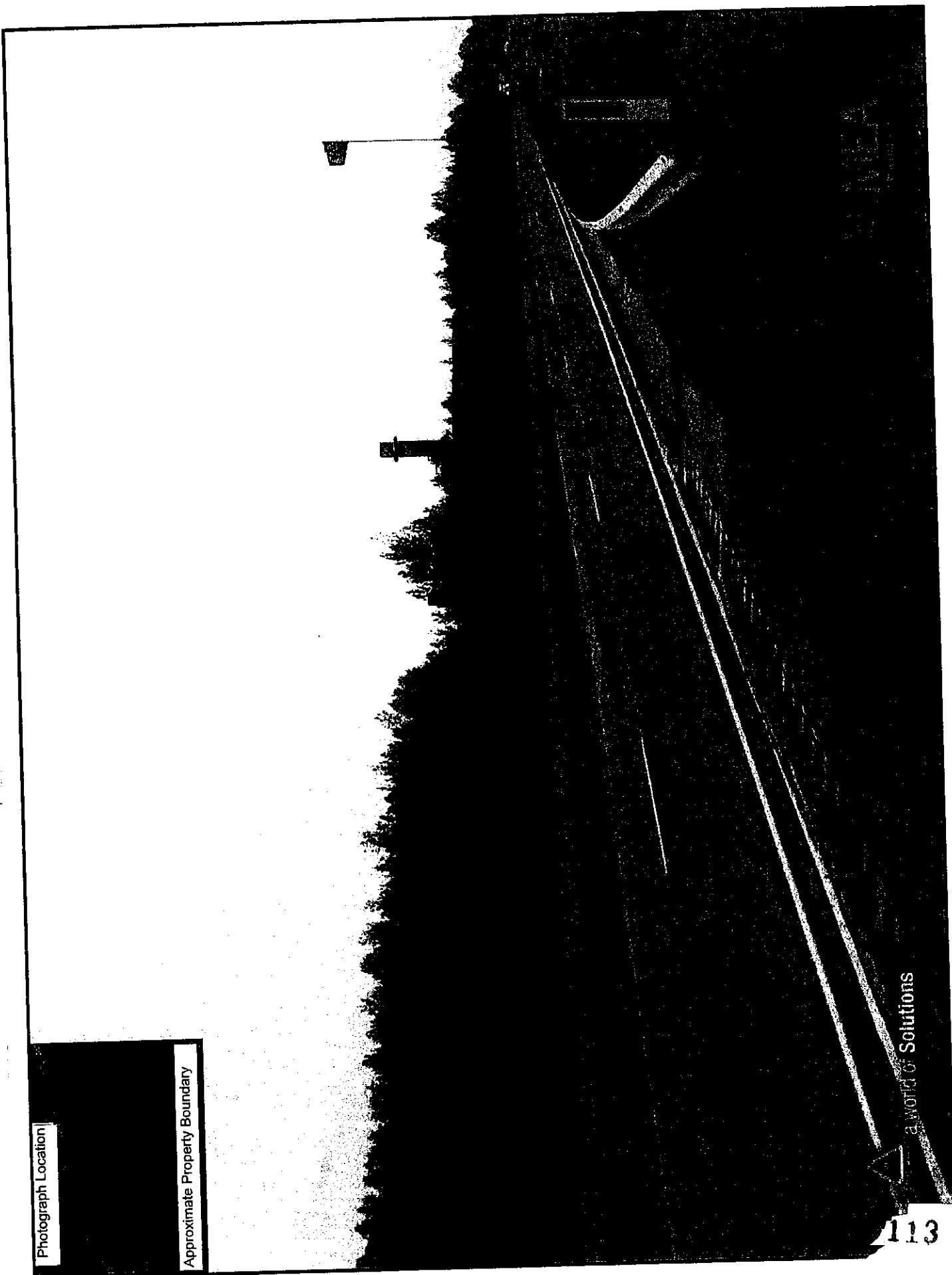
Photograph Location

Approximate Property Boundary

a world of Solutions

Photograph Location

Approximate Property Boundary



a world of Solutions



***Attachment F  
Noise Analysis***

## ***List of Attached Figures and Report***

- 1. Eklutna Noise Report**
- 2. Two Plant Noise Contours**
- 3. Three Plant Noise Contours**

## **NOISE ANALYSIS REPORT**

### **Real Property Re-Zoning for Matanuska Electric Association**

#### **Introduction**

The combined cycle project will consist of two identical units, later to be upgraded to three, for a total of 180 MW. Each unit is assumed to contain the following main sources of noise:

- gas turbine,
- heat recovery steam generator (HRSG),
- steam turbine,
- air cooled condenser (ACC)
- pumps,
- air inlets,
- stack,
- transformers

The sound level at a receptor depends on:

- The source sound level,
- Distance between source and receptor,
- Relative heights of source and receptor,
- Screening by buildings or ground terrain

The concept of the proposed plant has been modeled using the SoundPlan computer program to incorporate these units into the proposed site and to include distances and heights of buildings, sources, receptors and terrain.

#### **Sound Level Requirements**

The Municipality of Anchorage adopted an Anchorage Noise Control Ordinance (chapter 15.70 of the Anchorage Municipal Charter Code and Regulations) which requires a daytime sound level limit from the plant of 60 dBA at residences and a night-time limit of 50 dBA. The night-time level would therefore be used as a project goal at the nearest residences.

#### **Qualitative Analysis**

The nearest residences are on the west side of the new plant, at a distance of 1400 feet on the near side of the main highway, and at a distance of 2800 feet on the far side of the highway. These distances are measured from the proposed re-zoning property line. The proposed plant is to be set back from this line by further 250 feet.

The concept design of this plant benefits from a number of features which help to reduce noise (so-called "standard mitigated" plant):

- location of plant as far from the west boundary as is feasible,

- enclosure of turbines, pumps and auxiliary equipment in weather resistant buildings,
- location of ACCs and transformers behind screening buildings,

A qualitative noise analysis with SoundPlan has indicated the following sound levels from a "standard mitigated" plant, as shown in Table 1 operating at 150MW. These indicate that two units running together would produce a level of approximately 53 dBA at the nearest dwellings, and 47 dBA at the dwellings about twice as far away, with an increase of between 1 and 2 dBA when three units are brought on line together. The proposed facility is for 180 MW which is expected to increase sound levels less than or equal to 1dB.

The provision of an appropriate silencer in each unit's stack would bring the total levels within the requirements of the Anchorage Noise Control Ordinance.

**Table 1 Preliminary Calculated Sound Levels dBA at Receptors West of Property Line (PL)<sup>1</sup>**

Generating Plant	Nearest dwellings 1400' from property line (R1 in Figs. 1&2)	Furthest dwellings 2800' from property line (R2 in Figs. 1&2)	Units running
	dBA	dBA	
'Standard mitigated'	53	47	2 units
	54	49	3 units
'Standard mitigated' with stack silencer	49	43	2 units
	50	44	3 units

Notes:

1. Calculations made for 150MW; an increase to 180MW system is not expected to increase sound levels by more than 1dB.

### Sound Level Contours

Sound level contour diagrams for the conceptual plant with stack silencers are included as Figures 1 and 2 for the cases of two and three units running together.

### Conclusions

The sound level contours and calculations using the SoundPlan computer model of the units indicate that it is possible to design the plant to meet the Anchorage Noise Control Ordinance at night by reducing total sound levels to 50 dBA or less at the nearest residences.

## **Frequently Asked Questions**

The following are frequently asked noise questions.

### **What are decibels?**

Decibels (dBA) are a method of describing the level of sound in convenient numbers that cope with the wide range of human hearing, between 0 and about 140. The level of 0 dBA is described as the faintest sound that a person with normal hearing can hear, and each increase of 10 dBA represents a doubling in the perceived loudness.

A soft whisper at 15 feet represents a level of 30 dBA, and an internal air conditioning system is typically at about 50 dBA.

### **What legislation is there for noise?**

The Anchorage Noise Control Ordinance (chapter 15.70 of the Anchorage Municipal Charter Code and Regulations) requires the plant not to exceed 60 dBA at residences in the daytime and 50 dBA at night.

### **What is the level of sound from the plant?**

The sound level reduces with increasing distance from the plant. The distance westwards from the proposed plant to the dwellings on the near side of the Glenn Highway is approximately 1400 feet, and 2800 feet on the far side of the highway.

A qualitative analysis of the likely sound emitted by the proposed units indicates that the plant can meet the night-time requirements of the Anchorage Noise Control Ordinance. For example, the sound levels from two units operating together will be approximately 49 dBA at the nearest dwellings, and 43 dBA at the dwellings twice as far away.

### **How much higher is this sound than the ambient?**

The dwellings are affected by noise from the existing highway and railroad, and this will vary according to time of day and time of year. There is also an existing sub-station at the site that contributes to noise in the vicinity, so it is not possible at this stage to know the existing ambient (or background) conditions without direct measurement and assessment of road and rail traffic.

### **What does it sound like?**

The sound from a power station is a steady sound, without tones. It is described as "broadband," being spread across the frequencies (or pitch) of our hearing range and resembles the background sound experienced from a central air conditioning system in a home or office.

### **What are the contour lines shown in the figures?**

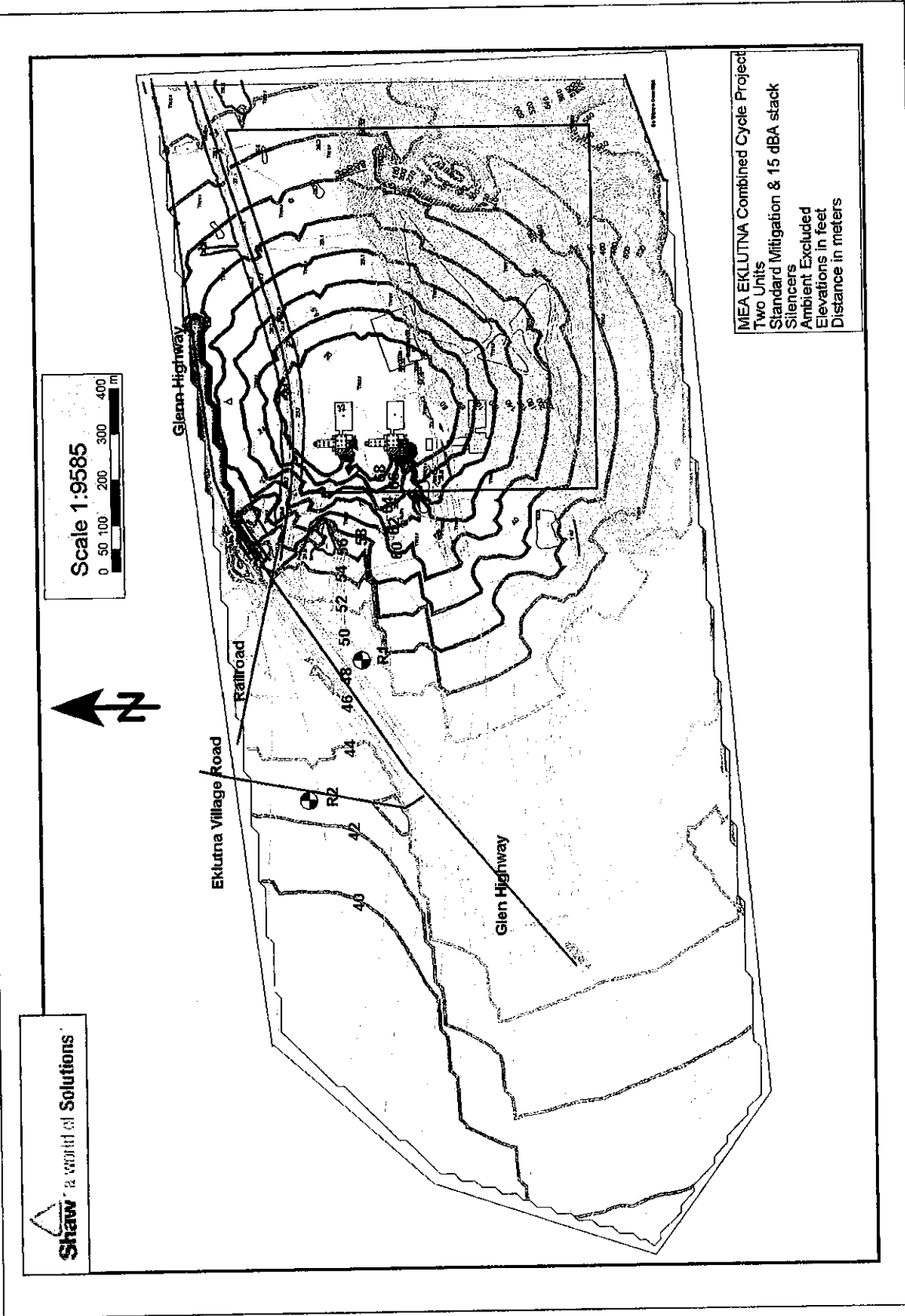
Two sets of contours are shown. The grey lines are the elevation contours, showing how the terrain changes across the area of interest. The colored lines show contours of equal sound level, in 2 decibel steps.

**What are R1 and R2 marked on the figures?**

These two positions are "receptors": R1 represents the position of the houses closest to the proposed plant, R2 represents the next closest houses on the other side of Glenn Highway.

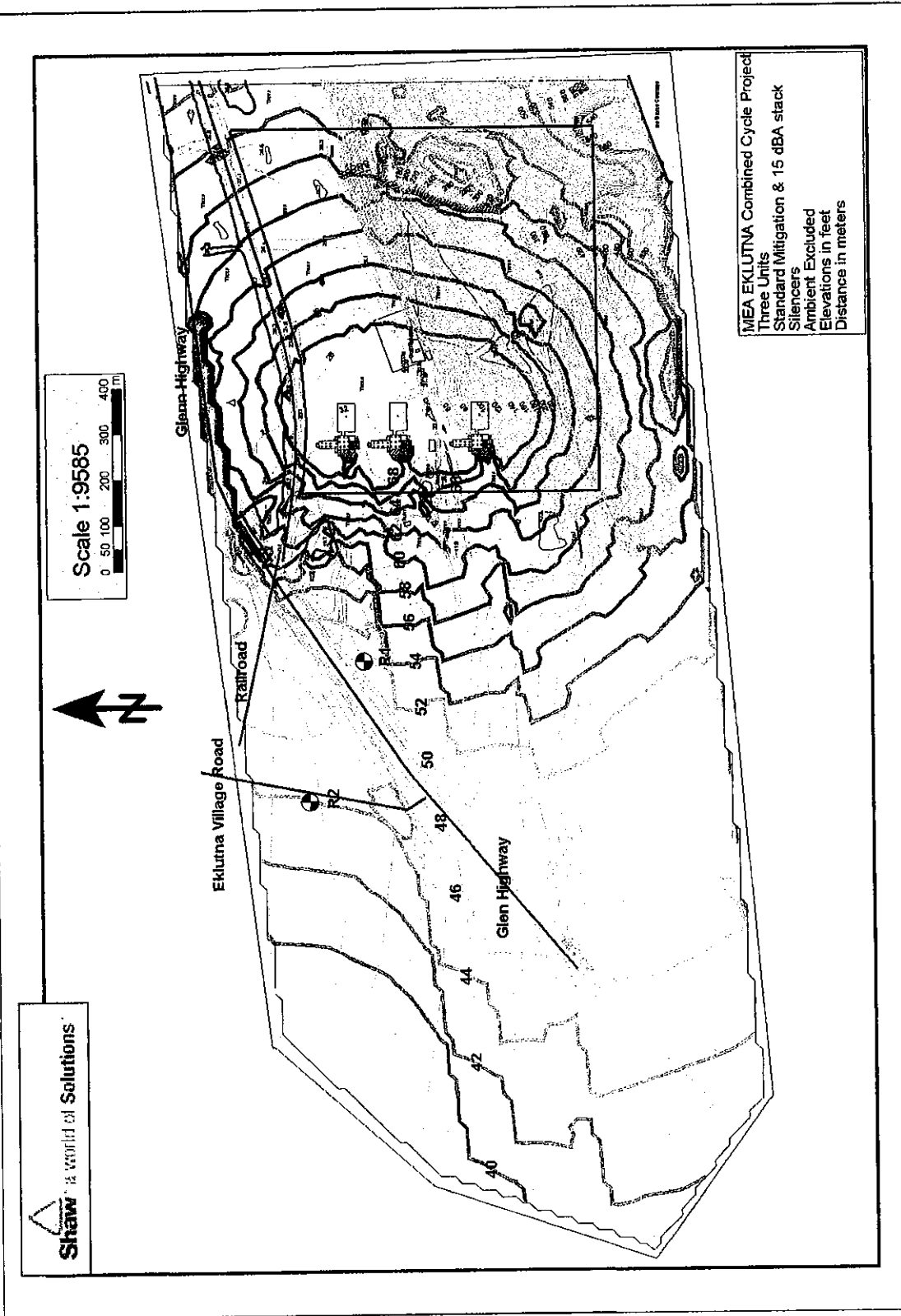
Prepared by  
**Graham Custard, INCE**  
**Head of Noise Control Group,**  
**Shaw Environmental,**  
**Stoughton, MA**

**Figure 1 Predictions of Plant Sound Levels, dBA, for 2 Units Running<sup>1</sup>**



Notes:  
1. Calculations made for 150MW; an increase to 180MW system is not expected to increase sound levels by more than 1dB.

Figure 2 Predictions of Plant Sound Levels, dBA, for 3 Units Running<sup>1</sup>



Notes:  
 1. Calculations made for 150MW; an increase to 180MW system is not expected to increase sound levels by more than 1dB.



***Attachment G***  
***Air Quality Analysis***

## ***List of Attached Figures and Report***

### **1. External Permitting Overview**



**CONSULTING GROUP**

**Anchorage**

3401 Minnesota Drive  
Suite 300  
Anchorage, AK 99503  
907-563-2137 phone  
907-563-2164 fax

**Fairbanks**

543 3<sup>rd</sup> Avenue  
Suite 235  
Fairbanks, AK 99701  
907-452-2252 phone  
907-452-2256 fax

**Seattle Area**

30545 SE 84<sup>th</sup> Street #5  
P.O. Box 525  
Preston, WA 98050  
425-222-7746 phone  
425-222-7849 fax

www.hoeflernet.com

**Memo**

11/26/2008

**To:** Cindi Sedberry / The Shaw Group  
**CC:**  
**From:** Chris Menefee  
**Subject:** Overview of Air Quality Permitting and Regulatory Requirements in Alaska

The Matanuska Electric Association (MEA) is requesting the rezoning of certain parcels of land in the vicinity of the Native Village of Eklutna to allow the construction and operation of a 180 megawatt (MW), combined cycle power plant. The Hoefler Consulting Group has been contracted by The Shaw Group to provide an overview of air quality permitting requirements and regulations that would apply to construction and subsequent operation of a new 180 MW, natural gas-fired power plant.

Title 18, Chapter 50 of the Alaska Administrative Code (18 AAC 50). Air Quality Control are the State of Alaska Air Quality Regulations that apply to the construction, installation, and operation of the natural gas-fired power plant that the Matanuska Electric Association (MEA) is planning to construct in the vicinity of Eklutna, Alaska. The Alaska Department of Environmental Conservation (ADEC) is the primary agency responsible for drafting and enforcing most air quality regulations in the State of Alaska.

Air quality regulations in Alaska are required to be at least as stringent as Federal air quality regulations drafted and enforced by the United States Environmental Protection Agency (EPA). Though EPA does not directly implement or enforce most air quality regulations in Alaska, the EPA oversees and reviews ADEC air quality regulations, air quality permits, and air quality inspections and compliance actions. EPA retains compliance and enforcement authority for New Source Performance Standards (NSPS) and the National Emission Standards for Hazardous Air Pollutants (NESHAPS).



The power plant will not be subject to the NESAHPS but will be subject to the NSPS for combustion turbines.

The primary goal of 18 AAC 50 is to prevent the general public from being exposed to ambient air that exceeds the National Ambient Air Quality Standards (NAAQS). The NAAQS are health-based standards and ADEC can not issue a permit to construct or modify a facility that will cause a member of the general public to be exposed to ambient air that exceeds the NAAQS. MEA will be required to demonstrate that construction and operation of the power plant will not exceed the NAAQS prior to ADEC issuing a construction permit for the power plant. In addition to not causing an exceedance of the NAAQS, the power plant will also be required to meet the maximum emission limitations specified by the NSPS for combustion turbines.

The Construction Permit for the power plant will include the following requirements:

1. Provisions to protect ambient air quality;
2. Emission limits for the power plant;
3. Emissions testing to verify compliance with emission limits;
4. Ongoing monitoring and recordkeeping requirements to demonstrate continuous compliance with construction permit conditions; and
5. Periodic reporting to ADEC to verify ongoing compliance with permit conditions.

Prior to issuing a final permit, ADEC will issue a draft permit for public review and comment. After responding to public comments ADEC will issue a final construction permit. MEA cannot begin the construction of the power plant until the final construction permit is issued by ADEC.

HCG is pleased to provide this air quality permitting overview to the Shaw Group. If you have any questions about this matter please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "C. Chris P. Menefee".

Chris Menefee  
Senior Scientist

Hoefler Consulting Group

***Attachment H  
Fuel Consumption Analysis***

**Fuel Consumption Estimate**  
**Matanuska Electric Association**

Mfg	Model	Net Out kW/hr	Heat Rate Btu/kW	MMBtu/hr	Therms/hr	Hours/day	MCF/day	Comments
Alstom	KA11N2-1	174,000	6,582	1,145	11,453	24	27	Estimated
GE	S107EA	130,200	6,800	885	8,854	24	21	Heavy duty
GE	S107EA Fired	150,000	7,300	1,095	10,950	24	25	Duct fired
Siemens	SCT6-2000E	171,000	6,642	1,136	11,358	24	26	Heavy duty
							1036	Btu/Cf HHV

**NOTE:**  
 Add 1hr for  
 each start

5

POSTING

AFFIDAVIT

RECEIVED

DEC 09 2008

PLANNING DEPARTMENT



# AFFIDAVIT OF POSTING

CASE NUMBER: 2009-013

I, BILL SHARLOW hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for \_\_\_\_\_. The notice was posted on 12-4-08 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4 day of Dec., 2008

William J. Sharlow  
Signature

LEGAL DESCRIPTION

Tract or Lot \_\_\_\_\_ *Please see attached*

Block \_\_\_\_\_

Subdivision \_\_\_\_\_





**Shaw**® Shaw Alaska, Inc. \_\_\_\_\_

2000 W. International Airport Road,  
Suite C-1  
Anchorage, Alaska 99502-1116  
Phone: 907-243-6300  
Fax: 907.243-6301

December 9, 2008

## Legal Description

Case Number: 2009-013

THE REZONING OF THAT PORTION OF N1/2NE1/4SE1/4, LYING SOUTH OF LOT 2 U.S. SURVEY 9023 AND THAT PORTION OF NE1/4NW1/4SE1/4. LYING SOUTH OF LOT 2 OF U.S.SURVEY 9023, THAT PORTION OF W1/2NW1/4SE1/4, LYING SOUTH OF U.S. SURVEY 9023, SE1/4NW1/4SE1/4, EXCEPTING U.S SURVEY 9789, SW1/4NE1/4SE1/4, SE1/4NE1/4SE1/4, W1/2W1/2NE1/4SW1/4SE1/4, NW1/4SW1/4SE1/4 SOUTH EAST ONE QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, FROM R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-3 (RURAL INDUSTRIAL DISTRICT) LOCATED SOUTH OF THE GLEN HIGHWAY AND THE EKLUTNA INTERCHANGE.



# Notice of Administrative Hearing

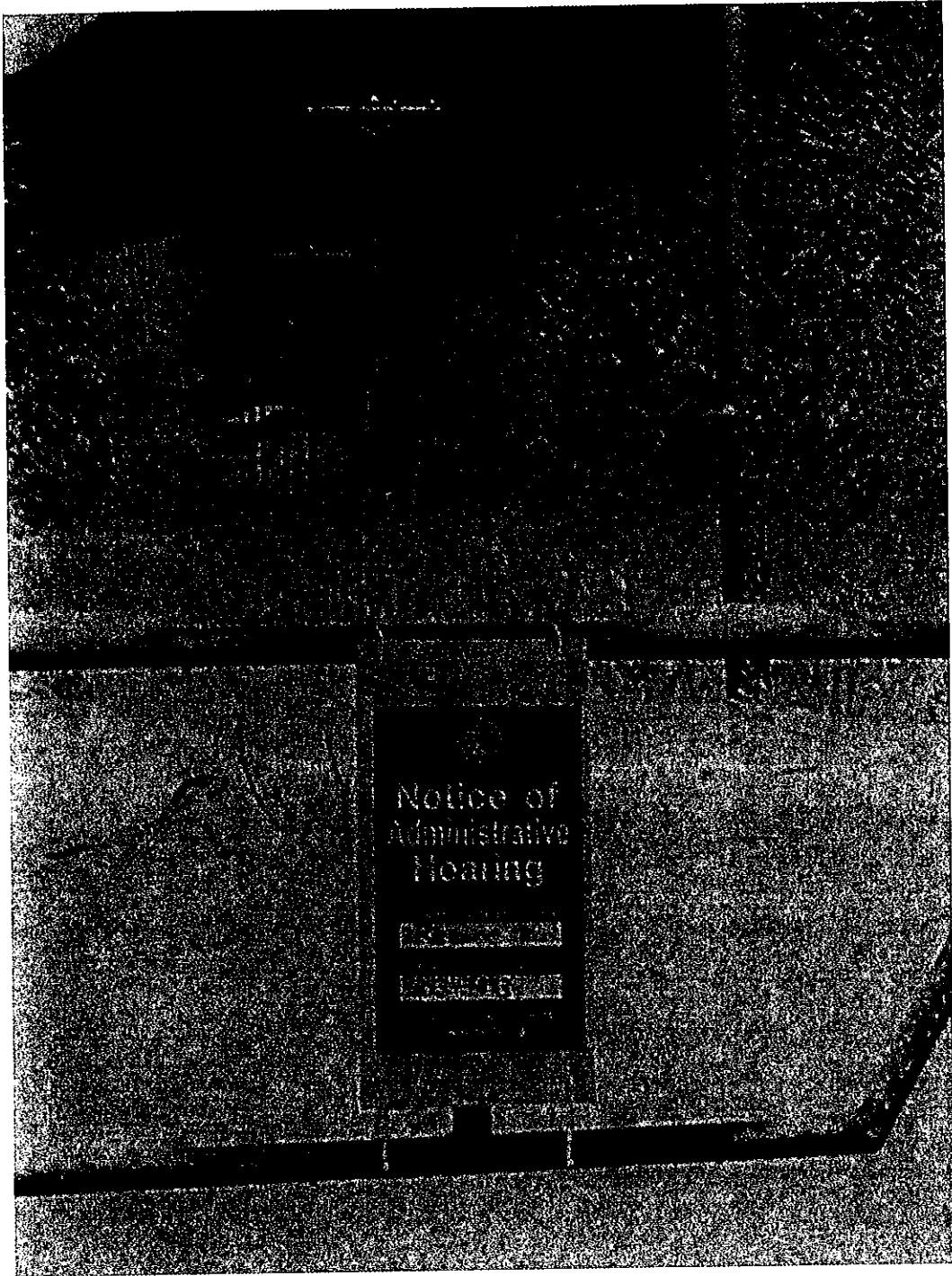
By and through respondent

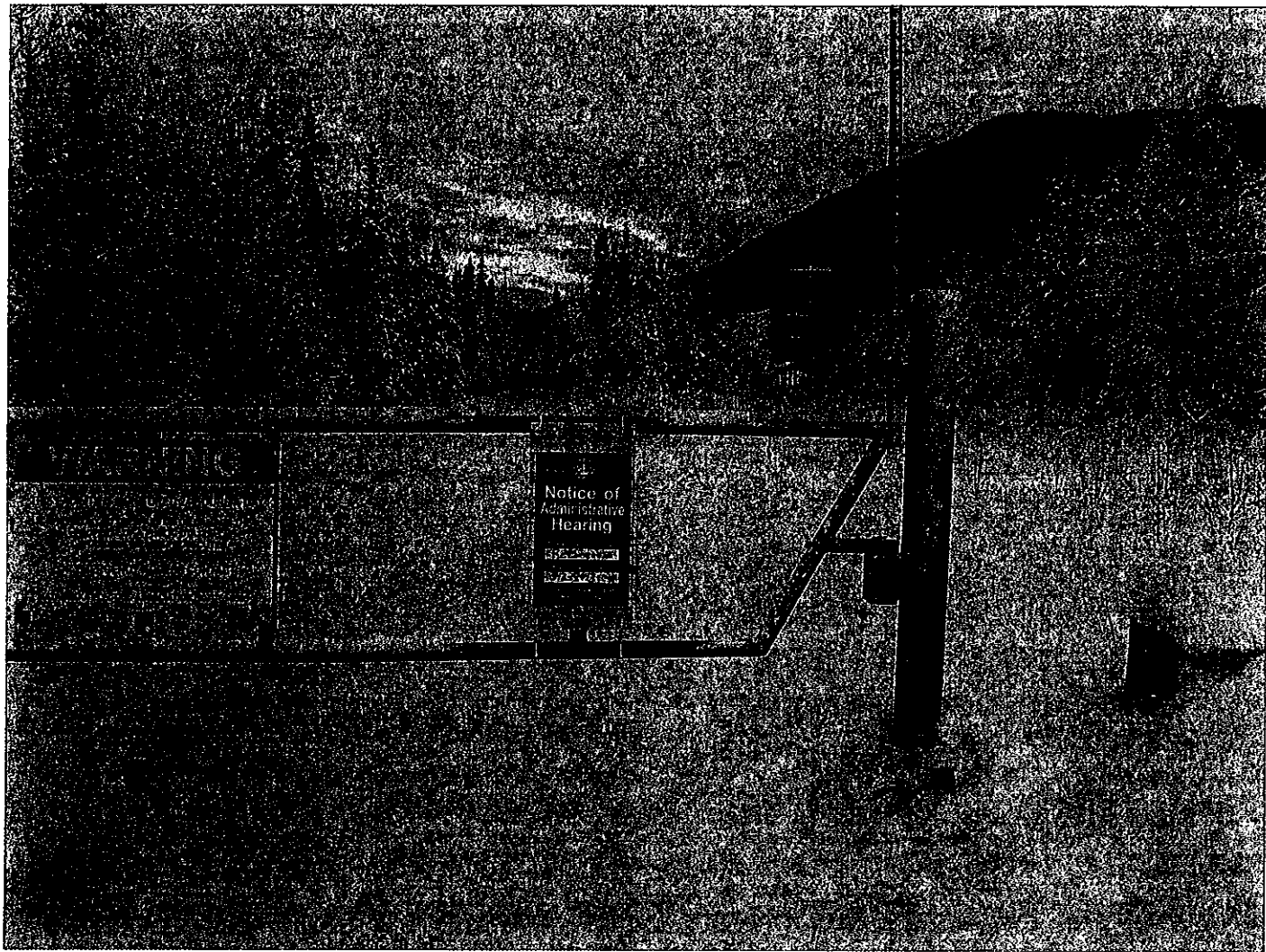
**KAZOPE**

For information only

**SYS-711K**

Department of Justice  
Federal Bureau of Investigation





# 6

## HISTORICAL INFORMATION

**PLANNING & ZONING  
COMMISSION  
MEETING**

**February 2, 2009**

**Supplemental Comments &  
Information Received After Packet  
Delivery**

**G.3. Case 2009-013  
Rezoning to I-3 Rural Industrial  
District.**

Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 263-7827



FIRST CLASS MAIL  
300 42 700  
JAN 12 2009  
MAILED FROM ZIP CODE 99501

052-081-05-000  
JOHNSON HARRY S  
SBA TRAILER & TRUCK SALES  
2270 S. ABOBNIK CIRCLE  
ST. GEORGE, UT 84780

# NOTICE OF PUBLIC HEARING

Monday, February 02, 2009

Planning Dept Case Number 2009-013

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2009-013  
PETITIONER: Matanuska Electric Association  
REQUEST: Rezoning to R-3 Rural Industrial district  
TOTAL AREA: 97.20 acres  
SITE ADDRESS:  
CURRENT ZONE: R-1 and R-2  
COMMISSION: 1 - Chugiak 2 - Eklutna Valley

LEGAL DETAILS: A request to rezone approximately 70 acres from T (Transition) and R-1 (Intermediate Rural Residential) to R-3 (Rural Industrial). Parcel 1: That portion of NW 1/4 NE 1/4 SE 1/4, lying south of lot 1 of U.S. Survey 9023, Parcel 2: That portion of NE 1/4 NW 1/4 SE 1/4, lying south of lot 2 of U.S. Survey 9023, Parcel 3: That portion of W 1/2 NW 1/4 SE 1/4, lying south of lot 1 of U.S. Survey 9023, Parcel 4: SE 1/4 NW 1/4 SE 1/4, Excepting U.S. Survey 9789, Parcel 5: SW 1/4 NE 1/4 SE 1/4, Parcel 6: SE 1/4 NE 1/4 SE 1/4, Parcel 7: W 1/2 NW 1/4 SE 1/4, Parcel 8: NW 1/4 SW 1/4 SE 1/4. All located within a portion of the SE 1/4 of Section 19, T16N, R1E, S1W, Alaska. Generally located east of Eklutna Village and south of the Glenn Highway.

The Planning and Zoning Commission will hold a public hearing on the above matter at 3:00 p.m. Monday, February 02, 2009 in the Assembly Chambers of the Zwohlsch Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used to your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 907-263-7827. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments, Planning/Zoning and Planning Cases.

Name: Harry S. Johnson  
Address: 2270 S. ABOBNIK CIRCLE ST. GEORGE UT 84780  
Legal Description: OWNER, EKLUTNA ACRES, LOTS 1, 2 and VINEYARD SOUTH TRAIL  
Comments: I agree with the rezoning because it is the same as the rezoning in the surrounding area and it will help the community by providing more jobs and revenue to the local economy.

clearly the power player on the EMLURA exchange, sold my property in 1979 or 1980 and it was developed as B3 and R5 at that time. This will make the SIXTH different zone within 600 yards of my property. This proposed zone change will have a profound effect on the highest and best use of my property. I have made a dozen phone calls trying to get information on this project and am far from being satisfied it is ready for planning and zoning action. The most telling sign is that the Public hearing notice lists the total area as 97.49 acres and the sellers tell me they are only selling 70 acres. What of the other 27 1/2 acres?

Please, please, please postpone action on this case until more complete information is available.

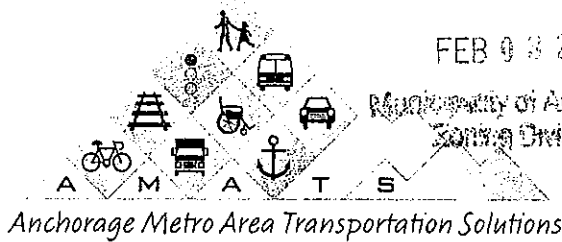
Mary Johnson 435 229-4902

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RECEIVED

FEB 9 3 2009



MUNICIPALITY OF ANCHORAGE

Traffic Department

Transportation Planning Division

Planning & Development Center, 4700 Elmore

Road

P.O. Box 196650, Anchorage, AK 99519-6650

voice (907) 343-7994, facsimile (907) 343-

7998

e-mail: BrewerTM@muni.org

TO: Department of Planning, Zoning and Platting Division  
THRU: Christine Bernardini, AICP, Transportation Planner *C Bernardini*  
FROM: Teresa Brewer, Associate Planner *T Brewer*  
DATE: 17 December 2008  
RE: Request for Comments on Rezone Request from R-7 to I-3, by  
MEA Case: 2009-013.

A. **No objection to the rezone.** Transportation Staff strongly encourages the petitioner to coordinate with the State of Alaska regarding movement and traffic control plan for construction equipment using the Glenn Highway, the Old Glenn Highway, and Eklutna Lake Road.

B. **Construction/Traffic Impacts.** Due to the potential effects on traffic and the recreational nature of the area, Transportation Planning staff is concerned with the potential traffic conflicts created by trucks and associated operations during construction. It is anticipated that construction equipment and trucks traveling on the Glenn Highway would enter and exit at the Eklutna exit to reach the site. These operations should be subject to conditional limitations imposed to avoid peak rush hour on the Glenn Highway.

A traffic control plan needs to be developed to ensure vehicular and pedestrian safety during plant construction. The traffic control plan should also outline ingress and egress circulation elements such as truck and equipment movement. For instance, it is recommended that trucks and equipment should not operate at peak periods along the Glenn Highway.

Also, mitigation efforts to reduce dust and particulate matter during construction as well as after the time the plant is operational should occur. Affected roadways and driveway entrances must be wet-washed and swept on at least a daily basis during hauling days.

E. **Transportation Improvement Plan (TIP).** The TIP identifies a nearby transportation project to rehabilitate or replace the Eklutna River Bridge.

- F. **Chugiak/Eagle River 2027 Long-Range Transportation Plan (CERLTRP)** [Chugiak-Eagle River 2027 LRTP Final Draft January 25, 2007]. The CERLTRP identifies one nearby road project - Eklutna Lake Road Improvements. This project would reconstruct 10 miles of roadway from the Old Glenn Highway to Eklutna Lake to current collector road standards. Improvements may include paving, widening narrow roadway prism and shoulders, improving visibility, and possible trails, where practical and feasible.

*Gravel Trucks* - The CERLTRP states that the MOA should continue to monitor safety and reduce the impact on neighborhoods of gravel trucks by enforcing street cleaning requirements (for example, water washing and sweeping), approving hours of hauling operation that reduce impacts on the neighborhoods, and requiring the shortest viable routes between the gravel areas and the arterial system (CERLTRP, page 50).

- G. **Official Street and Highways Plan (OSHP)**. The Glenn Highway is a designated as a Class V Freeway; which requires a minimum right-of-way of 150 feet. The Old Glenn Highway (from New Glenn Highway to Eklutna Lake Road) is designated as Collector and requires a minimum right-of-way of 80 feet. Old Eklutna Lake Road is also designated as a Collector and requires a minimum right-of-way of 70 feet.
- H. **Road Jurisdiction**. The Glenn Highway is owned and maintained by the State of Alaska. The Old Glenn Highway at the Eklutna interchange is also owned and maintained by the State of Alaska. The Eklutna Lake Road is owned and maintained by the State of Alaska.

Leid on table  
by staff

**February 2, 2009**

**2009-013**

The Department recommends rezoning to I-2 with the following effective clause and special limitations for consideration by the Commission:

Effective Clause:

- 1) The zoning shall not become effective until:
  - a) ~~The petition site has been replatted; and~~
  - a) b) Application for land use permits has been made for construction of the power plant.

Special Limitations:

- 1) Prohibited uses and structures. In addition to AMC 21.40.210E., the following uses and structures are prohibited
  - a. Commercial uses.
  - b. Coal fired power generation facilities.
- 2) Access:

Any development of the site generating greater than an overall average daily trips rate of 60 shall require access and related improvements review and approval by the Planning and Traffic Departments.
- 3) Buffers:
  - a) An undisturbed natural vegetation buffer shall be retained along the property boundaries as follows:

100 feet along the north and eastern most site boundaries; 250 feet along the west boundary; 50 feet along the southern boundaries, with the exception of the lot lines adjacent to the existing substation (see buffer exhibit). Breaks in the buffer area may be permitted for access drives, roads, utility transmission

lines and similar required installations, as authorized by the Planning Department.

- b) Existing trees or vegetation shall not be removed or cleared within the buffer area except for access drives and roads, transmission lines or related required clearing; or for clearing of dead fall or to selectively remove unhealthy vegetation. Prior approval of any clearing or vegetation removal is required from the Planning Department. Dead or dying trees shall be replaced on a one to one basis with spruce trees. Replacement of vegetation to be removed for roads, drives, utility transmission lines and similar required installations, shall not be required.
- c) Prior to the issuance of any land use permit, resolve with the Planning Department and Land Use Enforcement the method of delineating any areas of existing vegetation which are to be preserved in order to prevent accidental removal. Unauthorized tree removal, unless otherwise approved by the Director, shall be replaced on a one to one basis with spruce trees.
- d) Along areas of any development, signage shall be placed adjacent to the vegetative buffers every 100-feet stating: "No storage or construction activity shall occur beyond this point." Alternative methods of buffer protection/notification may be approved by the Department to meet this requirement.
- 4) A public hearing site plan review by the Planning and Zoning Commission shall be required prior to issuance of any permits.
- 5) The site shall be platted prior to the issuance of any permits.

**Content ID:** 007494**Type:** Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023.

**Title:** PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA. GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY, IN CHUGIAK, ALASKA.  
(Chugiak Community Council) (Planning and Zoning Commission Case 2009-013)

**Author:** weaverjt**Initiating Dept:** Planning**Date Prepared:** 3/4/09 11:37 AM**Director Name:** Tom Nelson**Assembly Meeting Date:** 3/24/09**Public Hearing Date:** 4/14/09

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	3/12/09 3:24 PM	Exit	Joy Maglaqui	Public	007494
MuniMgrCoord_SubWorkflow	3/12/09 3:24 PM	Approve	Joy Maglaqui	Public	007494
MuniManager_SubWorkflow	3/12/09 9:40 AM	Approve	Michael Abbott	Public	007494
Legal_SubWorkflow	3/9/09 1:34 PM	Approve	Dean Gates	Public	007494
Finance_SubWorkflow	3/5/09 10:58 AM	Approve	Sharon Weddleton	Public	007494
OMB_SubWorkflow	3/5/09 10:34 AM	Approve	Wanda Phillips	Public	007494
ECD_SubWorkflow	3/4/09 2:13 PM	Approve	Tawny Klebesadel	Public	007494
Planning_SubWorkflow	3/4/09 11:41 AM	Approve	Jerry Weaver Jr.	Public	007494
AllOrdinanceWorkflow	3/4/09 11:40 AM	Checkin	Jerry Weaver Jr.	Public	007494