

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 17, 2010

CLERK'S OFFICE

APPROVED

9-14-10

Defei

Anchorage, Alaska
AO 2010-56

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4
5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR
6 THE REZONING OF APPROXIMATELY 44.23 ACRES FROM I-1 (LIGHT
7 INDUSTRIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR
8 TRACT 2, INTERNATIONAL INDUSTRIAL CENTER SUBDIVISION;
9 GENERALLY LOCATED SOUTH OF INTERNATIONAL AIRPORT ROAD,
10 EAST OF MINNESOTA BOULEVARD AND WEST OF THE ALASKA
11 RAILROAD TRACKS.

12
13 (Taku Campbell/Spenard Community Councils; Planning and Zoning Commission Case 2010-028)

14
15 **THE ANCHORAGE ASSEMBLY ORDAINS:**

16
17 **Section 1.** The zoning map shall be amended by designating the following
18 described property as I-2 (Heavy Industrial) District:

19
20 Tract 2, International Industrial Center Subdivision, consisting of 44.23 +/-
21 acres, generally located south of International Airport Road, east of
22 Minnesota Boulevard and west of the Alaska Railroad Tracts, as shown
23 on Exhibit "A" attached.

24
25 **Section 2.** This ordinance shall become effective immediately upon passage
26 and approval. The Director of the Planning Department shall change the zoning
27 map accordingly.

28
29 PASSED AND APPROVED by the Anchorage Assembly this 14th day of
30 September, 2010.

31
ATTEST:


Chair


Municipal Clerk

32 (Planning Case 2010-028; Tax I.D. No. 010-351-02)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-56

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 44.23 ACRES FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR TRACT 2, INTERNATIONAL INDUSTRIAL CENTER SUBDIVISION; GENERALLY LOCATED SOUTH OF INTERNATIONAL AIRPORT ROAD, EAST OF MINNESOTA BOULEVARD AND WEST OF THE ALASKA RAILROAD TRACKS.

Sponsor: Mayor
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. No additional public improvements are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by: Angela C. Chambers

Telephone: 343-7940



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 434-2010

Meeting Date: August 17, 2010

From: MAYOR

Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 44.23 ACRES FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR TRACT 2, INTERNATIONAL INDUSTRIAL CENTER SUBDIVISION; GENERALLY LOCATED SOUTH OF INTERNATIONAL AIRPORT ROAD, EAST OF MINNESOTA BOULEVARD AND WEST OF THE ALASKA RAILROAD TRACKS.

1 On April 5, 2010, the Planning and Zoning Commission recommended approval
2 of the rezone for the subject property owned by the Chugach Electric
3 Association (CEA) from I-1 to I-2.
4

5 CEA and Municipal Light & Power (ML&P) are participating in the joint
6 development, construction, operation and ownership of a new generation plant,
7 the South Central Alaska Power Project. The new generation plant will be a
8 combined cycle natural gas burning generation facility at a size meeting ML&P's
9 and CEA's needs for electric energy and new capacity. It will be located next to
10 CEA's current International Generation Terminal. The current and existing use
11 of the property is for electric generation and transmission and associated
12 offices, uses that are permitted principal uses under I-1 zoning. The I-1 district
13 standards would change under the proposed Title 21, restricting height to 50
14 feet and making the use a conditional use. Height is unlimited under the existing
15 I-1 and I-2 zoning regulations.
16

17 The most recent adopted land use plan map is from the *1982 Comprehensive*
18 *Plan*. It designates this property as Industrial and the draft 2006 Concept Land
19 Use Plan Map identifies this property as I-2 heavy industrial. Rezoning this
20 property from I-1 to I-2 does not change the industrial land use classification
21

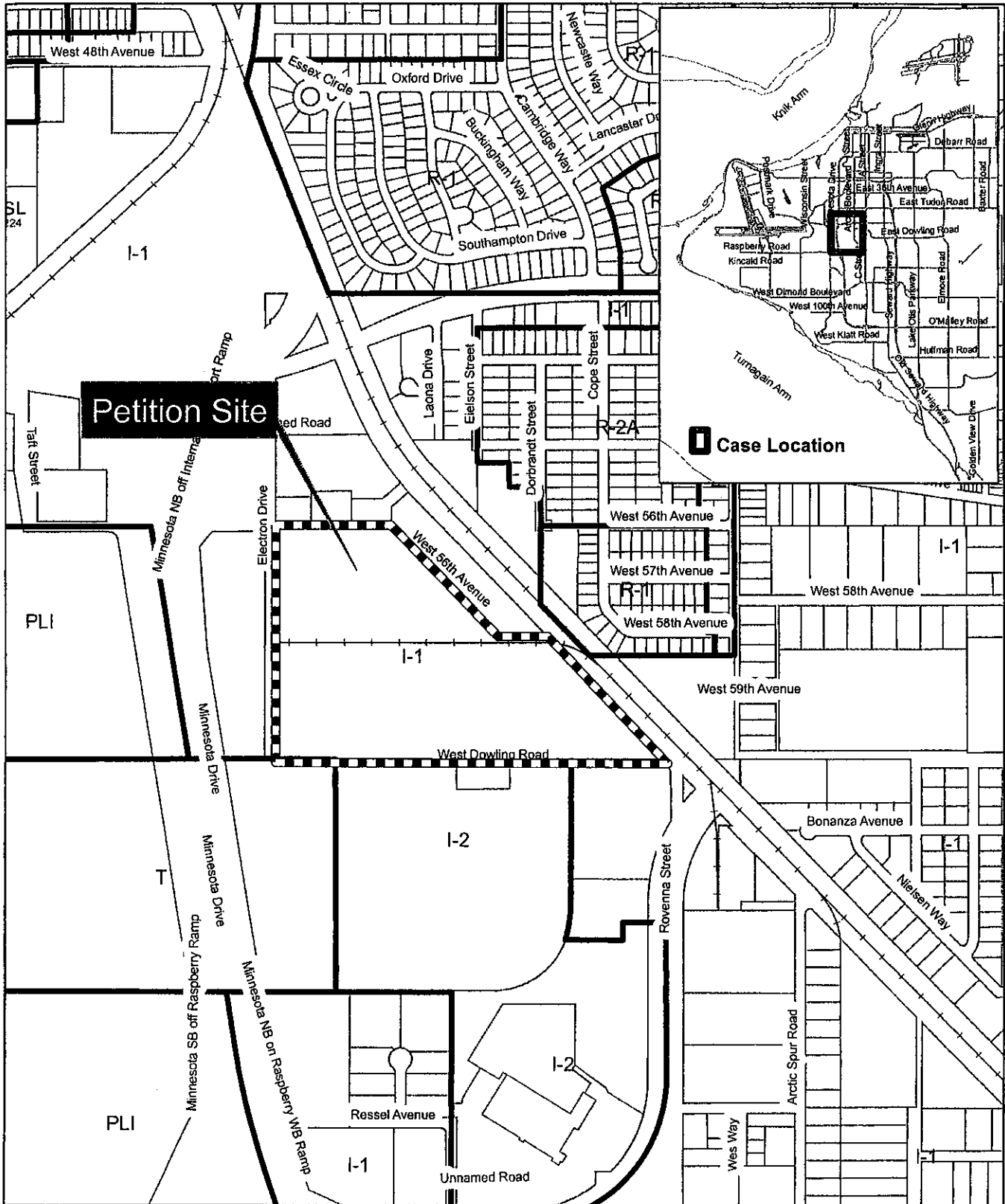
22 This rezoning generally meets the rezoning standards in AMC 21.20.090.
23

24 The Planning and Zoning Commission recommends APPROVAL of the rezone
25 to I-2 for the subject property by a unanimous vote of seven yeas and zero
26 nays.

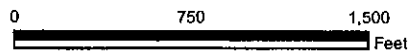
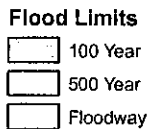
1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP**
2 **AMENDMENT PROVIDING FOR THE REZONING OF APPROXIMATELY**
3 **44.23 ACRES FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO I-2 (HEAVY**
4 **INDUSTRIAL) DISTRICT FOR TRACT 2, INTERNATIONAL INDUSTRIAL**
5 **CENTER SUBDIVISION; GENERALLY LOCATED SOUTH OF**
6 **INTERNATIONAL AIRPORT ROAD, EAST OF MINNESOTA BOULEVARD**
7 **AND WEST OF THE ALASKA RAILROAD TRACKS.**

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10
11 Prepared by: Angela C. Chambers, Zoning Administrator
12 Planning Department
13 Approved by: Jerry T. Weaver Jr., Director,
14 Planning Department
15 Concur: Greg Jones, Executive Director, Office of
16 Community Planning and Development
17 Concur: Dennis A. Wheeler, Municipal Attorney
18 Concur: George J. Vakalis, Municipal Manager
19 Respectfully submitted, Daniel A. Sullivan, Mayor

20
21 (Case 2010-028; Tax I.D. No 010-351-02)



Municipality of Anchorage
Planning Department
Date: January 19, 2010



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-014**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 44.23 ACRES FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR TRACT 2, INTERNATIONAL INDUSTRIAL CENTER SUBDIVISION; GENERALLY LOCATED SOUTH OF INTERNATIONAL AIRPORT ROAD, EAST OF MINNESOTA BOULEVARD AND WEST OF THE ALASKA RAILROAD TRACKS.

(Case 2010-028; Tax I.D. No. 010-351-02)

WHEREAS, a request has been received from Chugach Electric Association (CEA) to rezone approximately 44.23 acres from I-1 (Light Industrial) District to I-2 (Heavy Industrial) District for Tract 2, International Industrial Center Subdivision; generally located south of International Airport Road, east of Minnesota Boulevard and west of the Alaska Railroad Tracts; and

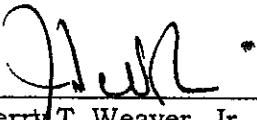
WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on April 5, 2010.

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

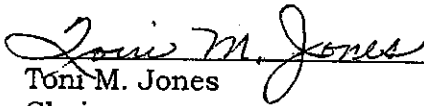
- A. The Commission makes the following findings of fact:
1. The petition site is home to CEA's existing electrical generation and transmission plant and associated offices. CEA is requesting a rezone of the property from I-1 (Light Industrial) District to I-2 (Heavy Industrial) District.
 2. CEA and Municipal Light & Power are participating in the joint development, construction, operation and ownership of a new generation plant. The new generation plant will be a combined cycle natural gas burning generation facility at a size meeting ML&P's and CEA's needs for electric energy and new capacity. It will be located next to CEA's current International Generation Terminal.
 3. The surrounding property is zoned I-1 and I-2. These properties have manufacturing and warehousing with associated office uses. There is a vacant remnant parcel to the southwest of this site zoned "T" Transition. The Minnesota Bypass and an I-1 parcel (owned by CEA) are to the west. West International Airport Road is located to the north, the Alaska Railroad tracks and Arctic Boulevard to the east. Between Arctic Boulevard and the I-1 uses east of the railroad tracks, is a pocket of residential zoned R-2A and R-1.

4. The current and only adopted *Comprehensive Plan Land Use Policy Map* is from 1982. It designates this property as Industrial. The draft 2006 Concept Land Use Plan Map identifies this property as I-2 heavy industrial.
 5. The supply of I-2 zoned land is not affected by the existing use and proposed expansion. Rezoning this property from I-1 to I-2 does not change the industrial land use classification.
 6. Industrial zoning at this location is consistent with *Anchorage 2020 Policies #1, #5, #26, #27*. This utility facility will be upgraded and expanded to better meet the energy needs of the public.
 7. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
 8. The Commission recommended approval of I-2 zoning by a unanimous vote: 7-yes (Weddleton, Isham, Jones, Fredrick, Phelps, Pease, Dean), 0-nea.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to I-2.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of July, 2010.



Jerry T. Weaver, Jr.
Secretary



Toni M. Jones
Chair

(Case 2010-028; Tax I.D. No. 010-351-02)

mpa

neighborhood are probably not going to be that aware of it, especially with a lot of evergreen trees around. CHAIR JONES will be voting to support the motion.

AYE: Pease, Fredrick, Jones, Isham, Weddleton, Phelps, Dean
NAY: None

PASSED

- 5. CASE: 2010-028**
PETITIONER: Chugach Electric Association Inc.
REQUEST: Rezoning to I-2 Heavy industrial district

This is a request from Chugach Electric Association (CEA) to rezone the property from I-1 to I-2. CEA and Municipal Light & Power (ML&P) are participating in the construction, operation and ownership of a new electrical generation and transmission power plant with associated offices on the property. The location is Tract 2, International Industrial Center Subdivision, located at 5601 Electron Drive in Anchorage. AL BARRETT presented this case in MARY AUTOR's absence on behalf of the Municipality of Anchorage's Planning Department. The Department supports the rezoning to I-2.

CHAIR JONES opened the public hearing.

PAUL RISSE, CEA Vice President of Power Supply Management and Generation, represented CEA. He laid on the table a map and schedule for the new power plant, and provided a brief presentation on the project.

The Commission discussed the power generation facility location, air emissions, road access to the site, and the construction schedule.

CHAIR JONES closed the public hearing.

COMMISSIONER PEASE moved to approve in Case 2010-028 the rezoning of Chugach Electric Association's property as recommended by Department. COMMISSIONER FREDRICK seconded.

COMMISSIONER PEASE noted this is an upgrade in utility infrastructure that the Municipality definitely needs. The current power plant is several decades old and is not up to modern efficiency standards. She noted the proposed construction of the new plant as noted in the Chugach Electric packet will be far more efficient using 25% natural gas than existing plants. This represents benefits to the environment from reduced emissions, conservation of increasing scarce fuel resource and represents presumably better economy for the consumers. She stated the major reason for this rezone is to avoid potential delays in the permitting and construction from the anticipated change in the Municipal Zoning Code; Title 21 will no longer allow this type of power facility in the I-1 District which this property is currently zoned.

This insures smooth continuation of their project. This is a largely industrial area with a long established heavy industrial uses. There is some residential development on one border of the property. Any anticipated emissions issues would come up during the air quality permitting. It is also worth noting that there has been a power plant here for a number of years in proximity to the residential area. She found this meets several Comprehensive Plan Policies, the rezones, Policy 5 that rezones shall be compatible in scale of adjacent uses and it retains key industrial lands for industrial purposes. She will be supporting her motion.

COMMISSIONER PHELPS added a clarification that although the petitioner identified as one of the principle reasons for requesting a rezoning the change in Title 21 to avoid possible delays in permitting that in fact the rezoning to I-2 is an appropriate designation for this area regardless of permitting problems.

CHAIR JONES concurred. She referred to Page 2 of the staff packet, the adjacent property to the south is Ii-2, and there is also an I-2 to the south beyond that, so it really fits right in. She noted the residential area that is to the north and east is separated by the railroad. She thinks this is a continuing use, is very familiar with the existing generation system at that site, and finds even the existing generation plant quiet, and expects this one will be an improvement.

AYE: Pease, Fredrick, Jones, Isham, Weddleton, Phelps, Dean
NAY: None

PASSED

6. CASE: 2010-033
PETITIONER: Municipality of Anchorage
REQUEST: AN ORDINANCE AMENDING ANCHORAGE
MUNICIPAL CODE CHAPTERS 21.45.310H.2 REGARDING BUFFER
LANDSCAPING REQUIREMENTS FOR CHILD CARE CENTERS

ANGELA CHAMBERS presented the staff report and recommendations on behalf of the Municipality of Anchorage's Planning Department. In 2006, the Assembly approved new development standards for child care centers and child care homes. Child care centers are child care facilities with nine or more children in care at one time. The ordinance required enhanced landscaping for child care facilities, as these facilities are frequently in larger structures, and not in a residential structure. Among these requirements, buffer landscaping is required to be planted along the length of each lot line which abuts a lot within a residential district. Over the past several years since adoption of the ordinance, it has been brought to the Planning Department's attention that this requirement for buffer landscaping along all lot lines adjoining a residentially zoned lot is onerous and unnecessary on many occasions. The initial reason for the requirement was to provide for visual buffering and sound attenuation on typically sized lots, usually smaller in size. Situations that have been brought to Planning's attention are developed multi-use structures where the use is permitted by-right, but the existing development prevents sufficient area for additional landscaping to be installed. Another frequent example is a large site

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: April 5, 2010
CASE NO.: 2010-028
APPLICANT: Chugach Electric Association (CEA)
REPRESENTATIVE: Susan Truskett, CEA Land Services Manager
REQUEST: I-1 (Light Industrial) to I-2 (Heavy Industrial)
LOCATION: Tract 2, International Industrial Center Subdivision
SITE ADDRESS: 5601 Electron Drive/ Grid 1830
COMMUNITY COUNCIL: Taku Campbell
TAX NUMBER: 010-351-02

ATTACHMENTS:

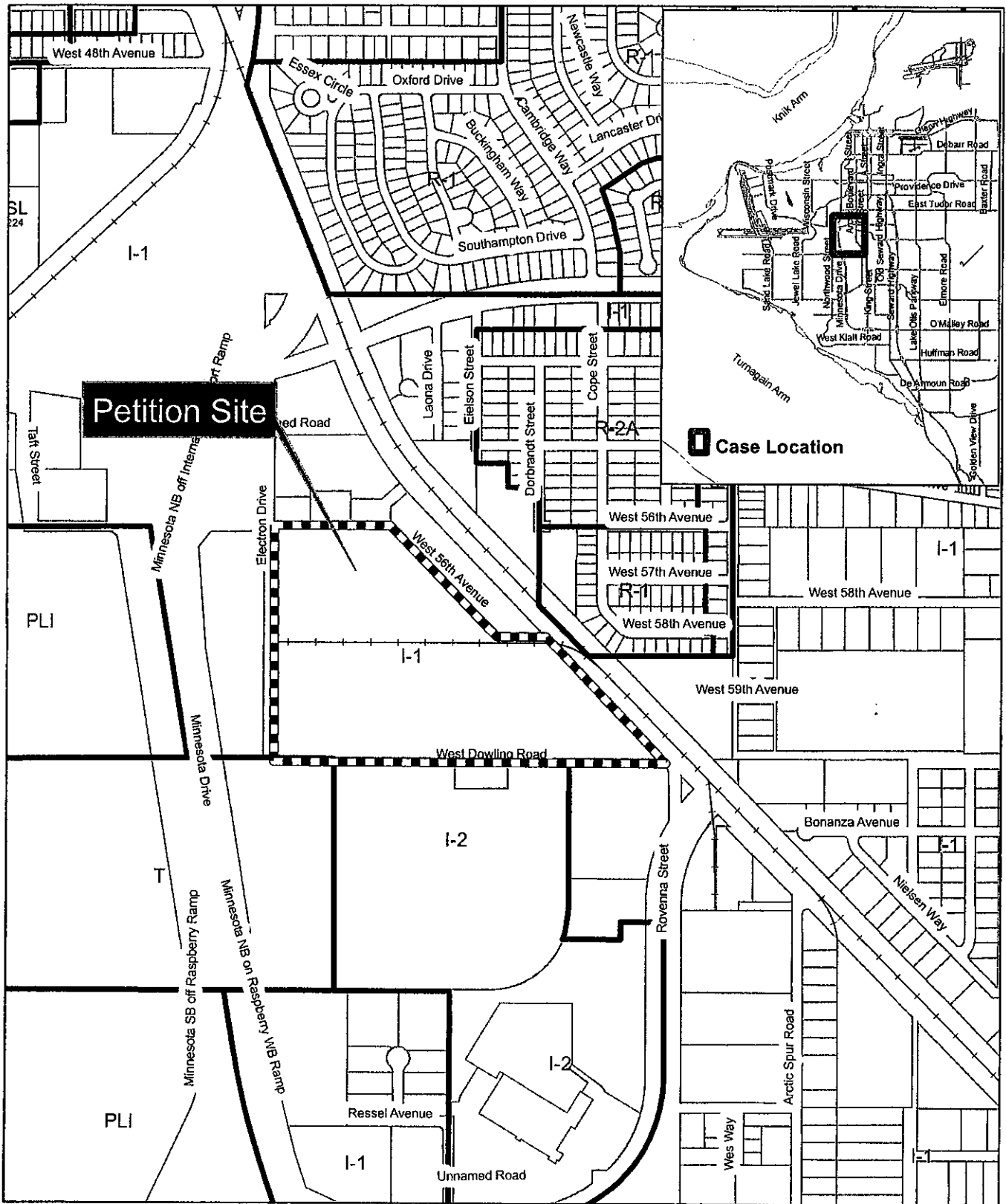
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval

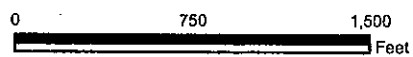
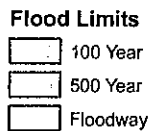
SITE:

Acres: 44.23 acres
Vegetation: Spruce and Birch at edges of property
Zoning: I-1
Topography: Generally even
Existing Use: Utility Facility: Electrical generation, transmission, and associated offices
Soils: Public water and sewer available
Seismic Zone 3, moderate ground fail susceptibility.

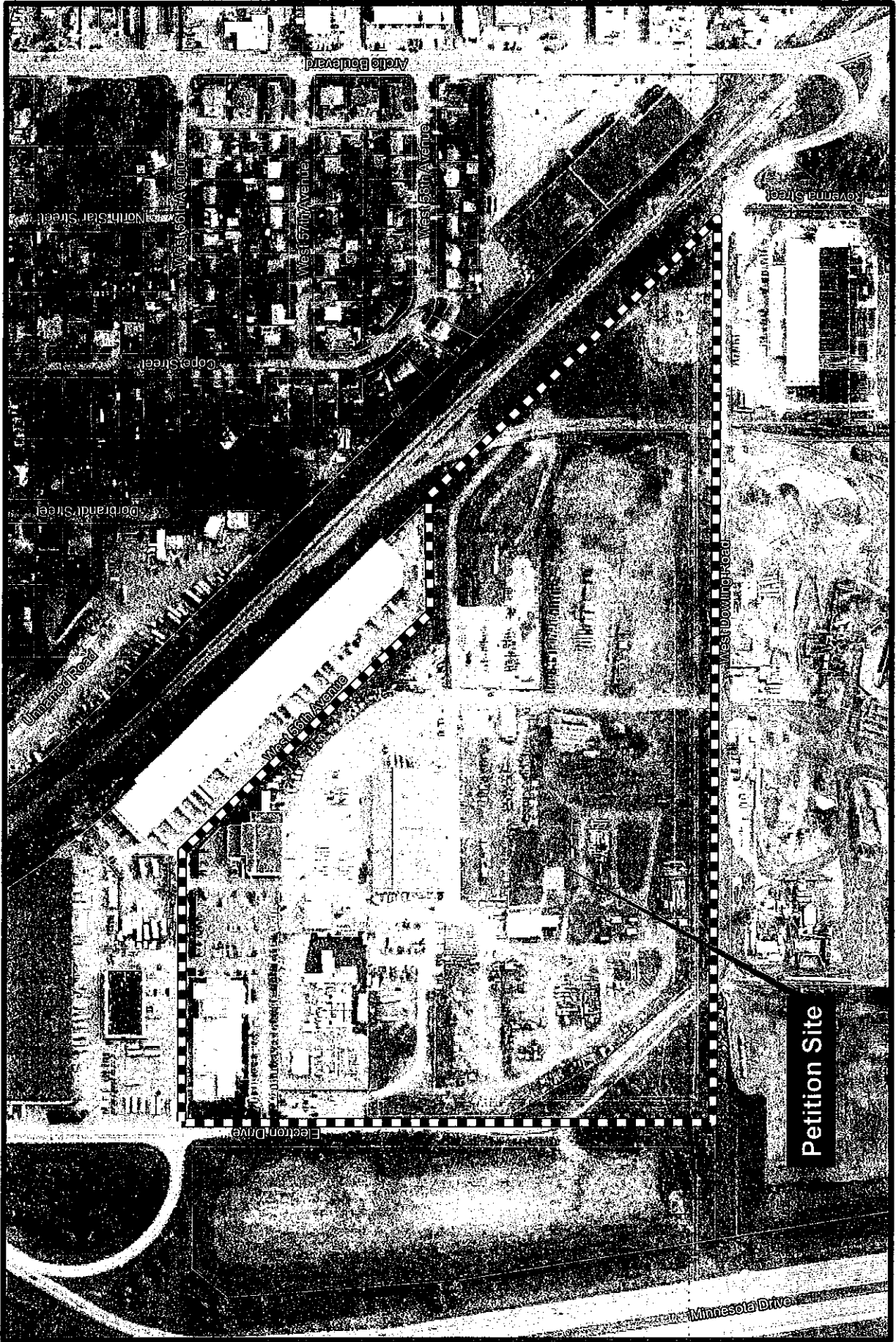
2010-028



Municipality of Anchorage
 Planning Department
 Date: January 19, 2010



2010-028

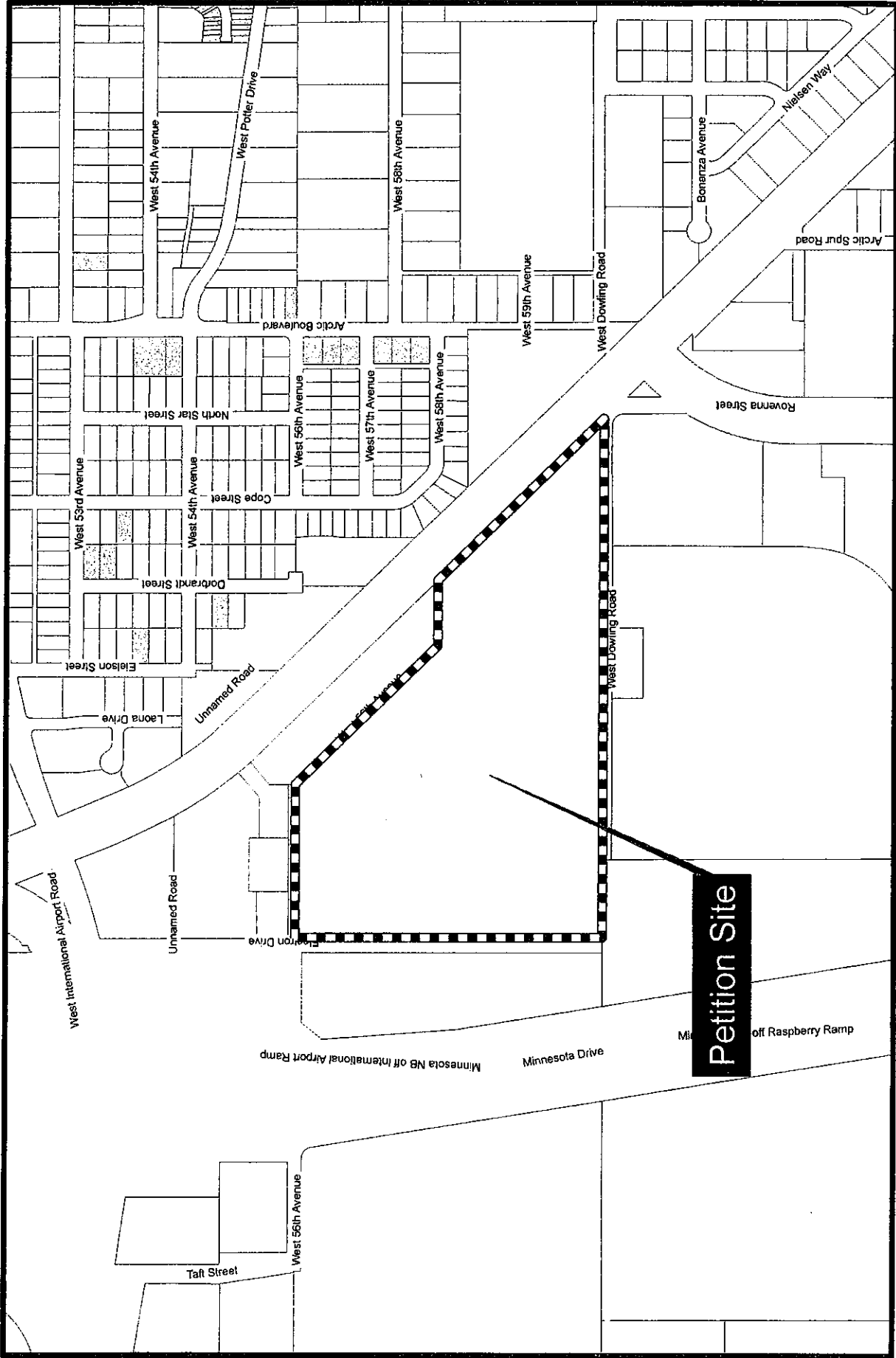


Petition Site

Municipality of Anchorage
Planning Department
Date: January 19, 2010




2010-028



Petition Site

Municipality of Anchorage
Planning Department
Date: January 19, 2010



 Mobile Home Park

 Multi-Family

 Single Family



COMPREHENSIVE PLAN:

Anchorage 2020: West Anchorage Planning Area; Industrial Reserves

Draft June 2006 Composite Land Use Plan Map:
 Industrial/Industrial Reserve (I-2, AF)

1982 Anchorage Bowl Comprehensive Plan Generalized Land Use Plan:

Classification: Industrial
 Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-1	I-1; R-1	I-2/"T"	I-1
Land Use:	Warehouse	Alaska Railroad Tracks; Warehouses	Warehouse/ Office Manufacturing	Minnesota Drive

LAND USE COMPARISON

	CURRENT I-1 District AMC 21.40.200	PROPOSED I-2 District AMC 21.40.210
Height limitation:	Unrestricted	Unrestricted
Minimum lot size:	6,000 SF/50 feet wide	6,000 SF/50 feet wide
Yards:		
Front	10-Feet	10-Feet
Side	None	None, except that, where a lot adjoins a residential district, a side or rear yard shall be provided equal to two times that required in the adjoining residential district. If a side or rear yard is provided elsewhere, it shall be not less than five feet in width
Rear	None	See Side Yard
Lot Coverage:	Unrestricted	Unrestricted

	CURRENT I-1 District AMC 21.40.200	PROPOSED I-2 District AMC 21.40.210
Landscaping	Buffer landscaping or a screening structure placed and visual enhancement landscaping along each lot line adjoining a residential district; Visual enhancement along each lot line adjoining a right-of-way for collector or greater capacity	Buffer landscaping or screening structure placed and visual landscaping planted along each lot line adjoining in residential district.

PROPERTY HISTORY

05-17-71	I-1 Zoning	Petition site zoned I-1 as part of Areawide Zoning "E", GAAB Ordinance 32-71
01-31-69	Plat 69-17	Final plat recorded for Tract 2, International Industrial Center Subdivision
08-19-08	AO 2008-094	An Ordinance authorizing the Municipality to execute a participation agreement, an operation and maintenance agreement and a lease agreement between Chugach Electric Association (CEA) and Municipal Light & Power (ML&P) for the joint development, construction, operation, and ownership of the South Central Alaska Power Project Generation Facility; authorizing ML&P to expend up to \$3,000,000 to fund its share of the project's 2008 Capital Expenditures; and authorizing ML&P to proceed, with CEA, to procure the turbines for the project.

REQUEST:

This is a request to rezone the property from I-1 to I-2. CEA and ML&P are participating in the construction, operation and ownership of a new electrical generation and transmission power plant with associated offices on the property.

SITE DESCRIPTION:

Roads and Access: Access to the site is from Electron Drive via West International Airport Road east of Minnesota Drive, and a secondary access from the south from West Dowling Road. These are both classified as local roadways.

Land Use: The surrounding property is zoned I-1 and I-2. These properties have manufacturing, warehousing, with some office use. There is a vacant remnant parcel to the southwest of this site zoned "T" Transition. The Minnesota Bypass is to the west, West International Airport Road to the north, the Alaska Railroad and Arctic Road to the east. Between Arctic Boulevard and the I-1 uses east of the railroad tracks is a pocket of residential zoned R-2A and R-1.

Platting: As noted in the property history, the subject property was platted in 1969.

Wetlands: There are no wetlands or streams located on the subject property.

COMMUNITY COMMENTS:

Sixty (60) public hearing notices were mailed on March 11, 2010. Public hearing posters were posted on the property on February 18, 2010. At the time this report was written, no returned comments were received.

FINDINGS:

21.30.090 Standards for Zoning Map Amendments.

**A. Conformance to the Comprehensive Plan.
This standard is met.**

Policy #1 states that the Anchorage 2020 Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance. The property is on the eastern periphery of the West Anchorage Planning area and in the Industrial Reserve area designated on the Anchorage 2020 Land Use Policy Map. The site is less than ¼ mile from the Arctic Boulevard Transit-Supportive Development Corridor.

The 1982 Anchorage Comprehensive Plan, Generalized Land Use Plan map is the most recent adopted land use plan map, and it classifies the petition site as industrial. Although not adopted by the Assembly, the 2006 draft concept land use plan map suggests Industrial/Industrial classification (I-2) for this property.

Policy #5 rezones shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020 and synchronize the zoning with the land use maps. Surrounding uses are predominately industrial, warehousing, commercial office uses. Both

the 1982 and draft 2006 Land Use Plan Map identifies this property as industrial and heavy industrial.

Policy #26 call for key industrial lands such as the Industrial Reserves is preserved for industrial purposes. Adoption of a West Anchorage District Plan and Land Use Regulation Amendments of the Industrial Zones (revisions to T. 21) are two strategies essential to the implementation of this policy. Both of these strategies are being developed, but as yet, not adopted.

Policy #27 commercial/light industrial parks may include complementary uses that are compatible with surrounding uses and areas, have integrated safe and efficient customer and freight access to and from the site, and incorporate compatible landscaping and signage and pedestrian facilities.

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

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Wetlands: None

Soils: will be served with public sewer and water.

Seismic: The site is within a seismic zone 3, moderate ground failure susceptibility

Land Use Patterns

The surrounding property is zoned I-1 and I-2. These properties are developed with manufacturing and warehousing use. There

is a vacant parcel to the southwest of this site zoned "T" Transition. The Minnesota Bypass is to the west, West International Airport Road to the north, the Alaska Railroad and Arctic Road to the east. Between Arctic Boulevard and the I-1 uses east of the railroad tracks is a pocket of residential zoned R-2A and R-1.

Transportation/Drainage

Traffic Engineering and Project Management & Engineering (PM&E) do not object to this rezone request. A grading/drainage plan must be approved by PM&E as part of the normal building permit review process

Access to the site is from Electron Drive via West International Airport Road east of Minnesota Drive, and a secondary access from the south from West Dowling Road. These are both classified as local roadways. West International Airport Road east of Minnesota Drive is designated as an IIIB Major Arterial in the *Official Streets and Highways Plan*.

Public Services and Facilities

Utilities: AWWU water mainline is located in W. 56th Avenue is currently available to the parcel. Connection to sanitary sewer main is through a private system connection in the Railroad right-of-way. AWWU has no objection to this rezoning.

Schools: schools are not impacted by this rezoning.

Public Safety: The petition site is located within Police, Fire, and Building Safety service areas.

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.

The subject property is owned by CEA. In a joint venture, ML&P and CEA will construct a new South Central Generating Facility adjacent to CEA's current International Generation Terminal. It will be a combined cycle natural gas burning generation facility at a size meeting ML&P's and CEA's needs for electric energy and new capacity. The supply of I-2 zoned land is not affected by the existing and expanded use. The classification of the land

is Industrial, and will not change with this rezoning from I-1 to I-2.

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 will begin in 2010, and construction is expected to begin in 2011. Completion is expected in 2014.

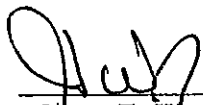
4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

If approved, the rezoning will not change the land use classification from industrial. I-2 will not have a negative effect upon the distribution of land uses because the current I-1 already has an I-2 industrial use.

DEPARTMENT RECOMMENDATION:

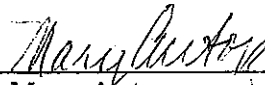
The Department supports the rezoning to I-2.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



Mary Autor
Senior Planner

(Tax Parcel ID #010-351-02)
(Case 2010-028)

**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary

Case No.: 2010-028

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF			
Anchorage Police Department			
AWWU	✓		
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard			
ML&P			
On-Site Water & Wastewater			
Parks and Recreation			
Project Mgt & Engineering			
Right of Way			
School District			
Transit			
Treasury			
Traffic & Transportation Planning	✓		
Watershed Management Services			

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

M E M O R A N D U M

DATE: March 2, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PHH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing April 5, 2010
Agency Comments due March 8, 2010

AWWU has reviewed the materials and has the following comments.

10-028 INTERNATIONAL INDUSTRIAL CNTR TR 2, Rezoning to I-2 Heavy industrial district, Grid SW1929

1. AWWU water main located in W. 56th Avenue is currently available to this parcel.
2. AWWU sanitary sewer main is currently not available to this parcel. Connection to the sanitary sewer main is through a private system connection in the Railroad ROW.
3. AWWU has no objection to this rezoning.

10-031 GREGSON LT 1, Site plan review for a large retail/commercial establishment, Grid SW1632

1. AWWU water main located in Northern Lights Boulevard is currently available to this parcel.
2. AWWU sanitary sewer main located in Northern Lights Boulevard is currently available to this parcel.
3. AWWU has no objection to this site plan review.

10-033 TITLE 21, An ordinance amending Title 21 for AMC 21.45 Supplementary District Regulations, Grid N/A

1. AWWU has no objection to this ordinance amendment.

10-036 PROVIDENCE-CHESTER CREEK TR A, Zoning conditional use for a master plan approval and medical buildings, Grid SW1735

1. AWWU water main located in Providence Drive is currently available to this parcel.
2. AWWU sanitary sewer mains located in Providence Drive and E. 40th Avenue are currently available to this parcel.
3. AWWU has no objection to this conditional zoning for a master plan.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: February 14, 2010

TO: Angela Chambers, Acting Division Manager, Zoning and Platting Division

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Comments for April 5, 2010 Planning & Zoning Commission

RECEIVED

FEB 23 2010

**Municipality of Anchorage
Zoning Division**

S-11797 Knik Heights West Addition, Lots 1A-1 & 1A-2; Resubdivision of Knik Heights-West Addition, Lot 1A & Lot 1 Block 1; Grid 2836

Traffic Engineering has no objection.

2010-028 International Industrial Center; Rezone from I-1 to I-2; Grid 1929

Traffic Engineering has no objection.

2010-031 Gregson; Site Plan Review for Fred Meyer Fuel Stop on Benson and the Seward Highway

Complete and submit the Application for a Parking Reduction.

2010-033 An Ordinance amending Title 21 regarding buffer landscaping for Child Care Centers

Traffic Engineering has no objection.

2010-036 Providence Chester Creek; Conditional Use Application for expansion; Providence Alaska Medical Center

Submit a Traffic Analysis Memorandum for all know proposed projects.

March 18, 2010

*Rec'd after report
was written*

Mr. Jerry Weaver
Director, Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Subject: 2010-028 Rezone to I-2 Heavy Industrial District – Community Council Meeting Report

Dear Mr. Weaver:

On March 12, 2010, Chugach made a presentation to the Taku/Campbell Community Council on the rezone to I-2 of its headquarters site, and an update on the new power plant development. Attached is a report on the meeting.

This is the third presentation Chugach has made to the Taku/Campbell Community Council on the Southcentral Power Project. Two earlier presentations were in May 2008 and May 2009.

Chugach's outreach efforts also include the Spenard, and the Sand Lake Community Councils. Presentations were done in 2008 and 2009, and the next community council presentations are scheduled at Spenard on April 7, 2010, and Sand Lake on April 12, 2010.

The attached report includes:

- Date and location of the Taku/Campbell Community Council meeting.
- Meeting content and any written material.
- Number of people that participated in the meeting.
- A summary of concerns, issues and problems expressed in the meeting including:
 - The substance of the concerns, issues and problems;
 - How Chugach addressed or intends to address concerns, issue and problems expressed at the meetings;
 - Concerns, issues and problems the applicant is unwilling or unable to address and why.

Please feel free to contact me at 762-4532 if you should have any questions.

Sincerely,



Paul Risse
Sr. V.P., Power Supply Division

cc: Ronald Jordan, Taku/Campbell Chairperson
Project File

2010-028 Rezone to I-2 Heavy industrial district – Community Council Meeting Report

Location: Taku/Campbell Community Council Meeting at Dimond Center Hotel
Time and Date: 7 PM on March 11, 2010

Summary

The property Chugach is seeking to rezone to I-2 is located in the district of the Taku/Campbell Community Council. At the Council's March 11 monthly meeting, Chugach's presented its plans to rezone the site for the Southcentral Power Project, and gave an update on Chugach plans for its adjacent property. This report covers:

- the meeting notice and number of number of people that participated in the meeting
- written material handed out and presented on poster boards
- presentation content and discussion
- a summary of concerns, issues and problems expressed in the meeting including
 - the substance of the concerns, issues and problems
 - how Chugach addressed or intends to address concerns, issue and problems expressed at the meetings

Meeting Notice & Number of People

The meeting notice was the standard monthly meeting notice that Taku/Campbell Community Council provides to its members.

There were 11 people present at the meeting.

Written Material & Figures/Maps

Chugach presented six pages of handouts, and displayed five of these on poster boards. These written materials are:

1. Map showing Chugach Headquarters Parcel that Chugach has applied to rezone to I-2, and adjacent property and the current zoning for these parcels.
2. Map E: Composite Land Use Plan Map, Draft Approved in Concept by the Planning & Zoning Commission on June 28, 2006
3. Map showing Chugach Headquarters Parcel and adjacent property, and labels showing Chugach's current uses and plans for each of the areas
4. New generation fact sheet for the Southcentral Power Project
5. Summary Schedule for the New Power Project
6. Permitting and Required Plans & Documents

Presentation Content & Discussion

Chugach mentioned its prior presentations to the Taku/Campbell Community Council on the new power plant project.

Current uses of Chugach property in case # 2010-028 were listed:

- Existing headquarters facility

- Existing power plants in service since the 1960's
- Existing operations and maintenance facilities and storage yards

Need for the new power plant is the existing plants are old and wearing out and inefficient. The new plant is far more efficient. It will use 25% less natural gas than existing plants. And as the price of gas keeps going up, it pays to have more modern generation technology. This new power plant is a joint project with Chugach owning 70% and Municipal Light and Power owning 30%.

On the Headquarters Parcel will build the new:

- Southcentral Power Project
- And an area for the new 138 kV substation and transmission storage yard. The substation is under design and the area needed for it and the storage area may be less than shown on our map.

An update on the adjacent parcels included:

- The parcel formally owned by AWWU, and now labeled Headquarters Operations Storage, will be used for electric line items now stored on the future Southcentral Power Project site and 138 kV substation site.
- The parcel southwest of Headquarters Parcel was bought for temporary construction laydown areas and will be sold off after the power project construction.

Chugach explained why this site was selected for the new plant.

- 6 sites were identified as potential plant sites.
- The sites need to have:
 - Surface features -- sufficient area and road access
 - Electric lines and gas lines to the site so there is not a lot of new infrastructure needed.
- There are two gas lines and nine electric lines to the site so it is a good place for a power plant.

Chugach's map of the site, outlined in yellow, shows it is zoned I-1 today, and Chugach can have a power plant on I-1 land. The Municipality is moving toward adopting a new Title 21 and we will need either I-2 zoning or a conditional use permit. The Municipal map provisionally adopted shows the site as I-2 but we still have to go through the process of rezoning.

The map shows the zoning of the adjacent areas, and Chugach has no plans for rezoning its adjacent parcels. When rezoned, the Chugach headquarters and power plant site will marry up with the adjacent I-2 sand and gravel plant parcel.

Chugach met with the Municipality and it supports the rezone to I-2. So far, there have been no comments to the Municipal web site on 2010-028. Chugach received one call from a neighborhood about one mile south of the site asking if this would affect the

zoning of the other area businesses and Chugach's answer was it will not. We expect the Municipality will mail out notices on the public hearing by March 18 and we may see more comments after the mailing. We are expecting some community interest, especially from the closest residential area which is the Dorbrandt neighborhood.

Chugach showed the exhibit of all the permits needed. The project can not be built unless all these permits are obtained and requirements are met. This includes meeting the noise ordinance and we expect to be quieter than the existing trains and traffic.

The timeline and project schedule was presented. Generally people want to know when you plan to start to turn dirt and that may happen late 2010 or early 2011.

Concerns/Issues/Problems Expressed at the Meeting

Question/Concern: Noise to the Dorbrandt neighborhood. Would Chugach consider putting a sound board fence along the bluff to Dorbrandt similar to that used along highways?

Chugach responded that it is a good thought and we will be using an acoustical noise consultant to advise us on noise control. There are several significant noise sources in the area, including the airport, the railroad, and traffic on Minnesota Drive and International Airport Road. These sources create noise throughout the day and night. Chugach noise studies were done in 2004 and 2007.

The plant, when designed to meet the 50 dBA ordinance limit, should be mostly inaudible at residences during all but the quietest moments of the quietest hours of the night.

In the spirit of being a good neighbor, the new plant will be designed to be even quieter than 50 dBA, if practical, so that the existing minimum ambient noise level in neighborhoods will not be raised.

Question/Concern: Road access from Dowling Road to Electron Drive. Chugach's map doesn't show a road right-of-way around your property. Are you planning to deed a right-of-way around your property for a road?

You are correct, Chugach's map does not show the right-of way and easement that is already around Chugach's property. There is a 60' wide platted right-of-way for Electron Drive on the west side of Chugach property. The 60' right-of-way on Electron connects to a 66' wide easement for Dowling Road "Extended" on the south side of Chugach property. Chugach will show this right-of-way and easement on updated maps and provide this to the community council and interested individuals. Chugach will show this right-of-way and easement on updated maps and provide this to the community council and interested individuals. An existing road which cuts across the southwest corner of Chugach's property is not within any public easement and has been used by our sand and gravel neighbor to the south by private agreement with Chugach.

Question/Concern: Has P&Z told you why the site is I-1 now, and why you couldn't have a power plant there?

This has been discussed with Municipal staff, as has the point there has been a power plant at this site since the 1960's.

Conclusion

There were no concerns/issues/problems that Chugach was unable to address.

Chugach agreed to send the Community Council chairperson a copy of this report and to include in it the Updated map showing the right-of-way and easement around the Chugach property.

Chugach also made a commitment to:

- Schedule the next update to the community council close to the date of when heavy equipment would be working the site which is when we would expect there would be more neighborhood interest in the project.
- Provide additional information on noise control when we receive proposals from construction contractors and how it plans to meet noise control requirements.

Written materials & figures/maps listed above have been placed on a Chugach file exchange website. Links with passwords to obtain the information has been emailed to:

- Jerry Weaver
- Municipality of Anchorage, Planning Director
- weaverjt@ci.anchorage.ak.us

- Ronald Jordan
- Taku/Campbell Chairperson
- akrljordan@hotmail.com

3

APPLICATION

January 13, 2010

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

Attention: Angela Chambers, Senior Planner

Subject: Application for Zoning Map Amendment
Tract 2, International Industrial Center Subdivision
Property Tax # 010-351-02-000
SE¼ of Section 36, T13N, R3W, S.M., Alaska
Grid 1929, Chugach Work Order P0831001

Dear Ms. Chambers:

Enclosed is Chugach Electric Association, Inc.'s *Application for Zoning Map Amendment* to rezone its International Generation and Transmission (IG&T) property, Tract 2, International Industrial Center Subdivision, located in the southeast corner of the Electron Drive and West 56th Avenue intersection, adjoining the north side of Dowling Road. The property is currently zoned I-1 and Chugach is requesting the property be rezoned to I-2.

DISCUSSION:

Chugach and Municipal Light & Power are participating in the construction, operation and ownership of a new generation plant on the property (see attached ordinance AO No. 2008-94). The current and existing use of the property is for electric generation and transmission and associated offices, uses that are allowed under the current I-1 zoning. The definition of the I-1 zoning would change under the proposed Title 21 and put restrictions on height requirements and require a Conditional Use Permit for generation. The proposed Draft Land Use Map shows the property as I-2, and according to Jerry Weaver, the definition in 21.05.060 J. Utility Facility will be amended to allow offices in conjunction with the utility facility as long as they are part of the entity owning the utility facility.

PROPOSED ORDINANCE:

An ordinance of the Anchorage Assembly amending the zoning map and providing for the rezone of Tract 2, International Industrial Center Subdivision from I-1 to I-2.

Thank you for your assistance. If you have any questions or need additional information, please contact me at 762-4735 or email at susan_truskett@chugachelectric.com.

Sincerely,



Susan Truskett, SR/WA
Manager of Land Services

Enclosure

Chugach Electric Association, Inc.

5601 Electron Drive, P.O. Box 196300, Anchorage, Alaska 99519-6300 • (907) 563-7494 Fax (907) 562-0027 • (800) 478-7494
www.chugachelectric.com • info@chugachelectric.com

Application for Zoning Map Amendment

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

Please fill in the information asked for below.


PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Chugach Electric Association, Inc.	Name (last name first) Truskett, Susan, Manager, Land Services
Mailing Address P.O. Box 196300	Mailing Address P.O. Box 196300
Anchorage, Alaska 99519	Anchorage, Alaska 99519
Contact Phone: Day: 762-4735 Night: 762-4735	Contact Phone: Day: 762-4735 Night: 762-4735
FAX: 762-4852	FAX: 762-4852
E-mail: susan_truskett@chugachelectric.com	E-mail: susan_truskett@chugachelectric.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): 010-351-02-000		
Site Street Address: 5601 Electron Drive, Anchorage, Alaska 99518		
Current legal description: (use additional sheet if necessary) Tract 2, International Industrial Center Subdivision, Plat 69-17		
Existing Zoning: I-1	Acreage: 44.23 ac	Grid # 1929

PROPOSED ZONING
I-2

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.

1-13-10
 Date

 Signature (Agents must provide written proof of authorization)
 Susan Truskett, Manager of Land Services

Accepted by	Accepted (Date)	Case Number

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input checked="" type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification: N/A			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected		<input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm N/A			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected		<input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre			

ENVIRONMENTAL INFORMATION (All or portion of site affected)				
Wetland Classification: Map# 42	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site) N/A	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

APPLICATION ATTACHMENTS	
Required:	<input checked="" type="checkbox"/> Area to be rezoned location map <input type="checkbox"/> Signatures of other petitioners (if any)
(35 Sets)	<input checked="" type="checkbox"/> Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
	<input checked="" type="checkbox"/> Draft Assembly ordinance to effect rezoning. <input type="checkbox"/> Original, signed application
	<input checked="" type="checkbox"/> Ownership and beneficial interest form
Optional:	<input type="checkbox"/> Building floor plans to scale <input type="checkbox"/> Site plans to scale <input type="checkbox"/> Building elevations
	<input type="checkbox"/> Special limitations <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Site soils analysis
	<input type="checkbox"/> 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. ✓

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

CEA IGT property is currently zoned I-1. The proposed draft land use map shows the property as I-2. Per Jerry Weaver, 21.05.060 J utility facility is going to be amended to allow offices in conjunction with the utility facility.

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: SEE ABOVE

- 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:
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,

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.

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.

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.): The existing use of subject property is electrical generation, transmission and associated offices. ML&P and

a. Environment: Chugach are participating in the construction, operation and ownership of the new generation plant. (See ordinance 2008-94 AO No. 2008-94 Attached).

b. Transportation:

c. Public Services and Facilities:

d. Land Use Patterns;

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 no vacant I-2 property in the surrounding area.

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?

Permitting for SPP in 2010; construction to begin in 2011 with anticipated completion in 2014. All utilities are available for current use. For new use, sewer will need to be extended from Raspberry Road.

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?

See Page 3 "C" comment.

Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Rebecca Logan	Chairman	P.O. Box 106300, Anchorage, Alaska 99519
Jim Norland	Vice Chairman	same as above
Alex Gimarc	Secretary	same as above
P.J. Hill	Treasurer	same as above
Pat Kennedy	Director	same as above
Janet Reiser	Director	same as above
Liz Vazquez	Director	same as above

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
	SAME AS ABOVE	

Attach this sheet to your application form

--	--	--	--



Customer Service

Inside Chugach

Energy Info

News & Events

Account Login

The Company

Board of Directors

Public Services

Financial Information

Bid Opportunities

Employment

Board of Directors

As a cooperative, Chugach is guided by a board of directors elected by and from its membership. The seven-member board sets policy and provides direction to Chugach's general manager. Directors are elected to staggered three-year terms in conjunction with the annual meeting each spring.



Rebecca Logan
Chairman
term expires April 2011
rebecca@abcalaska.org
Work: (907) 565-5600

Rebecca Logan is president and chief executive officer for the Associated Builders and Contractors, Alaska Chapter. She was appointed to fill a board vacancy in 2007 and elected to the board in 2008. Logan serves on the board's Operations, Finance and Audit Committees. She also serves as Chugach's Alaska Power Association Resolutions/Government Affairs representative.



Jim Nordlund
Vice Chairman
term expires April 2012
jimnordlund@gmail.com
(907) 677-9482

Jim Nordlund is a self-employed homebuilder and general contractor with Nordlund Carpentry, LLC. He was elected to the board in 2006. Nordlund is a former legislator and state Director of Public Assistance. He currently serves as chair of the Operations Committee and is Chugach's Alaska Power Association representative. He is a National Rural Electric Cooperative Credentialed Cooperative Director.



Alex Gimarc
Secretary
term expires April 2010
alex.gimarc@gci.net
(907) 345-0629

Alex Gimarc is a systems programmer with the Municipality of Anchorage. He was elected to the board in 2007. Gimarc currently serves on the board's Operations, Finance and Audit Committees. He is also Chugach's Joint Action Agency representative.

P.J. Hill is a retired Associate Professor of

Board Meeting

Minutes Archi

Director Atten
Voting Record

- 2003
- 2004
- 2005
- 2006
- 2007

Renewable Er
Committee

Bylaws

Articles of Inc
(2001)

Code of Ethic

Board Policy
Conflict of Int

Agendas Arch



Economics at the University of Alaska Anchorage and a commercial fisherman. He was elected to the board in 2007. Hill chairs the board's Finance and Audit committees. He is a National Rural Electric Cooperative Association Credentialed Cooperative Director.

P.J. Hill
Treasurer
term expires April 2010
pjhil1@gci.net
(907) 346-2233



Pat Kennedy is a self-employed state-licensed private guardian and conservator who has been a Chugach member since 1980. She was elected to the board in 2009. She is also a former board member and an NRECA Credentialed Cooperative Director.

Elizabeth "Pat" Kennedy
Director
term expires April 2012
pkennedy@customcpu
(907) 333-1217



Janet Reiser is an engineer and Managing Partner of Salus Management Services and Chief Operating Officer of Sea Lion International. She was elected to the board in 2008. She serves on the Operations Committee and is board liaison to the Renewable Energy Committee.

Janet Reiser
Director
term expires April 2011
jreiser@netzero.com
(907) 317-1731



Elizabeth Vazquez is an attorney with the State of Alaska and has a Master of Business Administration. She was elected to the board in 2005 and re-elected in 2008. Vazquez also serves on the board's Operations, Finance and Audit committees. She is a National Rural Electric Cooperative Association Credentialed Cooperative Director and has earned her Board Leadership Certificate.

Liz Vazquez
Director
term expires April 2011
vazquezliz@hotmail.com
(907) 248-2205

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Municipal Light & Power
For reading: July 29, 2008

CLERK'S OFFICE
AMENDED AND APPROVED ANCHORAGE, ALASKA
Date: 7-19-08
AO No. 2008-94

1 AN ORDINANCE AUTHORIZING THE MUNICIPALITY TO EXECUTE A
2 PARTICIPATION AGREEMENT, AN OPERATION AND MAINTENANCE
3 AGREEMENT AND A LEASE AGREEMENT BETWEEN CHUGACH ELECTRIC
4 ASSOCIATION (CEA) AND MUNICIPAL LIGHT & POWER (ML&P) FOR THE
5 JOINT DEVELOPMENT, CONSTRUCTION, OPERATION, AND OWNERSHIP OF
6 THE SOUTH CENTRAL ALASKA POWER PROJECT GENERATION FACILITY;
7 AUTHORIZING ML&P TO EXPEND UP TO \$3,000,000 TO FUND ITS SHARE OF
8 THE PROJECT'S 2008 CAPITAL EXPENDITURES; AND AUTHORIZING ML&P
9 TO PROCEED, WITH CEA, TO PROCURE THE TURBINES FOR THE PROJECT.

10

11

12 WHEREAS, ML&P and CEA need new electric generation to replace part of their less
13 efficient, aging generation and determined economies-of-scale can be achieved through the
14 joint construction and operation of a larger single plant capable of producing new generation;
15 as a result, ML&P and CEA decided to proceed with the joint development, construction and
16 operation of the South Central Alaska Power Project (SCAPP) to be operated for their mutual
17 benefit; and

18

19 WHEREAS, ML&P desires to build the SCAPP as a combined cycle natural gas burning
20 generation facility at a size meeting ML&P's and CEA's needs for electric energy and new
21 capacity; and

22

23 WHEREAS, the new generating facility is to be located adjacent to CEA's existing
24 International Generation Terminal at 5601 Electron Drive in Anchorage, Alaska; and

25

26 WHEREAS, ML&P intends to rely on the capacity and electric energy generated by the
27 SCAPP as part of its system planning and reliability needs and to serve the needs of its current
28 and future customers; and

29

30 WHEREAS, the cost to develop, build and operate the SCAPP makes it advisable for ML&P
31 and CEA to share the related financial and operational costs associated with such a project, and

32

33 WHEREAS, ML&P and CEA determined the sharing and allocation of such costs and the
34 SCAPP's generating capacity can best be accomplished by acquiring, owning and managing
35 the related property rights necessary to build, own and operate the SCAPP as tenants in
36 common; and

37

38 WHEREAS, ML&P desires for the SCAPP be operated in a cost-effective manner; and

39

1 WHEREAS, ML&P and CEA prepared a Participation Agreement and an Operation and
2 Maintenance Agreement to provide for their respective ownership of the SCAPP as tenants in
3 common and also to set forth certain responsibilities and mechanisms for the design,
4 construction, ownership, operation, maintenance and repair of the SCAPP; and

5
6 WHEREAS, the Participation Agreement provides for an Operation and Maintenance
7 Agreement as well as a Lease Agreement, and defines the management of the SCAPP,
8 composed of a Participation Committee, with CEA as the Managing Participant of the SCAPP,
9 an Operating Committee, with CEA as the Operator of the SCAPP; and

10
11 WHEREAS, the term of the Participation Agreement is 30 years, with automatic extensions at
12 the end of the 30-year period, but providing the Municipality an option to terminate,
13 commencing in the 25th year, with five years notice; and

14
15 WHEREAS, ML&P and CEA each provide for its own financing in proportion to its
16 ownership shares in the SCAPP, *approximately* 70% for CEA and 30% for ML&P; and

17
18 WHEREAS, on the effective date of the Participation Agreement, ML&P and CEA each have
19 a financial obligation to proceed with the SCAPP, including the procurement of the gas
20 turbines for the SCAPP; and

21
22 WHEREAS, ML&P's estimated share of the gas turbine costs is between \$19 to \$25 million
23 over a two year time frame with an expected down payment of 10% (\$1.9 to \$2.5 million) due
24 when the order is placed, to be paid from retained earnings; and

25
26 WHEREAS, ML&P included new generation in its 2008-2014 Capital Improvement Plan,
27 with \$3,000,000 appropriated in its 2008-2009 budget for new generation in 2008; and

28
29 WHEREAS, ML&P's overall cost for its participation in the SCAPP from 2008 through 2013
30 is estimated to be *approximately* \$110,561,000; now therefore,

31
32 **THE ANCHORAGE ASSEMBLY ORDAINS:**

33
34 **Section 1.** The Municipality is authorized to execute the Participation Agreement,
35 Operation and Maintenance Agreement, and Lease Agreement between ML&P and CEA, in a
36 form substantially as presented to the Assembly; **provided that it shall not do so until it**
37 **reaches a cost sharing agreement with CEA on the transmission line that connects the**
38 **SCAPP to the ML&P system.**

39
40 **Section 2.** **Prior to executing the Participation Agreement, ML&P shall obtain a**
41 **commitment from CEA to seek economically viable ways to utilize the waste heat from**
42 **SCAPP and to share the benefits from such use equitably between ML&P and CEA.**

43
44 **Section 3.** **ML&P and CEA are encouraged to negotiate with MEA to permit MEA to**
45 **join the SCAPP project.**

46
47 **Section 4[2].** ML&P is authorized to proceed, with CEA as procurer, using its competitive

AO authorizing Participation Agreement, O&M, Lease
ML&P and Chugach Electric: South Central Alaska Power Project


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bid process to acquire the turbines for the Project.

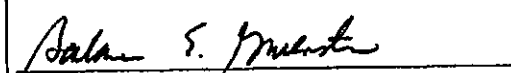
Section 5[3]. ML&P is authorized to expend up to \$3,000,000 to fund its share of the Project's 2008 expenses.

Section 6[4]. This resolution shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 19th day of August, 2008.


Chair of the Assembly

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM.498-2008

Meeting Date: July 29, 2008

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From: MAYOR

Subject: AN ORDINANCE AUTHORIZING THE MUNICIPALITY TO EXECUTE A PARTICIPATION AGREEMENT, AN OPERATION AND MAINTENANCE AGREEMENT AND A LEASE AGREEMENT BETWEEN CHUGACH ELECTRIC ASSOCIATION (CEA) AND MUNICIPAL LIGHT & POWER (ML&P) FOR THE JOINT DEVELOPMENT, CONSTRUCTION, OPERATION, AND OWNERSHIP OF THE SOUTH CENTRAL ALASKA POWER PROJECT GENERATION FACILITY; AUTHORIZING ML&P TO EXPEND UP TO \$3,000,000 TO FUND ITS SHARE OF THE PROJECT'S 2008 CAPITAL EXPENDITURES; AND AUTHORIZING ML&P TO PROCEED, WITH CEA, TO PROCURE THE TURBINES FOR THE PROJECT.

Having a need to replace aging generation assets with new, more efficient generation units, ML&P and CEA have since April, 2008 been negotiating the terms of Agreements to provide for the joint development, construction, operation, and ownership of the South Central Alaska Power Project (SCAPP). The Project consists of a 180-270 MW gas fired plant to be located next to CEA's current International Generation Terminal at 5601 Electron Drive, and is expected to cost approximately \$368,537,000, including interest during construction. ML&P's 30 percent share of the project will provide 54-81 MW of new generation and ML&P's share of Project costs is expected to be approximately \$110,561,000. The Project is anticipated to enter commercial operation in the final quarter of 2012.

Among other things, the Agreements (1) define the Project; (2) establish ownership shares, rights and obligations; (3) provide for CEA management of Project construction and operation; (4) require each party to develop and deliver a plan for financing the costs of its share; (5) define defaults and remedies, as well as dispute resolution procedures; (6) establish a management committee for governance; (7) allocate duties to CEA as the operator; (8) define the operators' general and specific duties; (9) allocate responsibility for budgeting, accounting, maintenance of records and the conduct of audits; (10) establish policies for insurance and indemnification; (11) provide for interconnection protocol; and (12) establish the land lease rate (\$1/year) and lease term (upon termination of Participation Agreement).

Significant Project milestones include the following events:

1		
2	Execution of Three Agreements	August 13, 2008
3	Review of Gas Turbine RFPs	April 22 – August 20, 2008
4	Award Gas Turbine Contract	August 21, 2008
5	Preliminary Engineering & Permitting	April 1, 2008 - December 31, 2009
6	Construction Contract Awarded	April 1, 2009
7	Site Preparation Begins	October 2, 2009
8	Construction Begins	January 1, 2010
9	Commercial Operation Begins	Final quarter 2012

10
11 ML&P intends to fund its proportionate share of the SCAPP costs through establishment of
12 a Commercial Paper program in an amount up to \$100 million and through the use of
13 retained earnings up to \$10 million. The Commercial Paper program requires ML&P to
14 obtain a letter of credit from a financial institution. The Commercial Paper program is
15 expected to be maintained for a three to five year period. ML&P expects to refinance the
16 commercial paper with long term senior lien revenue bonds within the next five years. No
17 general obligation debt is required to finance the project. The Commercial Paper program
18 is utilized for monthly progress payments draws to CEA, as construction manager, for
19 ML&P's share of Project costs.

20
21 Currently, budgeted cash flow for ML&P's share of the Project is as follows:

22		
23	2008	\$2,580,000
24	2009	11,910,000
25	2010	36,240,000
26	2011	31,841,000
27	2012	<u>27,990,000</u>
28		\$110,561,000
29		

30 ML&P's Assembly approved 2008/2009 Capital Improvement Budget (CIB) appropriated
31 \$3,000,000 for new generation for 2008 and approved \$77,000,000 for new generation for
32 2009, subject to appropriation of funds (November, 2008), in accordance with Charter
33 Sections 13.04 and 13.05. Further, ML&P's six year CIB budgets \$100,000,000 and
34 \$70,000,000 for 2010 and 2011, respectively for new generation. Thus, ML&P has
35 \$250,000,000 budgeted for new generation between 2008 and 2014 in its six year CIB.

36
37 On the effective date (August 13, 2008) of the Participation Agreement, ML&P has a
38 financial obligation to proceed with the SCAPP and the purchase of gas turbines for the
39 SCAPP; the gas turbine proposals are valid through August 21, 2008. ML&P's estimated
40 share of the gas turbine costs is between \$19 to \$25 million over a two year time frame with
41 a required down payment of 10% (\$1.9 to \$2.5 million). As with the procurement process
42 for the gas turbines, major resources required for the project (e.g. engineering, construction)
43 are to be competitively bid by CEA. ML&P plans to assist CEA with Request for Proposal
44 (RFP) preparation, as well as participate in the RFP response review and selection.

45
46 The net present value total costs associated with participation in the SCAPP project for
47 ML&P over the next twenty years are actually less than a "base case" of maintaining
48 ML&P's older, relatively inefficient gas turbines. That is, introduction of the SCAPP
49 project into ML&P's portfolio of generation assets reduces twenty year base case
50 expenditure requirements for fuel, variable and fixed operation and maintenance expense,

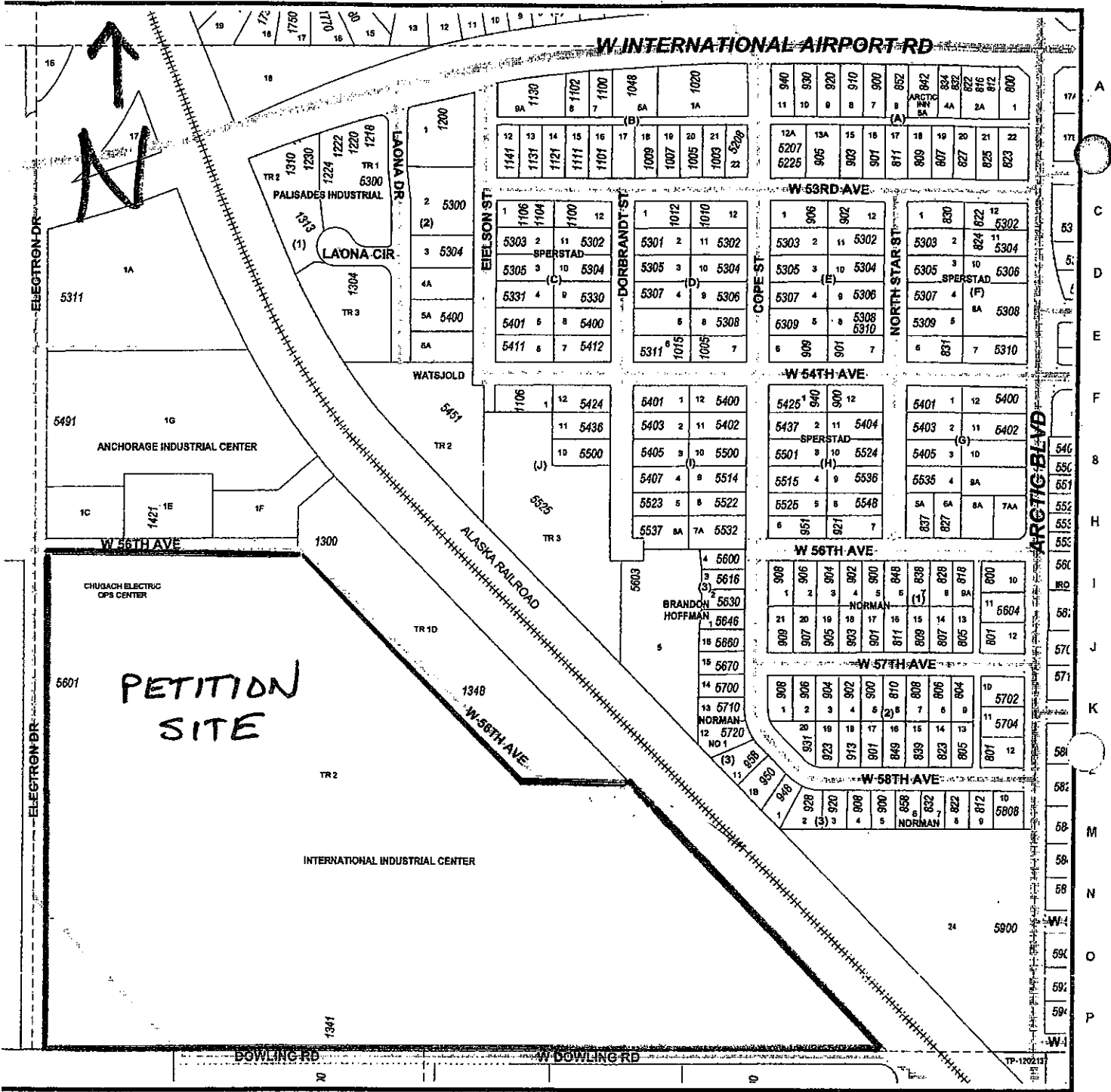
1 capital costs, etc. from \$847.7 million to \$780.8 million, for a net present value savings of
2 \$66.9 million. Over the next twenty years, the Project reduces ML&P's fuel consumption
3 by 20.470 billion cubic feet of natural gas.

4
5 As the Mayor discussed at the Assembly work session on July 11, the Municipality and
6 CEA are moving forward with plans to create a Municipal Generation and Transmission
7 (G&T) utility and a separate member owned Distribution Cooperative. Once these
8 proposals are approved by the CEA Board of Directors, the Anchorage Assembly and all
9 regulatory agencies, including the RCA, the Municipality plans to acquire CEA's 70%
10 interest in this project. At that time, the financing plan changes. The specifics of how it the
11 plan changes depends upon the timing of the acquisition, the relationship between short-
12 term and long-term market rates, the then-estimated cost of the project and other factors.

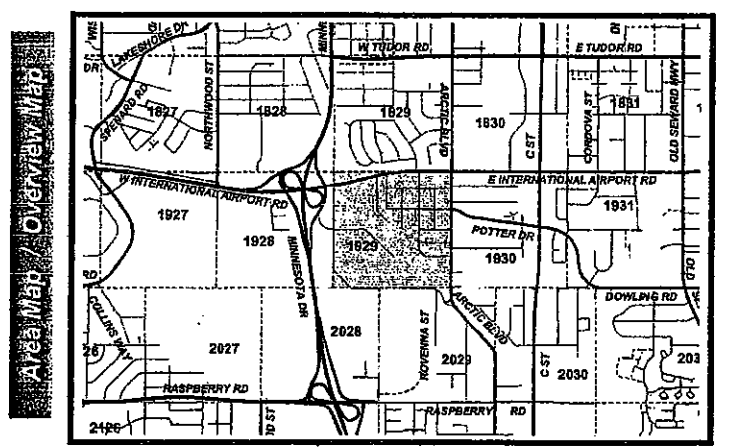
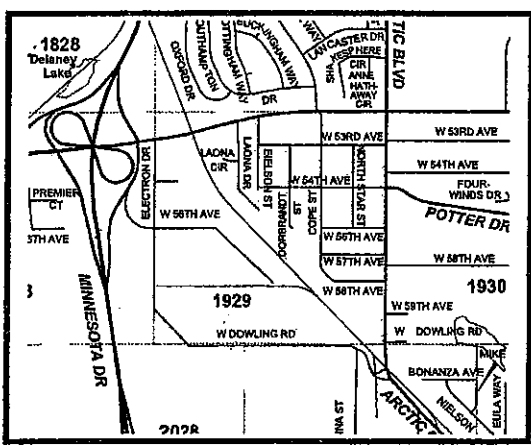
13
14 Once those factors are known and the terms of the acquisition are known, the
15 Administration will present a new resolution to the Assembly for approval of the acquisition
16 and new financing plan. This may be either a separate resolution or it may be part of the
17 request to approve creation of the G&T and Distribution Cooperative.

18
19 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
20 **AUTHORIZING THE MUNICIPALITY TO EXECUTE A PARTICIPATION**
21 **AGREEMENT, AN OPERATION AND MAINTENANCE AGREEMENT AND A**
22 **LEASE AGREEMENT BETWEEN CHUGACH ELECTRIC ASSOCIATION (CEA)**
23 **AND MUNICIPAL LIGHT & POWER (ML&P) FOR THE JOINT**
24 **DEVELOPMENT, CONSTRUCTION, OPERATION, AND OWNERSHIP OF THE**
25 **SOUTH CENTRAL ALASKA POWER PROJECT GENERATION FACILITY;**
26 **AUTHORIZING ML&P TO EXPEND UP TO \$3,000,000 TO FUND ITS SHARE OF**
27 **THE PROJECT'S 2008 CAPITAL EXPENDITURES; AND AUTHORIZING**
28 **ML&P TO PROCEED, WITH CEA, TO PROCURE THE TURBINES FOR THE**
29 **PROJECT.**

30
31 Prepared by: Municipal Light & Power
32 Approved by: James M. Posey, General Manager
33 Municipal Light & Power
34 Fund certification: Sharon Weddleton, CFO
35 530-M8040-1071-M3018 BP 2008
36 \$3,000,000 Capital Funds
37 Concur: James N. Reeves, Municipal Attorney
38 Concur: Michael K. Abbott, Municipal Manager
39 Respectfully submitted, Mark Begich, Mayor
40



Twn - Rng - Sec
13N - 4W - 36
 Community
Spenard
 Zip Code - **99503**
 Page - **158**
1929
 MOA Grid **SW**



MED-ALERT CUSTOMER INFO
 GOOD, FRANKLIN J
 5700 COPE ST
 770-4905
 Meter #: 4-18357038



CHUGASH
 POWERING ALBERTA SYSTEMS

Chugash does not warrant the accuracy or completeness of the information contained on this map. This map may not be suitable for use as a particular or for any other purpose without the express written consent of Chugash Electric. It is the responsibility of the user to request further information.

FACILITIES MAP

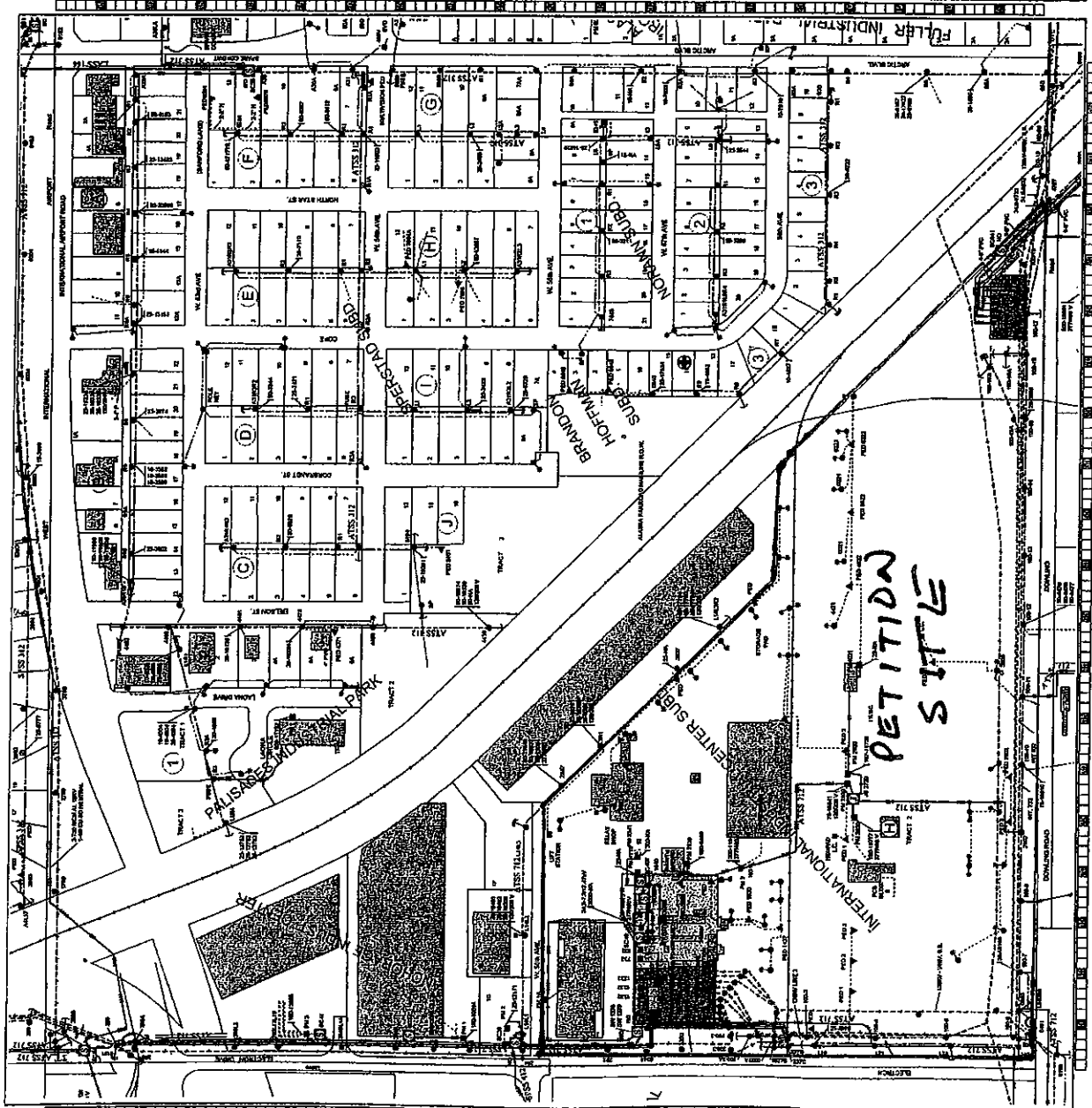
GRID NUMBER 1929

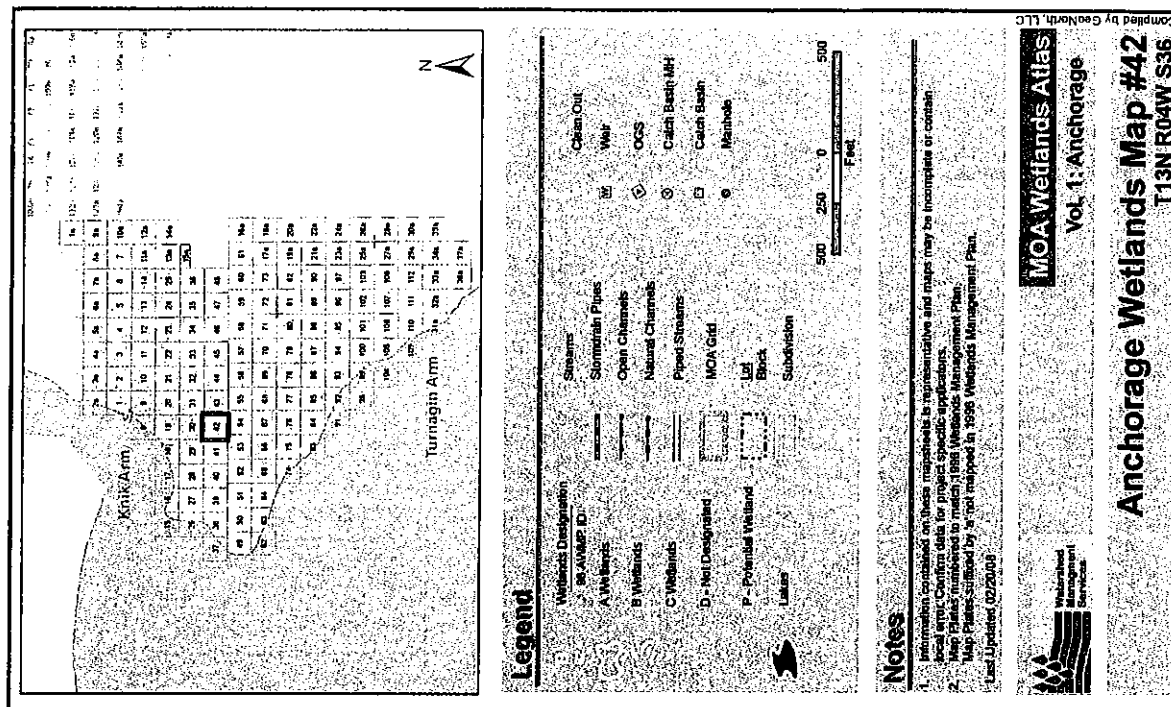
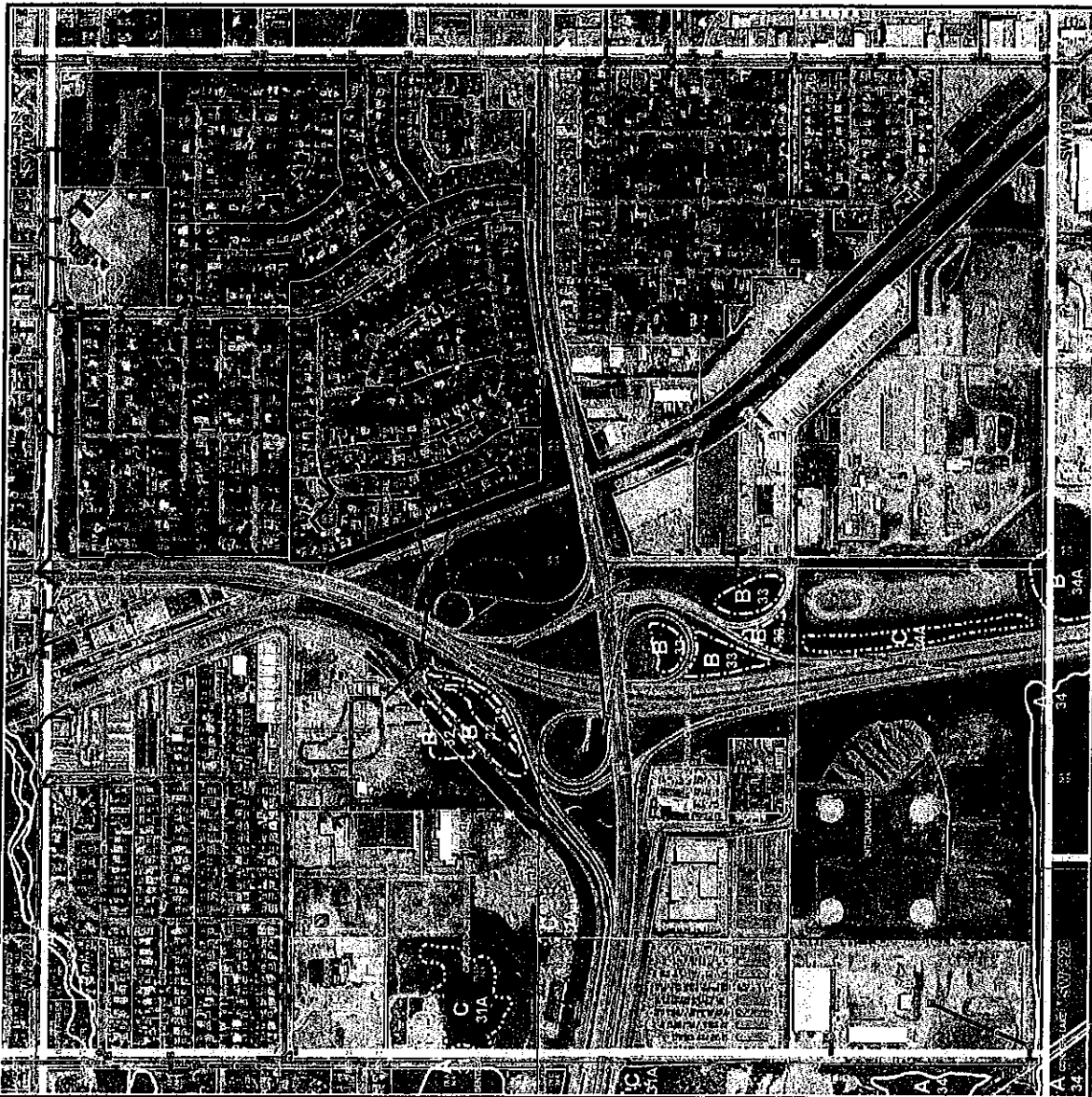
AREA	173-2728 C
SECTION	38
TOWNSHIP	13 N
RANGE	4 W

Scale: 1" = 100'

SECTIONAL MAP #5 Separated

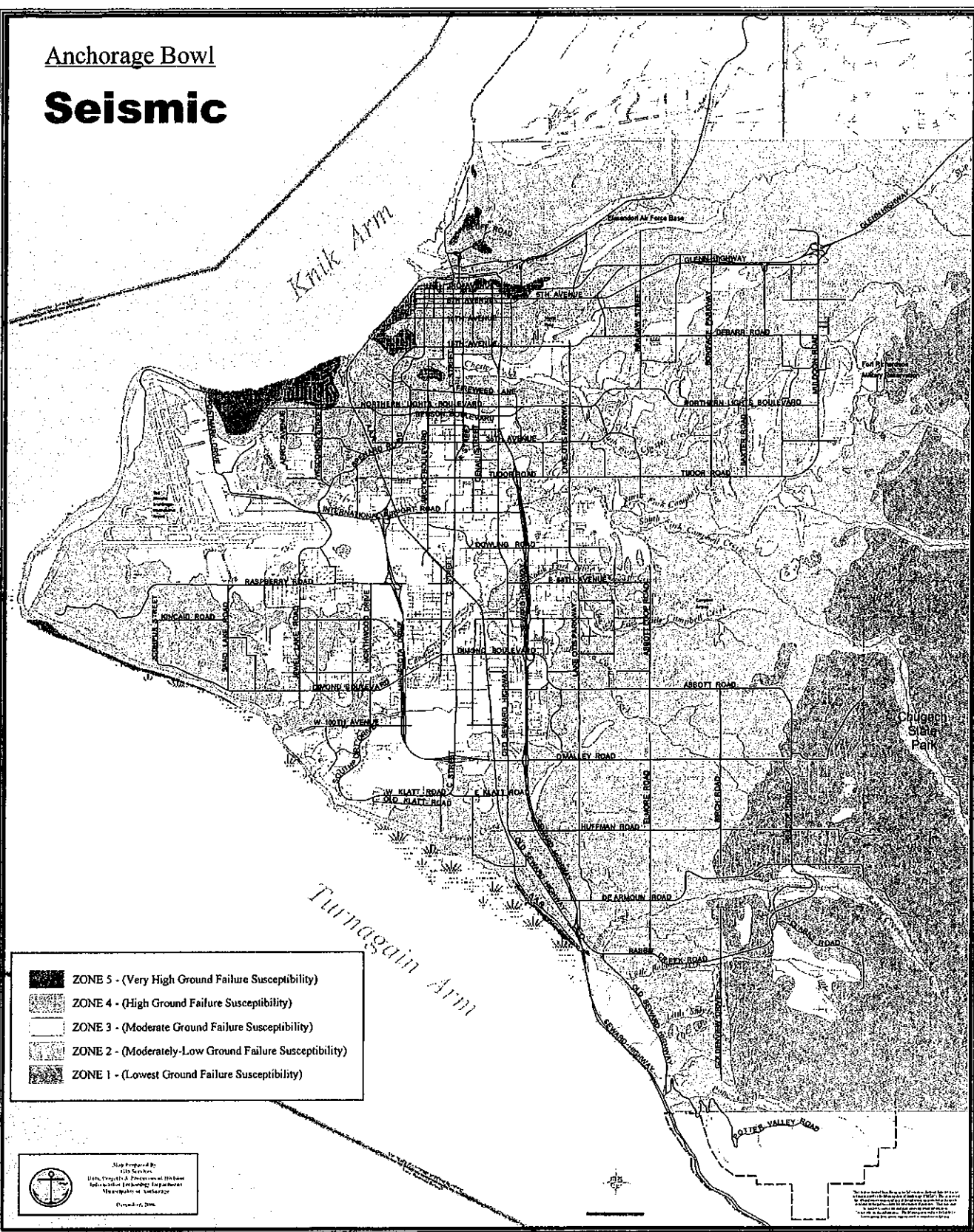
Copyright Chugash Electric Association, Inc. © 1923-2009










Anchorage Bowl

Seismic



-  ZONE 5 - (Very High Ground Failure Susceptibility)
-  ZONE 4 - (High Ground Failure Susceptibility)
-  ZONE 3 - (Moderate Ground Failure Susceptibility)
-  ZONE 2 - (Moderately-Low Ground Failure Susceptibility)
-  ZONE 1 - (Lowest Ground Failure Susceptibility)

Map Prepared By
 City of Anchorage
 Department of Planning and Development
 1000 W. Northern Blvd., Suite 100
 Anchorage, Alaska 99503
 907-561-2200
 10/2006

Land Use Concept Plan

The Land Use Concept Plan is presented in three planning maps with related text that address major new land use policies, the allocation of additional population and housing, and future open space conservation. Together, they portray significant Preferred Scenario features and address the seven key planning issues.

Land Use Policy Map – Shows new land use policies that designate:

- Major Employment Centers
- Redevelopment/Mixed-Use Areas
- Town Centers
- Neighborhood Commercial Centers
- Industrial Reserves
- Transit-Supportive Development Corridors
- Urban/Rural Services Boundary
- West Anchorage Planning Area

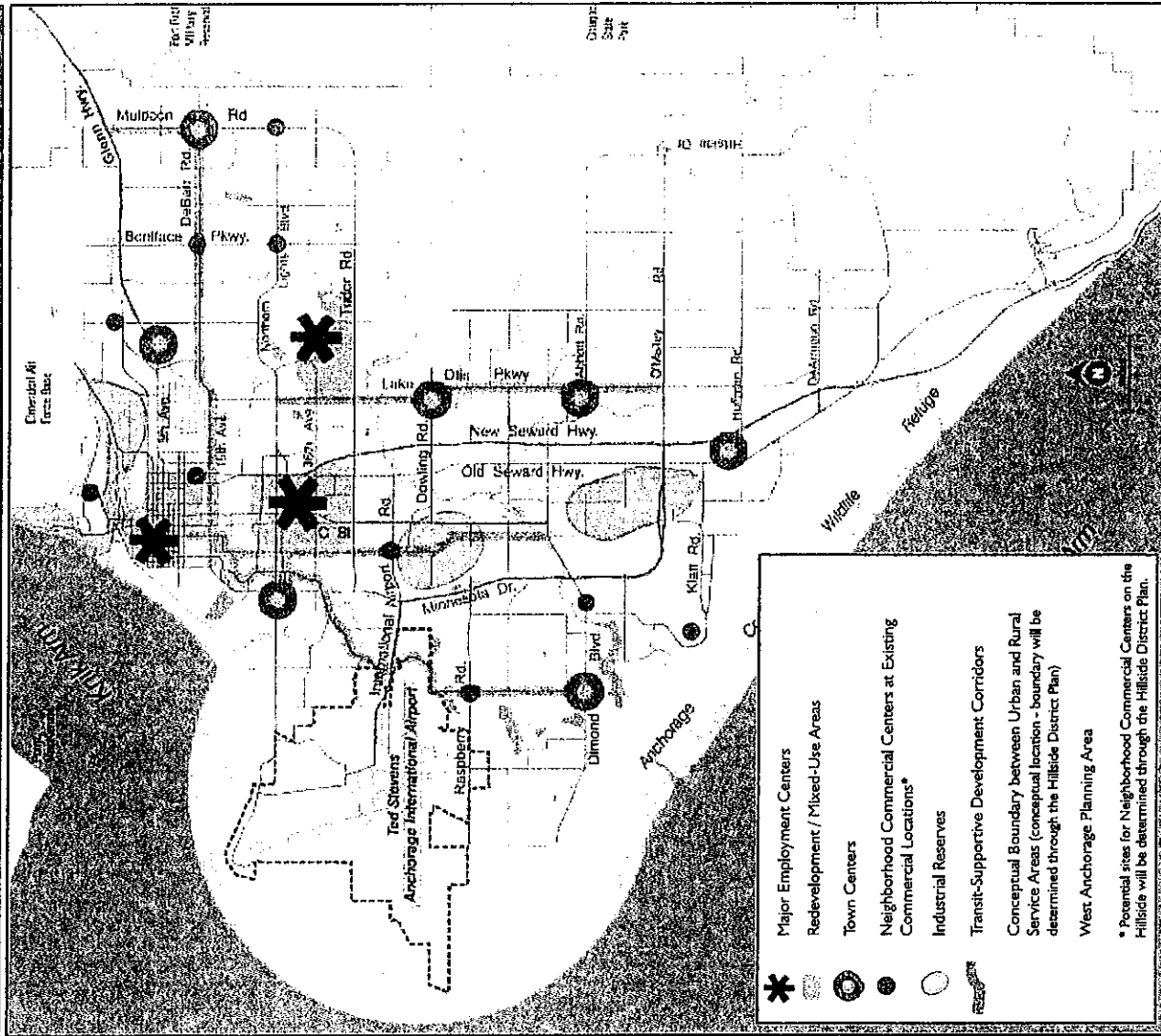
Growth Allocation Map – Illustrates how future population and housing are allocated in the Bowl's five subareas to accommodate projected growth.

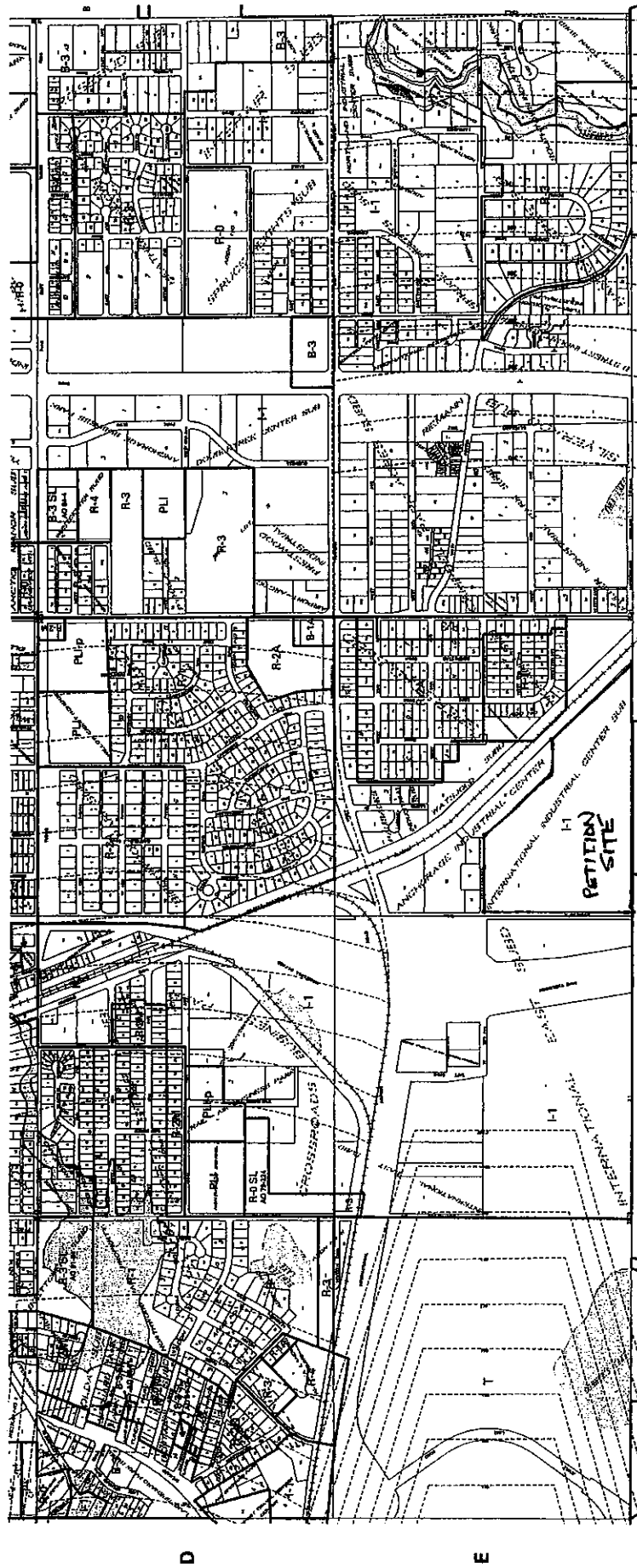
Conceptual Natural Open Space Map – Identifies major existing natural open spaces and possible future additions and formalizes natural open space as a land use category.

Land Use Policy Map

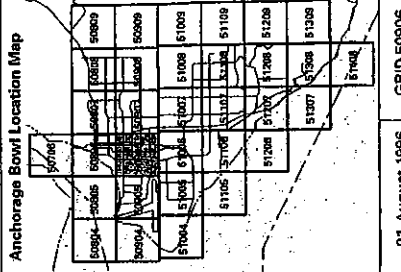
The Land Use Policy Map sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl. This direction will be refined in subsequent district and neighborhood plan components of the Comprehensive Plan. The map highlights only those key policies that can be shown graphically—other key ANCHORAGE 2020 policies are highlighted in the Planning Principles in this chapter and in Chapter 5.

Land Use Policy Map



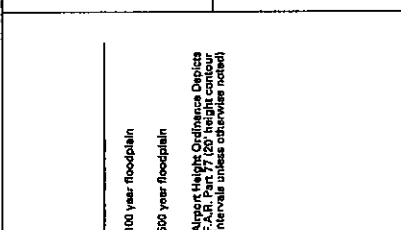


Municipal Zoning Map



The official zoning maps are maintained and located in the office of the Municipal Department of Community Planning and Development.

Municipality of Anchorage
 Department of Community Planning and Development
 602 E. 7th Municipal Department of Community Planning and Development
 Anchorage, Alaska 99519-6650
 (907) 343-4383



- Zoning Legend**
- PLI Public Lands and Institutions District-Park
 - PL-P Public Lands and Institutions District-Park
 - PL-F Public Lands and Institutions District-Forest
 - R-1A One-Family Residential District
 - R-2A Two-Family Residential District
 - R-2D Two-Family Residential District
 - R-2M Multiple-Family Residential District
 - R-3 Multiple-Family Residential District
 - R-4 Multiple-Family Residential District
 - R-5 Rural Residential District
 - R-6A Rural Residential District (large lot)
 - R-6 Suburban Residential District (large lot)
 - R-7 Rural Residential District
 - R-8 Rural Residential District
 - R-9 Rural Residential District
 - R-10 Residential District (large lot)
 - R-11 Transitional Area District
 - D-1 Residential Development District
 - D-2 Residential Development District
 - D-3 Residential Development District
 - R-O Residential Office District
 - B-1A Local and Neighborhood Business District
 - B-1B Community Business District
 - B-2A Central Business District Core
 - B-2B Central Business District Core
 - B-2C Central Business District Periphery
 - B-3 General Business District
 - S-1 Single-Family Detached Single-Family Detached
 - L-1 Light Industrial District
 - L-2 Heavy Industrial District
 - L-3 Rural Industrial District
 - W Watershed District
 - T Transshipment District
 - C Air Cargo District
 - A-C Air Cargo District
 - M-C Marine Commercial District
 - MI Marine Industrial District
 - SL Special Limitation/Ordinance referenced ordinance for special
- 100 year floodplain (stippled pattern)
 500 year floodplain (dotted pattern)
 -400 - Elevation Contour (solid line)
 - - - - - Interval (dashed line unless otherwise noted)

1/4 Section Grid Index

A	1627	1628	1629	1630	1631
B	1627	1628	1629	1630	1631
C	1727	1728	1729	1730	1731
D	1827	1828	1829	1830	1831
E	1927	1928	1929	1930	1931

The above chart refers to grid numbers for the Municipal 1/4 section map series. Use coordinate letters and numbers bordering the map area to identify particular grid locations.

01-August-1996
 GRID 50906
 042

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

RECEIVED

FEB 19 2010

Municipality of Anchorage
Zoning Division

Case Number: 2010-028

I, Susan Truskett, 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 Rezone: I-1 to I-2. The notice was posted on 2-18-10 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 18th day of February, 2010.

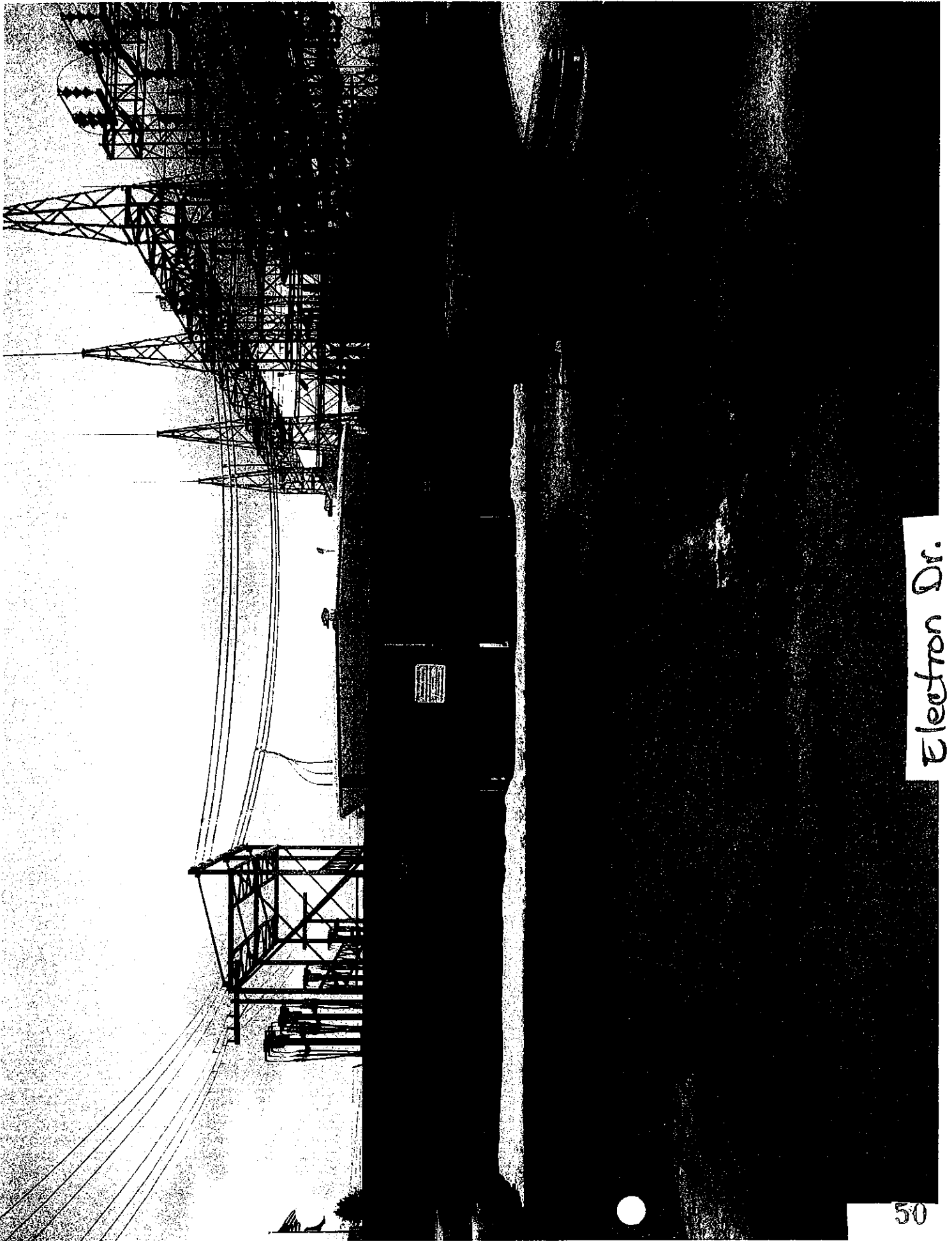
Susan Truskett

Signature Susan Truskett
Manager of Land Services
Chugach Electric Association, Inc.

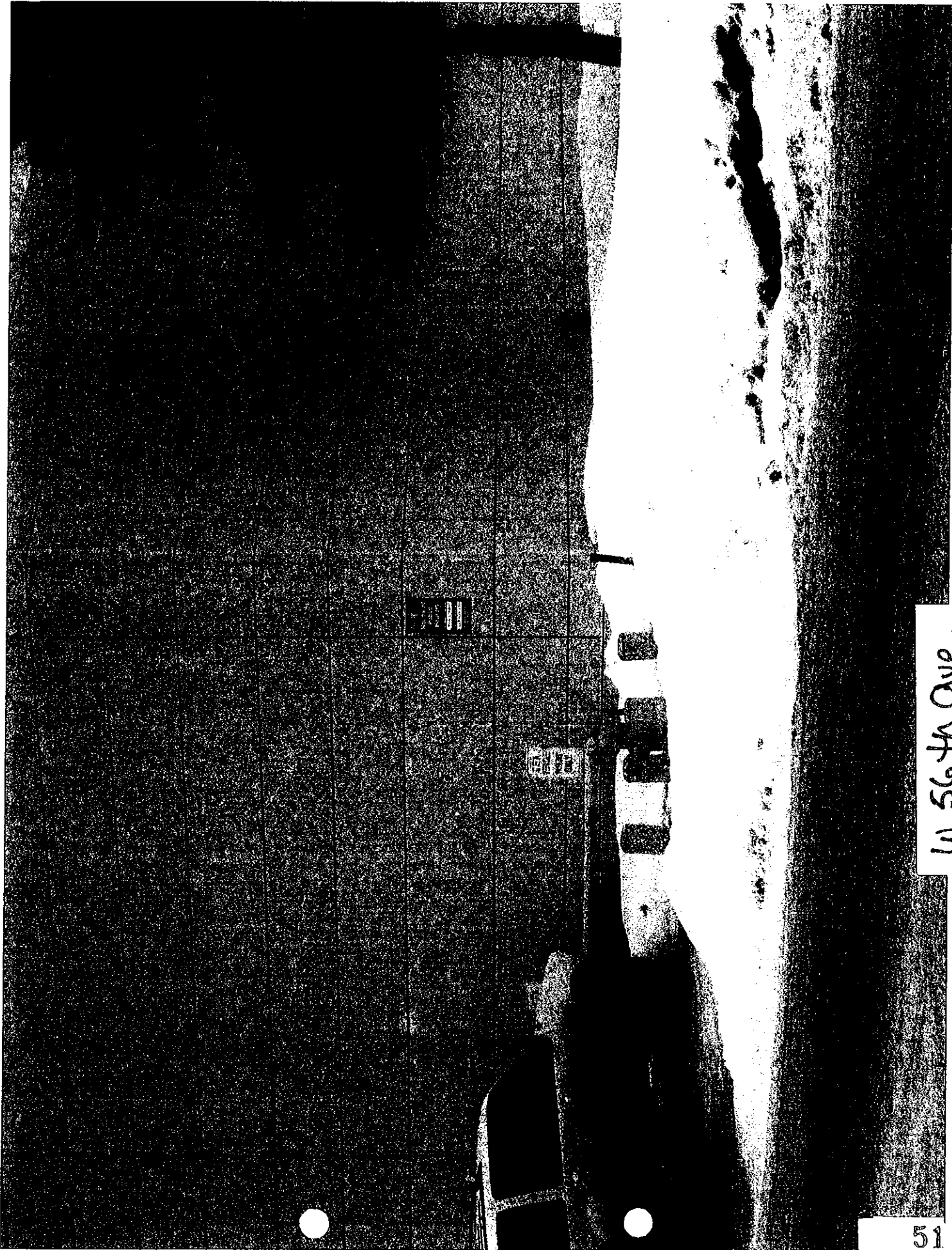
LEGAL DESCRIPTION

Tract or Lot 2
Block _____
Subdivision INTERNATIONAL INDUSTRIAL

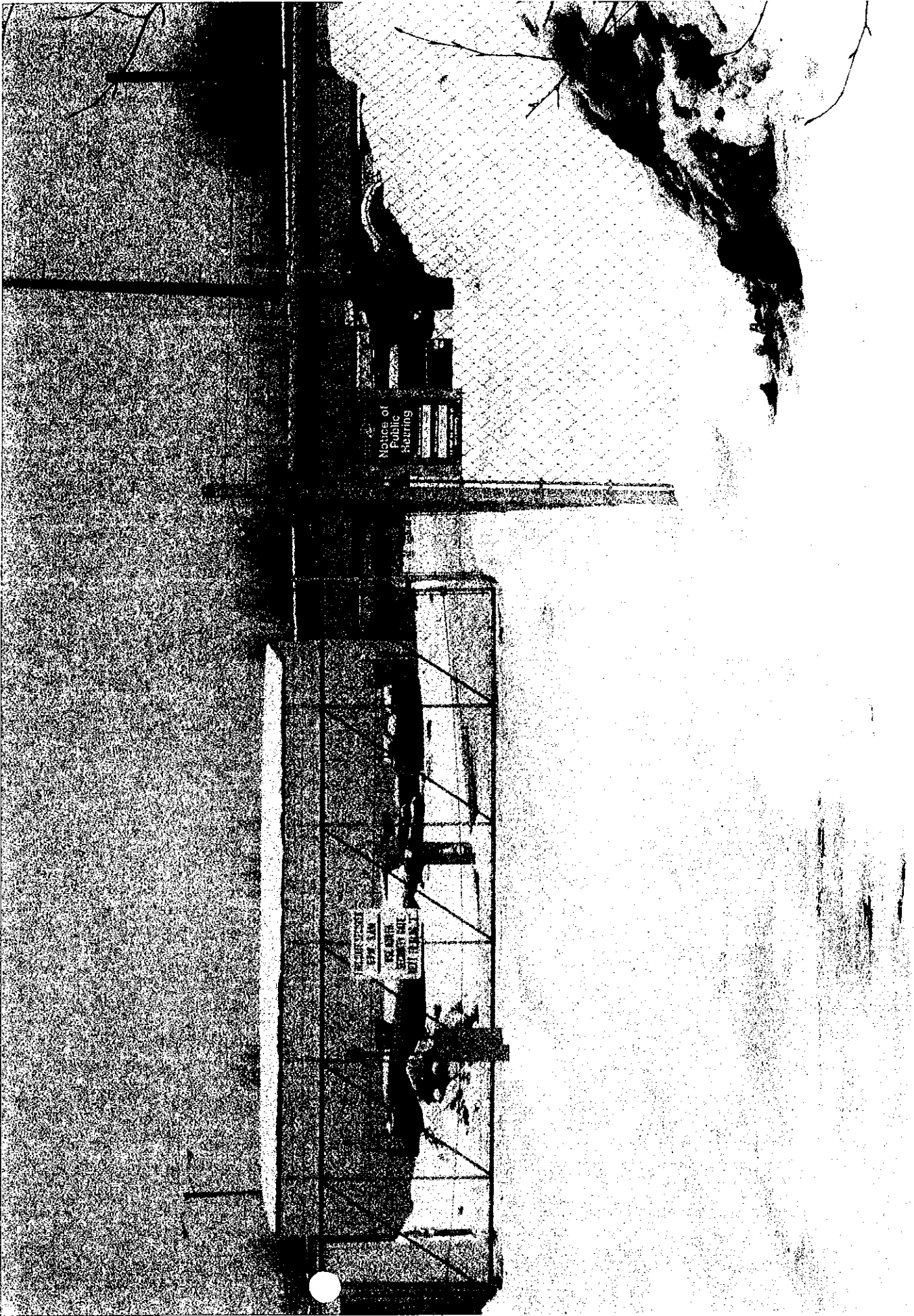
CENTER SUB



Electron Dr.



W 56th Ave



Dowling Rd.

**HISTORICAL
INFORMATION**

International Industrial Center Subdivision
 LOTS 1-4
 IN S.E. 1/4 OF 24, 25th P. 24, S. 4th E. 24, S. 4th E. 24
 T17N, R17E, S. 4th E. 24, S. 4th E. 24
 ALASKA
 COUNTY OF MATKOVSKY

NOTES
 1. The S.E. 1/4 of Section 24, Township 17N, Range 17E, S. 4th E. 24, S. 4th E. 24, is a portion of the 1957 Alaska State Land Sale, and is subject to the terms and conditions of the 1957 Alaska State Land Sale.
 2. The S.E. 1/4 of Section 24, Township 17N, Range 17E, S. 4th E. 24, S. 4th E. 24, is a portion of the 1957 Alaska State Land Sale, and is subject to the terms and conditions of the 1957 Alaska State Land Sale.
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LEGEND
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 - 120' Contour
 - 140' Contour
 - 160' Contour
 - 180' Contour
 - 200' Contour

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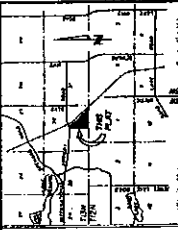
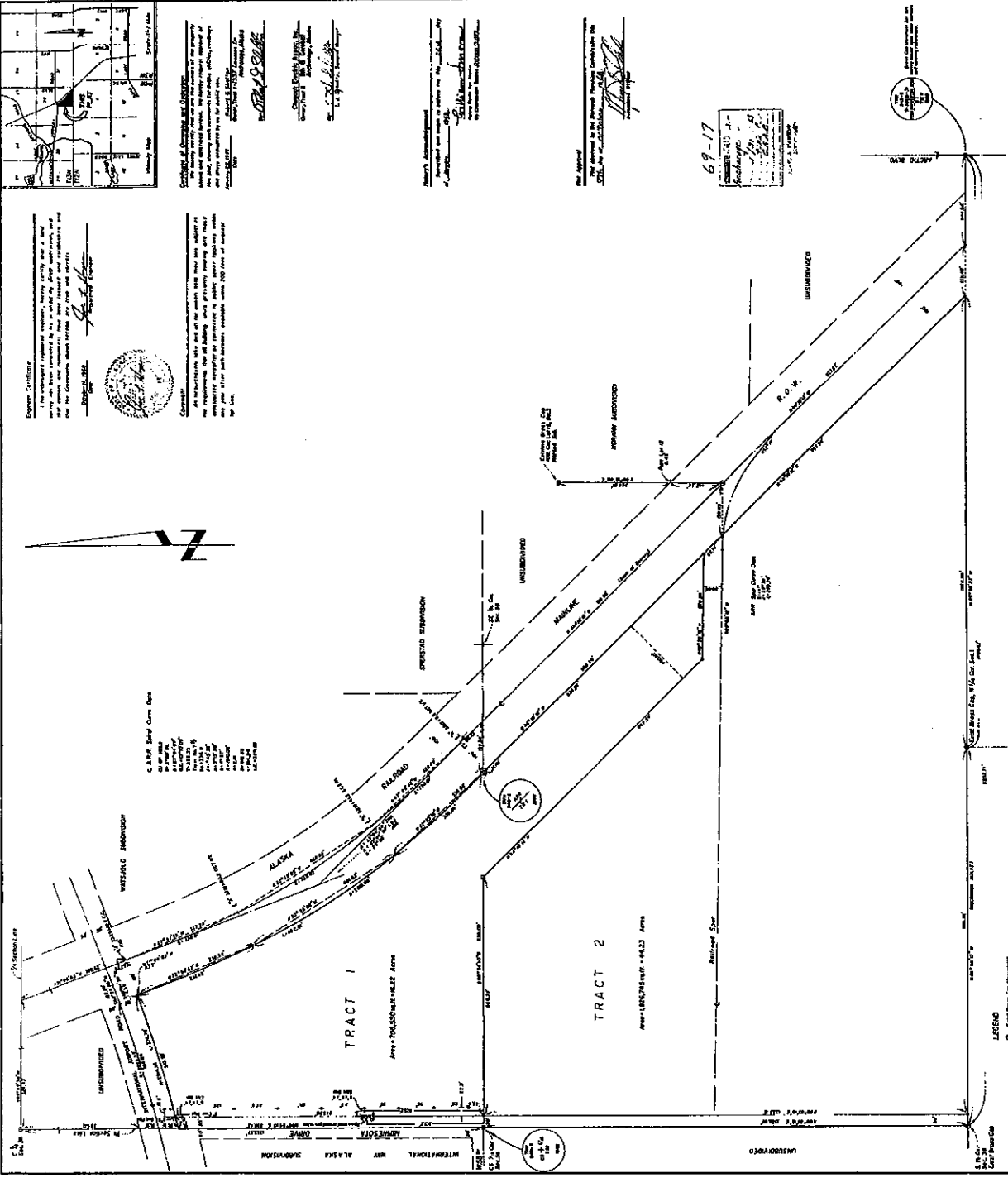
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 - 160' Contour
 - 180' Contour
 - 200' Contour



CONTRACT OF CONVEYANCE AND DEED
 This contract of conveyance and deed is made this 17th day of June, 1957, between the State of Alaska, as Grantor, and the International Industrial Center, as Grantee. The Grantor hereby conveys and warrants unto the Grantee, its heirs, assigns and assigns forever, all that certain parcel of land, to-wit: the S.E. 1/4 of Section 24, Township 17N, Range 17E, S. 4th E. 24, S. 4th E. 24, Alaska, as shown on the attached plat of subdivision, together with all the rights and appurtenances thereto in anywise by law in anywise connected with or pertaining to the same.

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CONTRACT OF CONVEYANCE AND DEED
 This contract of conveyance and deed is made this 17th day of June, 1957, between the State of Alaska, as Grantor, and the International Industrial Center, as Grantee. The Grantor hereby conveys and warrants unto the Grantee, its heirs, assigns and assigns forever, all that certain parcel of land, to-wit: the S.E. 1/4 of Section 24, Township 17N, Range 17E, S. 4th E. 24, S. 4th E. 24, Alaska, as shown on the attached plat of subdivision, together with all the rights and appurtenances thereto in anywise by law in anywise connected with or pertaining to the same.

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal INTERNATIONAL INDUSTRIAL CNTR
TR 2




Parcel 010-351-02-000
Owner CHUGACH ELECTRIC ASSOC INC



Descr VACANT LAND
Site Addr 5601 ELECTRON DR

PO BOX 196300
ANCHORAGE AK 99519 6300

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
		

Cross Reference (XRef) Type Legend
 Econ. Link Replat Uncouple
 E = Old to New R = Old to New U = Old to New
 I = New to Old F = New to Old Q = New to Old
 Renumber Combine Lease
 N = New to Old C = New to Old L = GIS to Lease
 X = Old to New P = Old to New M = Lease to GIS

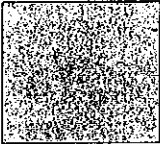
Get "Type" explanation
Bring up this form focused on the related parcel

REZONE



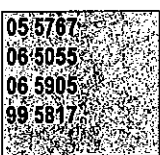
Case Number 2010-028 # of Parcels 1 Hearing Date 04/05/2010
 Case Type Rezoning to I-2 Heavy industrial district
 Legal A request to rezone approximately 44.23 acres from I-1 (light industrial district) to I-2 ((heavy industrial district). International Industrial Center Subdivision, Tract 2. Generally located south of W. 56th Avenue, North of Dowling Road, east of Electron Drive and west of the Alaska Railroad.

PLAT



Case Number Grid Proposed Lots 0 Existing Lots
 Action Type Action Date

PERMITS



Permit Number 05 5767
 Project
 Work Desc install new AC unit
 Use B BUSINESS

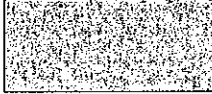
BZAP



Action No.
 Action Date Status
 Resolution Type

ALCOHOL LICENSE



Business Address Applicants Name
 License Type Conditions 
 Status

PARCEL INFORMATION

OWNER
 CHUGACH ELECTRIC ASSOC INC

PO BOX 196300
 ANCHORAGE AK 99518 6300

Deed 0000 0000000
 CHANGES: Deed Date Jan 01, 1984
 Name Date Jan 01, 1984
 Address Date Nov 24, 1986

PARCEL
 Parcel ID 010-351-02-000
 Status # 01

Renumbr ID 000-000-00-00000
 Site Addr 5601 ELECTRON DR
 Comm Concl TAKU/CAMPBELL
 Comments

TAX INFO
 2010 Tax 0.00 Balance 0.00 District 003

LEGAL
 INTERNATIONAL INDUSTRIAL CNTR
 TR 2

Unit SQFT 1,926,659
 Plat 000000
 Zone I1 Grid SW1929

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Assmt Final	2010	0	0	0
Exemptions	UTILITY			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION Legal INTERNATIONAL INDUSTRIAL CNTR TR 2	Parcel 010-351-02-000 # 01 of 01 Owner CHUGACH ELECTRIC ASSOC INC
Site Addr 5601 ELECTRON DR	PO BOX 196300 ANCHORAGE AK 99519

LAND INFORMATION

Land Use VACANT LAND
Class COMMERCIAL
Living Units 000
Community Council 026 TAKU/CAMPBELL
Entry: Year/Quality 08 1988 LAND ONLY
02 2005

Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED
Topography LOW HILLY
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

OWNER HISTORY

APPRAISAL INFORMATION

Legal INTERNATIONAL INDUSTRIAL CNTR
TR 2

Parcel 010-351-02-000

01 of 01

01

#

Property Info # Descr VACANT LAND

Site Adress 5601 ELECTRON DR

<p>Current 01/01/84 CHUGACH ELECTRIC ASSOC INC</p> <p>PO BOX 196300 ANCHORAGE AK 99519 6300</p>	<p>3rd //</p>
<p>Prev //</p>	<p>4th //</p>
<p>2nd //</p>	<p>5th //</p>

COMMENT RECEIVED AFTER THE PUBLIC HEARING

April 24, 2010

Mr. Jerry T Weaver Director
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK. 99516-6650

RECEIVED

APR 27 2010

Municipality of Anchorage
Zoning Division

Re: Case No. 2010-028
Subject: Rezoning of the Chugach Electric Association Property

Gentlemen:

I wish to be heard in opposition to Chugach Electric Association's (CEA) request for rezoning of it's property located SE of the intersection of International Road and the Minnesota By Pass your case number 2010-028. Please advise me of the next time and place where I can give my testimony.

If the CEA property is rezoned as proposed, part of CEA's plan calls for the use of helicopters to regularly (multiple times a day) land and depart this property. The Municipality of Anchorage (MOA) has a duty to advise all MOA property owners whose property lie under the CEA helicopter flight paths of the proposed threat to their peace and quiet as well as the threat of diminished property value. In addition, before approving this proposed rezoning the MOA has a responsibility to mitigate the impact of helicopter operations on the properties they intend to flyover.

CEA's present helicopter operations with multiple daily flight operations, presents a noise problem to surrounding neighborhoods. To grant CEA's request for rezoning without attempting to mitigate the impact on the adjoining community is a missed opportunity to correct a long standing problem. One way to mitigate the impact on residence is for the MOA to set minimum altitudes above the ground, as well as flight corridors and restriction on time of day flights are or are not permitted.

The MOA should take a look at its policies, rules and regulations on helicopter landing pads in the MOA. If a developer was planning to put in a runway for use by fixed wing aircraft at a location such as this, what kind of issues would the developer need to address before being given authorization to construct. Should not building a helicopter landing pad require the developer to address the same issues in order to receive the MOA's approval?

Sincerely


Merle Akers

cc: Ms. Mary Autor Senior Planner, MOA
Ms. Harriet Drummond assemblymen MOA Assembly
Mr. Breck Tostevin President Turnagain Community Council
Ms. Rene Haag President Spenard Community Council

Content ID: 009252

Type: Ordinance - AO

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 44.23 ACRES FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR TRACT 2,

Title: INTERNATIONAL INDUSTRIAL CENTER SUBDIVISION; GENERALLY LOCATED SOUTH OF INTERNATIONAL AIRPORT ROAD, EAST OF MINNESOTA BOULEVARD AND WEST OF THE ALASKA RAILROAD TRACKS (Taku Campbell/Spenard Community Councils; Planning and Zoning Commission Case 2010-028)

Author: chambersac

Initiating Dept: Planning

Date Prepared: 7/21/10 11:51 AM

Director Name: Jerry T. Weaver, Jr.

Assembly Meeting Date: 8/17/10

Public Hearing Date: 9/14/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	8/6/10 10:01 AM	Exit	Joy Maglaqui	Public	009252
MuniManager_SubWorkflow	8/6/10 10:01 AM	Approve	Joy Maglaqui	Public	009252
Legal_SubWorkflow	7/28/10 6:53 PM	Approve	Rhonda Westover	Public	009252
Finance_SubWorkflow	7/28/10 6:06 PM	Approve	Lucinda Mahoney	Public	009252
OMB_SubWorkflow	7/27/10 3:31 PM	Approve	Cheryl Frasca	Public	009252
OCPD_SubWorkflow	7/26/10 9:41 AM	Approve	Tawny Klebesadel	Public	009252
Planning_SubWorkflow	7/23/10 11:57 AM	Approve	Jerry Weaver Jr.	Public	009252
AllOrdinanceWorkflow	7/21/10 1:27 PM	Checkin	Angela Chambers	Public	009252
Planning_SubWorkflow	7/21/10 12:25 PM	Reject	Jerry Weaver Jr.	Public	009252
AllOrdinanceWorkflow	7/21/10 11:58 AM	Checkin	Angela Chambers	Public	009252