

Sand Lake Community Council

RESOLUTION 2023-01

SUBJECT: A Resolution Pertaining to MOA Planning and Zoning Case 2023- 0030, an Amendment to the Conditional Use (Grading) Permit, Tract 1, Polen Park, Tract A Lancaster Subdivision, AKA AS&G Pit

WHEREAS; Anchorage Sand & Gravel (AS&G) began filling the 80- acre Lancaster Gravel Pit in 1983 with organic fill to original ground elevations utilizing a reclamation permit.

WHEREAS; AS&G modified the permit to Conditional Use (CUP) in 2005 modifying the fill area and the approved fill height to above original ground elevations. AS&G identified site future uses as open fields, recreation areas, nurseries, greenhouses and the like.

WHEREAS; AS&G modified the CUP again in 2015 raising the fill height to a final top elevation of 162.0 with planned CUP closeout by May 2024, and with any future extension(s) in 5-year increments.

WHEREAS; AS&G modified the CUP again in 2019 to remove 8 acres from the fill site southwest quadrant to develop as housing, reducing the total fill volume by 300,000 cubic yards. The permit application indicated lower market demand for fill sites and estimated site CUP closeout in 5 years.

WHEREAS; AS&G is now requesting a new CUP modification extending the permit life by 10 years to May 2034, and filling to elevation 230.0, 68 feet (6 stories) above the current approved fill height of 162.0.

WHEREAS; The Sand Lake community has been negatively impacted over the last 40 years from fugitive dust and noise from fill activities. These fill activities diminished community quality of life and property values. The 2015 amendment increasing the fill height to 162.0 extended the future dust and noise impacts, and further degraded the Chugach Range view scape and property values. The community had the understanding that no further increase in fill height would be requested and site fill activities would cease in 2024.

NOW THEREFORE: The Sand Lake Community Council has no objections to recreational site development on the AS&G Fill site (CASE 2023-0030) provided there is no fill placed above Elevation 162.0, and the permit is extended by 5 years only, to May 2029.

Adopted, this 10th day of April, 2021 by the Sand Lake Community Council.

14 yea, 3 nay, 0 abstain

Steve Gervel

SLCC President



4/10/23