

See AO 98-54

Submitted by: Chairman of the Assembly at
the Request of the Mayor On
the Recommendation of the
Planning and Zoning
Commission

Prepared by: Department of Law

For reading: May 19, 1998

ANCHORAGE, ALASKA
AO NO. 98-54(S)

AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235(S-1) TO DELETE THE REQUIREMENTS THEREIN THAT THE ZONED PROPERTY BECOME PART OF THE MUNICIPALITY'S BUILDING SAFETY SERVICE AREA AND THAT SNOW REMOVAL AND DISPOSAL BE PROVIDED SAID PROPERTY BY SPECIAL ASSESSMENT DISTRICT AND AMENDING AO 94-235(S-1) REQUIREMENTS FOR STREET LIGHT MAINTENANCE AND OPERATION. ANCHORAGE ORDINANCE 94-235(S-1) REZONED TO PLANNED COMMUNITY DISTRICT (PC) APPROXIMATELY 530 ACRES DESCRIBED AS TRACT A OF THE POWDER RESERVE LOCATED IMMEDIATELY NORTHWEST AND SOUTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY IN EAGLE RIVER AND WITHIN PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN ALASKA.

WHEREAS, Section 3.A.1.g. of Anchorage Ordinance 94-235(S-1) lists as a Master Development Plan Standard that:

Tract A shall be annexed into the Chugiak-Birchwood-Eagle River Rural Road Service Area (AMC 27.30.215) and a special assessment district shall be created for street light maintenance, snow removal and disposal with or prior to the recordation of the first subdivision. The mill rate assessment shall be a total of 3.1 mills, including 2.1 mills for annexation to the rural road service area, 0.5 mills for snow hauling and disposal, and 0.5 mills for street light service area.

and

WHEREAS the Planning and Zoning Commission has recommended that the snow removal requirements of AO 94-235(S-1) be deleted; and

WHEREAS the Planning and Zoning Commission has recommended that incorporation of the subject into the Eagle River Street Light Service Area is a better solution to street light operation and maintenance than use of an assessment district and that AO 94-235(S-1) should be amended accordingly; and

WHEREAS, Section 3.A .h. of Anchorage Ordinance 94-235(S-1) lists as a Master Development Plan Standard that:

Tract A [of the property described in the title to this ordinance] shall be annexed into the Building Safety Service Area (AMC 27.30.040) with or prior to the recordation of the first subdivision plat;

and

WHEREAS the Planning and Zoning Commission has recommended that the present requirement of AO 94-235(S-1) that Powder Reserve Tract A be included in the Anchorage Building Safety Service Area continue to be a requirement for the development of such property; now therefore, the

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Section 3.A.1.g. of Anchorage Ordinance 94-235(S-1) is hereby amended to read as follows:

Tract A shall be annexed into the Chugiak-Birchwood-Eagle River Rural Road Service Area (AMC 27.30.215) and consolidated into the Eagle River Street Light Service Area for the operation and maintenance of street lights which shall conform to the standards for street light installations in the Municipality. [A SPECIAL ASSESSMENT DISTRICT SHALL BE CREATED FOR STREET LIGHT MAINTENANCE, SNOW REMOVAL AND DISPOSAL] with or prior to the recordation of the first subdivision. [THE MILL RATE ASSESSMENT SHALL BE A TOTAL OF 3.1 MILLS, INCLUDING 2.1 MILLS FOR ANNEXATION TO THE RURAL ROAD SERVICE AREA, 0.5 MILLS FOR SNOW HAULING AND DISPOSAL, AND 0.5 MILLS FOR STREET LIGHT SERVICE AREA.]

Section 2. That this ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 1998.

Chair of the Assembly

ATTEST:

Municipal Clerk