

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-23-02

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Department of Law
For reading: APRIL 9, 2002

Anchorage, Alaska
AO 2002- 68

AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT PLAN, ANCHORAGE MUNICIPAL CODE 21.05.030D.4., TO REMOVE APPROXIMATELY 15 ACRES OF TRACT 1B, VILLAGES VIEW ESTATES (PROPOSED LOTS 1 TO 4 OF VILLAGES VIEW ESTATES WEST, EXCLUDING TRACT A, PER ATTACHED EXHIBIT A) FROM THE AREA RECOMMENDED FOR PUBLIC SEWERAGE WITH A MINIMUM RESIDENTIAL DENSITY OF THREE DWELLING UNITS PER ACRE.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Hillside Wastewater Management Plan, Anchorage Municipal Code Section 21.05.030D.4., is hereby amended to remove approximately 15 acres of Tract 1B, Villages View Estates (proposed Lots 1 to 4 of Villages View Estates West, excluding Tract A, per attached Exhibit A) from the area recommended for public sewerage with a minimum residential density of three dwelling units per acre.

Section 2. The amendment adopted by AO 99-51 is hereby repealed.

Section 3. The amendment in Section 1. shall be subject to the following conditions:


1. The following information shall be provided to municipal On-Site Water and Wastewater Management Services (OSWWMS) for review and approval:
 - a. For each lot in the proposed subdivision, three wastewater disposal system sites shall be identified on the site plan and on the plat. In addition to the three septic sites, adequate separation from well sites shall be shown, along with building footprints and driveway areas on the site plan.
 - b. An aquifer test shall be conducted within the proposed subdivision to meet the recommendations of OSWWMS per Planning and Zoning Commission Resolution No. 2001-084.
2. To develop this property, only wastewater disposal systems that have been approved as nitrogen reducing systems by the Municipality shall be installed. These systems shall undergo yearly maintenance and approval. A note to this effect shall be placed on the final plat.

Section 4. Approval of the HWMP amendment does not presuppose approval of the proposed residential lots if it has not been satisfactorily demonstrated that the proposed development can be accommodated without adversely affecting the water quality of existing area wells and that the required number and recommended type of wastewater disposal system sites can be accommodated on each lot.

1 **Section 5.** Approval of the HWMP amendment described in Section 1. shall be null and void
2 if the conditions of approval in Section 3. have not been satisfied within 18 months of the effective
3 date of this ordinance.

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5 **Section ⁷~~6~~.** This ordinance shall be effective immediately upon passage and approval by the
6 Anchorage Assembly.

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8 PASSED AND APPROVED by the Anchorage Assembly this 23rd day of
9 April, 2002.

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11 
12 Chair

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15 ATTEST:

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20 Municipal Clerk
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*New Section 6 : There is to be no abbreviated plats
on these lots.*

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2002- 68 Title: Amending the Hillside Wastewater Management Plan, AMC 21.05.030.D.4., to Remove Approximately 15 Acres of Tract 1B, Villages View Estates, proposed Lots 1 - 4 of Villages View Estates West, excluding Tract A) from the Area Recommended for Public Sewerage and to Reduce the Required Minimum Residential Density from 3 Dwelling Units Per Acre (Planning & Zoning Case No. 2001-093)

Sponsor:
Preparing Agency Planning Department
Others Impacted

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

	FY02	FY03	FY04	FY05	FY06
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Services					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charge from Others					
Less: 7000 Charge to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:


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

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this amendment should have no significant economic impact on the private sector except for the property owner.

Prepared by: Cathy Hammond, Physical Planning Division

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Validated by OMB: 

Date: 3-14-02

Approved by: 

Date: 3/6/02

Concurred by: 

(Director, Impacted Agency)

Date: _____

Approved by: 

(Municipal Manager)

Date: 3/9/02