

ANCHORAGE, ALASKA  
AO NO. 2002-97

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY REMOVING THE  
MAP LEGEND REFERENCE TO DWELLING DENSITY ASSOCIATED WITH SEWER  
SERVICE WITHIN THE HILLSIDE WASTEWATER MANAGEMENT PLAN**

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**THE ANCHORAGE ASSEMBLY ORDAINS**

**Section 1:** That the legend and hatched area representing "Areas recommended for public sewerage at minimum densities of 3 dwelling units per acre" from the Recommended Sewerage Areas map (originally map 9) of the Hillside Wastewater Management Plan is removed.

**Section 2:** That the following interim measure is implemented:

A. The Assembly finds the current Hillside Wastewater Management Plan no longer adequately addresses proposed residential development in areas governed by the Plan and that the public health, safety, and welfare is not well served if new residential development is prevented or proceeds while corrective amendments to the Plan are considered in the normal course of administrative review and initial review by the Planning and Zoning Commission. Accordingly, this ~~interim~~ Measure serves those interests.

~~B. This ordinance and the amendment to the Hillside Wastewater Management Plan set forth in Section 1 above shall become effective immediately upon passage and approval of this ordinance and shall remain in effect until October 31, 2002 unless repealed before that date by the Assembly.~~

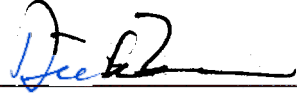
~~C. Immediately upon enactment of this ordinance, the Director of Community Planning shall submit this ordinance to the Planning and Zoning Commission for its review and recommendation as allowed under 21.10.015 and other provisions of this Title. The Commission's public hearing and final action on this ordinance together with preparation of its resolution, minutes and complete packet shall be completed in such time as to enable the Assembly to conduct a public hearing on or before October 31, 2002 and decide whether, based on the public testimony given, the staff analysis, and the recommendation of the Planning and Zoning Commission, to make permanent the amendment to the Hillside Wastewater Management Plan set forth in Section 1 above.~~

~~D. This ordinance shall be formally noticed and scheduled for Public Hearing by the Assembly as a permanent enactment of the Anchorage Assembly its regular meeting occurring immediately before October 31, 2002.~~

1           **Section 3:** That this ordinance shall take effect immediately upon passage and  
2 approval

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4           PASSED AND APPROVED by the Anchorage Assembly this 19<sup>th</sup> day of  
5 November, 2002.

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Chair

ATTEST:

  
Municipal Clerk

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

AO Number: 2002-97

Title: Removing the Map Legend Reference to Dwelling Density Associated with  
Sewer Service Within the Hillside Wastewater Management Plan

Sponsor: Assemblymember Tremaine

Preparing Agency: Department of Assembly

Others Impacted: AWWU/Planning

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**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

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	<u>FY02</u>	<u>FY03</u>	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

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Add: 6000 Charges from Others

Less: 7000 Charges to Others

<b>FUNCTION COST:</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
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**REVENUES:**

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**CAPITAL:**

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**POSITIONS: FT/PT and Temp**

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

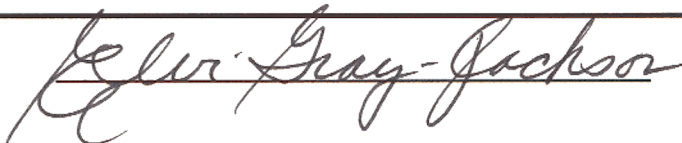
Potentially, more land could be available for residential use which would increase the Municipality's tax base.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Enactment of AO 2002-97 will have the potential of stimulating local development by making more land available for residential use for a lower development cost.v

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Prepared by:



Telephone:

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Approved by:

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Director/Municipal Clerk

Date:

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**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**NO. AM 667-2002**

**Meeting Date: July 23, 2002**

**From:** Assemblymember Tremaine  
**Subject:** AO 2002-97 - REMOVING THE MAP LEGEND REFERENCE TO DWELLING DENSITY ASSOCIATED WITH SEWER SERVICE WITHIN THE HILLSIDE WASTEWATER MANGEMENT PLAN

The Hillside Wastewater Management Plan (HWWMP) was implemented by AO 82-52 on May 18, 1982. The plan governs septic systems and recommends parcels for public sewerage in the area generally south of Abbott Road and east of the Seward Highway. Some of the parcels recommended for sewerage are also recommended for rezoning to higher density of a minimum three dwelling units per acre. In addition, the plan addresses buffering between urban and rural residential areas. This part of the plan was later incorporated into AMC 21.45.200.

Since 1982 several parcels have been added to the area suitable for sewerage. In most cases the parcel owners have requested and been granted densities less than three dwelling units per area. In one case an area was removed from the area to be served by sewer. In recent years requests have increased to include parcels into the sewerage area. As property values and housing choices have changed, there have also been property owners desiring sewerage at densities of one or fewer dwelling units per acre.

The 2020 Comprehensive Plan envisions maintaining the rural character of new subdivisions along the hillside (Policy #13)<sup>1</sup>. Much of the undeveloped land in south Anchorage is geophysically challenged with steep slopes, shallow bedrock, and/or wet soils.

In order to accommodate continued development along the hillside in a manner in keeping with local geophysical constraints, the 2020 Comprehensive Plan, and neighborhood development patterns it is necessary to remove the recommendation for increased density attached to sewerage in some areas. This course of action is recommended by five community councils affected by the HWWMP and by HALO, the group representing land owners on the hillside.

Approval of AO 2002-97 is recommended..

Respectfully submitted,

Dick Tremaine  
Assemblymember

AO 2002-97

EGJ/2002AMS/AM39

<sup>1</sup> New rural residential subdivisions shall be designed to: a) Maintain the rural character of the area; b) Link to existing adjacent road and trail systems; c) Protect, maintain, or avoid sensitive environmental areas (wetlands, steep slopes, drainage ways, unsuitable soils, geohazard areas; and, d) Incorporate wildland fire safety design standards.

**Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
AGENDA DOCUMENT CONTROL SHEET**

*Ad 2002 97*

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b> July 15, 2002
	An Ordinance Removing the Map Legend Reference to Dwelling Density	<b>INDICATE DOCUMENTS ATTACHED</b> AO/AM/SEE
	Associated With Sewer Service Within the Hillside Wastewater Management Plan	
<b>2</b>	<b>DEPARTMENT NAME</b> Assembly	<b>DIRECTOR'S NAME</b> Greg Moyer
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b>
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b> <b>DATE</b>
	<b>Mayor</b>	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	<b>Municipal Manager</b>	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	<b>Municipal Attorney</b>	
	<b>Municipal Clerk</b>	
	Other	
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENTS</b>	
	<i>Introduced by title only 6/15/02</i>	
<b>6</b>	<b>ASSEMBLY MEETING DATE</b> <i>6/15/02</i>	<b>7 PUBLIC HEARING DATE REQUESTED</b> <i>7/23/02</i>