

*Postponed indefinitely*  
*7/23/02*

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: JUNE 25, 2002

ANCHORAGE, ALASKA  
AO 2002- 98<sup>7</sup>

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE  
REZONING OF APPROXIMATELY 75 ACRES FROM R-6 (SUBURBAN  
RESIDENTIAL - LARGE LOT) ZONING DISTRICT TO PC (PLANNED  
COMMUNITY) ZONING DISTRICT FOR THE E ½, NW ¼, SW ¼, NW ¼, THE NE ¼,  
SW ¼, NW ¼, THE S ½, SW ¼, NW ¼, AND THE SE ¼, NW ¼, SECTION 21, T12N,  
R3W, S.M., AK, GENERALLY LOCATED ON THE SOUTH EAST CORNER OF  
LAKE OTIS PARKWAY AND EAST 112<sup>TH</sup> AVENUE.

(Huffman/O'Malley Community Council; Case 2002-011)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described  
property as PC (Planned Community) zone:

The East half of the Northwest quarter of the Southwest quarter of the Northwest quarter  
(E ½, NW ¼, SW ¼, NW ¼), the Northeast quarter of the Southwest quarter of the  
Northwest quarter (NE ¼, SW ¼, NW ¼), the South half of the Southwest quarter of the  
Northwest quarter (S ½, SW ¼, NW ¼), and the Southeast quarter of the Northwest quarter  
(SE ¼, NW ¼), Section 21, T12N, R3W, S.M., AK; consisting of 75 acres as shown on  
Exhibit A.

Section 2. Design Standards.

A. All Development Areas, as shown on Exhibit B, shall be subject to the following  
design standards:

1. *Neighborhood parks.* The development shall feature one or several  
miniparks, squares, or play lot open spaces for neighborhood children, with  
at least one to be provided in Development Area 3, subject to the following:

a. Each space shall be a minimum of 2,500 square feet in size, centrally  
located and easy for subdivision residents to walk to, in a location  
that is attractive for staying, congregating, or active play.

b. Land designated for a neighborhood park such as a square, mini-  
park, or play lot shall be compact, continuous, and bordered on at  
least two sides by streets.

c. Neighborhood parks shall be under the ownership, control and management of the Homeowner's Association.

d. Neighborhood parks shall be usable open space, as defined in AMC 21.35.020.B.

2 *Greenbelt areas.* Greenbelt areas at the periphery of the development shall meet or exceed the Transition and Buffering Standards for buffering adjacent to urban and rural residential lots in AMC 21.45.200.

3. *Private fences and walls bordering parks and open spaces.* Fences and walls in private yards that border on parks or greenbelts shall be open style fences (e.g. post and rail). Opaque fences and walls (e.g. privacy fences) shall not be erected in yards bordering parks and open spaces.

4. *Short blocks and grid of streets.* Street block lengths between road intersections shall be a maximum of 800 feet, where possible.

5. *Continuous network of pedestrian walks and paths.* A sidewalk or trail shall be provided along the side of any roadway where front entrances to residences front the street.

6. *Greenbelt trail connectivity.* Development Area 5 shall provide a loop of pedestrian trails around the periphery of the subdivision, with connections to Development Areas 1, 2 and 3, to Development Area 4 where possible, and to neighboring streets and subdivisions.

7. *Street design.* In addition to a minimum of two 12-foot wide travel lanes and one 8-foot wide parking lane, all public rights-of-way shall have a minimum of the following: a 5-foot wide sidewalk with a 3-foot to 5-foot border area or grass strip provided between the street edge of the sidewalk and the roadway curb face. Street edges shall be protected by vertical curbs on central streets, except that rolled curbs are allowed in Development Area 3. The final Master Plan may propose narrower streets with wider sidewalk setbacks and swales to provide Best Management Practices to address run-off. These standards shall not apply where a greenbelt borders the street.

8. *Outdoor lighting.* The developer shall work with the municipal traffic engineer to provide fixtures and lighting levels that will avoid trespass light, skyglow, or glare. Lighting fixtures shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.

- 1           9.     *Slopes.* Working slopes within the pit at the exterior boundaries of  
2                 excavation established in the final site plan shall be no steeper than 1½:1.  
3                 Final restoration slopes within the pit shall be no steeper than 2:1.

4     **Section 3.** Plat Notes

5     Any subsequent plats shall include language referencing the adjacent airport, to read “The  
6     subject property is located adjacent to Sky Harbor Airport, and is subject to present and  
7     future airport noise which may be bothersome to users of the property. These noise  
8     impacts may change over time by virtue of: greater numbers of aircraft departures and  
9     arrivals; louder aircraft; seasonal and time-of-day operational variations; changes in airport;  
10    aircraft and air traffic control operating procedures; airport layout changes; and changes in  
11    the property owner’s personal perceptions of the noise exposure and his/her sensitivity to  
12    aircraft noise.”

13   **Section 4.** Development Area 1

14   A.     *Intent.* Development Area 1 is intended for single-family residential uses.  
15             Development Area 1 will be developed with no more than 28 dwelling units.

16   B.     *Permitted principal uses and structures.* Permitted principal uses and structures are  
17             as follows:

18         1.     Single-family dwellings. Only a single principal structure may be allowed on  
19                 any lot or tract.

20         2.     Parks, playgrounds and play fields.

21   C.     *Permitted accessory uses and structures.* Permitted accessory uses and structures  
22             are as follows:

23         1.     Accessory uses incidental to any of the principal uses listed in subsection B  
24                 of this section.

25         2.     Home occupations, subject to provisions of the supplementary district  
26                 regulations.

27         3.     Noncommercial greenhouses, gardens, storage sheds, garden sheds and  
28                 toolsheds and private barbecue pits.

29         4.     Private garages.

30         5.     The outdoor harboring or keeping of dogs, animals in a manner consistent  
31                 with the requirements of all other titles of this Code.

6. Family care.

7. Bed and breakfast with three or less guestrooms.

8. Bed and breakfast with four guestrooms only by administrative site plan review.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage or use of mobile homes or Quonset huts.

2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

	Lot area (square feet)	Lot width (feet)
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1.	6,000	50
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G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: Ten feet, except as provided in the supplementary district regulations.

2. Side yard: Five feet.

3. Rear yard: Ten feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is as follows:

1

I. *Maximum height of structures.*

1. 30 feet.

J. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

L. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

M. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

N. *Design standards.*

1. *Single family residential appearance and function.* The private lots and residences must be designed to appear as single-family residences compatible with the surrounding neighborhood.

**Section 5.** Development Area 2.

A. *Intent.* Development Area 2 is intended for single-family development. Development Area 2 will be developed with no more than 151 dwelling units.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract.

2. Parks, playgrounds and play fields, in keeping with the character and requirements of the district.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Accessory uses incidental to any of the principal uses listed in subsection B of this section.

2. Home occupations, subject to provisions of the supplementary district regulations.
3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds and private barbecue pits.
4. Private garages.
5. The outdoor harboring or keeping of dogs, animals in a manner consistent with the requirements of all other titles of this Code.
6. Family care.
7. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from the property line.
8. Bed and Breakfast with three or less guest rooms.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

- 1 Storage or use of mobile homes or Quonset huts.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.*

1. *Lot area (square feet)*                      *Lot width (feet)*

6,000	50
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3. *Mix of residential lot sizes.* No more than 50% of the individual private lots may have a lot area of less than 7,000 square feet and lot width of less than 60 feet.

4. *Incentives for garage placement and design.* Up to 75% of individual private lots may have a lot area of less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that allowed in subsection F.3. above) reduce the visual prominence of garage doors and paved parking through the following measures:

a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling, and;

b. The garage door wall is no closer to the street than the dwelling's front door, or front edge of a covered entry porch, and;

c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: 20 feet.

2. Side yard: 5 feet.

3. Rear yard: 10 feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent.

I. *Maximum height of structures.* No portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports, which are not an integral part of a principal structure, shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height.

J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

**Section 6.** Development Area 3.

A. *Intent.* Development Area 3 will be developed with single-family or duplex dwelling units. Development Area 3 will be developed with no more than 192 dwelling units.

1 B. *Permitted principal uses and structures.* Permitted principal uses and structures are  
2 as follows:

- 3 1. Single-family and two-family dwellings. More than one principal structure  
4 may be allowed on any lot or tract.
- 5 2. Parks, playgrounds and play fields, in keeping with the character and  
6 requirements of the district.
- 7 3. Family residential care.

8 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures  
9 are as follows:

- 10 1. Accessory uses incidental to any of the principal uses listed in subsection B  
11 of this section.
- 12 2. Home occupations, subject to provisions of the supplementary district  
13 regulations.
- 14 3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and  
15 toolsheds and private barbecue pits.
- 16 4. Private garages.
- 17 5. The outdoor harboring or keeping of dogs, animals in a manner consistent  
18 with the requirements of all other titles of the Code.
- 19 6. Family care.
- 20 7. Private storage in yards of noncommercial equipment, including  
21 noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe  
22 and orderly manner and separated by at least five feet from the property line.
- 23 8. Bed and Breakfast with three or less guest rooms.

24 D. *Conditional uses.* Subject to the requirements of the conditional use standards and  
25 procedures of this title, the following uses may be permitted:

- 26 1 Utility substations.

27 E. *Prohibited uses and structures.* The following uses and structures are prohibited:

- 28 1 Storage or use of mobile homes or Quonset huts.



2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

**F. Minimum lot requirements.**

1	Use	Lot area (square feet)	Lot width (feet)
Single family	6,000	50	
Two family	6,000	50	

**G. Minimum yard requirements.** Minimum yard requirements are as follows:

4. Front yard: 20 feet.  
 5. Side yard: 5 feet.  
 6. Rear yard: 10 feet.

**H. Maximum lot coverage by all buildings.** Maximum lot coverage by all buildings is 40 percent.

**I. Maximum height of structures.** No portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports, which are not an integral part of a principal structure, shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height.

**J. Signs.** Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

**K. Parking.** Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

**L. Design standards.** At least 75% of the dwellings, including all dwellings along the central east-west street and the south east-west street, as shown on the Master Plan, shall have front entries and yards oriented toward the public street with the sidewalk and receive off-street parking and garage access to the rear of the building via an alley.

**Section 7.**     Development Area 4.

2     A.     *Intent.* Development Area 4 is intended to create a buffer required by the Hillside  
3           Wastewater Management Plan. Development Area 4 will be developed with no  
4           more than 20 dwelling units.

5     B.     *Permitted principal uses and structures.* Permitted principal uses and structures are  
6           as follows:

7           1.     Single-family and two-family dwellings. Only a single principal structure  
8           may be allowed on any lot or tract.

9           2.     Parks, playgrounds and play fields, in keeping with the character and  
10          requirements of the district.

11          3.     Family residential care.

12     C.     *Permitted accessory uses and structures.* Permitted accessory uses and structures  
13           are as follows:

14          1     Accessory uses incidental to any of the principal uses listed in subsection B  
15          of this section.

16          2.     Home occupations, subject to provisions of the supplementary district  
17          regulations.

18          3.     Noncommercial greenhouses, gardens, storage sheds, garden sheds and  
19          toolsheds and private barbecue pits.

20          4.     Private garages.

21          5.     The outdoor harboring or keeping of dogs, animals in a manner consistent  
22          with the requirements of all other titles of this Code.

23          6.     Family care.

24          7.     Private storage in yards of noncommercial equipment, including  
25          noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe  
26          and orderly manner and separated by at least 25 feet from the property line.

27          8.     Bed and Breakfast with three or less guest rooms.

28     D.     *Conditional uses.* Subject to the requirements of the conditional use standards and  
29           procedures of this title, the following uses may be permitted:

1 Utility substations.

2 E. *Prohibited uses and structures.* The following uses and structures are prohibited:

3 1. Storage in connection with trade, service or manufacturing activities.

4 2. Storage or use of mobile homes or Quonset huts.

5 3. Any use which causes or may reasonably be expected to cause excessive  
6 noise, vibration, odor, smoke, dust or other particulate matter, toxic or  
7 noxious matter, humidity, heat or glare at or beyond any lot line of the lot on  
8 which it is located. The term "excessive" is defined for the purpose of this  
9 subsection as to a degree exceeding that generated by uses permitted in the  
10 district in their customary manner of operation, or to a degree injurious to  
11 the public health, safety, welfare or convenience.

12 F. *Minimum lot requirements.*

13	1. Use	Lot area (square feet)	Lot width (feet)
14	Single family	20,000	120

15 G. *Minimum yard requirements.* Minimum yard requirements are as follows:

16 2. Front yard: 25 feet.

17 3. Side yard: 10 feet.

18 4. Rear yard: 20 feet.

19 H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is  
20 30 percent.

21 I. *Maximum height of structures.* Maximum height of structures is 35 feet.

22 J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the  
23 provisions of the supplementary district regulations.

24 K. *Parking.* Adequate off-street parking shall be provided in connection with any  
25 permitted use, subject to the provisions of the supplementary district regulations.

26 Section 8. Development Area 5.

27 A. *Intent.* Development Area 5 is designated open space area. This area will be under  
28 the control and management of the Homeowner's Association. The uses within the

open space area will be trails and amenities such as lighting, landscaping and other uses as determined by the Homeowners Association that reflect open space. There are no dwelling units in Development Area 5.

**Section 9.** Effective clause.

**A.** This rezoning shall not become effective until

1. A final traffic impact analysis has been reviewed and accepted by the Traffic Engineering Department. The proposed development shall adhere to the requirements of the final, approved traffic impact analysis;

2. This rezoning shall not become effective until a final Master Plan has been reviewed and approved by the Planning and Zoning Commission through a public hearing site plan review process. The final Master Plan shall address the general design standards, design standards for each development area, and recommendations from the approved traffic impact analysis, including, but not limited to, the following:

a. Vehicular circulation system, including peripheral and interior roads, and major access points;

b. Parking areas, loading areas and storage areas, including snow storage and service areas;

c. Pedestrian circulation system, showing sidewalks, trails and paths, and their relation to adjacent pedestrian circulation facilities;

d. Open space and other common facilities;

e. Landscaping, including a tree and shrub list for common open space and park areas, and buffering;

f. Location and use of structures, to include the building footprint locations, setbacks, number of dwelling units by structure, number of dwelling units per gross and net acres, and the total number of dwelling units;

g. Phasing plan of development;

h. Structure elevations, to be used as samples to reflect and clarify the required design standards for the overall site and development area;

i. Treatment plan for water run-off.

3. The final maximum density for this development shall be determined during the final Master Plan review, however the minimum density shall not be less than three (3) dwelling units per acre. The maximum density shall not be greater than four and a half (4.5) dwelling units per acre. The final Master Plan shall substantially conform to the concept plan approved herein by the Commission, but shall have the flexibility to modify the road locations, and minor modifications to the Development Areas as necessary to ensure that any recommendations from the final approved traffic impact analysis and modifications by the Commission can occur.

- a. Size of Development Areas (DA), and related densities per Development Area (DA), shall conform to the table below:

	DA 1	DA 2	DA 3	DA 4	
Total Acreage	6	22	11	10	
Maximum Units	28	151	192	20	N/A
Maximum Density Permitted per Development Area	4.16	6.875	17.45	2	N/A

4. Prior to submittal of the final Master Plan for review, resolve with staff and the appropriate State and Federal wildlife protection agencies, the need and the means, if needed, for protecting any Bank Swallows.

5. The final Master Plan and final Traffic Impact Analysis must be approved by the approving authority within two (2) years of the date of approval of this ordinance.

#### Section 10. Restoration plans.

- A. The final Master Plan will serve as the site restoration and redevelopment plan for this natural resource extraction site, as required by AMC 21.55.090. All rights to conduct the natural resource extraction operations on the petition site are hereby extinguished. This restoration and redevelopment plan will apply to both of the following portions of the petition site: a 70-acre non-conforming natural resource extraction operation legally described as the NE ¼, NW ¼, the NE ¼, SW ¼, NW ¼, and the S ½, SW ¼, NW ¼, Section 21, T12N, R3W, S.M., AK, via Planning and Zoning Commission Resolution 30-78A, including a 5-acre tract not included in the above noted resolution, but also used for natural resource extraction, legally described as the E ½, NW ¼, SW ¼, NW ¼, Section 21, T12N, R3W, S.M., AK. The Development Area plans,

approved under AMC 21.40.250.D, shall substantially conform to the approved final Master Plan.

**B.** The petition site has been voluntarily brought forward to the Municipality for abandonment of the natural resource extraction/gravel pit operations and restoration of the site, in accordance with AMC 21.55.090. If the rezoning does not become effective, and no final Master Plan approved, the petition site must be restored through an alternate restoration plan to be approved by the Commission. This alternate plan must be approved by the Commission upon the date at which the effective date time frame for this rezoning expires.

**Section 11.** The Director of the Planning Department shall change the zoning map accordingly.

**Section 12.** This ordinance shall become effective within ten (10) days after the Planning Director has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within one-hundred and twenty (120) days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Planning Director shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST: \_\_\_\_\_

Chairman

\_\_\_\_\_  
Municipal Clerk

(2002-011) (Tax ID. No. 015-271-02 and -03)



**July 21, 2002**

**TO: Chairman Dick Traini  
Anchorage Municipal Assembly**

**FROM: Robin Ward**

**RE: 2002-98 Tulin Gravel Pit Rezone**

**M.O.A  
2002 JUL 22 AM 8:54  
CLERKS OFFICE**

**I would respectfully request the withdrawal of this ordinance. The neighbors surrounding this property have expressed such displeasure with Development Area Three, which would allow attached housing, that this rezone application has become a hurdle too large to jump. Because they have filed a formal protest of the Planning and Zoning recommendation, I do not feel that it is feasible to gain approval. The Municipal Attorney's office has also created a substitute ordinance that would cause the developer damaging effects on the future development.**

**On July 19, 2002 I applied for a new rezone that would create all R-1 and R-7 lots, which is what the neighborhood wants. I feel that I can work with the community council to achieve a desired goal for all parties with this new application.**

**Please support this withdrawal. If this ordinance is not withdrawn and is voted down, it would mean that I could not re-apply for a rezone for one year. The developer has significant time and money into this property transaction due to current delays and would likely loose it all if delayed for another year.**

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

*AO 2002-98*

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b> <i>6-13-02</i>
	<i>Zoning Map Amendment - 75 acres from R-6 to PC (S.E. Corner of Lake Otis Pkwy &amp; E. 112<sup>th</sup> Ave)</i>	INDICATE DOCUMENTS ATTACHED
		<i>AO</i>
<b>2</b>	<b>DEPARTMENT NAME</b> Assembly	<b>DIRECTOR'S NAME</b> Dick Traini
<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>
	Mayor	
	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	
	Municipal Attorney	
	Municipal Clerk	
	Other	
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENTS</b>	
	<i>P.F. Introduction</i>	
<b>6</b>	<b>ASSEMBLY MEETING DATE</b> <i>6-25-02</i>	<b>7</b>
		<b>PUBLIC HEARING DATE REQUESTED</b> <i>7-16-02</i>

M.C.A.  
 2002 JUN 13 PM 1:51  
 CLERK'S OFFICE