

*Postponed Indefinitely 2/11/03*

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Police and Planning  
Departments  
For reading: January 14, 2003

Anchorage, Alaska  
AO 2003-3

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION  
21.40.020D.7 TO ADD IMPOUND YARDS OWNED BY THE GOVERNMENT AS A  
CONDITIONAL USE IN THE PLI PUBLIC LANDS AND INSTITUTIONS DISTRICT.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code section 21.40.020D.7 is hereby amended to read as  
follows: *(the remainder of the section is not affected and therefore is not set out)*

**21.40.020      PLI Public Lands and Institutions District**

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

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7. Governmental service shops, maintenance and repair centers, [AND]  
equipment storage yards and impound yards owned by the government.

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**Section 2.** This ordinance shall be effective immediately upon passage and approval by the  
Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this                      day of  
\_\_\_\_\_ 2003.

\_\_\_\_\_  
Chair

ATTEST:

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

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

AO Number: 2003- 3

Title: Ordinance amendment to allow governmental impound yards in the PLI  
Zoning District as a conditional use.

Sponsor:

Preparing Agency: Planning Department

Others Impacted: Anchorage Police Department

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**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

	<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>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					
<b>PUBLIC SECTOR ECONOMIC EFFECTS:</b>					

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

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the private sector.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator

Telephone: 343-7939

Validated by OMB: 

Date: 12-23-02

Approved by:   
(Director, Preparing Agency)

Date: 12-16-02

Concurred by: \_\_\_\_\_  
(Director, Impacted Agency)

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
(Municipal Manager)

Date: \_\_\_\_\_



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 20-2003

Meeting Date: January 14, 2003

From: Mayor

Subject: AO 2003- 3

Planning and Zoning Commission Recommendation on an Ordinance Amendment to Allow Impound Yards in the PLI Zoning District.

1  
2 This ordinance amendment has been requested by the Anchorage Police Department (APD) to allow  
3 impound yards as a conditional use in the PLI zoning district. APD has an impound yard located  
4 west of the transit facilities at 3500 Tudor Road. APD would like to have the impound yard  
5 adjacent to its present facilities east of Bragaw Street and south of Tudor Road in the long term.  
6

7 Staff believes this to be an appropriate amendment to the Municipal Code in allowing governmental  
8 impound yards as a conditional use in the PLI zoning district. Applications for a conditional use will  
9 have to meet the standards of AMC 21.15.030 for conditional uses. Presently, the PLI zoning  
10 district allows numerous conditional uses, and this proposed use can be effectively regulated in the  
11 conditional use process.  
12

13 There were no objections from the review agencies and one objection from the Northeast  
14 Community Council. The Planning and Zoning Commission unanimously supported the ordinance  
15 amendment.  
16

17 Approval of the ordinance is recommended.

Reviewed by:

Harry J. Kielsing Jr.  
Municipal Manager

Reviewed by:

Craig E. Campbell, Executive Director  
Office of Planning, Development, and Public Works

Respectfully submitted,

George P. Wuerch  
Mayor

Prepared by:

Susan R. Fison, Director  
Planning Department

**DRAFT**

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2002-086**

**A RESOLUTION RECOMMENDING APPROVAL TO THE ASSEMBLY OF AN ORDINANCE AMENDMENT TO ANCHORAGE MUNICIPAL CODE SECTION 21.40.020 D. 7 WHICH WILL ALLOW GOVERNMENT IMPOUND YARDS AS A CONDITIONAL USE IN THE PLI ZONING DISTRICT.**

**(Case 2002-217)**

**WHEREAS, the Anchorage Police Department (APD) has requested an ordinance amendment to allow impound yards as a conditional use in the PLI zoning district; and**

**WHEREAS, notices were published, and a public hearing was held on December 2, 2002.**

**NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:**

- A. The Commission makes the following findings of fact:**
- 1. Governmental impound yards will have to meet the standards of AMC 21.15.030 for conditional uses.**
  - 2. The PLI zoning district allows numerous conditional uses, and this proposed use can be effectively regulated in the conditional use process.**
  - 3. There were no objections from the review agencies and one objection from the Northeast Community Council.**
  - 4. The Planning Department recommended approval of the ordinance amendment and indicated they could be effectively regulated as a conditional use.**
  - 5. The Commission recommends approval to the Assembly of the ordinance amending the right-of-way acquisition procedures of AMC 21.40.020 D. 7.**

Planning and Zoning Commission  
Resolution 2002-086  
Page 2

PASSED AND APPROVED by the Municipal Planning and  
Zoning Commission this 2nd day of December 2002.

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Susan R. Fison  
Director

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Daphne Brown  
Chair

(Case 2002-217)

jw

Amendment

AYE: Starr, Adams, Jones, Knepper, Klein

NAY: Klinkner, Brown

PASSED

COMMISSIONER KLEIN stated there was significant effort when this site was originally developed to eliminate clutter and that concept is followed up with this approval.

Main Motion

AYE: Starr, Adams, Klinkner, Brown, Jones, Knepper, Klein

NAY: None

PASSED

2.      2002-217                      Municipality of Anchorage. An ordinance amending  
AMC 21.40.020.D.7 to add Impound Yards as a  
Conditional Use under PLI.

Staff member ANGELA CHAMBERS explained the Anchorage Police Department (APD) requested this ordinance amendment. The main issue that brought this forward is the fact there is an impound yard at the 3500 Tudor Road facility and the APD wishes that it be located adjacent to their existing facilities. These yards would look better if regulated as a conditional use. The Department found this to be an appropriate amendment to the code. There are numerous allowed and conditional uses in the PLI district and this use has no more impact than others. She noted that the work done on the vehicle storage and ministorage ordinance recommends that a standalone vehicle storage use be a conditional use in other zoning districts. That ordinance will be heard by the Commission in January 2003.

COMMISSIONER KLINKNER asked if item D.7 of the ordinance would be applicable only to publicly owned and operated and not privately-owned facilities. MS. CHAMBERS stated she would interpret the proposed language in that fashion.

The public hearing was opened and closed without comment.

COMMISSIONER KLINKNER moved to recommend approval of the ordinance amendment to the Assembly.

COMMISSIONER STARR seconded.

COMMISSIONER KLINKNER supported the motion because many of the other uses permitted as conditional uses in this zoning district are similar in nature to an impound yard. He shared Staff's interpretation that the word "governmental" modifies all the uses permitted in this amendment so that only government-owned facilities would be permitted by this clause.

COMMISSIONER ADAMS asked whether it might be prudent to change the language in D.7 to read "Service shops, maintenance and repair centers, equipment storage yards and impound yards owned by the government." This was accepted as a friendly amendment.

AYE: Starr, Adams, Klinkner, Penney, Brown, Jones, Knepper, Klein  
NAY: None

PASSED

3.      2002-218                      Til Wallace. Site plan review for a natural resource extraction. Skookum Knoll Subdivision, 20 lots and McKinley Heights, 3 lots. Located southeast of Canyon Drive in Chugiak.

Staff member ANGELA CHAMBERS stated 26 public hearing notices were mailed, 2 were returned opposing industrial development and there was a unanimous vote in favor from the Chugiak Community Council. This is a final site plan review to comply with the PC zoning ordinance on this site. In 2001, this property was rezoned to a PC zoning and split into parcels 1 and 2; parcel 1 is designated for residential use and parcel 2 is designated for a natural resource extraction, subject to this site plan review. Section 5 of the ordinance makes natural resource extraction a permitted use, but specifies certain requirements. The petitioner has met several times with Staff to resolve any outstanding issues or concerns. The Department finds, subject to the conditions of approval, that the site plan is generally consistent with the requirements of the PC zoning and the Chugiak-Eagle River Comprehensive Plan requirements for the area. The development, phasing plan, buffering landscaping, and noise issue resolution is consistent with the physical conditions of the site and compatible with existing residential developments in the area. The zoning for the site specifically calls for this type of use and contains specific standards, with which the petitioner has agreed to comply. She noted that the petitioner has proposed some modifications to the conditions, all but one of which the Department is agreeable to.

The public hearing was opened.

SANDRA WICKS, representing the petitioner, presumed the illustrations in the site plan give the Commission a good idea of what is planned. Additionally, Mr. Wallace, the




**MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT**


**G.2.**

**MEMORANDUM**

**DATE:** November 25, 2002

**TO:** Planning and Zoning Commission

**THRU:**  Susan R. Fison, Director

**FROM:**  Jerry T. Weaver, Jr., Zoning Administrator

**SUBJECT:** 2002-217: Ordinance Amendment to Allow Impound Yards in the  
PLI Zoning District

This ordinance amendment has been requested by the Anchorage Police Department (APD) to allow impound yards as a conditional use in the PLI Zoning District. Presently, the APD has an impound yard located west of the transit facilities at 3500 Tudor Road. Long term, the APD desires to have the impound yard adjacent to its present facilities east of Bragaw Street and south of Tudor Road. The present impound yard only has chain link fencing surrounding the impound area. The yards would look substantially better if analyzed and regulated as a conditional use.

Staff believes this to be an appropriate amendment to the Municipal code in allowing impound yards as a conditional use in the PLI zoning district. The application for a conditional use will have to meet the requirements of AMC 21.15.030 for conditional uses. There are numerous allowed conditional uses in the PLI zoning district and this proposed use can be effectively regulated in the conditional use process.

In the work being done for the new mini-storage and vehicle storage, a conditional use is being recommended for stand-alone vehicle storage in other zoning districts and this ordinance amendment is complimentary to that recommendation which will be scheduled to the Planning and Zoning Commission after the first of next year.

There were no objections from the review agencies and one objection from the Northeast Community Council.

Staff recommends approval of the ordinance amendment.

## DRAFT AO 9-16-02

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Anchorage Police Dept.  
For reading:

Anchorage, Alaska  
AO 2002-

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.40.020D.7  
TO ADD IMPOUND YARDS AS A CONDITIONAL USE UNDER PLI PUBLIC LANDS AND  
INSTITUTIONS DISTRICT

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THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code section 21.40.020D.7 is hereby amended to read  
as follows: *(the remainder of the section is not affected and therefore is not set out.)*

**21.40.020      PLI public lands and institutions district**

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

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**7.** Governmental service shops, maintenance and repair centers, [AND]  
equipment storage yards and impound yards.

**Section 2.** This ordinance shall be effective immediately upon passage and approval by the  
Anchorage Assembly.

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

\_\_\_\_\_  
Chair

ATTEST:

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

**Pierce, Eileen A**

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**From:** Autor, Mary P.  
**Sent:** Friday, November 22, 2002 9:58 AM  
**To:** Pierce, Eileen A; Ayres, Patty R.  
**Subject:** FW: Summary of Northeast Community Council November Meeting 11/21

Don't know why get this and you don't, but here it is!

-----Original Message-----

**From:** Rod McCoy [mailto:rodmc coy@alaska.com]  
**Sent:** Thursday, November 21, 2002 11:11 PM  
**To:** 'Whittle, Brian'; Planning Dept Mary; Mayor George Weurch; Assembly Dick Tremaine; Assembly Dan Sullivan; Assembly Dan Kendall; Assembly Allen Tesche; Assembly Dick Traini; Assembly Doug Vanetten; Assembly Fay V.; annafair@alaska.net; Anchorage Assembly; Melinda Taylor; Janice Shamburg  
**Cc:** federation Community Councils  
**Subject:** Summary of Northeast Community Council November Meeting 11/21

Federation: Please send to Council email list.

***Summary of Northeast Community Council November Meeting 11/21***

Nunaka Valley Park Advisory Meeting Report: *Council took no action on this item and expects to hear item in January*

Windsong Park Trail Maintenance, Scott Ruby *Council approves ski trail maintenance plan*

~~MOA 2002-217~~ PLI Impound Yards *Council apposes*

MOA 2002-225 Ptarmigan Additions Renovations and MOA 2002-224 Ptarmigan Landscape Review *Council supports*

MOA S 10918 To create one tract of land from vacation of the following ROW: *Council Supports* 1 approximately 80' X 1094' foot portion of Patterson Street and Section Line Easement south of East 6<sup>th</sup> Avenue and approximately 30' X 612' portion of Patterson Street and with a variance from AMC 21.80.250 (Design Standards – to allow a dead end alley). Total area indefinable or not available, South of East 6<sup>th</sup> Avenue, North of Old Harbor Road and West of Creekside Street. *Council requests that Muldoon Road and Turpin Road streetscape projects adhere to appropriate sections in regard to landscaping in Title 21.*

*MOA 2002 110 Site Condo Ordinance Council Supports.*

**MUNICIPALITY OF ANCHORAGE**  
**DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES**  
**PARKS & RECREATION DIVISION**  
**MEMORANDUM**

**RECEIVED**  
NOV 23 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DEPARTMENT

November 21, 2002

Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department

**THRU:** John Rodda, Manager

**FROM:** Tom Korosel, Park Planner

**SUBJECT:** Planning and Zoning Case Reviews—Anchorage Parks and Recreation Service Area

Parks and Recreation has the following comments:

<u>CASE NO.</u>	<u>CASE</u>
2002-217	Ordinance amending AMC Title 21 (to add impound yards as a conditional use in PLI districts). No comment.
2002-221	Ordinance amending AMC Title 21 (limiting size of accessory structures). No comment.
2002-225	Site plan review for a public school addition (additions to Ptarmigan Elementary School). The <i>Areawide Trails Plan</i> shows a planned multi-use paved trail along adjoining Edward Street. Parks and Recreation supports efforts to improve pedestrian access to adjoining neighborhoods, as by improvements to existing walkways.
2002-228	Site plan review for an airport field maintenance building (south of DeHaviland Dr., TSAIA). The <i>Areawide Trails Plan</i> shows planned multi-use paved trails along Postmark Dr. and Aircraft Dr. in the vicinity of the proposed project, including west and north of Lake Hood.
2002-232	Church site plan review (addition to St. John United Methodist Church, 1801 O'Malley Rd.). The <i>Areawide Trails Plan</i> shows a multi-use paved trail along adjoining O'Malley Rd.
2002-235	General land use planning issue (Draft Land Use Allocation Documentation Report/Anchorage 2020 Land Use Assumptions [projected effect of <i>Anchorage 2020</i> on distribution of population and housing, and consequent impacts on transportation needs]). No comment.
2002-237	Amendment of site plan for a public school (to postpone demolition of existing Dimond High School for 12 months [till June 2004] to allow continued use by ASD). No comment.

**Memorandum**  
**Municipality of Anchorage**  
**Traffic Department**  
**Transportation Planning Section**

**RECEIVED**  
**NOV 18 2002**  
**MUNICIPALITY OF ANCHORAGE**  
**PLANNING & ZONING COMMISSION**

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**DATE:** November 5, 2002  
Planning and Zoning Commission  
**FROM:** Jon R. Spring, Senior Transportation Planner  
Comments on December 2002 Planning & Zoning Commission Cases

Case No. 2002-217

No comment.

Case No. 2002-221

No comment.

Case No. 2002-230

No comment



# MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**Date:** November 5, 2002  
**To:** Rich Cartier, Planning Technician  
**Thru:** Steve Morris P.E., Program Manager  
**From:** Jeffrey Urbanus, Environmental Specialist  
**Subject:** Environmental Services Division Comments Due 11/04/02

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**NOV 05 2002**

**MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION**

**[REDACTED] No Comment**

**CASE NO. 2002-221: No Comment-**

**CASE NO. 2002-225: No Comment**

**CASE NO. 2002-230: No Comment**

**CASE NO. 2002-237: No Comment**



# MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works  
Development Services Department



## MEMORANDUM

**RECEIVED**  
NOV 04 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** November 1, 2002  
**TO:** Community Planning and Development  
**THROUGH:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Lynn M. McGee, Senior Plan Reviewer  
**SUBJECT:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of December 2, 2002.

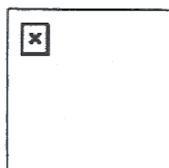
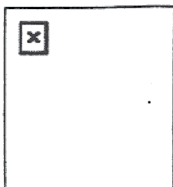
Right of Way has reviewed the following case(s) due 11/04/2002.

- 02-217 Ordinance Amendment (impound yards)**  
Right of Way has no comments at this time.  
Review time 15 minutes.
- 02-218 Skookum Knoll, Block 2, Lots 6-8, Block 2, Lots 3-6, Block 3, Lots 6-9, 12&15, Tracts B, E and F and Chugiak Industrial Park, portion of D-1, grid NW 957**  
Right of Way has no comments at this time.  
Review time 15 minutes.
- 02-221 Ordinance Amendment (accessory structures)**  
Right of Way has no comments at this time.  
Review time 15 minutes.
- 02-232 Ptarmigan Elementary, grid 1338**  
Site Plan Review (school addition)  
Right of Way has no comments at this time.  
Review time 15 minutes.
- 02-233 Dimond High School, grid 2327**  
Site Plan Review (amendment)  
Right of Way has no comments at this time.  
Review time 15 minutes.

**Pierce, Eileen A**

**From:** Cross, Jim E. (Dev Svs)  
**Sent:** Thursday, October 31, 2002 9:55 AM  
**To:** Eileen Pierce; Gloria Bartels; Margaret O'Brien; Patty Ayres  
**Subject:** Comment on cases due November 04.

**RECEIVED**  
OCT 31 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION



**Municipality of Anchorage**  
Development Services Department  
Building Safety Division

**MEMORANDUM**

**DATE:** October 31, 2002  
**TO:** Jerry T. Weaver, Jr., Platting Officer, CPD  
**FROM:** James Cross, PE, Program Manager, On-Site Water & Wastewater  
**SUBJECT:** Comments on Cases due November 4, 2003

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2002 - 217 An Ordinance amending Title 21 regarding impound yards.

No objections.

2002 - 218 A site plan review for a natural resource extraction.

No objections.

2002 - 221 An Ordinance amending Title 21 for accessory structures.

No objections.

2002 - 225 A site plan review for a public school addition.

No objections.

2002 - 237 Amending a site plan for a public school.

No objections.





***Municipality of Anchorage***  
Office of Planning, Development, & Public Works  
Project Management & Engineering Department



**PZC Case Comments**

**DATE:** October 22, 2002  
**TO:** Eileen Pierce, P&Z  
**FROM:** Gregory Soule, PM&E  
**SUBJECT:** Comments for hearing date: 12/02/02

**RECEIVED**  
OCT 29 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**Department Recommendations:**

Project management and Engineering has no adverse comment regarding this case

**Case No.** 2002-221

**Department Recommendations:**

Project management and Engineering has no adverse comment regarding this case.

**Case No.** 2002-218

**Road Improvement Requirements:**

N/A

**Subdivision Agreement Requirement:**

N/A

**Drainage Requirements:**

Prior to issuance of a land use permit, a comprehensive site grading and drainage plan must be submitted for approval to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties, rights of way or waters of the United States.

**Footing Drain Requirements:**

N/A

**Additional Right of Way Dedication Requirements per the Official Streets and Highways Plan:**

N/A

**Development Setback Requirements for Creeks and Wetlands:**

N/A

**Fill and Excavation Permit Requirements:**

N/A

**Erosion and Sediment Control Requirements:**

All grading and/or excavating, including the removal or destruction of natural vegetation or topsoil, shall be done in conformance with an erosion and sediment control plan submitted by the petitioner prior to the commencement of work.

Prior to the commencement of any land clearing activities, sufficient erosion and sediment control measures shall be implemented on site to prevent the transport of sediment and other debris beyond property boundaries or into existing development setbacks and/or stream maintenance and protection setbacks. All sedimentation ponds and vegetated swales shall be constructed and in good working condition.

**Storm Water Plan Review Requirements:**

The proposed natural resource extraction operations shall require the preparation of a comprehensive storm water site plan to be submitted to PM&E for review and approval. Storm water site plan shall include all expected peak runoff calculations, dewatering quantities and design of sedimentation ponds and vegetated swales.

The nature and size of the proposed land use require the approval of the Alaska Department of Environmental Conservation with respect to water quality. The petitioner shall prepare and submit to ADEC a complete Storm Water Pollution Prevention Plan as per their requirements. A municipal land use permit for natural resource extraction shall not be issued until a letter of non-objection from ADEC has been received by PM&E.

**Department Recommendations:**

If approval of this case is granted, PM&E recommends the above requirements be incorporated into the Special Limitations.

**Case No. 2002-025**

**Road Improvement Requirements:**

N/A

**Subdivision Agreement Requirement:**

N/A

**Drainage Requirements:**

Prior to issuance of a building or land use permit, a site grading and drainage plan must be submitted for approval to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way.

**Footing Drain Requirements:**

N/A

**Development Setback Requirements for Creeks and Wetlands:**

N/A

**Fill and Excavation Permit Requirements:**

A fill and grade permit from Building Safety must be obtained by the applicant prior to the commencement of grading and/or excavation of on site material or the import of fill material. A site grading and drainage plan and an erosion and sediment control plan must be included with fill and grade permit application.

**Erosion and Sediment Control Requirements:**

All grading and/or excavating, including the removal or destruction of natural vegetation or topsoil, shall be done in conformance with an erosion and sediment control plan submitted by the petitioner prior to the commencement of work.

**Storm Water Plan Review Requirements:**

The Alaska Department of Environmental Conservation (ADEC) has retained the authority to review all municipally funded projects for compliance with the provisions set forth in the National Pollution Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted to ADEC for review and approval. A building permit from the Municipality of Anchorage shall not be issued until a letter of non-objection has been received from ADEC.

**Department Recommendations:**

Project management and Engineering has no adverse comment regarding this case.

**Case No. 2002-232**

**Drainage Requirements:**

PM&E comments for PZC cases: Hearing Date: 10/21/02

Prior to issuance of a building or land use permit, a comprehensive site grading and drainage plan must be submitted for approval to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way.

**Erosion and Sediment Control Requirements:**

All grading and/or excavating, including the removal or destruction of natural vegetation or topsoil, shall be done in conformance with an erosion and sediment control plan submitted by the petitioner prior to the commencement of work.

**Storm Water Plan Review Requirements:**

The Alaska Department of Environmental Conservation (ADEC) has retained the authority to review all municipally funded projects for compliance with the provisions set forth in the National Pollution Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted to ADEC for review and approval. A building permit from the Municipality of Anchorage shall not be issued until a letter of non-objection has been received from ADEC.

**Department Recommendations:**

Project management and Engineering has no adverse comment regarding this case.

**Case No. 2002-237**

**Department Recommendations:**

Project management and Engineering has no adverse comment regarding this case.

**Pierce, Eileen A**

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**From:** Staff, Alton R.  
**Sent:** Friday, October 18, 2002 9:47 AM  
**To:** Ayres, Patty R.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning Case Reviews

**RECEIVED**  
OCT 21 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**Case No.** 2002-231 Public Transportation serves each of the three sites under consideration with fixed route service on the main road adjacent to the properties. Please include accessible paths to the property from the closest bus stop.

**Case No.** 2003-004 Public Transportation has bus stops on Providence Drive at Seawolf Drive. Please include an accessible path to the development from Providence Drive bus stops.

Public Transportation has no comment on the following cases:

~~2002-217~~  
2002-218  
2002-221  
2002-225  
2002-228  
2002-230  
2003-002  
2002-003

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor  
People Mover 343-8230

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(TDD 269-0473)  
(907) 269-0520

**RECEIVED**

OCT 17 2002

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

October 16, 2002

RE: MOA Zoning Comments

Mr. Jerry Weaver, Platting Officer  
Department of Development & Planning  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) reviewed the following zoning cases and has no comment:

Ordinance: amending Title 21 impound yards  
2002-218 Site Plan: Review for a natural resource extraction  
2002-221 Ordinance: amending Title 21 for accessory structures  
2002-225 Site Plan: Review for a public school addition  
2002-228 Site Plan: Review for an airport field maintenance building

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook  
Area Planner

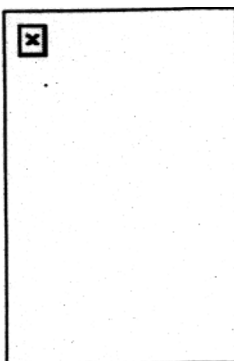
/eh

**Pierce, Eileen A****RECEIVED****OCT 15 2002****MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION****From:** Cartier, Richard D.**Sent:** Tuesday, October 15, 2002 3:09 PM**To:** Pierce, Eileen A**Subject:** FW: Case # 2002-217, 2002-2218, 2002-221, 2002-225, 2002-228, 2002-230

FYI comments

*Rich Cartier***Municipality of Anchorage****Planning Department****Zoning-Platting Division****PO Box 196650****Anchorage AK 99519-6650****907-343-4259 Fax: 907-343-4220**

-----Original Message-----

**From:** Irwin, Kim J.**Sent:** Tuesday, October 15, 2002 3:08 PM**To:** Cartier, Richard D.**Subject:** Case # 2002-217, 2002-2218, 2002-221, 2002-225, 2002-228, 2002-230**MUNICIPAL LIGHT & POWER****ENGINEERING****MEMORANDUM**

**DATE:** October 15, 2002

**TO:** Rich Cartier, Planning Dept.

**FROM:** Kim Irwin, Acting Assistant to the Chief Engineer

**SUBJECT:** Cases, 2002-217, 2002-218, 2002-221, 2002-225, 2002-228, 2002-230,

Case #	Description	Comment
[REDACTED]	Ordinance amending Title 21 impound yards	No Comment

2002-218	Site plan review for natural resource extraction	No Comment
2002-221	Ordinance amending Title 21 accessory structures	No Comment
2002-225	Site plan review for public school addition	No Comment
2002-228	Airport field maintenance building	No Comment
2002-230	Ordinance amending Title 21 commercial signage	No Comment



Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

OCT 10 2002

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIV.

DATE: October 9, 2002  
TO: Zoning and Platting Division, DCPD  
FROM: Hallie Stewart, Engineering Technician *H Stewart*  
SUBJECT: Planning and Zoning Commission Public hearing of December 2, 2002  
AGENCY COMMENTS DUE November 4, 2002

AWWU has reviewed the materials and has the following comments.

**Title 21, regarding impound yards**

AWWU has no comments on the proposed changes.

**02-218 Skookum Knoll & Chugiak Industrial Park (site plan review) Grid NW957**

1. AWWU water and sanitary sewer mains are not available to the referenced area.
2. AWWU has no comments on the proposed site plan.

**02-221 Title 21, for accessory structures**

1. AWWU has no comments on the proposed changes.

**02-225 SE4, NE4, SW4, Sec 13, T13N, R3W, SM (site plan review) Grid 1338**

1. Plan review and approval for any changes or additions to the existing water and sanitary sewer services must be reviewed and approved by AWWU prior to any construction.
2. All encroachments into easements or rights-of-way require letters of non-objection from interested utilities.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

AO 2003-3

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>  Ordinance Amendment to Allow Governmental Impound Yards in the PLI Zoning District as a Conditional Use  All Community Councils (Planning Case 2002-217)	<b>DATE PREPARED</b> December 12, 2002  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	<b>DEPARTMENT NAME</b> Planning Department	<b>DIRECTOR'S NAME</b> Susan R. Fison, Director
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b> Jerry Weaver	<b>HIS/HER PHONE NUMBER</b> 343-7939
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
<b>5</b>	Mayor Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid waste services Water & wastewater utility	
<b>4</b>	<b>Municipal Manager</b> Cultural & Recreational Services Employee Relations Finance, Chief Fiscal Officer Fire Health & Human Services	M 12/26
<b>3.2</b>	Office of Management & Budget Management Information Services Police	JOR 12-23-02
<b>2</b>	Planning, Development & Public Works Development Services Facility Management	Cec 12/16/02
<b>1</b>	Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing	JN7 12-16-02
<b>3.1</b>	<b>Municipal Attorney</b> 1510 <b>Municipal Clerk</b> <b>Other</b>	JN 12-20-02
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENT</b>  <div style="text-align: center;"> </div>	
<b>6</b>	<b>ASSEMBLY MEETING DATE REQUESTED</b> ASAP 1/14/03	<b>PUBLIC HEARING DATE REQUESTED</b> 2 weeks after introduction 1/13/03