

CLERK'S OFFICE

APPROVED

Date: 11-16-04

IMMEDIATE RECONSIDERATION

FAILED 11-16-043

Submitted by: Assemblymembers Shamberg,
Tesche, Whittle

Prepared by: Planning Department

For reading: October 12, 2004

Anchorage, Alaska

AO 2004- 150

1 AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT PLAN,
2 ANCHORAGE MUNICIPAL CODE 21.05.030.D.4., TO REMOVE FROM THE AREA
3 RECOMMENDED FOR PUBLIC SEWERAGE APPROXIMATELY 52 ACRES OF TRACT A-2,
4 THE VILLAGES SUBDIVISION, AND TRACT A-1E, VILLAGES VIEW ESTATES
5 (PROPOSED VILLAGES VIEW ESTATES).

6
7 THE ANCHORAGE ASSEMBLY ORDAINS:

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9 Section 1. The Hillside Wastewater Management Plan, Anchorage Municipal Code Section
10 21.05.030.D.4., is hereby amended to remove from the area recommended for public sewerage
11 approximately 52 acres of Tract A-2, The Villages Subdivision, and Tract A-1E, Villages View
12 Estates (proposed Villages View Estates).

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14 Section 2. This ordinance shall become effective immediately upon passage and approval by the
15 Anchorage Assembly.

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17 PASSED AND APPROVED by the Anchorage Assembly this 16th day of
18 November 2004.

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Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects – General Government

AO Number: 2004- 150

Title: An Ordinance Amending the Hillside Wastewater Management Plan, AMC
21.05.030.D.4. (Proposed Villages View Estates)

Sponsor:

Preparing Agency:

Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges 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 Supervisor

Telephone: 343-7920

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-042

A RESOLUTION RECOMMENDING DENIAL OF AN AMENDMENT TO THE HILLSIDE WASTEWATER MANAGEMENT PLAN TO REMOVE APPROXIMATELY 52 ACRES OF TRACT A-2, THE VILLAGES SUBDIVISION AND TRACT A-1E, VILLAGES VIEW ESTATES (PROPOSED VILLAGES VIEW ESTATES) FROM THE AREA RECOMMENDED FOR PUBLIC SEWERAGE.

(Case 2002-208; Tax ID Number 020-311-39)

WHEREAS, a request was submitted by Triad Engineering on behalf of the property owners to amend the *Hillside Wastewater Management Plan (HWMP)* to remove from the area recommended for public sewerage approximately 52 acres of the property described as Tract A-2, The Villages Subdivision, and Tract A-1E, Villages View Estates (proposed Villages View Estates); and

WHEREAS, notices were published, posted and mailed, and a public hearing was held on June 14, 2004.

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

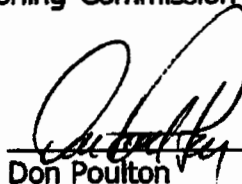
- A. The Commission makes the following findings of fact:
1. The subject property is in an area characterized by sloping terrain and shallow bedrock.
 2. Conditions of approval recommended by staff state (1) to develop this property, only wastewater disposal systems approved as nitrogen reducing systems by the Municipality shall be installed. A note to this effect shall be placed on the final plat. These systems will be required by code to undergo yearly maintenance and approval. (2) On-site wastewater disposal systems must be shown on the final plat for all proposed lots. These areas must be designated on the plat as unavailable for driveways, parking areas or structures.
 3. The majority finds there is a concern about the potential for nitrate contamination of existing wells in the area and that the developer has the responsibility to support the *HWMP*, which is intended to protect area well water from nitrate infiltration.
 4. The majority finds the costs for on-site septic systems may not have been adequately considered relative to the cost of extending public sewer to the proposed development.
 5. The minority finds that public testimony, information provided by the petitioner, along with staff comments support the request.

6. The minority finds that it has been satisfactorily demonstrated the proposed development can be accommodated without adversely affecting the water quality of existing area wells.
- B. The *HWMP* amendment request fails by a vote of 3-2, with two abstentions.
- C. The Commission recommends to the Anchorage Assembly denial of an amendment to the *HWMP* to remove approximately 52 acres of the property described as Tract A-2, The Villages Subdivision, and Tract A-1E, Villages View Estates (proposed Villages View Estates), from the area recommended for public sewerage.

DENIED by the Anchorage Planning and Zoning Commission this 14th day of June 2004.



Secretary



Don Poulton
Chair

(2000-208)
(020-311-39)



September 10, 2004

Planning Department
Municipality of Anchorage
4700 S. Bragaw Street
Anchorage, Alaska 99519-6650

Attn: Jerry Weaver / *CLERK*

Re: Planning & Zoning Case 2002-208

This is a request to forward to the Assembly P & Z case 2002-208, Hillside Wastewater Management Plan Amendment for Tract A-2 The Villages Subdivision, and Tract A-1E Villages View Estates. (Proposed Villages View Estates Subdivision, as approved by the Platting Board Case S-10950).

Thank you,



Thomas H. Dreyer, Petitioners Representative

MOA
2004 SEP -9 PM 3:19
CLERK'S OFFICE

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

AO 2004-150

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	AMEND AMC 21.05.030.D.4. TO REMOVE FROM THE AREA RECOMMENDED	INDICATE DOCUMENTS ATTACHED AO
	FOR PUBLIC SEWERAGE APPROXIMATELY 52 ACRES ... PROPOSED	
	VILLAGES VIEW ESTATES (P&Z COMMISSION CASE 2002-208)	
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dick Traini
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	Municipal Manager	
	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	
5	SPECIAL INSTRUCTIONS/COMMENTS	
	LAI'D ON THE TABLE - SPECIAL ORDERS	
6	ASSEMBLY MEETING DATE 10/12/04	7 PUBLIC HEARING DATE REQUESTED 11/9/04