

Submitted by: Assemblymembers Shamberg
and Ossiander
Prepared by: Planning Department
For reading: November 22, 2005

Anchorage, Alaska
No. AO 2005-179

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION
21.67.050 REGARDING MECHANIZED LAND CLEARING OF UNDEVELOPED
CONTIGUOUS LOTS**

Section 1. Anchorage Municipal Code section 21.67.050 is hereby amended as follows:
(the remainder of the section is not affected and therefore is not set out)

21.67.050 Storm water runoff restrictions and system plan review.

E. Any person who performs mechanized land clearing (chainsaws excluded) with no building permit on one or more contiguous undeveloped lots ~~under the same ownership,~~ totaling [OF] two acres or more [, WITH NO BUILDING PERMIT MUST HAVE] shall obtain a land clearing permit issued by the director and shall comply with the Storm Water Treatment Plan Review Guidance Manual regarding storm water runoff requirements and plan reviews. A temporary native vegetation buffer shall be retained on the perimeter of any undeveloped lot of two acres or more during land clearing equal to or greater than the specified minimum yard setback for that site's zoning district. This buffer shall be at least 15 feet wide on the perimeter of lots in commercial and industrial zoning districts, except where these are adjacent to PLI and/or residential zoning districts, where the temporary buffer shall be a minimum of 30 feet wide. Those buffers of temporary native vegetation in commercial and industrial zoning districts not essential to the parcel's development shall be retained and protected from disturbance.

[THIS PROVISION SHALL BE REVIEWED ONE YEAR FROM THE DATE OF PASSAGE.]

Section 13. This ordinance shall be effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 28th day
of February 2006.

Anna J. Fairclough
Chair

ATTEST:
Deirda L. Glenn
Municipal Clerk
Deputy

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MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 857 -2005

Meeting Date: November 22, 2005

1 **From:** Assemblymembers Janice Shamberg and Debbie Ossiander

2 **Subject:** AO 2005-179

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4 This ordinance has been prepared to clarify the requirements intended for land clearing provided
5 for in AO 2002-117.

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7 Recently AO 2002-117, at one time fondly referred to as "The Land Clearing Ordinance", was
8 interpreted by a developer in Chugiak/Eagle River to mean that an owner-entity may subdivide
9 lots which total more than two acres, produce smaller lots which fall under the two acre
10 maximum, and enable the developer to avoid complying with the Storm Water Treatment Plan
11 Review Guidance Manual regarding storm water runoff requirements and plan reviews. It also
12 gave the developer free rein to remove the required vegetation buffer during the land clearing
13 process.

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15 The intent of AO 2002-117, and one which this ordinance is designed to clarify, is to prevent
16 wholesale mechanized land clearing without consideration for air quality, water quality, effects
17 on neighboring parcels and the aesthetics of the community.

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19 Respectfully submitted,

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21 Janice Shamberg
22 Assemblymember, Section 6

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26 Debbie Ossiander
27 Assemblymember, Section 2



MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATION MEMORANDUM

NO. AIM 4 -2006

Meeting Date: January 31, 2006

1 **From:** Assemblymember Shamberg and Ossiander
2 **Subject:** Summary of Economic Effects for AO 2005-179
3

4 Attached to this memo is the Summary of Economic Effects for AO 2005-179, regarding AN
5 ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.67.050
6 REGARDING MECHANIZED LAND CLEARING OF UNDEVELOPED CONTIGUOUS LOTS.
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11 Prepared By: Steven B. King, Utility Budget Analyst
12 Reviewed By: Barbara E. Gruenstein and Guadalupe Marroquin
13 Submitted By: Assemblymember Shamberg and Ossiander
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION
 21.67.050 REGARDING MECHANIZED LAND CLEARING OF UNDEVELOPED
 CONTIGUOUS LOTS

AO Number: 2005-179

Title:

Sponsor: Assemblymember Shamberg and Ossiander

Preparing Agency: Assembly

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</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:

There are no substantial public sector costs associated with amending a Municipal Code nor are there any substantial public sector costs associated with this particular amendment.

PRIVATE SECTOR ECONOMIC EFFECTS:

There are no substantial public sector costs associated with amending a Municipal Code nor are there any substantial public sector costs associated with this particular amendment.

Prepared by: Steven B. King, Utility Budget Analyst
 Reviewed by: Barbara Gruenstein and Guadalupe Marroquin

Telephone: 343-4714
 Telephone: 343-4311 and 343-4376

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AIM 4 -2006

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT SUMMARY OF ECONOMIC EFFECTS FOR AO 2005-179	DATE PREPARED 12/20/05
		Indicate Documents Attached <input type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Anna Fairclough, Chair
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY STEVEN B. KING, UTILITY BUDGET ANALYST	HIS/HER PHONE NUMBER 343-4714
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	DATE	
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Public Works	
	Solid Waste Services	
	Transit	
	Water & Wastewater Utility	
	Executive Manager	
	Community Planning & Development	
	Finance, Chief Fiscal Officer	
	Heritage Land Bank	
	Management Information Services	
	Property & Facility Management	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	REF. AO 2005-179 - NEW PUBLIC HEARINGS	
6	ASSEMBLY HEARING DATE REQUESTED 1/31/06	7 PUBLIC HEARING DATE REQUESTED 1/31/06

2005 DEC 20 PM 3:10
CLERK'S OFFICE

M.O.A.