

See AO 2006-64(S-1)

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: April 18, 2006

ANCHORAGE, ALASKA
AO No. 2006-64

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.35, 21.40, 21.45, AND 21.50 TO ESTABLISH DESIGN, LOCATION, AND CONDITIONAL USE STANDARDS, AND SET THE MAXIMUM HEIGHT FOR HIGH VOLTAGE TRANSMISSION TOWERS.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.35.020 **Definitions and rules of construction.**

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Towers, high voltage transmission, means structures used to support transmission conductors transmitting electric power over relatively long distances, usually from the central generating station to main substations. The towers are also used for electric power transmission from one substation to another for load sharing or system reliability. High voltage transmission conductors are designed to be capable of transmitting between 115 and 765 kilovolts of energy.

(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05)

Editor's note: The definition of fallout shelters contained in this section was formerly codified in the 1977 Code as the first sentence of subsection 21.45.060A.

Cross references: Definitions and rules of construction generally, § 1.05.020.

Section 2. Anchorage Municipal Code chapter 21.40 is amended in sections .020B., .030B., .040B., .045B., .050B., .060B., .070B., .080B., .090B., .100B., .110B., .115B., .117B., .120B., .130B., .140B.6., .145B., .150B.4., .160B., .170B., .180B., .190B., .200B., .210B., .220B., .230B., .240B., .260B., .270B., and .280B. to add the following under permitted principal uses and structures (*the remainder of the section is not affected and therefore not set out*):

*. Tower, high voltage transmission, maximum 50 feet in height.

Section 3. Anchorage Municipal Code chapter 21.40 is amended in sections .020D., .030D., .040D., .045D., .050D., .060D., .070D., .080D., .090D., .100D., .110D., .115D., .117D., .120D., .130D., .140D., .145D., .150D., .160D., .170D., .180D., .190D., .200D., .210D., .220D., .230D., .240D., .260D., .270D.2., and .280D., to add the following under conditional use (*the remainder of the section is not affected and therefore not set out*):

*. Tower, high voltage transmission, exceeding 50 feet in height.

Section 4. Anchorage Municipal Code chapter 21.45 is amended to add a new section 21.45.300 to read as follows:

21.45.300 Towers, high voltage transmission.

- A. *Purpose.* Electric energy is required to power electrical machines, devices and lighting in our society. Electrical energy most often must be transported in high voltages from remote generation plant locations to urban centers. The structures required to support high voltage electrical energy conductors are taller and more massive than usual utility poles. These structures may be out of scale with abutting development, especially in the residential areas. Installation of such structures may disrupt the fabric of residential neighborhoods or commercial development by the destruction of natural and planted vegetation or by substantially altering the scenic view shed. The standards set forth in this section are intended to minimize the identified negative impacts to the greatest extent feasible.
- B. *Location.* The location of the transmission towers shall be within a corridor identified in the latest version of the utility corridor plan. Deviations from the utility corridor plan shall require amendment to the plan before installation of any tower.
- C. *Easement or right-of-way clearing.* Clearing and/or grubbing of vegetation within the easement or right-of-way shall be limited to minimum amount to allow for the safe

installation of each transmission tower. Those easement or right-of-way areas to be cleared shall be replanted as set forth in paragraph D. below.

D. *Landscaping.* All areas cleared in conjunction with the installation of a tower shall be replanted with environmentally appropriate vegetation and as follows:

1. Cleared areas originally planted by a public or private agency as part of an approved building permit, land use permit, or public facility project landscaping plan, shall be replaced in accordance with the plan, except as modified by the tower location(s). Approval of the revised landscape plan shall be by the same decision-maker as the original plan.
2. Cleared areas not previously landscaped shall be landscaped in accordance with the buffer landscaping standards. The Urban Design Commission may approve alternative landscaping to meet the intent and intensity of buffer landscaping.

Section 5. Anchorage Municipal Code chapter 21.50 is amended to add a new section 21.50.330 to read as follows:

21.50.330 **Conditional use standards -Towers, high voltage transmission.**

- A. In addition to the standards in section 21.45.300, the approval of a conditional use application for transmission tower(s) exceeding the permitted height limit shall:
1. Determine proposed height of the tower(s) is the minimum required to meet safety requirements or terrain;
 2. Identify the magnitude of the impact on any scenic view sheds and, if required, apply mitigation measures to reduce or eliminate negative impacts;
 3. Identify the magnitude of the aesthetic impact and relation of scale of the tower to abutting and nearby development and, if required, apply mitigation measures to reduce or eliminate negative impacts;
 4. Determine if the proposed landscaping plans associated with the tower(s) installation adequately meet the buffer landscaping standard; and
 5. The Planning and Zoning Commission may require a financial guarantee to ensure compliance with the approval of the conditional use.

Section 6. For amendments approved in Sections 2 and 3 above, the Code Revisor is instructed to place the new section/subsection at the end of the list in the specified section/subsection, and to number the new section accordingly.

Section 7. This ordinance shall be effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2006.

ATTEST:

Chair of the Assembly

Municipal Clerk

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

AO 2006-64

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED		
	AMEND AMC CHAPTERS 21.35, 21.40, 21.45 AND 21.50 - MAXIMUM HEIGHTS FOR HIGH VOLTAGE TRANSMISSION TOWERS		4/18/06		
			Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM		
2	DEPARTMENT NAME		DIRECTOR'S NAME		
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER		
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				
	LAID ON THE TABLE - CONSENT AGENDA-INTRODUCTION				
6	ASSEMBLY HEARING DATE REQUESTED		7	PUBLIC HEARING DATE REQUESTED	
	4/18/06			7/11/06	