

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: April 10, 2007

CLERK'S OFFICE

APPROVED

Date: 5-7-07 ANCHORAGE, ALASKA
AO NO. 2007-7

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
SECTION 21.40.180, B-3 GENERAL BUSINESS DISTRICT, TO PERMIT NATURAL
RESOURCE EXTRACTION ON TRACTS OF NOT LESS THAN FIVE ACRES AS A
CONDITIONAL USE AND TO ALLOW OPEN STORAGE CONCURRENT WITH THE
NATURAL RESOURCE EXTRACTION CONDITIONAL USE.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.40.180 B-3 General Business
District, is hereby amended to read as follows: (*Subsections not affected by this
ordinance are not set out unless for context.*)

21.40.180 B-3 general business district.

The following statement of intent and use regulations shall apply to the B-3
district:

A. *Intent.* The B-3 district is intended for general commercial uses in areas
exposed to heavy automobile traffic. The district specifically is intended for
areas at or surrounding major arterial intersections where personal and
administrative services, convenience and shopping goods, and
automobile-related services are desirable and appropriate land uses. The
extension of the B-3 district commercial uses along arterials, except as
identified in the comprehensive development plan, is to be discouraged.

*** *** ***

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.
2. Heliports.
3. Marquees, overpasses and similar substantial projections into public
airspace, together with any signs to be mounted thereon.
4. Planned unit developments.
5. Drive-in theaters.
6. Camper parks.

7. Habilitative care facilities.
8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with Section 21.50.160.
9. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
10. Snow disposal sites.
11. Correctional community residential centers.
12. Natural resource extraction on tracts of not less than five acres.

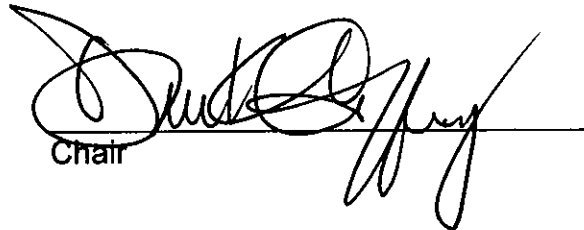
E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. The outdoor storage or display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, 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.
3. Storage or use of mobile homes.
4. Truck and heavy equipment repair, service and storage.
5. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil, except as permitted by a natural resource extraction conditional use.

(GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6, 5-8-01; AO. No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-28-06; AO No. 2005-124(S-1A), § 24, 4-18-06)

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

PASSED AND APPROVED by the Anchorage Assembly this 1st day of May, 2007.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2007-7

Title: **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.40.180, B-3 GENERAL BUSINESS DISTRICT, TO PERMIT NATURAL RESOURCE EXTRACTION ON TRACTS OF NOT LESS THAN FIVE ACRES AS A CONDITIONAL USE AND TO ALLOW OPEN STORAGE CONCURRENT WITH THE NATURAL RESOURCE EXTRACTION CONDITIONAL USE; Planning and Zoning Commission recommendation of approval.**

Sponsor: MAYOR
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	FY07	FY08	FY09	FY10	
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 ordinance should have no significant impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by: Jerry T. Weaver, Jr.

Telephone: 343-7939



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 244 -2007

Meeting Date: April 10, 2007

From: **MAYOR**

Subject: **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.40.180, B-3 GENERAL BUSINESS DISTRICT, TO PERMIT NATURAL RESOURCE EXTRACTION ON TRACTS OF NOT LESS THAN FIVE ACRES AS A CONDITIONAL USE AND TO ALLOW OPEN STORAGE CONCURRENT WITH THE NATURAL RESOURCE EXTRACTION CONDITIONAL USE; Planning and Zoning Commission recommendation of approval.**

1
2 Natural resource extraction is generally allowed as a conditional use in all commercial
3 and residential zoning districts. However, staff recently noticed that it is not permitted in
4 the B-3 (General Business) district.

5
6 Staff reviewed the issue and could not determine the historical rationale for not
7 permitting natural resource extraction in the B-3 district. In researching this issue, it was
8 noted that this has been the case since the original City of Anchorage zoning in the
9 1940's. It appears that the assumption at the time was that the majority of the B-3 Zoning
10 was adjacent to the immediate downtown area perimeter, and peripheral to the Mountain
11 View area. It appears that the City, at the time, did not want the natural resource
12 extraction operations near the developed areas.

13
14 The Commission finds that a conditional use public hearing review process is appropriate
15 for this use in the B-3 district with the proposed minimum five acre lot size. The
16 conditional use process will allow a case by case review of natural resource extractions to
17 ensure appropriateness of such operations and will allow adequate mitigation for
18 surrounding uses.

19
20 The Commission recommended APPROVAL of the ordinance by a vote of 7-aye, and 0-
21 nay.

22
23 **THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING**
24 **COMMISSION RECOMMENDATION, AND RECOMMENDS APPROVAL OF**
25 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**

**SECTION 21.40.180, B-3 GENERAL BUSINESS DISTRICT, TO PERMIT
NATURAL RESOURCE EXTRACTION ON TRACTS OF NOT LESS THAN
FIVE ACRES AS A CONDITIONAL USE AND TO ALLOW OPEN STORAGE
CONCURRENT WITH THE NATURAL RESOURCE EXTRACTION
CONDITIONAL USE.**

Prepared by: Jerry T. Weaver Jr., Zoning Administrator,
Planning Department
Approved: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of
Economic and Community Development
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-012**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE TITLE 21 REGARDING NATURAL RESOURCE EXTRACTION IN THE B-3 (GENERAL BUSINESS) DISTRICT.

(Case 2007-034)

WHEREAS, the Municipal Assembly has submitted a draft ordinance which proposes amendments to Anchorage Municipal Code Title 21 Regarding Natural Resource Extraction in the B-3 (General Business) District; and,

WHEREAS, a public hearing was held on February 12, 2007.

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

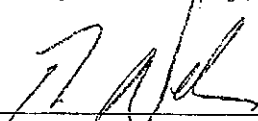
A. The Commission makes the following findings of fact:

1. Natural resource extraction is generally allowed as a conditional use in all commercial and residential zoning districts. However, staff recently noticed that it is not permitted in the B-3 (General Business) zoning district
2. Staff reviewed why this is the case, and could not find the historical rationale for not permitting natural resource extraction in the B-3 district. In researching this issue, it was noted that this has been the case since the original City of Anchorage zoning in the 1940's. It appears that the assumption at the time was that the majority of the B-3 zoning was adjacent to the immediate Downtown area perimeter and peripheral to the Mountain View area, and that the City, at the time, did not want natural resource extraction operations near that higher residential density.
3. The Department finds that a conditional use public hearing review process is appropriate for this use in the B-3 district with the proposed minimum five acre lot size, as it is often a use necessary for site preparation. Allowing for this use through the conditional use process will allow for a case by case review of natural resource extractions to ensure appropriateness of locating such operations, and will ensure adequate mitigation for surrounding uses.
4. The Commission finds that this request is very appropriate. There is going to be a need for organic material removal and other aspects of site preparation in the infill environment of the city. This amendment will be helpful in the development process and there is a rigorous review process to protect the public interest.
5. The Commission invited discussion of removal of natural vegetation. The Commission finds that this could be dealt with in each conditional use application to avoid the situation that occurred in Eagle River last year where there was removal of vegetation on a bluff. Staff stated this is correct; the


review is case-by-case. A restoration plan is a requirement of conditional use for natural resource extraction, either returning it to parkland or other restoration. These conditional uses could be gravel extraction to peat extraction and processing to blasting. The Commission has been consistent in its application of landscaping requirements, buffers, and noise controls.

6. The Commission finds that the issue of vegetation and revegetation would be dealt with in the conditional use.
 7. The Commission recommended approval of the ordinance unanimously.
- B. The Commission recommends to the Anchorage Assembly approval of an amendment to Title 21 Regarding Natural Resource Extraction in the B-3 (General Business) District.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12th day of February, 2007.



Tom Nelson
Secretary



Toni Jones
Chair

5. Other

a. 2007-016 ASD Six-Year Capital Improvement Program (CIP) 2007-2013

Staff member JO ANN CONTRERAS noted that the Commission received a presentation on this item at a worksession earlier this evening led by Mr. Amsen. She noted that the Planning Department Staff sit on an advisory committee that reviews the CIP and the Department has no objection to the CIP.

COMMISSIONER ISHAM moved for approval of the draft ASD Six-Year Capital Improvement Program (CIP) 2007-2013.
COMMISSIONER FREDRICK seconded.

AYE: Pease, Fredrick, Josephson, Jones, Isham, Wang, Phelps
NAY: None

PASSED

COMMISSIONER PHELPS asked whether case 2007-034 could be dealt with at this time, noting that he would be absent from the discussion of the LRTP, case 2007-011.

G. PUBLIC HEARINGS

7. 2007-034

Municipality of Anchorage. An ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.40.180, B-3, General Business District, to permit natural resource extraction on tracts of not less than five acres as a conditional use and to allow open storage concurrent with the natural resource extraction conditional use.

Staff member ANGELA CHAMBERS stated this request amends Title 21 regarding natural resource extraction in the B-3 district. Natural resource extraction is allowed as a conditional use in most commercial and residential zoning districts, but Staff noted recently that it is not allowed in the B-3 district. Staff reviewed the matter and could find no historical rationale for not allowing it in the B-3, but it has been that way since the 1940s. Natural resource extraction is frequently

required for site preparation and with the infill on B-3 properties in Anchorage, which often require peat removal, anything over 50,000 CY will require a conditional use for natural resource extraction. A five-acre lot size is required for the B-3 district, per this ordinance. In the 1940s most of the B-3 was surrounding downtown, Fairview, and Mountain View and people may have felt at the time that natural resource extraction was not appropriate near residential. These reviews are significant and have restrictions on hours of operation, and they are monitored by DHHS and Staff. Staff recommends approval of the ordinance, noting that there are provisions for case-by-case review to mitigate any concerns.

The public hearing was opened and closed without public comment.

COMMISSIONER PHELPS moved for approval of an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.40.180, B-3, General Business District, to permit natural resource extraction on tracts of not less than five acres as a conditional use and to allow open storage concurrent with the natural resource extraction conditional use. COMMISSIONER ISHAM seconded.

COMMISSIONER PHELPS supported the motion, finding that it is very appropriate. There is going to be a need for organic material removal and other aspects of site preparation in the infill environment of the city. This amendment will be helpful in the development process and there is a rigorous review process to protect the public interest.

COMMISSIONER JOSEPHSON invited discussion of removal of natural vegetation. He assumed this could be dealt with in each conditional use application to avoid the situation that occurred in Eagle River last year where there was removal of vegetation on a bluff. MS. CHAMBERS stated this is correct; the review is case-by-case. A restoration plan is a requirement of conditional use for natural resource extraction, either returning it to parkland or other restoration. These conditional uses could be gravel extraction to peat extraction and processing to blasting. The Commission has been consistent in its application of landscaping requirements, buffers, and noise controls. COMMISSIONER JOSEPHSON asked if this ordinance stems from applicants making inquiry. MS. CHAMBERS explained that errors that prohibit positive things from happening are often pointed out to Staff. Some applications can be made if

this ordinance is adopted, but the Commission will still review the conditional use permits.

COMMISSIONER PHELPS thought the issue of vegetation and revegetation would be dealt with in the conditional use. MS. CHAMBERS stated the vegetation plans are a requirement of the conditional use permit process.

AYE: Pease, Fredrick, Josephson, Jones, Isham, Wang, Phelps
NAY: None

PASSED

CHAIR JONES asked if a quorum would exist for cases 2007-002 and 2007-040 if Commissioner Phelps departs at this time, given that Commissioner Wang is excused from those cases. COMMISSIONER PHELPS indicated he would return following case 2007-011.

COMMISSIONER FREDRICK noted that many of those attending this meeting may be interested in cases 2007-002 and 2007-040. He proposed an agenda change to hear cases 2007-002 and 2007-040 prior to case 2007-011. There was no objection from the Commission.

G. PUBLIC HEARINGS

1. 2007-002 Eklutna Inc. Master Plan Approval in the PC Zoning District. Located at T16N R1W, a portion of Sections 24, 25, and 26 S.M., AK (Site 1).

Staff member AL BARRETT stated the application is for approval of a PC zoning district master plan, which if approved by the Commission, will go to the Assembly. Assembly approval will allow natural resource extraction as a permitted use, but subject to the standards generally associated with a conditional use natural resource extraction. There are comments in the packet from Staff and the public making references to traffic in neighborhoods, on the Old Glenn Highway, and things occurring east of the Old Glenn Highway. Those comments are no longer applicable. At one point the applicant was considering adding a parcel between the Old Glenn Highway and New Glenn Highway east of the subject property and lying on the Eklutna River. That property is no longer included in the application. There were 67 public hearing notices mailed. The Chugiak Community Council responded in favor, but with

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT
MEMORANDUM**

DATE: February 12, 2007

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director, Planning Department

THRU: *JW* Jerry T. Weaver, Jr., Division Administrator

FROM: *AC* Angela C. Chambers, AICP, Senior Planner

SUBJECT: 2007-034 An Ordinance Amending AMC Title 21 Regarding Natural Resource Extraction in the B-3 (General Business) District

BACKGROUND AND DISCUSSION:

Natural resource extraction is generally allowed as a conditional use in all commercial and residential zoning districts. However, staff recently noticed that it is not permitted in the B-3 (General Business) zoning district

Staff reviewed why this is the case, and could not find the historical rationale for not permitting natural resource extraction in the B-3 district. In researching this issue, it was noted that this has been the case since the original City of Anchorage zoning in the 1940's. It appears that the assumption at the time was that the majority of the B-3 zoning was adjacent to the immediate Downtown area perimeter and peripheral to the Mountain View area, and that the City, at the time, did not want natural resource extraction operations near that higher residential density.

The Department finds that a conditional use public hearing review process is appropriate for this use in the B-3 district with the proposed minimum five acre lot size, as it is often a use necessary for site preparation. Allowing for this use through the conditional use process will allow for a case by case review of natural resource extractions to ensure appropriateness of locating such operations, and will allow ensure adequate mitigation for surrounding uses.

RECOMMENDATION:

The Department recommends approval of the ordinance as written.

Submitted by: ASSEMBLY MEMBER COFFEY
Reviewed by: Assembly Counsel
For reading: January 9, 2007

**ANCHORAGE, ALASKA
AO NO. 2007-7**

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
2 ANCHORAGE MUNICIPAL CODE SECTION 21.40.180, B-3, GENERAL BUSINESS
3 DISTRICT, TO PERMIT NATRUAL RESOURCE EXTRACTION ON TRACTS OF NOT
4 LESS THAN FIVE ACRES AS A CONDITIONAL USE AND TO ALLOW OPEN
5 STORAGE CONCURRENT WITH THE NATURAL RESOURCE EXTRACTION
6 CONDITIONAL USE.

7
8
9 THE ANCHORAGE ASSEMBLY ORDAINS:

10
11 **Section 1.** Anchorage Municipal Code section 21.40.180 B-3 General Business
12 District, is hereby amended to read as follows: (*Subsections not affected by this*
13 *ordinance are not set out unless for context.*)

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15 **21.40.180 B-3 general business district.**

16
17 The following statement of intent and use regulations shall apply to the B-3
18 district:

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20 A. *Intent.* The B-3 district is intended for general commercial uses in areas
21 exposed to heavy automobile traffic. The district specifically is intended for areas
22 at or surrounding major arterial intersections where personal and administrative
23 services, convenience and shopping goods, and automobile-related services are
24 desirable and appropriate land uses. The extension of the B-3 district commercial
25 uses along arterials, except as identified in the comprehensive development
26 plan, is to be discouraged.

27 ***

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

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

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2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, 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.
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(GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6, 5-8-01; AO. No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-28-06; AO No. 2005-124(S-1A), § 24, 4-18-06)

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of
_____, 2007.

Chair

ATTEST:

Municipal Clerk

RECEIVED

FEB 05 2007

NECC

Municipality of Anchorage
Zoning Division

Northeast Community Council

Executive Board Resolution 1

TO: Anchorage Planning & Zoning Commission
Anchorage Assembly
Mayor Mark Begich

FROM: Peggy Robinson, President North East Community Council
333-1831 or 632-6436

SUBJECT: AO 2007-034

DATE: February 4, 2007

The North East Community Council Board of Directors met on February 1, 2007. Due to running out of time at our regular membership meeting on January 18, the membership approved the Board acting on this proposed ordinance.

After a presentation by the chair of the Title 21 Committee for NECC and some discussion, the NECC Board of Directors voted on the following motion:

The NECC Board of Directors supports the changes in section 21.40.180 of Municipal Code for Natural Resource Extraction on B-3 zoned parcels that are greater than 5 acres in size to be possible under a conditional use permit.

The vote was 3 in favor, 3 opposed, and 1 abstaining.

We ask that you consider our motion as you make decisions in the best interests of the NECC and the community of Anchorage as a whole. Please contact me if you have any questions.

Signed:



Peggy Robinson, President NECC

Weaver Jr., Jerry T.

From: Susie A. Paine [spaine@dowl.com]
Sent: Tuesday, January 16, 2007 3:44 PM
To: Barrett, Al W. (Zoning); Weaver Jr., Jerry T.
Subject: B-3 revised ordinance amendment

Jerry,

Attached is the the B-3 revised ordinance amendment to include "heavy equipment" in association with NRE under the prohibited section, for Feb. 12 hearing with P&ZC.

thanks, Susie

From: East Canon3100
Sent: Tuesday, January 16, 2007 11:54 AM
To: Susie A. Paine
Subject: Attached Image

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1/16/2007

Content Information**Content ID :** 004915**Type:** Ordinance - AO

Title: Planning and Zoning Commission recommendation of approval for an ordinance amending Anchorage Municipal Code Section 21.40.180 to allow natural resource extraction conditional uses in the B-3 (General Business) district.

Author: maglaquijp**Initiating Dept:** Planning

Description: Planning and Zoning Commission recommendation of approval for an ordinance amending Anchorage Municipal Code Section 21.40.180 to allow natural resource extraction conditional uses in the B-3 (General Business) district.

Date Prepared: 3/16/07 3:07 PM**Director Name:** Tom Nelson

Assembly Meeting Date : 4/10/07

Requested Public Hearing Date: 5/1/07

M.O.A.
 2007 MAR 30 PM 1:00
 CLEMENS OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	3/16/07 3:11 PM	Checkin	weaverjt	Public	004915
Planning_SubWorkflow	3/19/07 5:12 PM	Approve	nelsontp	Public	004915
ECD_SubWorkflow	3/21/07 4:34 PM	Approve	thomasm	Public	004915
OMB_SubWorkflow	3/22/07 4:34 PM	Approve	mitsonjl	Public	004915
Legal_SubWorkflow	3/23/07 11:32 AM	Approve	fehlenrl	Public	004915
MuniManager_SubWorkflow	3/23/07 2:10 PM	Checkin	maglaquijp	Public	004915
MuniManager_SubWorkflow	3/23/07 2:14 PM	Checkin	maglaquijp	Public	004915
MuniManager_SubWorkflow	3/23/07 2:16 PM	Checkin	maglaquijp	Public	004915
MuniManager_SubWorkflow	3/30/07 9:30 AM	Approve	leblancdc	Public	004915
MuniMgrCoord_SubWorkflow	3/30/07 11:32 AM	Approve	abbottmk	Public	004915