

MUNICIPALITY OF ANCHORAGE
WATERSHED & NATURAL RESOURCES ADVISORY COMMISSION
RESOLUTION NO. 2009-02

A RESOLUTION RECOMMENDING ADOPTION OF THE *HILLSIDE DISTRICT PLAN* PUBLIC HEARING DRAFT.

(WNRC Case No. 09-02)

WHEREAS, the municipal Departments of Planning, Traffic, Project Management and Engineering, Development Services, and the Anchorage Water and Wastewater Utility collaborated with a project consultant and a citizens advisory committee to undertake studies, evaluate land use and management alternatives, and produce a public hearing draft *Hillside District Plan*; and

WHEREAS, the *Hillside District Plan* (Plan) is intended to serve as an essential implementation action for *Anchorage 2020*; and

WHEREAS, the draft Plan presents specific land use and public services policies for the greater Anchorage Hillside, which include: maintaining the Hillside's low-density, "rural" residential character; improving the on-site water and wastewater systems; establishing district-wide methods for funding and managing public infrastructure; improving roads, trails, and Chugach State Park access; and establishing new approaches to development; and

WHEREAS, the Watershed & Natural Resources Advisory Commission recognizes that 1st order stream channels are important to water quality protection, nutrient recycling, flood attenuation, and fish and wildlife habitat on the Hillside; and

WHEREAS, the Watershed & Natural Resources Advisory Commission reviewed this public hearing draft Plan at their May 27, 2009 regular meeting.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Watershed & Natural Resources Advisory Commission that:

- A. The Commission recommends adoption of the *Hillside District Plan – Public Hearing Draft* with its basic goals, policies, and implementation standards with the following conditions:
1. The final *Hillside District Plan* must clearly note that unless otherwise recommended for implementation, it does not supersede other municipal, federal, or State of Alaska plans, regulations, or authorities and that roads and trail alignments must reflect policies and standards in this Plan.
 2. The Plan shall provide more concrete and detailed implementation steps for funding the proposed Hillside District-wide Service Area (*Primary Policy 14-A*).
 3. The proposed standards for *Goal 14* in the Summary Table on page 6-22 (*14-I & 14-J*) should be applied to the entire planning area and not

restricted to the upper elevation or steep slopes, with acknowledgement that implementation for this standard will apply only where appropriate.

4. The Plan's setback standards outlined in Policy 14-I shall be amended to include a 100-foot setback from first-order streams, with the provision that the setback could be reduced, as necessary, by the Watershed Management Services and/or Planning Department staff during permit reviews or platting actions so as to not preclude development of a particular parcel. The Commission recommends that the final Plan clarify how this setback reduction for 1st order stream channels will be implemented.
5. Because of the Commission's concerns about how the Plan's recommendation for community on-site septic systems will be implemented and who will oversee and enforce the operation and maintenance of these complex systems, the Municipality should not authorize use of community systems until sufficient resources and controls are in place.

PASSED AND APPROVED by the Anchorage Watershed & Natural Resources Advisory Commission on this 27th day of May 2009.



Tom Nelson
Secretary



William Rice
Chair

(Case No. 09-02)