

# *Municipality of Anchorage*

## MEMORANDUM

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**DATE:** August 1, 2016

**TO:** Planning and Zoning Commission

**THRU:** Hal H. Hart, AICP, Planning Department Director

**FROM:** Terry Schoenthal, Current Planning Division

**SUBJECT:** Case 2016-0103, Text Amendment to AMC 21.05 - Use Regulations, and AMC 21.08.050 Improvements

This proposed text amendment to Anchorage Municipal Code Title 21, (New Title 21) addresses the need to define a use-description and use-specific standards for Stormwater Sediment Management Facilities and separately, provides an exception to current subdivision standards to allow the use of mountable curbs in residential cul-de-sacs.

As a condition of the Municipal Separate Storm Sewer System (MS4) permit issued to the Municipality of Anchorage (MOA) by the Alaska Department of Environmental Conservation, the MOA is required to prevent waterway contamination by means of stormwater runoff. Infrastructure components utilized in the prevention of waterway contamination are stormwater sediment collection facilities and oil grit separators (OGS). In order to ensure proper functionality and longevity of infrastructure, the Municipality of Anchorage conducts routine cleaning of stormwater sediment collection facilities which includes, but is not limited to, catch basins and OGS systems. Sediment used for traction during winter months washes off of streets and parking lots into these structures by way of snow melt and stormwater runoff. This sediment and miscellaneous debris is collected by Vactor trucks both owned by MOA and private contractors after the spring thaw and is delivered to the current Northwood Street Maintenance facility for processing. The MOA has been notified that the Northwood facility does not have the capabilities to handle the volume of sediment it is required to process. Because the MOA's current facility has been deemed inadequate, the need for a new facility with a higher processing capacity has been identified.

An extensive analysis was conducted by MOA staff to find a suitable location for the new facility. The findings of this analysis are detailed in the report "Stormwater Sediment Management Facility (SWSMF) Site Selection - January 24, 2016." One outstanding issue regarding the siting of this facility is the lack of a specified use-description and use-standards outlined in AMC Title 21. MOA staff were unable to assign these facilities to an established use due to methods of operation, increased amount of additional traffic, noise, and dust that these facilities will generate does not closely match the definition of any existing use. By adding these provisions to AMC Title 21, additional safeguards will be granted to the community and will discourage residential community disruption. It is the intent through this text amendment to establish a proper use definition and use specific standards for Stormwater Sediment Management Facilities.

AMC Title 21.08.050 establishes design criteria for the construction of curbs in residential cul-de-sacs. Currently, only non-mountable (6-inch vertical curbs) are allowed in this application. Due to the tight radius of residential cul-de-sacs, vertical curbs pose a safety risk for street maintenance professionals during snow clearing operations. It is common for snow plows to catch on the inside edge of a driveway curb cut, resulting in possible damage to equipment and personal injury to the driver. It is the intent of this text amendment to allow an exception for the construction of mountable curb (roll curb) to be used in residential cul-de-sacs to reduce potential accidents from snow clearing operations. Substitution of mountable curb in a residential cul-de-sac does not pose any increased risk to pedestrians.

Submitted by: Chair at the Request of the Mayor  
Prepared by: Planning Department  
For reading:

ANCHORAGE, ALASKA  
AO NO. 2016–

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, (NEW CODE) CHAPTER 21.05 USE REGULATIONS TO INCLUDE A STORMWATER SEDIMENT MANAGEMENT FACILITY AS A NEWLY IDENTIFIED USE IN TABLE 21.05-1, AND INCLUDING A USE DEFINITION AND USE-SPECIFIC STANDARDS IN SUBSECTION 21.05.060E. THIS ORDINANCE FURTHER AMENDS CHAPTER 21.08, SUBDIVISION STANDARDS TO MODIFY DESIGN CRITERIA FOR CURBS WITHIN RESIDENTIAL STREET CUL-DE-SACS, SUBPARAGRAPH 21.08.050G(1).

(PLANNING AND ZONING COMMISSION CASE 2016-0103)

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**WHEREAS**, the Municipality of Anchorage is mandated to collect and treat stormwater sediment subject to the conditions of an MS4 permit issued by the Alaska Department of Environmental Conservation

**WHEREAS**, the Municipal Project Management and Engineering Department has researched and developed plans for a facility that would satisfy this mandate; and

**WHEREAS**, the Municipality of Anchorage may, over time, require multiple facilities of this type in various locations; and

**WHEREAS**, assigning this use within an existing identified use may be an impediment to the development of Stormwater Sediment Management Facilities and impose use-specific standards that are not appropriate to the use; and

**WHEREAS**, development of a use description and use-specific standards will provide added safeguards to the community; and

**WHEREAS**, Section 21.08.050 of New Title 21 establishes criteria for curb design in new subdivisions that supports improved drainage, pedestrian safety, and road maintenance; and

**WHEREAS**, new Title 21 requires non-mountable (6-inch vertical curbs) in all locations; and

**WHEREAS**, due to the tight radius of residential cul-de-sacs, a vertical curb poses risk of damage to equipment, personnel, and the curbs during snow removal operations; and

**WHEREAS**, substitution of a mountable curb (roll-curb) will not pose any added risk to pedestrians in a cul-de-sac setting

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code (new code) section 21.05 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.05: USE REGULATIONS**

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**21.05.010E**

*In Table 21.05.010E TABLE OF ALLOWED USES, a Stormwater Sediment Management Facility shall be a Conditional Use in R-5, R-6, R-7, and B-3 zones. It shall require Administrative Site Plan approval in I-1, I-2, and MI zones. In all other zones identified, this will not be a permitted use.*

Chapter 21.05: Use Regulations  
Sec.21.05.010 Table of Allowed Uses

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS		RESIDENTIAL																		COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 <sup>1</sup>	MI	AF	DR	PR	PLI	W					
Waste and Salvage	Warehouse or wholesale establishment, light																	C/U		P	P	P	P					C	21.05.060D.7.				
	Composting facility																						P					C	21.05.060E.1.				
	Incinerator or thermal desorption unit																						C					C	21.05.060E.3.				
	Junkyard or salvage yard																						C						21.05.060E.4.				
	Land reclamation	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	C/U	21.05.060E.5.			
	Landfill																						C					C	21.05.060E.6.				
	Recycling drop-off																P	P	P			P	P					P	21.05.060E.7.				
	Snow disposal site	C	C	C	C	C	C			C	C	C							C			S	S	S				C	21.05.060E.8.				
	Solid waste transfer facility																						C	S					C	21.05.060E.9.			
	Stormwater Sediment Management Facility										C	C	C						C			S	S	S						21.05.060E.10.			

<sup>1</sup> See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.  
<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14)

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**Section 2.** Anchorage Municipal Code (new code) section 21.05.060 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE SPECIFIC STANDARDS**

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**E. Waste and Salvage**

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**10. Stormwater Sediment Management Facility**

**a. Definition**

A facility designed specifically for the collection, processing, storage, and disposal or redistribution of sediment collected from stormwater pipelines, catch basins, sedimentation basins, infiltration systems, stormwater grit separators, and roadways.

**b. Use-Specific Standards**

**i. Location**

Stormwater Sediment Management Facilities shall be located such that they comply with all environmental and public health regulatory standards for setbacks from wetlands and other water bodies.

**ii. Dimensional Standards**

Notwithstanding the general dimensional requirements of chapter 21.06, the following specific standards shall apply to this use.

**(A) Minimum Site Size**

The minimum site size shall be 36,000 square feet, unless otherwise established by the Planning and Zoning Commission. Where abutting smaller lots are used in aggregate to achieve the minimum site size, a recorded joint use agreement is required.

**(B) Maximum Height of Gravel Piles**

Gravel piles shall not exceed 15 feet in height.

**(C) Minimum Setback Requirement**

The minimum setback of gravel piles shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to a non-industrial zoning district.

**iii. Material Limitations**

1 Only liquids and solids collected from the cleaning of  
2 stormdrain systems designed to collect stormwater (water  
3 that originates from precipitation and enters the system as  
4 runoff, groundwater, or surface water) is allowed to be  
5 delivered and processed at the Stormwater Management  
6 Facility.

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8 iv. Waste materials specifically prohibited at the Stormwater  
9 Sediment Management facility include:

10 Waste or leachate collected from solid waste transfer  
11 stations; Sediment or other materials associated with the  
12 production and storage of solvents, fuels, PCBs, pesticides,  
13 or radioactive materials; Concrete slurry; Sewage, material  
14 from septic systems, or from industrial lift stations; Grease  
15 trap waste; Water pumped from utility vaults, unless  
16 sampling and testing has occurred prior to pumping.

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19 v. Protection of Water Quality

20 Provisions shall be made to prevent any contamination of  
21 groundwater and surface water due to storm and drainage  
22 runoff from the Stormwater Sediment Management Facility.  
23 No drainage from impervious surfaces or from the sediment  
24 piles shall be allowed to leave the site as surface runoff  
25 unless treated by Best Management Practice measures  
26 approved by regulatory agencies having jurisdiction.

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28 vi. Definition of Sediment Storage Area

29 The sediment storage area shall be well-defined on site in  
30 order to prevent storage of sediment on adjacent properties  
31 or on required setback areas. This may be accomplished  
32 through surfacing, curbing, fencing, or signage.

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34 vii. Screening

35 An earthen berm, a site-obscuring screening structure  
36 (fence) at least 6-feet tall, buffer landscape (L-2) or some  
37 combination of these screening tools shall be constructed at  
38 each lot line adjacent to a public right-of-way or to a non-  
39 industrial zoning district. Where a berm is used, a quantity  
40 of landscape equal to that required for site enhancement  
41 landscape (L-1) shall be planted on the length of the berm.  
42 The Director may require construction of a fence at any lot  
43 line in order to restrict casual access.

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45 viii. Noise and Dust

46 (A) Noise

47 If the level of noise as a result of site activities, measured at  
48 the property line of any residential zoning district, or noise-

sensitive use, such as a public building, academic institution, or hospital within on half mile of the Stormwater Sediment Management Facility shall exceed the standards stated in AMC subsection 15.70.080 A, then the facility shall implement mitigation measures.

(B) Dust

A dust control plan shall be established and implemented.

**Section 3.** Anchorage Municipal Code (new code) section 21.08.050 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.08.050 IMPROVEMENTS**

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G. Curbs and Gutters

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1. Exceptions

Curb and gutter within the arc of a residential scale cul-de-sac shall be of the roll-curb variety, as identified in the Municipality of Anchorage Standard Specifications (Curb Type 2).

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair

ATTEST:

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Municipal Clerk