

Municipality of Anchorage

G.3

MEMORANDUM

DATE: September 19, 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 Subdivision Standards, 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.

An argument against mountable curbs has been that barrier curbs reduce the potential of parking on sidewalks. This is probably true, but an examination of existing circumstances suggests that the problem may be somewhat exaggerated. Using aerial photography, a majority of the cul-de-sacs in Anchorage were identified. Virtually all existing cul-de-sacs have mountable curbs. Of 154 cul-de-sacs identified only 9 have attached sidewalks. The cul-de-sacs with attached sidewalks were each visited twice, once on a weekend and once on a week night. In both cases there were no cars parked over the curb and onto the sidewalks. A review of the aerial photography also found no instances of cars parked on the sidewalks or onto adjacent lawns.

The Planning Department suggests that substitution of mountable curb in a residential cul-de-sac poses little, if any increased risk to pedestrians.

Recommendation:

Staff recommends approval of the two Title 21 text amendments attached

Attachments:

1. AO 2016-0103
2. Departmental and Public Comments

AO 2016-0103

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

ANCHORAGE, ALASKA
AO NO. 2016-0103

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, SUBPARAPH 21.08.050G(1).

(PLANNING AND ZONING COMMISSION CASE 2016-0103)

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 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

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

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

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

v. Protection of Water Quality

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

vi. Definition of Sediment Storage Area

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

vii. Screening

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

viii. Noise and Dust

(A) Noise

If the level of noise as a result of site activities, measured at 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.

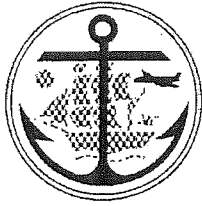
PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

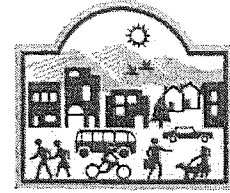
ATTEST:

Municipal Clerk

Departmental and Public Comments



Municipality of Anchorage
Long Range Planning Division
MEMORANDUM



RECEIVED

Date: August 22, 2016

AUG 22 2016

To: Terry Schoenthal, Manager, Current Planning Section

PLANNING DEPARTMENT

From: *W* Carol Wong, Manager, Long-Range Planning Section

Subject: Case 2016-0103, Ordinance Amending Title 21 to include Stormwater Sediment Management Facility as a use in Table 21.05-1, including use definition and use-specific standards and amending Chapter 21.08, Subdivision Standards to modify design criteria for curbs within residential street cul-de-sacs.

Long Range Planning Division has reviewed the draft ordinance amending the new Title 21 which seeks to include Stormwater Sediment Management Facility as a use in Table 21.05-1, including use definition and use-specific standards, and amending Chapter 21.08, Subdivision Standards to modify design criteria for curbs within residential street cul-de-sacs. We have the following comments:

1. Stormwater Sediment Management Facility

Stormwater Sediment Management Facilities are a unique use and were not anticipated nor discussed during the rewrite of Title 21. We understand the importance of such facilities and the need for them by the Municipality to treat stormwater runoff and mitigate potential waterway contamination. We support the proposed amendments to Title 21 to add this as a use within the noted zoning districts, but recommend removing the IM district given the limited application of where the IM District is found within the Municipality and its intended purpose is to primarily for Marine based industries. As for the proposed use-specific standards to guide the location, dimensions, etc. we recommend roadway standards be included, especially to ensure weight load is addressed.

The Municipality anticipates that such facilities will be required in various locations as the need arises. We recommend this use and the use-specific standards be considered for Chapter 21.10, Chugiak-Eagle River Area. Chugiak-Eagle River includes lands that are already developed or planned for urban residential, commercial and industrial development. As these areas are developed, facilities such as this will be needed to treat stormwater runoff and mitigate waterway contamination.

2. Rolled Curb on Radius of Residential Cul-de Sac

During Title 21 rewrite, non-mountable curbs and mountable curbs were discussed extensively. Field inspections of residential areas where mountable curbs had been installed adjacent to sidewalks, staff found many instances of vehicles partially parked on the sidewalk. Non-mountable curbs assist in deterring this type of parking practice. With regards to curb installation within the "bulb" portion of the cul-de-sac, we understand the safety risk for street maintenance professionals. We support the proposed amendment to address this safety risk and agree that this exception is only for residential cul-de-sacs only.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

M E M O R A N D U M

AUG 22 2016

PLANNING DEPARTMENT

DATE: August 19, 2016

TO: Terry Schoenthal, Planning Manager, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, AWWU Planning

SUBJECT: Zoning Case Comments
Hearing Date: September 19, 2016
Agency Comments Due: August 22, 2016

AWWU has reviewed the materials and has the following comments.

16-0097 LAUREL ACRES BLK 9 LT 2, BLK 4 LTS 1 & 2, Rezone from R-1 Single-Family Residential District to I-2 Heavy Industrial District, Grid SW1531

1. AWWU water and sanitary sewer are available to Block 9, Lot 2 and Block 4, Lot 1.
2. AWWU has no objection to this rezone.

16-0101 MOA ORDINANCE, Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Subsection 21.03.210B.5 Title 21 Text Amendments; 21.05.010 Table of Allowed Uses to add duplex as an allowed use in the R-4 District; 21.05.070D.8 to allow larger garages on larger lots; 21.05.070D.20 to allow private aircraft hangers at legal airstrips; and Subsection 21.07.110C.3 to establish minimum area required and the method for measuring window area, Grid N/A

1. AWWU has no objection to this Ordinance amendment.

16-0103 MOA ORDINANCE, Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Chapter 21.05, Use Regulations, to include 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; and amending Chapter 21.08, Subdivision Standards to modify design criteria for curbs within residential street cul-de-sacs, subparagraph 21.08.050G(1), Grid N/A

1. AWWU has no objection to this Ordinance amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety
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AUG 18 2016

MEMORANDUM

PLANNING DEPARTMENT

Comments to Miscellaneous Planning and Zoning Applications

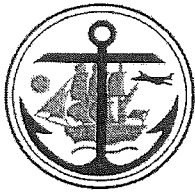
DATE: August 18, 2016

TO: Terry Schoenthal, Manager, Current Planning

FROM: Ron Wilde, P.E.
Structural Plan Reviewer
Building Safety
343-8371

SUBJECT: Comments for Case 2016-0103
Amend AMC – Stormwater Sediment Management Facility

No Comment



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE: 11 August 2016

TO: Current Planning Section Supervisor.
Zoning and Platting Division

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

RECEIVED

AUG 11 2016

PLANNING DEPARTMENT

SUBJECT: 2016-0103 Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Chapter 21.05 Use regulations to include Storm water 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; and amending Chapter 21.08' subdivision standards to modify design criteria for curbs within residential street cul-de-sacs, subparagraph 21.08.050G (1).

Traffic has no objection or comments on this ordinance.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

RECEIVED

AUG 11 2016

PLANNING DEPARTMENT

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

August 11, 2016

Terry Schoenthal, Current Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Schoenthal:


The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has comments on the following zoning case:

- **2016-0089: O'Malley Road Reconstruction: Phase I & II**
 - Comments will be submitted internally in accordance with DOT&PF procedures.
- **2016-0093: 13496 Old Seward Highway**
 - No comments on the rezoning issue. Please see previously submitted comments regarding alignment and sharing of Old Seward Highway access points.
 - Access should be lined up with existing roads.
 - Ensure and demonstrate that access points are capable of handling the volume of traffic consistent with the rezoning and future development.

The DOT&PF Central Region Planning Division has no comments on the following zoning cases:

- **2016-0085: 2645 East 72nd Avenue**
- **2016-0097: Laurel Acres Subdivision**
- **2016-0101: Title 21 subsection 21.03.210B.5**
- **2016-0103: Title 21 Chapter 21.05**

Sincerely,


James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF