

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: February 16, 2010

CLERK'S OFFICE

APPROVED *as Amended*

Date:

4-13-10

The Hillside District Plan was Amended and Approved 4-13-10

ANCHORAGE, ALASKA

AO No. 2010-22

1 **AN ORDINANCE ADOPTING AND IMPLEMENTING THE HILLSIDE DISTRICT**
2 **PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AMENDING**
3 **ANCHORAGE MUNICIPAL CODE SECTIONS 21.05.030 AND 21.05.120 TO**
4 **ADD THE HILLSIDE DISTRICT PLAN, AND AMENDING ANCHORAGE**
5 **ORDINANCE 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY**
6 **ADOPTED SECTION 21.01.080.**

7
8 (Planning and Zoning Commission Case 2009-090)

9
10 **THE ANCHORAGE ASSEMBLY ORDAINS:**

11
12 **Section 1.** *The Hillside District Plan* dated May 7, 2009, generally encompasses
13 the area south of Abbott Road, east of the New Seward Highway, and bounded on
14 the east and south by Chugach State Park and other lands owned by the State of
15 Alaska, is adopted as an element of the Comprehensive Plan. The *Hillside*
16 *District Plan* replaces the *Hillside Wastewater Management Plan*, modifies the
17 Recommended Maximum Perimeter of Public Sewerage, and updates the
18 *Anchorage Trails Plan* map and the Land Use Plan map for the Hillside area, as
19 recommended by the Planning and Zoning Commission Resolution No. 2009-047,
20 and with the following additional modification recommended by the Administration:

21
22 Amend Policy 13-B wording to read as follows:

23 Permit the use of neighborhood wastewater treatment systems as
24 a viable treatment technology for the Hillside District only outside of
25 the Recommended Maximum Perimeter of Public Sewerage after
26 Policies 13-C, 13-D, 13-E, 13-F, 13-G, 13-H, and 13-K are
27 implemented.

28
29
30 **Section 2.** Anchorage Municipal Code section 21.05.030 is amended to read as
31 follows (*the remainder of the section is not affected and therefore not set out*):

32
33 **21.05.030 Elements.**

34
35 The comprehensive plan consists of the following elements, which are
36 incorporated in this chapter by reference. While they may be valid planning
37 tools, plans or other elements that are not listed below or incorporated into
38 the comprehensive plan elsewhere in this Code are not official elements of
39 the comprehensive plan. If elements of the comprehensive plan conflict,
40 the element most recently adopted shall govern.
41

1 A. *Anchorage Bowl.*

2 *** *** ***

3
4 11. Hillside District Plan, (insert effective date, 2010) (AO No.
5 2010-____)

6
7 *** *** ***

8 D. *Environmental Quality.*

9
10 *** *** ***

11
12 4 [5]. 1992 Air Quality Attainment Plan for Anchorage, Alaska,
13 December 1992⁹ (AR No. 82-170; AR 92-279).

14
15 [HILLSIDE WASTEWATER MANAGEMENT PLAN, 8
16 FEBRUARY 1982 (AO NO. 82-52; AO NO. 85-167; AO NO.
17 85-168; AO NO. 93-203; AO NO. 97-64, § 1, 6-3-97; AO 98-
18 78; AO NO. 98-90, § 1, 8-18-98; AO NO. 99-51, § 1, 3-23-99;
19 AO NO 2001-141(S), § 1, 10-23-01; AO NO. 2004-150, § 1,
20 11-16-04; AO NO. 2006-59, § 1, 5-2-06; AO NO. 2006-101, §
21 1, 9-26-06).]

22
23 5 [6]. Eagle River PM-10 Control Plan, September 1991 (AR No.
24 90-30; AR No. 91-197).¹⁰

25
26 6 [7]. Little Campbell Creek Watershed Management Plan.

27
28 *** *** ***

29
30 F. *Parks, Greenbelts and Recreational Facilities.*

31
32 *** *** ***

33
34 2. Areawide Trails Plan, January 1996, as amended by Hillside
35 District Plan Map 4.4, (insert effective date, 2010) (GAAB
36 Resolution No. RE 73-100);¹² AO No. 78-203; AO No. 85-16;
37 AO No. 96-140, § 2, 4-8-97; AO No. 2010-____, (insert
38 effective date).

39
40 *** *** ***

41
42 (AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4, 2-
43 20-01; AO No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02;
44 AO No. 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No.
45 2003-129, § 2, 10-21-03; AO No. 2005-115, § 3, 10-25-05; AO No. 2006-
46 93(S-1), § 2, 12-12-06; AO No. 2007-107, § 2, 8-28-07; AO No. 2008-74, §
47 2, 6-24-08; AO No. 2009-69, § 2, 6-23-09)

Section 3. Anchorage Municipal Code section 21.05.120 is amended to read as follows:

21.05.120 Implementation - Hillside District Plan [WASTEWATER MANAGEMENT PLAN].

- A. The Hillside District Plan replaces the Hillside Wastewater Management Plan; updates the Recommended Maximum Perimeter of Public Sewerage; and adopts the official Land Use Plan Map for the Hillside (providing greater specificity than the Anchorage 2020 Land Use Concept Plan); and replaces the 1982 Generalized Land Use Plan and Generalized Residential Intensity Plan for the Hillside area. The Hillside District Plan updates the Hillside portion of the Areawide Trails Plan Map with Map 4.4.

- B. The approving authority may approve an application for an entitlement only if it does not conflict with the Hillside District Plan goals and policies and the land use and residential intensities of the Hillside District Plan Land Use Plan Map.

[THE HILLSIDE WASTEWATER MANAGEMENT PLAN RECOMMENDS EXTENSION OF THE PUBLIC SEWER SYSTEM TO THE AREAS SHOWN ON SHEETS 1 AND 2 OF MAP 9 OF THE PLAN. EXTENSION OF THE PUBLIC SEWER SYSTEM INTO THESE AREAS WILL MAKE POSSIBLE HIGHER DENSITY DEVELOPMENT THAN IS ALLOWED BY THE PRESENT ZONING. TO PROTECT NEIGHBORING LOWER DENSITY DEVELOPMENTS EXISTING AS OF THE DATE OF ADOPTION OF THE HILLSIDE WASTEWATER MANAGEMENT PLAN, ANY REZONING OF PROPERTY WITHIN THE SEWERAGE AREA SHOWN ON MAP 9 FROM LOWER TO HIGHER DENSITY SHALL BE ALLOWED ONLY WITH SPECIAL LIMITATIONS WHICH ADDRESS THE ISSUES OF BUFFERING, INTERNAL CIRCULATION, DRAINAGE AND PROTECTION OF VEGETATION AS REQUIRED UNDER SECTION 21.45.200.]

(AO No. 82-52; AO No. 85-20; AO No. 85-167; AO No. 85-168; AO No. 85-165)

Section 4: Anchorage Ordinance 2006-172, Attachment A, adopting Anchorage Municipal Code section 21.01.080 B.1., Table 21.01-1 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section and table is not affected and therefore not set out*):

21.01.080 Comprehensive Plan.

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B. Elements.

1. Adopted elements.

The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	Hillside District Plan	AO 2010-____; <i>(insert effective date of this ordinance)</i>	

*** *** ***

Environmental Quality	[HILLSIDE WASTEWATER MANAGEMENT PLAN]	AO 82-52; 5-18-82	AO 85-167
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*** *** ***

(AO No. 2006-172, §1, 4-10-2007)

Section 5: This ordinance shall become effective immediately upon passage and approval by the Assembly, except Section 4, which shall become effective simultaneous with the adoption of the rewrite of Title 21 and repeal of existing chapters.

PASSED AND APPROVED by the Anchorage Assembly this 13th day of April 2010.



Chair of the Assembly

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-22

Title: AN ORDINANCE ADOPTING AND IMPLEMENTING THE HILLSIDE DISTRICT PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.05.030 AND 21.05.120 TO ADD THE HILLSIDE DISTRICT PLAN, AND AMENDING ANCHORAGE ORDINANCE 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED SECTION 21.01.080. (PZC Case No. 2009-090)

Sponsor: MAYOR
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY10	FY11	FY12	FY13	FY14	
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 provides economic benefits to both public and private sectors in the Hillside area. The purpose of the Hillside District Plan is to guide future growth and development. The Plan sets the goals, objectives, and policies governing development for the Hillside area and adopts recommendations and policies in areas of drainage, roads, on-site systems, zoning and subdivision standards, and funding and management of public services.

PRIVATE SECTOR ECONOMIC EFFECTS:

In addition to the economic benefits noted above, the Hillside District Plan is intended to provide more certainty to private developers and residents regarding the direction of development in the Hillside area. The Plan creates a planning structure to guide public infrastructure development and to preserve the rural nature and environmental quality of the Hillside area.

Prepared by: JoAnn Contreras

Telephone: 343-7914



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 88-2010

Meeting Date: February 16, 2010

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE ADOPTING AND IMPLEMENTING THE
4 HILLSIDE DISTRICT PLAN AS AN ELEMENT OF THE
5 COMPREHENSIVE PLAN, AMENDING ANCHORAGE MUNICIPAL
6 CODE SECTIONS 21.05.030 AND 21.05.120 TO ADD THE
7 HILLSIDE DISTRICT PLAN, AND AMENDING ANCHORAGE
8 ORDINANCE 2006-172, ATTACHMENT A, TO REVISE
9 PROVISIONALLY ADOPTED SECTION 21.01.080.

10
11
12 The Anchorage Assembly is being asked to adopt the Hillside District Plan (HDP)
13 as an element of the Comprehensive Plan. The HDP gives specificity to the goals,
14 objectives, policies, and strategies of Anchorage 2020—Anchorage Bowl
15 Comprehensive Plan (Anchorage 2020), and provides for the orderly growth and
16 sufficient provision of public services to the Hillside area.

17
18 The Hillside Wastewater Management Plan (HWMP) was adopted by the
19 Assembly in 1982 as an element of the Comprehensive Plan (AMC chapter
20 21.05). The HWMP established a Recommended Maximum Perimeter of Public
21 Sewerage where public wastewater services could be extended in the Hillside
22 area. Assembly adoption of the HDP as an element of the Comprehensive Plan
23 will:

- 24
- 25 • Replace the HWMP.
 - 26
 - 27 • Adopt the official *Land Use Plan Map* for the Hillside (replacing
28 the 1982 *Generalized Land Use Plan Map* for the Hillside area and
29 providing greater specificity than the *Land Use Policy Map* in
30 *Anchorage 2020*).
 - 31
 - 32 • Implement an important *Anchorage 2020* strategy.
 - 33
 - 34 • Update the Hillside portion of the *Areawide Trails Plan Map*.
 - 35
 - 36 • Amend the Recommended Maximum Perimeter of Public Sewerage.
 - 37

- 1 • Adopt recommendations in areas of development standards,
2 drainage, roads, and on-site systems.
3
- 4 • Recommend a new Hillside District Funding and Management Entity.
5 The Entity would manage and finance roads, drainage, Built/Green
6 Infrastructure, and trails on a watershed-level and/or at a community-
7 wide scale, all of which will provide the foundation for future
8 development on the Hillside.
9

10 11 **HDP Development and Public Involvement**

12
13 The HDP is a complex plan where issues overlap several different functional
14 areas—and departments—Planning (Chapter 2, Land Use); Project Management
15 and Engineering (Chapter 3, Drainage); Transportation (Chapter 4,
16 Transportation); and Development Services' On-Site Services and Anchorage
17 Water and Wastewater Utility (Chapter 5, Water and Wastewater: Public and On-
18 Site Systems); Chapter 6, Implementation, addresses implementation measures
19 for the entire plan.
20

21 In 2006, the Municipality retained a multi-disciplinary consulting team to develop
22 the HDP. MWH, an engineering and planning firm with offices in Anchorage, was
23 the lead project manager. Agnew::Beck, Koonce Pfeffer Bettis, and Blue Skies
24 Solutions are members of the lead consultant team that coordinated the
25 development of the Plan. HDR Alaska, Inc., analyzed drainage, public water and
26 sewer, transportation and trail access; Larsen Consulting Group, Inc., with Church
27 On-site Wastewater Consultants, LLC, and The Boutet Company, analyzed on-site
28 well and septic services; and Northern Economics and Ivan Moore Research
29 conducted a Hillside area household survey contacting approximately 10,000
30 households. The consulting team provided a wide range of expertise and
31 experience in hillside planning and development; and background white papers
32 and reports produced for the HDP process can be found on the plan website at
33 *www.hillsidedistrictplan.com*.
34

35 Several committees provided direction to the project manager.
36

- 37 • The Citizens Advisory Committee (CAC) consisted of 12-14 very
38 committed members of the public with varying professional
39 backgrounds appointed by Hillside area assembly members. A
40 couple of committee members were unable to complete the
41 process; however, two others were appointed. This committee
42 provided support to the project by holding over 30 meetings to
43 discuss topics of concern and making pertinent recommendations.
44

- The Technical Department Working Group consisted of staff from the five departments.
- The Policy Committee consisted of the Mayor, Municipal Manager, and Executive Director for the Office of Economic and Community Development, Anchorage Water and Wastewater Utility (AWWU) General Manager, and the Project Manager (ex officio).
- The Oversight Committee, which also served as the RFP review committee for selection of a lead consultant, included representatives of the Administration, Planning, Transportation, Project Management & Engineering, On-Site Services, and AWWU, as well as three community representatives from the CAC.

The project manager and lead consultant, responsible for serving as liaison between the Policy Committee, Oversight Committee, Technical Committee, and CAC, created a process and plan that responds to the policies of *Anchorage 2020* and the input of stakeholders and other community participants.

The Plan's lead consultant team performed extensive public outreach over the last 2 1/2 years, including stakeholder interviews, over 30 Citizen Advisory Committee meetings, a community-wide survey, and 3 sets of community workshops. The consultant's website provided extensive information on the projects as well as a means for citizens to track the progress and provide input into the Plan.

Plan Overview

The Hillside District Plan boundaries are generally described as the area south of Abbott Road, east of the New Seward Highway, and bounded on the east and south by lands owned by the State of Alaska, including Chugach State Park.

The Hillside contains almost two-thirds of the vacant residential land in the Anchorage Bowl suitable for single-family. Much of the Hillside land use patterns are already established. The lower Hillside is mostly developed with public sewer and water, although some scattered tracts with good site conditions remain vacant. A large majority of the privately owned central Hillside is already subdivided and built upon. The upper Hillside contains considerable vacant land but is constrained by environmental conditions and lack of infrastructure. *Anchorage 2020* addressed the Hillside in the following ways:

- Traditional low-density development continues on the upper Hillside.

- 1 • Strategic and limited revisions to zoning and public water/sewer
2 extensions permit additional small-lot subdivisions on the lower
3 Hillside.
- 4
- 5 • Significant environmental features are protected and integrated into
6 new subdivisions and public facilities.
- 7
- 8 • Transportation and other land use decisions reduce traffic congestion
9 and trip generation.
- 10
- 11 • Hillside wildfire dangers are addressed through an active
12 management program.
- 13

14 The second component of *Anchorage 2020* relevant to the HDP is the Growth
15 Allocation Map. Overall growth projections were spread out fairly evenly over five
16 sectors of the Anchorage Bowl; the southeast Hillside generally corresponds to the
17 area covered by the HDP. This is the largest area of the five subareas, with by far
18 the largest area of vacant land, but is one of the two subareas with the smallest
19 growth allocation.

20

21

22 **Key Plan Recommendations**

23
24 Land Use: The HDP accommodates growth primarily through development of
25 vacant lands. The HDP *Land Use Plan Map* for the most part maintains existing
26 low-density, rural residential character. One change is the creation of the Furrow
27 Creek Transition Area, which, through land assemblage and development
28 standards, would allow up to 3 units per acre. No additional neighborhood
29 commercial areas are recommended.

30
31 On-Site Water and Wastewater: The HDP supports the viability of current and
32 future reliance on on-site wastewater systems on the Hillside and concludes that
33 as long as there is proper siting, design, construction, operation, and maintenance
34 of these systems that on-site wastewater systems will continue to operate
35 effectively. The HDP presents five strategies to maintain high water quality into
36 the future—Neighborhood Wastewater Systems, strategies to address lots with on-
37 site problems, well water protection program, on-site wastewater system standards
38 and changes to the Recommended Maximum Perimeter of Public Sewerage. The
39 Plan extends this boundary in the Furrow Creek Transition Area and reduces the
40 boundary in upper Potter Valley.

41
42 Approaches to Infrastructure Funding and Management: *Anchorage 2020* called
43 for the establishment of an Urban /Rural Services Boundary through the HDP
44 process. While the HDP does not establish a specific boundary, it makes clear
45 that the vast majority of the Hillside should continue to develop with relatively

1 limited infrastructure, as compared to the rest of the Anchorage Bowl. Yet the
2 HDP does indicate that this "limited intensity" infrastructure is in need of an
3 upgrade. Problems such as through-traffic, congestion, flooded basements,
4 glaciating roads, and overused trailheads, seem unable to handle existing
5 development, let alone continued development of vacant land. Furthermore, much
6 of the infrastructure is maintained privately, through homeowners associations,
7 and limited road services, and as such lacks the funding, coordination, and
8 authority to address some of the significant issues on the Hillside.

9
10 The creation of a new management and funding mechanism to address Hillside
11 drainage and infrastructure needs is a core plan recommendation. The
12 management entity would provide a means to fund and manage drainage
13 improvements for existing and future development. The crux of moving ahead with
14 these recommendations will be setting up the system with some form of local
15 control and fair cost allocation.

16
17 Roads, Trails, and Access to Chugach State Park: The HDP seeks to balance
18 increased connectivity to reduce congestion, improve emergency access and
19 evacuation routes, and accommodate future development with preserving the
20 existing character of the Hillside. The HDP updates the *Areawide Trails Plan Map*.
21 In addition, the HDP recommends road connections (Map 4.1) to improve
22 circulation, access, and evacuation routes. Trailheads with access to Chugach
23 State Park are proposed, and the HDP recommends some form of a Chugach
24 State Park Access Service Area to spread funding for park access beyond Hillside
25 residents. Finally, the HDP recommends extending the Parks and Recreation
26 Service Area to include all residents of the Hillside and to extend the service area
27 one mile inside of the Chugach State Park boundary, to fairly assess users of
28 existing and planned parks (e.g., Section 36) and to allow municipal funds to be
29 expended in areas within the Park, where appropriate.

30
31 New Development Standards: The environmental sensitivity of the land and
32 cumulative impacts of development require new development processes. The
33 HDP proposes development policies and strategies to guide development that
34 prioritize existing systems, including natural drainage ways, in an effort to minimize
35 the scale and cost of infrastructure investments. The HDP proposes Built/Green
36 Infrastructure, an integrated system of roads and trails, drainage ways and open
37 space that connects across and serves multiple subdivision areas. Additional
38 recommendations, like conservation subdivisions, provide incentives in the form of
39 a small density bonus in an effort to encourage development that preserves open
40 space, natural drainage patterns, and viewsheds. The Plan recommends the
41 Building Safety Service Area be extended to the full extent of the southeast
42 Hillside.

43

1 **Issue-Response, PZC Revisions, and Staff Recommendations**

2
3 Following a Public Review Draft and its review period, the Public Hearing Draft of
4 the HDP was released on May 1, 2009. The Planning and Zoning Commission
5 (PZC) held a worksession on June 8 and a public hearing on June 15. Issue-
6 Response documents were prepared and presented to the Commission on
7 August 31 and October 12 (Attachments 7 and 8). A PZC and staff subcommittee
8 was formed to review the detail of the Plan and present recommendations to the
9 PZC as a whole on October 12.

10
11 The Commission approved the HDP Public Hearing Draft on October 12, 2009
12 (Attachment 1, PZC Resolution No. 2009-047). The approval consisted of a large
13 number of revisions to the Plan as Attachment A of the resolution. Included in the
14 resolution's attachment are the following 8 items:

- 15
16 1. Plan preface;
17 2. Revised Appendix B - Summary of HDP Implementation Actions;
18 3. Revised Appendix C - HDP Land Use Plan Map Information;
19 4. Revised Map 2.2 Hillside Land Use Plan;
20 5. Revised Map 4.1 Roadway Connections;
21 6. Revised Map 4.4 Existing/Proposed Trail Routes;
22 7. Revised Map 5.6 Wastewater Soil Types; and
23 8. Revised Map 5.7 Sewer Perimeter Boundary.
24
25

26 **Exception to Planning and Zoning Commission Recommendations**

27 The Administration recommends that the Assembly adopt the Hillside District Plan
28 with the Planning and Zoning Commission revisions PZC Resolution 2009-047,
29 with attachments, with one exception.

30
31 The staff supported recommendation for Policy 13-B is as follows:

32
33 "Permit the use of neighborhood wastewater treatment systems as a
34 viable treatment technology for the Hillside District outside of the
35 Recommended Maximum Perimeter of Public Sewerage after policies
36 13-C, 13-D, 13-E, 13-F, 13-G, 13-H, and 13-K are implemented."
37

38 Neighborhood systems are supported in the Plan only outside of the
39 Recommended Maximum Perimeter of Public Sewerage provided that the
40 Municipality increases its capacity to provide standards for the systems and
41 assumes permitting and monitoring oversight.
42

43 The Planning and Zoning Commission proposed a change to Policy 13-B of the
44 HDP as follows which would allow on-site neighborhood systems within the
45 AWWU certificated service area under certain conditions (see Attachment A,
46 Chapter 5, Item 6, Policy 13-B):

1
2 "Allow on-site cluster systems within the HDP area after policies
3 13C-H and 13-K are implemented.
4

5 Within the AWWU perimeter of public sewerage, a proposal for any
6 on-site cluster systems would be subject to a determination,
7 through a site plan review, that the sewer extension would pose
8 greater disturbances to terrain, wetlands, or bedrock than the
9 cluster system. A maximum system of (10) units may be
10 established by the municipal oversight authority. Any on-site cluster
11 septic system would be subject to proper regulatory standards and
12 environmental review."
13

14 The Administration does not support the amendment to Policy 13-B recommended
15 by the Planning and Zoning Commission. Anchorage Water and Wastewater
16 Utility Board of Directors stated neighborhood cluster systems should be
17 discouraged except where an extreme need is demonstrated and adequate
18 safeguards are in place to protect the public health and safety. (See Attachment
19 2, AWWU letter dated December 7, 2009, AWWU Board Resolution No. 2008-
20 02(S) dated March 12, 2008, and Conditions for Implementation of Neighborhood
21 "Cluster" Wastewater Systems.) AWWU plans to withdraw its certificated service
22 area boundary from locations where neighborhood systems are allowed, in order
23 to clearly delineate responsibility and avoid an inefficient patchwork of various
24 service providers. In addition, there is concern related to the increased potential
25 for subsurface disposal system failure in such environmentally sensitive areas as
26 wetlands and shallow bedrock terrain.
27

28 29 Implementation 30

31 Some of the implementation measures described in the HDP are already included
32 in the provisionally approved *Title 21 Rewrite* and updates to the *Design Criteria*
33 *Manual*. Other policies, such as the Trails Map 4.4 replacing the *Areawide Trails*
34 *Plan Map* for the Hillside, the adoption of the *Land Use Plan Map*, and the updated
35 boundary of the Recommended Maximum Perimeter of Public Sewerage are
36 implemented immediately through the HDP with this adopting ordinance.
37

38 However, with approval of the Hillside District Plan, it is anticipated there will be
39 some additions to the standards in Title 21, and additions or modifications to other
40 municipal administrative policy documents requiring additional steps as part of the
41 implementation process. In some instances, new systems or programs must be
42 created to implement plan policies. Two examples are the Hillside District Funding
43 & Management Entity and the establishment of the Well Water Protection
44 Program. In these instances, HDP adoption is the first step; additional work,
45 including work with the general public and Hillside residents, is needed. Finally,
46 some recommendations, such as the extension of the Parks and Recreation

1 Service Area, require an ordinance and affirmative public vote prior to
2 implementation.

3
4 In order to adopt the Hillside District Plan as an element of the Municipality's
5 Comprehensive Plan, this ordinance amends both the existing Anchorage
6 Municipal Code chapter 21.05, and the equivalent provisions in the recently
7 adopted revision to Title 21. The recently adopted section to be amended is
8 identified as AO 2006-172, Attachment A (section 21.01.080 B.), which is not
9 intended to take effect until the remaining chapters in the rewrite of Title 21 are
10 adopted.

11
12 **THE ADMINISTRATION SUPPORTS THE RECOMMENDATIONS OF THE**
13 **PLANNING AND ZONING COMMISSION IN RESOLUTION 2009-047 REVISION**
14 **EXCEPT AS MODIFIED, FOR POLICY 13-B, IN THIS ORDINANCE; AND**

15
16 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
17 **ADOPTING AND IMPLEMENTING THE HILLSIDE DISTRICT PLAN AS AN**
18 **ELEMENT OF THE COMPREHENSIVE PLAN, AMENDING ANCHORAGE**
19 **MUNICIPAL CODE SECTIONS 21.05.030 AND 21.05.120 TO ADD THE**
20 **HILLSIDE DISTRICT PLAN, AND AMENDING ANCHORAGE ORDINANCE 2006-**
21 **172, ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED**
22 **SECTION 21.01.080.**

23
24 Prepared by: Tyler P. Robinson, Planning Department and
25 JoAnn B. Contreras, Planning Department
26 Approved by: Jerry T. Weaver, Jr., Acting Director, Planning Department
27 Concurred by: Greg Jones, Executive Director
28 Office of Community Planning & Development
29 Concurred by: Dennis A. Wheeler, Municipal Attorney
30 Concurred by: George J. Vakalis, Municipal Manager
31 Respectfully submitted: Daniel A. Sullivan, Mayor

- 32
33
34 Attachments: 1. Planning and Zoning Commission Resolution No. 2009-047, with
35 Attachment A
36 2. Anchorage Water and Wastewater Utility Letter to Planning and Zoning
37 Commission dated December 7, 2009
38 3. Planning and Zoning Commission Minutes of June 15, 2009
39 4. Planning and Zoning Commission Minutes of August 31, 2009
40 5. Planning and Zoning Commission Minutes of October 12, 2009
41 6. Planning and Zoning Commission Staff Report of June 15, 2009
42 7. Planning and Zoning Commission Issue-Response of August 31, 2009
43 8. Planning and Zoning Commission Issue-Response of October 12, 2009
44 9. Comments Received
45 10. Hillside District Plan Public Hearing Draft dated May 7, 2009

Content ID: 008613**Type:** Ordinance - AO

AN ORDINANCE ADOPTING AND IMPLEMENTING THE HILLSIDE DISTRICT PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.05.030 AND 21.05.120 TO

Title: ADD THE HILLSIDE DISTRICT PLAN, AND AMENDING ANCHORAGE ORDINANCE 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED SECTION 21.01.080 (PLANNING AND ZONING COMMISSION CASE 2009-090)

Author: maglaquijp**Initiating Dept:** Planning**Description:** Hillside District Plan Adoption, element of the Comprehensive Plan**Keywords:** Hillside District Plan**Date Prepared:** 1/19/10 3:59 PM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 2/16/10**Public Hearing Date:** 3/23/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/5/10 9:23 AM	Exit	Joy Maglaqui	Public	008613
MuniManager_SubWorkflow	2/5/10 9:23 AM	Approve	Joy Maglaqui	Public	008613
MuniManager_SubWorkflow	2/4/10 11:06 AM	Checkin	Joy Maglaqui	Public	008613
MuniManager_SubWorkflow	2/3/10 9:33 AM	Checkin	Joy Maglaqui	Public	008613
Legal_SubWorkflow	1/26/10 6:40 PM	Approve	Rhonda Westover	Public	008613
Finance_SubWorkflow	1/26/10 5:31 PM	Approve	Lucinda Mahoney	Public	008613
OMB_SubWorkflow	1/26/10 8:17 AM	Approve	Cheryl Frasca	Public	008613
OCPD_SubWorkflow	1/25/10 12:24 PM	Approve	Tawny Klebesadel	Public	008613
Planning_SubWorkflow	1/22/10 2:52 PM	Approve	Jerry Weaver Jr.	Public	008613
AllOrdinanceWorkflow	1/22/10 2:51 PM	Checkin	Susan Perry	Public	008613
OCPD_SubWorkflow	1/22/10 11:24 AM	Reject	Tawny Klebesadel	Public	008613
Planning_SubWorkflow	1/19/10 4:33 PM	Approve	Jerry Weaver Jr.	Public	008613
AllOrdinanceWorkflow	1/19/10 4:09 PM	Checkin	Susan Perry	Public	008613