

**ANCHORAGE, ALASKA
AO No. 2014-**

**AN ORDINANCE AMENDING THE ANCHORAGE ZONING MAP TO AMEND THE
PC DISTRICT BY ADOPTING A MASTER PLAN IN ACCORDANCE WITH AMC
21.40.250A.3., FOR PORTIONS OF THE NORTHEAST ¼ OF SECTION 17, T15N
R1W, SEWARD MERIDIAN, LYING SOUTHEAST OF THE GLENN HIGHWAY.**

(Chugiak Community Council) (Planning and Zoning Commission Case 2013-068)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The master plan for the Planned Community (PC) district for parcel 051-182-01, described as portions of the northeast ¼ of Section 17, T15N R1W, Seward Meridian, lying southeast of the Glenn Highway, is hereby adopted as set forth in the following sections.

Section 2. Development of the PC district on parcel 051-182-01 shall proceed in substantial conformance with the Eklutna Monofill Master Plan dated April 2013 (Attachment A), prepared by DOWL HKM for Eklutna, Inc. The Master Plan text, tables, and maps are adopted and incorporated by reference as part of this ordinance. The zoning district identified in the plan represents the development for the master plan area. The zoning district shown in Figure 6 of the Eklutna Monofill Master Plan (April 2013) and the regulations described in Section 3 below identify the permitted and conditional uses for each district.

Section 3. The following regulations are adopted for development in this PC district, as illustrated in Figure 6 of the Eklutna Monofill Master Plan (April 2013).

A. *Intent.* The PC district is intended to designate undevelopable land and wetlands to serve as greenbelts, buffers, wetland banks, or conservation areas. Permitted uses and accessory uses for other lands, that are not classified as wetlands or open space, are intended to separate limited developable land from greenbelts and buffers while allowing for compatible recreational uses and limited development per the table of allowable uses below.

B. *Principal Uses.* Table 1 below lists the principal uses allowed within this PC district.

Table 1: Table of Allowed Uses
P=Permitted Use C=Conditional Use
S-Administrative Site Plan Review M=Major Site Plan Review
All other uses not shown are prohibited.

Use Category	Use Type	P	C	S	M	Definitions and Use-specific Standards
RESIDENTIAL USES						
Household Living	Dwelling, single-family, attached				X	21.08.070B. 21.08.070C.
COMMUNITY USES						
Child Care	Child care center (9 or more children)		X			21.05.040B.1.
Community Service	Cemetery or mausoleum		X			21.05.040C.1
	Community Center		X			21.05.040C.3.
	Neighborhood recreation center			X		21.05.040C.6.
	Botanical gardens			X		21.05.040D.2.
	Museum or cultural center				X	21.05.040D.4.
Parks and Open Space	Community garden	X				21.05.040G.1.
	Park, public or private	X				21.05.040G.2.
Public Safety Facility	Community or police substation	X				21.05.040H.1.
	Fire station				X	21.05.040H.3.
	Public safety facility		X			21.05.040H.4.
Utility Facility	Utility facility		X			21.05.040J.1.
	Utility substation			X		21.05.040J.2.
Telecommunications Facility	Type 1 tower			X		21.05.040K.
	Type 2 tower			X		21.05.040K.
	Type 3 tower			X		21.05.040K.
	Type 4 tower	X				21.05.040K.
COMMERCIAL USES						
Agricultural Uses	Commercial horticulture		X			21.05.050A.1.
Animal Sales, Service, & Care	Animal boarding		X			21.05.050B.1.
	Animal shelter				X	21.05.050B.2.
Entertainment and Recreation	Fitness and recreational sports center		X			21.05.050D.3.
	General outdoor recreation, commercial		X			21.05.050D.4.
	Golf course		X			21.05.050D.5.
Food and Beverage Service	Food and beverage kiosk			X		21.05.050E.2. 21.05.020A.
Retail Sales	Farmer's market	X				21.05.050H.4.
INDUSTRIAL USES						
Industrial Service	General industrial service ¹		X			21.05.060A.3.
	Governmental service ¹		X			21.05.060A.4.
Manufacturing and Production	Natural resource extraction, organic and inorganic		X			21.05.060B.5.
Waste and Salvage	Landfill reclamation		X			21.05.060E.5.
	Inert waste monofill landfill		X			See below
¹ These uses are limited to the 10-acre area indicated on Figure 6 of the Eklutna Monofill Master Plan (April 2013).						

C. *Accessory Uses and Structures.* Table 2 below lists the accessory uses and structures allowed within this PC district.

Table 2

Accessory Use	Definitions and Use-specific Standards
Accessory dwelling unit (ADU)	21.10.050H.1. 21.05.070D.1.
Garage or carport, private residential	21.10.050H.3. 21.05.070D.9.
Home- and garden-related use	21.10.050H.4. 21.05.070D.10.
Home occupation	21.10.050H.5. 21.05.070D.11.
Outdoor keeping of animals	21.05.070D.14.
Outdoor display accessory to a commercial use	21.05.070D.15.
Outdoor storage accessory to a commercial use	21.05.070D.16.
Parking of business vehicles, outdoors, accessory to a residential use	21.05.070D.17.
Private outdoor storage of non-commercial equipment accessory to a residential use	21.05.070D.18.
Vehicle repair/rebuilding, outdoor, hobby	21.10.050H.7. 21.05.070D.19.

D. *Industrial Use - Inert Waste Monofill Landfill*

1. **Definition**

The burial of inert waste. Inert waste is defined as solid waste that has a low potential to pollute air or water, and that does not normally attract wildlife; “inert waste” includes coal power plan ash, scrap metal, auto fluff, construction and demolition waste, and pavement rubble.

2. **Use-Specific Standards**

a) The owner or operator of a landfill shall ensure that a minimum setback of 50 feet is kept between the waste management area and the property line of the facility.

b) A new landfill or lateral expansion of an existing landfill may not be constructed within 500 feet of a well used as a drinking water supply.

c) A new unlined landfill or a lateral expansion of a landfill may not be located closer than 10 feet above the highest measured level of an aquifer of resource value unless the landfill is constructed two feet or more above the natural ground surface.

d) The floor of a monofill may not be constructed on slopes greater than 10 percent grade or on unstable soils that might cause the waste to slide or settle excessively.

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- e) The owner or operator of a landfill shall apply an intermediate cover to any inactive portion of a landfill, using a soil or similar material at least 12 inches thick, graded to prevent water from ponding. For purposes of this section, “inactive portion” means an area of a landfill that does not receive waste for a period of 90 days or more.
- f) The owner or operator shall construct a final cover of soil material at least 24 inches thick, graded to promote drainage without erosion, and shall revegetate it.
- g) The owner or operator of an inert waste landfill facility shall:
 - i. Control public access.
 - ii. Prevent unauthorized vehicular traffic and illegal dumping of wastes by using artificial barriers, natural barriers, or both.
 - iii. Post a clearly legible sign at the entrance to the landfill notifying users that disposal of regulated hazardous waste and polychlorinated biphenyls (PCB) waste is prohibited.
 - iv. Minimize contact between storm water and waste.
 - v. Construct and operate the landfill so that seasonal flooding is temporary in duration and ponded water is removed within 30 days.

Section 4. The Planning Division shall retain this ordinance and the Eklutna Monofill Master Plan (April 2013) on file as the zoning regulations for this PC district.

Section 5. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2014.

Chair of the Assembly

ATTEST:

Municipal Clerk