

ANCHORAGE MUNICIPAL CODE
TITLE 21. LAND USE PLANNING

21.50.270 Conditional use standards--Snow disposal sites.

Snow disposal sites shall be constructed in accordance with this section.

A. Required submittals. In addition to the requirements of Section 21.15.030.C, the following information shall be provided with an application:

1. An evaluation of noise impacts on properties located within one-half mile of the site and used for a residence, library, hospital, nursing home, school or related institutional purpose shall be submitted. The analysis shall identify the projected or actual dB(A) level of the site upon the described noise sensitive uses. If any projected noise level, as measured at the lot lines of each such property, exceeds the standards stated in Section 15.70.080.A, the analysis shall identify mitigation measures.
2. A licensed professional engineer shall prepare a drainage and water quality plan. This plan shall analyze the effects of the snow disposal activity upon subsurface and surface water quality conditions and shall specify mitigation measures to reduce identified impacts.
3. A dust and litter plan shall be prepared to identify a manner of dust control to be used between October 1 and April 30 of every calendar year and a manner of trash collection and removal from the site which shall have no impact upon adjacent uses.
4. The applicant shall provide an estimate of the amount of snow to be stored at the site, expressed in cubic yards and the average height of snow to be stored on the site.
5. The applicant shall identify the area from which snow shall be collected for storage at the site.
6. A description of the hours of operation shall be submitted.
7. A description of the methods of illumination shall be submitted.
8. Identification of one or more individuals who shall be responsible for enforcement of the noise, litter and dust control measures to be employed at the site shall be submitted.

B. Traffic access. A site shall be located on or have direct access from a street of collector or greater capacity, as defined in the official streets and highways plan.

- C. Minimum lot size. The minimum lot size shall be 36,000 square feet, unless otherwise established by the planning and zoning commission.
- D. Maximum lot coverage. The maximum lot coverage shall be that permitted in the zoning district, unless otherwise established by the planning and zoning commission.
- E. Maximum height of structures. The maximum height of structures shall be 25 feet.
- F. Minimum yard requirement. The minimum yard requirement shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to any other zoning district.
- G. Screening fence or berm. An earthen berm or a fence, each at least six feet high, shall be constructed within every yard adjacent to a public right-of-way or to a nonindustrial zoning district. The fence shall be constructed of masonry, wood or another material of an equivalent service life and quality. Visual enhancement landscaping, or another ground cover acceptable to the planning and zoning commission, shall be planted on the berm and within the area between the berm and the lot line for the site. The planning and zoning commission may require construction of a berm or fence within other yard areas in order to restrict casual access, to confine the operations within the site, to reduce noise and glare and to ensure compatibility of the operation with adjacent uses.
- H. Landscaping. Landscaping shall be provided as follows:
1. Visual enhancement landscaping. Visual enhancement landscaping, as described in Section 21.45.125.C.1, shall be planted on the berm required under subsection G of this section and between the berm and a lot line adjacent to a nonindustrial zoning district.
 2. Arterial landscaping. Arterial landscaping, as described in Section 21.45.125.C.4, shall be planted in yards adjacent to a public right-of-way.
 3. Other landscaping. All areas not occupied by structures, driveways, parking or snow storage and disposal areas shall be planted with a ground cover approved by the planning and zoning commission.
 4. Maintenance. The property owner shall maintain all landscaping in good condition.
- I. Parking. Parking shall be provided at the site in accordance with the site plan approved by the planning and zoning commission under Section 21.15.030.
- J. Illumination. Illumination shall be provided at the site in accordance with the site plan approved by the planning and zoning commission under Section 21.15.030.

K. Drainage and water quality facilities. Storm drainage and water quality facilities shall be provided in accordance with the site plan approved under Section 21.15.030.

L. Signs. All requirements of Section 21.45.160 related to commercial signs shall apply to a snow disposal site, except that signs shall have a maximum viewing area of 20 square feet.

M. Noise levels. Noise levels on the site shall not exceed the standards set forth in Section 15.70.070.

N. Authority to impose additional requirements. Additional requirements may be imposed by the planning and zoning commission in order to mitigate the impacts of the snow disposal site operations on adjacent uses.

(AO No. 88-172)

Cross references: Off-highway vehicles, Ch. 9.42.

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