

**Assembly Title 21 Committee Meeting Notes  
Wednesday, February 1, 2006**

**Pg. 429 L13 Access to Chugach State Park**

**Committee:** You will hear support from the Assembly on this concept.  
(Some discussion about 10 foot vs. 20 foot easement)

**Pg. 429 L 30-32 F1**

**Public:** Currently the city only maintains certain waterways. This implies all waterways.

**Planning:** This section concerns dedicated easements.

**Public:** Who is going to maintain these easements?

**Committee:** We recently have had a problem with flooding in Peters Creek. The State created a maintenance plan 10 years ago, but with no follow through. There seems to be confusion over who has stream maintenance responsibility now.

**Pg. 430 Reserve Tracks L29**

**Committee:** Are these existing provisions?

**Planning:** Current only gives 15 months to public site acquisition; we have extended it to 24 months

**Public:** You need to think about the owner

**Committee:** We need balance here.

**Pg. 431 Section H**

**Public (Utility):** Currently we can put in easements across property, but here we are restricted to putting them by the road or lot line. With equipment and barriers in the road, it wouldn't be good for safety.

**Planning:** We allowed this in the Girdwood Plan.

**Committee:** Decisions should be based on the situation.

**Public:** We are looking for flexibility.

**Committee:** This committee has been discussing municipal control of utility easement width as well as placement. Utilities seem to differ in their approach.

**Public:** There is a standard size but it could be different with a slope.

**Committee:** Would you like to comment on the language regarding landscaping in the easement?

**Public (Utility):** There are lots of places where we do things in the ROW. We try not to aggravate owners. We don't have the same standards as other utilities. We use 20 feet, some prefer 30 feet, especially in the Valley where all lines are overhead. Most underground lines use 20 feet.

**Committee:** It should be the city that sets the standards

**Public (Utility):** We may have a problem with that.

**Pg. 432 Table 21.08-3**

**Public:** What is strip paved? Please define.

**Committee:** It's paving from shoulder to shoulder leaving the ditches open.

**Public:** Why is subdivider landscaping required, particularly on a rural lot?

**Planning:** It is probably there to show the developer is required to do barrier landscaping.

**Public:** The language is too broad.

**Committee:** The table should also clarify that different standards occur in different parts of town, note developer responsibility for building connector roads outside of ARDSA.

**Planning:** Not sure but will check on that.

**Pg. 433**

**Committee:** The Assembly changed some words in the street categories in the LRTP.

**Planning:** Will contact traffic for terminology.

**Pg. 435 L 8-11, E2**

**Public:** If you are in a Homeowners Assoc. you can do this but not everyone wants a Homeowners Assoc.

**Planning:** You aren't required to have a Homeowners Assoc.

**Committee:** Is it fair to require the city maintain all improvements the Homeowners Assoc. put in? This will be a problem in service areas if it's mandated. We may need language allowing areas to opt in or out of this with mutual consent. In some situations this spill over parking may be very desirable.

**Pg. 435 L 25**

**Committee:** What is a half street?

**Public:** When there is development adjacent to land that has not been released for subdividing, only half the road gets developed.

**Planning:** I think there's a design standard for this.

**Pg. 436 Table 21.08-9**

**Public:** What is PCC? (Portland concrete cement) What is AC? (Asphalt)

Concern was expressed re: walkway minimum width -- should be 6 feet.

When you come into contact with anything (like a bicycle with its handles) or anyone (like someone in a wheelchair) you have trouble passing. I don't know what would happen if 2 wheelchairs tried to pass each other.

**Committee:** Have you heard about the (Pedestrian Meetings?) There was a discussion about the forum of these meetings and their scope.

**Public:** Zero separation is never acceptable for safety.

**Committee:** Why are there separate columns for 50 foot ROW and 60 foot ROW?

**Public:** Above it says that the sidewalk is to be constructed of concrete, but the table says it can be made from any number of materials.

**Planning:** The other materials are for walkways. The table is an existing one that can be made clearer.

**Pg. 437 Street Lighting**

**Committee:** I've had requests that rural areas be allowed the option to not require lights because of the beauty of the night sky.

**Public:** If there's no lighting then there is a safety issue.

**Committee:** It should be situational.

**Pg. 437 L25-27**

**Planning:** This is a subdivision standard not a lot standard. No drainage system plan shall have entry into a sewer system.

**Pg. 437 L36-38**

**Public:** We have a problem with the language here.

**Planning:** If the city is going to take care of the system after it is put into place, there has to be room to do so.

**Pg. 437 L 39-41 #4**

**Committee:** There's a problem here. It takes easements out of the question, and doesn't reflect current practice. This will need to be reworded.

**Pg. 438 L 6-7**

**Public:** If soils don't warrant footing drain stub outs, then why would you have to build them?

**Committee:** Why not say "where soil conditions require it, use this system"

**Pg. 438 L24-26**

**Public:** The wording Public Water Supply doesn't work here because you can have a private well system that serves the public also.

**Planning:** We'll clarify the word public to be in the AWWU area.

**Pg. 438 L37**

**Public:** CEBERSA wondered if fuel oil tanks should be addressed here.

**Planning:** They are regulated by the State.

**Pg. 439 L35-36**

**Committee:** Confusion about provisional certificate of occupancy and provisional certificate of zoning compliance, where is this defined? (21.03.130). Should be differentiation so required buffer and street landscaping are done first.

**Pg. 440**

**Committee:** What's new in the Subdivision Agreements?

**Planning:** The Deed of Trust was eliminated for security of performance obligations.

**Pg. 441 Time Limit for Completion, L32-35**

**Public:** PM & E should have to go to the Platting Board. A department head should not usurp the Platting Board.

**Committee:** What's the need to have this 30 day limit?

**Planning:** It's current language.

**Pg. 442 L 28 Interior Collector Streets**

**Committee:** There is not a common understanding of the financial responsibility for constructing collector streets outside of ARDSA. There is no existent funding source to reimburse developers.

**Planning:** We understand it's an issue and will try to clarify.

**Pg. 444 L 17-23**

**Public:** are the curbs and sidewalks in the ROW?

**Planning:** By definition, yes. But a walkway doesn't have to be.

**Public:** Where is the standard for the walkway?

**Planning:** Table 21.08-9

**Pg. 444 L 24-30**

**Committee:** The same problems exist here for areas outside of the AWWU boundaries. Who is going to reimburse the developer? There is no funding source to reimburse.

**Planning:** If the infrastructure isn't in place, then the subdivider can pay for it or wait for it to come into place.

There was a discussion about a system that used to exist where if a person or group paid for a system, electrical lines, etc. then when the next folks moved in they would help reimburse the first party.

**Pg. 444 L31 Water Improvements**

**Committee:** Does this mean that subdivisions can set their own tariffs?

**Planning:** No

**Public:** Condo Associations and Site Condos don't have DEC certified water systems. AWWU is the single server to the edge of the site.

**Planning:** The subdivider is responsible for water systems within condo sites. All buildings share the same AWWU connect.

**Committee:** Why not require a system that AWWU will maintain?

**Planning:** AWWU won't maintain what it can't get to.

**Committee:** I worry about down the road when these systems begin to fail and people come to the Assembly to demand that the city fix their water problems.

**Planning:** We hope that the Homeowners Assoc. will fix that.

**Pg. 445 L 5-6**

**Committee:** If you're reading this in 10 years, are we requiring appropriate telecommunication systems conduit be put in place now?

**Planning:** It's already being done.

**Pg. 445 L 7**

**Committee: Again, parts of Chugiak/Eagle River would like to opt out of this.**

**Pg. 445 L 15**

**Public: The landscaping requirements need to be compatible with Table 21.08 R. We need to differentiate between the subdivider and the developer.**

**Pg. 448 L 9-13**

**Committee: Shouldn't there be a time period for the release of money, like 60 days or whatever.**

**Public: This has been an ongoing problem. Some money has not been released for 2 years.**

**Next meeting: Wednesday, February 8th at the Planning Dept. Conference Room from 9:30 am – 11:30 am. We will begin with Conservation Subdivisions, page 449.**