

CLERK'S OFFICE

APPROVED

Date: 9-18-02

Submitted by: Chair of the Assembly at  
the request of the Mayor

Prepared by: Department of Law

For reading: AUGUST 20, 2002

ANCHORAGE, ALASKA

AO NO. 2002- 127

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.85,  
2 SUBDIVISION STANDARDS: IMPROVEMENTS, TO REQUIRE AN EARLY ELECTION BY  
3 PERSONS WISHING TO INSTALL NATURAL GAS FACILITIES AND TO REQUIRE  
4 INSTALLATION AND WARRANTY UNDER A SUBDIVISION AGREEMENT.

5  
6 THE ANCHORAGE ASSEMBLY ORDAINS:


7  
8 **Section 1.** Anchorage Municipal Code chapter 21.85 is amended by adding a new section to  
9 read as follows:

10  
11 **21.85.200** **Optional natural gas facilities.**

- 12  
13 A. Whenever a subdivider, owner, proprietor or developer subject to chapters 21.75  
14 through 21.87 desires to install natural gas facilities, they shall make an election to  
15 install said facilities prior to receiving a subdivision agreement, building permit, land  
16 use permit, or a permit under Title 24. Installation and construction of the facilities  
17 shall be made and warranted under a subdivision agreement pursuant to chapter 21.87.  
18  
19 B. All new natural gas facilities installed pursuant to this section shall be installed in  
20 accordance with the standard specifications of the municipality and the utility  
21 providing the service.  
22

23 **Section.** This ordinance shall become effective immediately upon its passage and approval by  
24 the Assembly.

25  
26 PASSED AND APPROVED by the Anchorage Assembly this 10th day of  
27 September, 2002.

28  
29  
30   
31 \_\_\_\_\_  
32 Chair of the Assembly

33 ATTEST:

34   
35 \_\_\_\_\_  
36 Municipal Clerk  
37  
38  
39

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2002-127 Title: Ordinance amendment to Anchorage Municipal Code of Ordinances amending 21.85, adding a new section AMC 21.85.200 Optional natural gas facilities to require an early election by persons wishing to install natural gas facilities and to require installation and warranty under a subdivision agreement.

Sponsor: Enstar Gas Company

Preparing Agency: Planning Department

Others Affected

**CHANGES IN EXPENDITURES AND REVENUES** (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance allows optional installation of natural gas facilities; requires the early election for natural gas service; provides for installation in accordance with the standards and specifications of the affected utility; ensures that necessary right-of-way and/or easements are acquired and installation to be covered by warranty under a subdivision agreement.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the ordinance will enhance the development process with a more coordinated approach for the installation of utilities in subdivision developments. There should be some cost savings to the private sector with better coordination with other utilities and the Municipality in the development process.

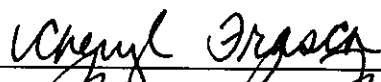
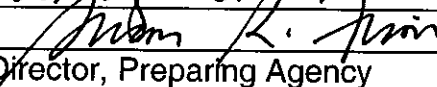
Prepared by: Jerry T. Weaver Jr., Manager  
Zoning and Platting Division

Telephone: 343-4215

Validated by  
OMB:

Date: 7/30/02

Approved By:

  
  
Director, Preparing Agency

Date: 7-22-02



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

**No.** AM 739-2002

**Meeting Date:** August 20, 2002

**From:** Mayor

**Subject:** AO 2002- 127

Ordinance amendment to Title 21 of the Anchorage Municipal Code to add a new section AMC 21.85.200 Optional natural gas facilities to allow an early election by persons wishing to install natural gas facilities and to require installation and warranty under a subdivision agreement.

1 The proposed amendment will create a new section in AMC 21.85 for the installation of  
2 natural gas facilities in new developments. The effect of this ordinance will allow the  
3 installation of the natural gas facilities to be accomplished under a subdivision  
4 agreement and the installation of the utility to be covered by warranty. The purpose of  
5 the amendment is to allow the developer the option of installing natural gas.  
6

7 As requested by Enstar, the original ordinance reviewed by the Platting Board and  
8 Planning and Zoning Commission proposed as amendment to AMC 21.85.030 and  
9 added a new section AMC 21.85.155 to require installation of natural gas facilities in  
10 areas defined as urban and suburban development areas under the subdivision  
11 regulations. Based upon the advice of the Law Department, approval of the ordinance  
12 was not recommended. The Law Department advised that Enstar Natural Gas Company  
13 is not an "essential utility" and the Municipality cannot require the installation of  
14 natural gas facilities as part of the subdivision process.  
15

16 This revised ordinance accomplishes a number of things: allows optional installation of  
17 natural gas facilities; requires the early election for natural gas service; provides for  
18 installation in accordance with the standards and specifications of the affected utility;  
19 and that the installation has a subdivision warranty with a subdivision agreement.  
20

21 Approval of the ordinance is recommended.  
22

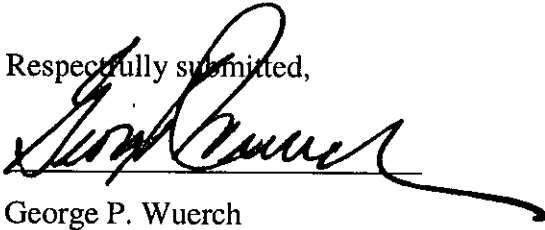
Reviewed by:

Harry J. Kielsing Jr.  
Municipal Manager

Reviewed by:

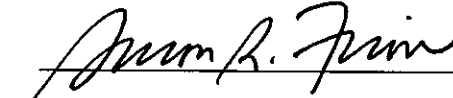
Craig E. Campbell, Executive Director  
Office of Planning, Development and  
Public Works

Respectfully submitted,

A handwritten signature in black ink, appearing to read "George P. Wuerch", written over a horizontal line.

George P. Wuerch  
Mayor

Prepared by:

A handwritten signature in black ink, appearing to read "Susan R. Fison", written over a horizontal line.

Susan R. Fison, Director  
Department of Planning

"Submitting an application for annexation into a Limited Road Service Area to the Street Maintenance Department within the timeframe required for the annexation application to appear on the April 2003 ballot."

[ b. **S-10816 Amendment to AMC 21.85** ]

Approval of an amendment to AMC 21.85.030 to add natural gas facilities to subdivision improvements in the urban and suburban areas of the Municipality.

Approval of the addition of a new section, AMC 21.85.155 requiring installation in accordance with specifications of the Municipality and the utility providing the service.

c. **S-10930 Alpine View Estates Subdivision with Vacation**

A. Approval of the request to vacate St. Anton Way and partial vacation of Alta Drive rights-of-way subject to filing a suitable replat within 60 months.

B. Approval of the Four-Phase Plan shown on the preliminary plat.

C. Approval of the plat for 60 months subject to:

1. Resolving utility easements.

2. Resolving with AWWU:

a. Providing a 30-foot protective easement and/or right-of-way for the sanitary sewer mainline along the west property boundary.

b. Entering into mainline extension agreements with AWWU for the provision of public water and sanitary sewer to the proposed lots and tracts.

3. Obtaining a wetland permit from the Corps of Engineers prior to the issuance of any permit

offered to upgrade the road beyond the boundaries of the plat. He stated all activity is occurring on the site itself, there is no construction traffic. He stated an engineer did a pre-condition survey and located sink holes and poor drainage on the shoulders of the road. He noted there are no culverts along the entire road. He stated the contractor who performs maintenance for the LRSA is currently in negotiations to assess these needs, based on the engineer's recommendations, and the construction contractor has agreed to provide the cash to take care of these problems.

DIANNE HOLMES, representing the Rabbit Creek Community Council, indicated the Council's comments are contained in the packet and are reiterated in the Staff analysis. She stated the situation is new and it is not known what would occur if the voters vote down the annexation of the area into the LRSA in April 2003. She asked whether that would deny the developer use of the roads or would he continue to contribute to the LRSA as if he had been annexed.

The public hearing was closed.

BOARD MEMBER POULTON moved for approval of the Staff recommendation that condition 13 be amended to read "Submitting an application for annexation to a Limited Road Service Area to the Street Maintenance Department within the timeframe required for the annexation application to appear on the April 2003 ballot."

BOARD MEMBER RICHTER seconded.

BOARD MEMBER POULTON supported his motion, finding that although there may be some concerns and questions around this requirement if the vote is to not allow annexation into the LRSA, there are timing issues that need to be addressed to allow construction to proceed.

AYE: Walsh, Hooyer, Richter, Poulton, Capps, McKay  
NAY: None

PASSED



b. S-10816

Amendment to Subdivision Regulations Concerning Natural Gas Facilities. Municipality of Anchorage. An Ordinance Amending Anchorage Municipal Code Chapter 21.85, Subdivision Standards: Improvements, to require an early election by persons wishing to install Natural Gas Facilities and to require installation and warranty under a Subdivision Agreement.

BOARD MEMBER CAPPS indicated he wished to be excused, given he is employed by Enstar Natural Gas. CHAIR WALSH asked whether Mr. Capps could make an impartial decision in this case. BOARD MEMBER CAPPS replied that he could. CHAIR WALSH directed him to participate.

Staff member JERRY WEAVER described the request before the Board. He indicated the Board saw a previous ordinance (shown on pages 006 and 007 of the packet) which was approved at the Board's October 3, 2001 meeting. That request was forwarded to the Assembly. The advice of the Law Department (shown on page 003 of the packet) was to adopt an ordinance with revised language making the installation of natural gas facilities optional to the developer (shown on page 002 of the packet). The Law Department indicated in their March 14, 2002 memorandum that installation of natural gas facilities should be an option, rather than an absolute requirement. There are no written comments from Enstar, but in conversations with Mr. White at that company, they indicated they would support the ordinance as proposed. The Department recommended the Board approve the ordinance, which would then be forwarded to the Assembly

The public hearing was opened and closed without public comment.

BOARD MEMBER HOOYER moved for approval of the ordinance as rewritten by the Law Department.

BOARD MEMBER POULTON seconded.

BOARD MEMBER HOOYER stated the revised ordinance allows for some leeway in wording to not make the installation of natural gas facilities mandatory.

AYE: Walsh, Hooyer, Richter, Poulton, Capps, McKay

NAY: None

PASSED

- c.      **S-10930**      Alyeska Basin #8 / Alpine View Estates  
Subdivision. Tim Cabana. To subdivide one tract  
and one block into forty-one lots with the vacation  
of the west 720' and the north 20' of Alta Drive and  
the north 300' of St. Anton Way. Located south of  
Alyeska Highway, north of Alpina Way and west of  
Timberline Drive.

Staff member MARGARET O'BRIEN described the request before the Board. The property is undeveloped and is located south of the Alyeska Highway abutting the Glacier Creek Greenbelt. The Girdwood Area Plan (GAP) identifies

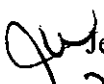





**F.1.b.**

**MUNICIPALITY OF ANCHORAGE**  
**Department of Planning**  
**Memorandum**

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**DATE:** June 19, 2002  
**TO:** Platting Board  
**FROM:**  Jerry T. Weaver, Jr., Platting Officer  
**THRU:**  Susan R. Fison, Director  
**SUBJECT:** Amendment to Subdivision Regulations Concerning Natural Gas Facilities (S-10816-2)

The Platting Board approved a similar ordinance at its October 3, 2001 meeting allowing natural gas facilities to be installed as part of the subdivision process and incorporated into subdivision agreements. Subsequent to the Platting Board approving the original version to the AMC 21.85.030 and 21.85.155, the Municipal Law Department recommended that the suggested revised ordinance be reviewed by the Platting Board and then send the entire packet on to the Municipal Assembly.

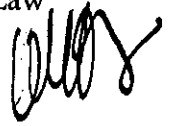
The revised ordinance allows the developer the option to install new natural gas facilities if the developer chooses to, and they then would be installed in accordance with the standards and specification of the utility providing the service.

If the developers make the election to provide gas services in the planning stages of the new development, they would eliminate some permitting needs/requirements by having the reviews done in advance by the MOA. Once the reviews are completed, separate permits would not be required.

There were no objections from the reviewing agencies and staff recommends that the Platting Board approve this ordinance amendment and it will then be forwarded to the Municipal Assembly for adoption.

DRAFT

Submitted by:  
Prepared by: Department of Law  
For reading:



ANCHORAGE, ALASKA  
AO NO. 2002-\_\_\_\_\_

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.85,  
*SUBDIVISION STANDARDS: IMPROVEMENTS*, TO REQUIRE AN EARLY ELECTION BY  
PERSONS WISHING TO INSTALL NATURAL GAS FACILITIES AND TO REQUIRE  
INSTALLATION AND WARRANTY UNDER A SUBDIVISION AGREEMENT.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code chapter 21.85 is amended by adding a new section to  
read as follows:

**21.85.200**     **Optional natural gas facilities.**

- A. Whenever a subdivider, owner, proprietor or developer subject to chapters 21.75  
through 21.87 desires to install natural gas facilities, they shall make an election to  
install said facilities prior to receiving a subdivision agreement, building permit, land  
use permit, or a permit under Title 24. Installation and construction of the facilities  
shall be made and warranted under a subdivision agreement pursuant to chapter 21.87.
- B. All new natural gas facilities installed pursuant to this section shall be installed in  
accordance with the standard specifications of the municipality and the utility  
providing the service.

**Section.** This ordinance shall become effective immediately upon its passage and approval by  
the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
\_\_\_\_\_, 2002.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk



MUNICIPALITY OF ANCHORAGE  
OFFICE OF THE MUNICIPAL ATTORNEY

MEMORANDUM

MAR 22 2002

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**DATE:** March 14, 2002

**TO:** Jerry Weaver, Planning Supervisor

**THRU:** Susan R Fison, Planning Director

**THRU:** William A. Greene, Municipal Attorney

**FROM:** Dennis A. Wheeler, Deputy Municipal Attorney

**SUBJECT:** NATURAL GAS FACILITIES IN NEW SUBDIVISIONS

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We received the attached package regarding requiring natural gas facilities to be installed in new subdivisions. Our previous advice on the issues was as follows:

The requirement to install natural gas facilities is absolute in the proposed ordinance, but we doubt a court would sustain the requirement if challenged as a taking of private property. Although it could be argued that the defense of "average reciprocity of advantage" would alleviate any damages claimed, this is not a defense that has been conclusively adopted by the Alaska Supreme Court. This defense, simply stated, says that the plaintiff receives a benefit (natural gas service and increased home values related thereto) equal to the burden (costs of installation). We do not recommend this ordinance as the test case for the Alaska Supreme Court on this issue. Given the availability of alternative heat sources, including electricity, wood stoves, fuel oil, etc., the argument that natural gas is essential for municipal purposes as the sole basis for requiring the facilities be installed may not withstand legal challenge. We can, however, see merit in requiring easements that will accommodate natural gas installation. We can also see merit in requiring the subdividers make an election up front regarding natural gas facilities and, if they elect to install the facilities, incorporating the election into our standard subdivision agreements.

Consistent with our previous advice, we have drafted and attached hereto an ordinance which addresses the utility's concerns about coordination and planning, the municipality's concerns about quality control, and Legal's concern about forcing this improvement requirement on all subdivisions, thereby creating a potential takings claim.

We are returning the entire package, along with our draft ordinance, for your further consideration.

The package must go forward, regardless of whether the administration wishes to present the draft ordinance we have attached hereto. However, the transmittal Assembly Memorandum must first be rewritten to more accurately reflect our advice.

cc: Mayor Wuerch  
Craig Campbell, Executive Director, Office of Planning, Development and Public Works

G:\Mat\OPEN MATTERS\Natural Gas Facilities in New Subdivisions\transmittal memo.DOC

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Ordinance amendment to Title 21 of the Anchorage Municipal Code to add natural gas facilities to subdivision improvements in the urban and suburban areas.  Planning Case Number S-10816	DATE PREPARED 10/22/2001  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry T. Weaver Jr.	HIS/HER PHONE NUMBER 343-4260
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS
<b>6</b>	<b>Mayor</b> Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid waste services Water & wastewater utility	DATE
<b>5</b>	<b>Municipal Manager</b> Cultural & Recreational Services Employee Relations Finance, Chief Fiscal Officer Fire Health & Human Services	DATE
<b>4</b>	Office of Management & Budget Management Information Services Police	DATE
<b>2</b>	Planning, Development & Public Works Public Facility Management	<i>cre</i> 10-23-01
<b>1</b>	Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing	<i>ARJ</i> 10-23-01
<b>3</b>	<b>Municipal Attorney</b> (1029) <b>Municipal Clerk</b> <b>Other</b>	DATE
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT	
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED ASAP	<b>7</b> PUBLIC HEARING DATE REQUESTED ASAP

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

Anchorage, Alaska  
AO 2002-

1  
2 AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE OF  
3 ORDINANCES BY AMENDING SECTION 21.85.030 BY ADDING NATURAL GAS  
4 FACILITIES AS REQUIRED IMPROVEMENTS FOR URBAN AND SUBURBAN  
5 SUBDIVISIONS AND BY AMENDING CHAPTER 21.85 BY ADDING PROVISIONS FOR  
6 NATURAL GAS FACILITIES.  
7

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8  
9 THE ANCHORAGE ASSEMBLY ORDAINS:

10  
11 **Section 1.** That section 21.85.030 of the Anchorage Municipal Code of Ordinances is hereby  
12 amended by adding a new subsection to read as follows:  
13

14 **21.85.030 Improvement requirements by improvement area.**  
15

16 Subject to sections 21.85.050 through 21.85.170, the subdivider shall construct and install the  
17 improvements prescribed by this section for the improvement area where the subdivision is  
18 located:  
19

20 A. Urban area.  
21

- 22 1. Paved interior streets.
- 23 2. Strip-paved access and peripheral streets.
- 24 3. Curbs and gutters.
- 25 4. Sidewalks.
- 26 5. Walkways.
- 27 6. Street lighting.
- 28 7. Traffic control devices.
- 29 8. Monuments.
- 30 9. Drainage.
- 31 10. Telephone and electric facilities.
- 32 11. Water supply facilities.
- 33 12. Sanitary sewer facilities.
- 34 13. Landscaping.
- 35 14. Natural gas facilities.
- 36

37 B. Suburban area.  
38

- 39 1. Strip-paved interior streets.
- 40 2. Strip-paved access and peripheral streets.
- 41 3. Walkways.
- 42 4. Traffic control devices.

5. Monuments.
6. Drainage.
7. Telephone and electric facilities.
8. Water supply facilities.
9. Sanitary sewer facilities.
10. Landscaping.
11. Natural gas facilities.

C. Rural area.

1. Gravel interior streets.
2. Gravel access and peripheral streets.
3. Walkways.
4. Traffic control devices.
5. Monuments.
6. Drainage.
7. Telephone and electric facilities.
8. Landscaping.

(GAAB 21.10.050.E; AMC 21.85.100; AO No. 83-142; AO No. 85-91,10-1-85; AO No. 86-201, 1-16-87)

**Section 2.** That chapter 21.85 of the Anchorage Municipal Code of Ordinances is hereby amended by adding a new section to read as follows:

**21.85.155**      **Natural gas facilities.**

All new natural gas distribution and service lines shall be installed in accordance with the specifications of the Municipality and the utility providing the service.

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

No.

Meeting Date:

**From:** Mayor

**Subject:** AO 2002-

Ordinance amendment to Title 21 of the Anchorage Municipal Code to add natural gas facilities to subdivision improvements in the urban and suburban areas.

1 The proposed amendment will add natural gas facilities to subdivision improvements in the  
2 urban and suburban areas of the Municipality of Anchorage. Enstar Gas Company  
3 requested the amendment citing that Enstar commercial and residential customers would  
4 benefit from this change by being in a better position when it comes to obtaining right-of-  
5 way for the gas facilities required serving newly defined properties.  
6

7 The Platting Board agreed that this ordinance amendment would be beneficial in  
8 coordinating the subdivision development process and recommended approval of the  
9 ordinance. The amendments will eliminate some permitting needs/requirements by having  
10 the reviews done in advance and coordinated by the Municipality. Once the reviews are  
11 completed, separate permits would not be required.  
12

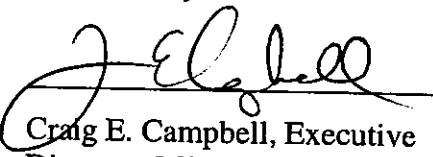
13 Based upon the advice of the Law Department, approval of the ordinance is not  
14 recommended. The Law Department advises that Enstar Natural Gas Company is not an  
15 "essential utility" and the Municipality cannot require the installation of natural gas  
16 facilities as part of the subdivision process.  
17

18 Approval of the ordinance is not recommended.  
19

Reviewed by:

\_\_\_\_\_  
Harry J. Kieling Jr.  
Municipal Manager


Reviewed by:

  
Craig E. Campbell, Executive  
Director Office of Planning, Development  
and Public Works

Respectfully submitted,

\_\_\_\_\_  
George P. Wuerch  
Mayor

Prepared by:

  
Susan R. Fison, Director  
Department of Planning



**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2001-\_\_\_\_\_ Title: Ordinance amendment to Anchorage Municipal Code of Ordinances amending 21.85.030, adding natural gas facilities to subdivision improvements in the urban and suburban area and amending 21.85 adding provisions for gas facilities.

Sponsor: Enstar Gas Company

Preparing Agency: Planning Department

Others Affected

**CHANGES IN EXPENDITURES AND REVENUES** (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance amendment will allow for a more efficient development process.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the ordinance will enhance the development process with a more coordinated approach for the installation of utilities in subdivision developments. There should be some cost savings to the private sector with better coordination with other utilities and the Municipality in the development process.

Prepared by: Jerry Weaver Jr., Planning  
Supervisor

Telephone: 343-4215

Validated by  
OMB:

Date:

Approved By:

*Mum R. Jasin*  
Director, Preparing Agency

Date:

1-16-02 013

**MUNICIPALITY OF ANCHORAGE  
PLATTING AUTHORITY RESOLUTION NO. 2001-20**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO AMC 21.85.030 TO ADD NATURAL GAS FACILITIES AS REQUIRED IMPROVEMENTS FOR URBAN AND SUBURBAN SUBDIVISIONS AND AMENDING CHAPTER 21.85 BY ADDING PROVISIONS FOR NATURAL GAS FACILITIES.**

**(Platting Board Case S-10816)**

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**WHEREAS, Enstar requested an amendment to the subdivision improvement regulations to add natural gas facilities in urban and suburban development areas in order to obtain right-of-way for gas facilities to serve new developments, and**

**WHEREAS, the proposed change would establish a "gas service plan" (main extension agreements) as part of the subdivision planning process,**

**WHEREAS, this proposed change would eliminate some permitting needs/requirements by having the reviews done in advance by the Municipality, and**

**WHEREAS, there was no objection from the reviewing agencies and staff to the proposed amendment, and**

**WHEREAS, Mr. Andrew White, Manager of Business Development and Public Affairs for Enstar, testified that amending Title 21 to make natural gas facilities an essential utility, the gas company would become involved in the process earlier in the development process and would be prepared to extend lines in a more rapid fashion thereby shortening the development process by two weeks, and**

**WHEREAS, in response to a question from Board Member Barrier, Mr. White stated that he had contacted other essential utilities and developers, that he had heard no objections and he found that the new builders would have liked the gas company to be involved at a much earlier stage in the development process, and**

**WHEREAS, there was no public testimony in opposition to the proposed amendment to Title 21, and**

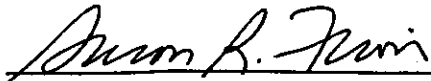
WHEREAS, the Board found, based on information presented and testimony given, that the proposed amendment is a good step forward in the development process, and

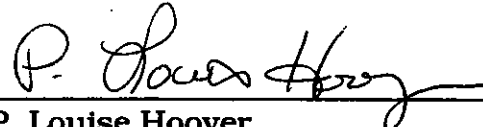
WHEREAS, the Platting Board unanimously supported the proposed amendment, and

WHEREAS, notices were published, posted and mailed and a public hearing was held on October 3, 2001.

NOW, THEREFORE, BE IT RESOLVED that Platting Board recommends approval of the proposed amendment to Section 21.85.030 and the addition to Chapter 21.85.

APPROVED by the Anchorage Platting Authority this 3rd day of October 2001.

  
\_\_\_\_\_  
Susan R. Fison  
Secretary

  
\_\_\_\_\_  
P. Louise Hooyer  
Chair

(Case S-10816)

MEMBER RICHTER felt it was obvious a walkway could be developed through the park as one was currently being used.

BOARD MEMBER CAPPS agreed with Mr. Richter that the petition site was a matured area and the right-of-way was not necessary for ingress/egress, which can be taken through the park.

BOARD MEMBER SHRIVER supported the motion stating her biggest concern was neighborhood security and she believed opening this cul-de-sac to 36th Avenue would increase the flow of people who do not live in the neighborhood.

BOARD MEMBER DEAK did not support the motion stating that, while he agreed with many of Mr. Richter's statements, he believed the Board should be conservative and retain the public's access to the walkway. He did not believe the Board had the means to cause development of the walkway. He stated that clearly this was not in excess to public needs as the public had clearly presented its needs. He suggested the Community Council may wish to take up construction of the walkway with the city.

BOARD MEMBER BARRIER supported the motion, noting that the ordinance calls for the Board to deem the right-of-way is of value to the Municipality unless proven otherwise and he felt the petitioner had done that.

CHAIR HOOYER did not support the motion indicating the Board must look not at what had occurred in the past, but rather what might be the needs in the future. She remarked that Purdue Street is landlocked and does not have good access to the park. She noted that, even if there was a trail on the parkland, that would not help people on Purdue Street.

AYE: Barrier, Richter, Shriver, Capps

NAY: Deak, Walsh, Hooyer

FAILED

- c.      **S-10816**      Amendment to Subdivision Regulations Concerning Natural Gas Facilities. An amendment to add Natural Gas facilities to Subdivision improvements in the urban and suburban areas within the Municipality of Anchorage

CHAIR HOOYER excused Mr. Capps from participation, given that he was employed by Enstar.

Staff member JERRY WEAVER described the request before the Board. He explained this ordinance amendment would give the gas company the opportunity to participate in land development in a more efficient way. The Department believed this to be an ordinance amendment that would benefit the community and facilitate consistent and proper development.

The public hearing was opened.

ANDREW WHITE, Manager of Business Development and Public Affairs for Enstar, supported the proposed change to the ordinance. He explained Enstar had found, by not being an essential utility, they are thought of last when developers are making their extensions and often have to spend a great deal of time at the end of the developments putting in main lines and extending service lines. By being an essential utility, the company would become involved in the process earlier and be prepared to extend lines in a more rapid fashion so as not to run into any scheduling difficulties, such as seasonal issues with frost and heaving that preclude the extension of main lines. He expected this change would shorten the development process by two weeks, which was the amount of time required for permitting. He noted that, at the end of season, that time period becomes critical to many builders. He explained that, after freezing, the builders become responsible for doing trenching for the main line, whereas, prior to that the utility does that work. He felt the benefit to developers would be significant and it would also streamline Enstar's engineering efforts.

BOARD MEMBER BARRIER asked whether any groups had voiced opposition to this ordinance change. MR. WHITE indicated he had contacted other essential utilities and found the new builders would have liked Enstar to be involved in the process much earlier. No objections were made known to him.

The public hearing was closed.

BOARD MEMBER BARRIER moved for approval of an amendment to the Subdivision Regulations Concerning Natural Gas Facilities.

BOARD MEMBER WALSH seconded.

BOARD MEMBER BARRIER supported his motion based on the information presented and the testimony given. He felt this ordinance amendment appeared to be a good step forward in the development process.

AYE: Deak, Barrier, Walsh, Hooyer, Richter, Shriver

NAY: None

ABSTAIN: Capps

PASSED

- d.     **S-10822**     Graham Subdivision. Carrollea E. Hubbard. To subdivide 11 lots into 11 different lots with the vacation of a 20' alley. South of West 72nd Avenue, north of West 74th Avenue, east of Arctic Blvd. and west of "C" Street.

***POSTPONED***

- e.     **S-10824**     Townsend Subdivision. Spinell Homes. To vacate a walkway easement running east and west along the center of the property. Located South of Dimond Blvd., north of Otis Place and west of Erin Street.

Staff member JERRY WEAVER described the request before the Board. He explained this parcel was affected by ADOT right-of-way acquisition and the proposal was to replat from one tract into another tract and vacate an easement. He stated the request was fairly straightforward and Staff felt it was appropriate to vacate the easement in this industrial area as there was no connectivity to the private property to the west and no pedestrian facilities on the frontage road further to the west. He noted that Project Management and Engineering had identified drainage issues.

BOARD MEMBER RICHTER noted condition 4 would prohibit vehicular access to Dimond Boulevard from Tract A1. He asked if Tract A currently had access to Dimond Boulevard. MR. WEAVER did not believe there was physical access from that tract to Dimond Boulevard. MR. RICHTER asked why the property should be denied access to Dimond Boulevard. MR. WEAVER explained that access onto collector or greater streets should be from a lower classification street. Dimond Boulevard is an arterial, so access should be from a street, not directly from the property. MR. RICHTER asked whether, if the walkway was not vacated, the property owner would have access to Dimond Boulevard when it is reconstructed. MR. WEAVER believed the State would have to issue a permit for that access. He emphasized the Official Streets and Highways Plan language is very clear that access to arterial streets should be addressed in an hierarchical system and not from a lot.

The public hearing was opened.

**FILE COPY**

3. Commercial Tracts

4. Other

a. Resolution 2001-013 Case Number S-10784  
AO 2001-114  
Approved

b. S-10730 Minor Amendment for Hillcrest Park Subdivison  
Approved

E. OLD BUSINESS

F. NEW BUSINESS

1. Public Hearings

a. **S-10811 Grandview Subdivison**

Postponed to December 5, 2001

b. **S-10790 College Village Subdivision (vacation of a 10 foot walkway)**

Denied

c. **S-10816 Amendment to Subdivision Regulations  
Concerning Natural Gas Facilities**

Approved

d. **S-10822 Graham Subdivision**

Postponed to December 5, 2001.

e. **S-10824 Townsend Subdivision, Tract A**

Approval of the vacation of the 10-foot walkway easement  
subject to filing a suitable replat within 18 months.

Approval of the subdivision subject to:

(1) Resolving utility easements.





**MUNICIPALITY OF ANCHORAGE**  
**Department of Planning**  
**Memorandum**

---

**DATE:** September 26, 2001

**TO:** Platting Board

**FROM:** *gwe* Jerry T. Weaver, Jr., Platting Officer

**THRU:** *Susan R. Fison* Susan R. Fison, Director

**SUBJECT:** Amendment to Subdivision Regulations Concerning Natural Gas  
Facilities  
(S-10816)

The proposed amendment will add natural gas facilities to subdivision improvements in the urban and suburban areas of the Municipality of Anchorage. ENSTAR requested the amendment citing that ENSTAR, commercial and residential customers would benefit from this change by being in a better position when it comes to obtaining right-of-way for the gas facilities required to serve newly defined properties.

By this change, developers would also be required to establish a "gas service plan" (main extension agreement) as part of the subdivision planning process that would enable us to learn of their needs at an earlier point in the development process.

The subdivision process would eliminate some permitting needs/requirements by having the reviews done in advance by the MOA. Once the reviews are completed, separate permits would not be required.

There were no objections from the reviewing agencies and staff recommends that the Platting Board approve this ordinance amendment and it will then be forwarded to the Municipal Assembly for adoption.

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

Anchorage, Alaska  
AO 2001-

§10816 OCT 03 2001

1  
2 AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE OF  
3 ORDINANCES BY AMENDING SECTION 21.85.030 BY ADDING NATURAL GAS  
4 FACILITIES AS REQUIRED IMPROVEMENTS FOR URBAN AND SUBURBAN  
5 SUBDIVISIONS AND BY AMENDING CHAPTER 21.85 BY ADDING PROVISIONS  
6 FOR NATURAL GAS FACILITIES.  
7

---

8  
9 THE ANCHORAGE ASSEMBLY ORDAINS:

10  
11 Section 1. That subsection 21.85.030 of the Anchorage Municipal Code of Ordinances  
12 is hereby amend by adding a new subparagraph to read as follows:

13  
14 **21.85.030 Improvement requirements by improvement area.**

15  
16 Subject to sections 21.85.050 through 21.85.170, the subdivider shall construct and  
17 install the improvements prescribed by this section for the improvement area where the  
18 subdivision is located:

19  
20 A. Urban area.

- 21 1. Paved interior streets.  
22 2. Strip-paved access and peripheral streets.  
23 3. Curbs and gutters.  
24 4. Sidewalks.  
25 5. Walkways.  
26 6. Street lighting.  
27 7. Traffic control devices.  
28 8. Monuments.  
29 9. Drainage.  
30 10. Telephone and electric facilities.  
31 11. Water supply facilities.  
32 12. Sanitary sewer facilities.  
33 13. Landscaping.  
34 14. Natural gas facilities

35  
36 B. Suburban area.

- 37 1. Strip-paved interior streets.  
38 2. Strip-paved access and peripheral streets.  
39 3. Walkways.  
40 4. Traffic control devices.  
41 5. Monuments.  
42 6. Drainage.

7. Telephone and electric facilities.
8. Water supply facilities.
9. Sanitary sewer facilities.
10. Landscaping.
11. Natural gas facilities.

\$ 10816 OCT 03 2001

C. Rural area.

1. Gravel interior streets.
2. Gravel access and peripheral streets.
3. Walkways.
4. Traffic control devices.
5. Monuments.
6. Drainage.
7. Telephone and electric facilities.
8. Landscaping.

(GAAB 21.10.050.E; AMC 21.85.100; AO No. 83-142; AO No. 85-91, 10-1-85; AO No. 86-201, 1-16-87)

Section 2. That chapter 21.85 of the Anchorage Municipal Code of Ordinances is hereby amend by adding a new section to read as follows:

**21.85.155 Natural gas facilities.**

All new natural gas distribution and service lines shall be installed in accordance with the specifications of the municipality and the utility providing the service.

Section 3. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

ATTEST:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Municipal Clerk

# MUNICIPALITY OF ANCHORAGE

## DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

### PARKS & BEAUTIFICATION DIVISION

RECEIVED

#### MEMORANDUM

SEP 21 2001

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

**DATE:** September 21, 2001  
**TO:** Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department  
**THRU:** John Rodda, Acting Manager, Parks and Beautification  
**FROM:** Tom Korosei, Park Planner, Design and Development Section  
**SUBJECT:** Planning and Zoning Case Reviews—Anchorage Parks and Recreation Service Area

Parks and Beautification has the following comments:

**CASE NO.**      **CASE**

**S 10790**      **College Village Subdivision No. 9** (vacation of walkway easement adjacent to Lot 15A Blk. 18, 3440 Purdue St.).

- Parks and Beautification objects to the requested vacation of the walkway easement. The easement facilitates efficient and convenient access for pedestrians and bicyclists from a significantly large neighborhood area to the areawide trails system and to nearby parks.
- The *Areawide Trails Plan* shows a multi-use paved trail along East 36th Ave., which is connected closely to the subject easement. The *Areawide Trails Plan* also shows a planned multi-use paved trail along MacInnes St. intersecting East 36th Ave. nearby, and a planned grade-separated crossing at that intersection. Adjoining that intersection are Jacobson Park and David Green Park. These facilities can better serve the neighborhood by the connection facilitated by the subject easement.

**S 10816**

**Ordinance amending Title 21 subdivision regulations requiring construction/ installation of natural gas facilities.**

- Parks and Beautification supports some flexibility in the ordinance, to allow exceptions for certain platting actions such as cases involving public lands that are unlikely to use natural gas facilities or service.

**S 10822**

**Graham Subdivision** (vacation of alley extending from W. 72nd Ave. to W. 74th Ave., east of Arctic Blvd.)

- The *Areawide Trails Plan* shows planned multi-use paved trail and bicycle route along nearby Arctic Blvd. The subject alley appears to provide alternative access to certain lots that front on Arctic Blvd., possibly reducing potential traffic conflicts at this location. Parks and Beautification sees no overriding public benefit in vacating this right-of-way.

**S 10824**

**Townsend Subdivision, Tract A1** (vacating walkway easement at Erin St.)

- In general, Parks and Beautification supports retaining or establishing easements that facilitate efficient, safe, and convenient pedestrian and bicycle access and circulation, as well as motor vehicle access and circulation. The subject easement traverses near the midpoint of a tract that is more than 1000 feet in length. The application does not present clear evidence of a public benefit likely to result from the requested vacation.

023

September 6, 2001

SEP 12 2001

Jerry T. Weaver, Jr.  
Municipality of Anchorage  
Zoning & Platting Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**SUBJECT:** Request for Comments dated August 15, 2001

Dear Mr. Weaver:

ACS has reviewed the plats listed below and recommends the following:

S-10822      Graham Subdivision  
S-10824      Townsend Subdivision

ACS requires a ten foot "telecommunication and electrical easement" as shown on attached plat.

S-10790      College Village Subdivision #9  
S-10816      Amendment to Subdivision Regulations Concerning Natural Gas Facilities

ACS has no objection.

Sincerely,



Greg Schmid, Foreman  
Outside Plant Engineering

RECEIVED

MUNICIPALITY OF ANCHORAGE

SEP 13 2001

MEMORANDUM

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

**DATE:** September 12, 2001  
**TO:** Jerry T. Weaver, Jr., Platting Officer  
Department of Community Planning and Development  
**THRU:** *Tom* Tom Nelson, Supervisor, Physical Planning Division  
**FROM:** Physical Planning Division Staff  
**SUBJECT:** Comments on October Long Plat Cases

Following are the Physical Planning Division's comments on October platting cases.

**S-10790 College Village Subdivision #9, Walkway Easement Vacation**

Physical Planning does not support the vacation of this 10' pedestrian walkway easement. Although the easement has been "dormant" for years, and fenced over, the need for pedestrian access from 36<sup>th</sup> Avenue and points south to the College Village subdivision remains. In addition, a recent replat of lots south of this site, *Plat 2000-65*, continued the subject walkway thru the new subdivision to 36<sup>th</sup> Avenue. Given the policies from Anchorage 2020 relevant to neighborhood connectivity and pedestrian access, #'s 45, 54, 55, this vacation request is inappropriate and inconsistent with Anchorage's new Comprehensive Plan.

**S-10812 Graham Subdivision, Alleyway Vacation**

Since the packet does not include a justification for this request, nor has a case been made for the land use benefits from the alleyway vacation, Physical Planning does not support this request. Vacating this alleyway would be contrary to the relevant standards of the Official Streets and Highways Plan, especially in light of recent recommendations for Arctic Blvd. in the 2001 Anchorage Bowl Long-Range Transportation Plan.

**S-10816**

**Code Amendments for Natural Gas Facilities**

**S-10824**

**Townsend Subdivision, Walkway Easement Vacation**

Physical Planning has no comments on these requests. The Townsend Subdivision walkway easement vacation is a case where it serves no public purpose within an industrial area and adjacent to a closed access State highway.

**Municipality of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY**

**M E M O R A N D U M**

**DATE:** September 12, 2001  
**TO:** Jerry Weaver, Supervisor, Platting Section, DCPD  
**FROM:** Hallie Stewart, Engineering Technician *H Stewart*  
**RE:** Preliminary Plats to be heard October 3, 2001  
Comments due September 14, 2001

SEP 14 2001

The Anchorage Water & Wastewater Utility has reviewed the referenced plats received on August 17, 2001, and has the following comments:

**S-10790 College Village #9, Block 18, Lot 15A (vacation) Grid 1633**

1. AWWU water and sanitary sewer mains are located within the Purdue Street right-of-way.
2. AWWU does not object to the vacation of the 10' wide walkway located east of the referenced lot.

**S-10816 Title 21.85.030**

1. AWWU has neither comments nor objections to the proposed changes and additions regarding natural gas facilities.

**S-10822 Graham, Block 1, Lots 2A-1, 3A, 9A, 10A, 11A, 19A, 20B-1, 21A, 22A, 23A and 24A (preliminary plat with alley vacation) Grid 2130**

1. AWWU water mains are located within the West 72<sup>nd</sup> Avenue, West 74<sup>th</sup> Avenue and Arctic Boulevard rights-of-way. Water service is not available to the proposed Lots 9A, 10A and 11A. An AWWU water main extension agreement is required to extend the existing water main and provide water service to proposed Lots 9A, 10A and 11A if water facilities are desired by owner or required by the Platting Authority under AMC 21.85.160.
2. AWWU sanitary sewer mains are located within portions of the West 72<sup>nd</sup> Avenue and West 74<sup>th</sup> Avenue and also within the subject alley and easements. AWWU requires 30' wide sanitary sewer easements centered over the existing sanitary sewer mains.

**S-10824 Townsend, Tract 1A (preliminary plat with vacation) Grid 2332**

1. AWWU sanitary sewer mains are located within the Erin Street and Dimond Boulevard rights-of-way.
2. AWWU water mains are located within the Otis Place and Dimond Boulevard rights-of-way.
3. AWWU has no objection to the proposed plat with walkway easement vacation.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

**CASE :** S-10816  
**TYPE:** ORDINANCE AMENDMENT (NATURAL GAS FACILITIES)

## **PROJECT MANAGEMENT AND ENGINEERING**

**RECOMMENDATIONS:** Project Management and Engineering has no adverse comment regarding this case.

(Reviewer: Robert C. Palmer)

## **FLOODPLAIN**

N/A

(Reviewer: Jack Puff)

## **LAND USE ENFORCEMENT**

**RECOMMENDATIONS:** Land Use Enforcement has no adverse comment regarding this case.

(Reviewer: Don Dolenc)

## **RIGHT-OF-WAY**

We have no comment at this time.

(Reviewer: Lynn McGee)

## **ADDRESSING**

I have no comments on this case.

(Reviewer: Kristiann Rützler)

## **BUILDING SAFETY PLAN REVIEW AND INSPECTION**

No comments Title 23.

(Reviewer: Chuck La Casse)

## **NPDES STORM WATER REVIEW**

Storm Water Treatment Plan Review has no adverse comments regarding this case.



(Reviewer: Robert C. Palmer)

**DEPARTMENT POSITION:** Development Services has no adverse comments regarding this case.



**MUNICIPAL LIGHT AND POWER**  
**ENGINEERING DIVISION**  
**MEMORANDUM**

SEP 04 2001

**DATE:** September 1, 2001  
**TO:** Jerry Weaver, Platting Officer  
**FROM:** Kim Irwin, Survey/ROW, ML&P  
**SUBJECT:** Preliminary Plats

S-10769	DeBarr Vista Subd.	No Comments
S-10790	College Village Subd.	No Comments
S-10803	Grand Terre Subd.	No Comments
S-10816	Amendment to Subd. Regulations	No Comments
S-10817	Mountain Park Estates	No Comments
S-10818	Discovery Heights Phase 4	No Comments
S-10819	Olday Subd.	No Comments
S-10820	Paradise Valley	No Comments
S-10821	Finch Subd.	Did Not Receive
S-10822	Graham Subd.	No Comments
S-10823	Vans Subd.	No Comments
S-10824	Townsend Subd.	No Comments
S-10825	Mariner Point at Southport	No Comments
S-10826	Mariner Point at Southport	No Comments
S-10827	Juniper Valley/ Snowshoe Estates	No Comments
S-10828	Moorehand Subd.	No Comments
S-10829	Chase Subd.	No Comments



**Municipality of Anchorage  
Development Services Department  
Building Safety Division**



**MEMORANDUM**

**DATE:** 09/06/01

**TO:** Jerry T. Weaver, Jr., Platting Officer, CPD

**FROM:** *James Cross* James Cross, PE, Program Manager, On-Site Water & Wastewater

**SUBJECT:** Comments on Cases due September 14, 2001

SEP 10 2001

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S - 10790 College Village Subdivision #9.

No objections.

S - 10816 Amendment to Subdivision Regulations Concerning Natural Gas Facilities.

No objections.

S - 10822 Graham Subdivision.

No objections.

S - 10824 Townsend Subdivision.

No objections.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(TDD 269-0473)  
(907) 269-0520 (FAX 269-0521)

August 29, 2001

RE: Plat Review Comments

Mr. Jerry Weaver, Platting Officer  
Department of Development & Planning  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

RECEIVED  
SEP 05 2001  
MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plat cases and has no comment:

- S-10790 College Village Subdivision #9
- S-10803 Grand Terre Subdivision
- S-10816 Amendment to Subdivision Regulation Concerning Natural Gas
- S-10821 Finch Subdivision
- S-10822 Graham Subdivision
- S-10824 Townsend Subdivision
- S-10825 Mariner Point at Southport Phase 3
- S-10826 Mariner Point at Southport Phase 3
- S-10827 Juniper Valley/Snowshoe Estate
- S-10828 Moorehand Subdivision

Comments:

S-10823 Vans Subdivision: The Department requests more information on this development and plat, such as the exact location of lot lines. Subdivided lots are not clearly depicted. The plat indicates a driveway on the Old Seward Highway, but it does not indicate whether this is existing or proposed. The applicant will need to work with the Department to get access to the Old Seward Highway.

Thank you for the opportunity to comment on these plats. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook  
Anchorage Area Planner

/hh

cc: Robert Campbell, P.E., Supervisor, PD&E  
Chris Kepler, P.E., Manager, M&O  
James Sharn RLS Engineering Supervisor ROW

031



CALL ON YOUR COMPANY

RECEIVED

AUG 20 2001

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

August 16, 2001

Mr. Jerry T. Weaver, Jr.  
Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, AK 99519-6650

Dear Mr. Weaver:

Matanuska Telephone Association Inc. has reviewed the submitted documents and offers the following comments:

S10821

Finch Subdivision

No objections

S10816

Amendment to Subdivision Regs.

No objections

Thank you for the opportunity to review and comment.

Sincerely,

Bonnie G. Bailey  
Real Estate & Properties Supervisor

# Municipality of Anchorage



P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Telephone: (907) 343-4309  
Fax: (907) 343-4220  
<http://www.ci.anchorage.ak.us>

*George P. Wuerch, Mayor*

## DEPARTMENT OF PLANNING

### REQUEST FOR COMMENTS ON PRELIMINARY PLAT SUBDIVISIONS

August 13, 2001

The Municipality of Anchorage has received application relating to the following preliminary plat activity. The hearing date is Wednesday, October 03, 2001 and comments must reach our office by Friday, September 14, 2001 in order to be included in the staff conditions of approval.

Preliminary Plats to be heard:

S10816 Amendment to Subdivision Regulations Concerning Natural Gas Facilities

*Routed to All  
Community Councils*

Attached are copies of the proposed plats. Please submit your comments in writing, specifying any easements or other requirements that you department or agency may need.

If no easements are required at this time, please provide a list of those plats to which there is "no comment" or "no objection".

Sincerely,

Jerry T. Weaver, Jr  
Platting Officer

Enclosures



# Davis Municipal Code

[Search the City Municipal Code](#)

## Article 36.09 IMPROVEMENTS

### **Section 36.09.020 Required improvements.**

(a) **General.** All improvements as may be required as conditions of approval of the tentative map or by city ordinance or resolution, together with, but not limited to, the required improvements set forth below shall be required of all subdivisions.

Requirements for construction of on-site and off-site improvements for subdivisions of four or less parcels shall be noted on the parcel map, or waiver of parcel map or the subdivision improvement agreement recorded prior to or concurrent with the parcel map.

Completion of improvements shall be in accordance with section 36.09.100.

(b) **Frontage Improvements.** The frontage of each lot shall be improved to its ultimate adopted geometric section, including street structural section, curbs, sidewalks, driveway approaches and transitions.

(c) **Storm Drainage.** Stormwater runoff from the subdivision shall be collected and conveyed by an approved stormdrain system. The stormdrain system shall be designed for ultimate development of the watershed and shall be capable of collecting and conveying runoff generated by a one-hundred-year flood. The stormdrain system shall provide for the protection of abutting and off-site properties that would be adversely affected by any increase in runoff attributed to the development. Off-site stormdrain improvements may be required to satisfy this requirement.

(d) **Sanitary Sewers.** Each unit or lot within the subdivision shall be served by an approved sanitary sewer system in accordance with the provisions of chapter 33 (Sewers and Sewage Disposal) of this Code.

(e) **Water Supply.** Each unit or lot within the subdivision shall be served by an approved domestic water system, in accordance with the provisions of chapter 39 (Water) of this Code.

(f) **Utilities.** Each unit or lot within the subdivision shall be served by gas, electric, telephone and cablevision facilities.

(g) **Underground Utilities.**

(1) All existing and proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations. Undergrounding shall be required for overhead lines on either side of peripheral streets.

(2) The developer may request that the undergrounding requirement along peripheral streets be waived by the approving body may, at its discretion, accept a fee in lieu of the undergrounding. The amount of fee shall be determined by the city engineer and shall be based upon the reasonable estimated cost of that portion of a future undergrounding project attributable to the subdivision. The requirement for undergrounding or payment of an in-lieu fee shall be a condition of approval of the tentative map.

(3) Undergrounding requirements may be waived or modified by the approving body only upon finding:

(A) The subdivision is within an area where existing utilities have not been undergrounded and that deferral will be allowed since undergrounding is impractical due to physical constraints, or the surrounding neighborhood is absent of similar improvements; and

(B) Overhead utilities will have no significant visual impact.

(4) If the undergrounding requirements are waived as allowed by the findings in subdivision (3) (A) and (B) of this subsection, the in-lieu fee as established by the city engineer shall be made a condition of approval of the tentative map.

(5) In-lieu fees shall be deposited in a special undergrounding account to be used as approved by the city council for future undergrounding of utilities throughout the city.

(6) The provisions of this subsection are in addition to, and not in substitution for or limitation of, the provisions of chapter 38 (Underground Utility Districts) of this Code.

(h) **Fencing.** Each parcel or lot within the subdivision that is adjacent to property containing a public facility shall have an approved fence adequate to prevent unauthorized access between the properties.

(i) **Other Improvements.** Other improvements including, but not limited to, grading, street lights, fire hydrants, signs, street lines and markings, street trees and shrubs, landscaping, monuments, bicycle facilities, fences and smoke detectors, or fees in lieu of any of the foregoing, shall also be required as determined by the city engineer in accordance with this Code, the General Plan and city standards and specifications.

(j) **Off-site Improvements.** If the subdivider is required to construct off-site improvements on land in which neither the subdivider nor the city has sufficient title or interest to allow construction, the city shall, within one hundred twenty days of recording the final map, acquire by negotiation or commence condemnation of the land. If the city fails to meet the one-hundred-twenty day time limit, the condition for the construction shall be waived. Prior to approval of the final map, the city may require the sub-divider to enter into an agreement to complete the off-site improvements at the time the city acquires title or an interest in the land.

The subdivider shall pay the cost of acquiring off-site land or an interest in the land required to construct the off-site improvements. (Ord. No. 1407, § 1 (part); Ord. No. 1859, §§ 12, 13.)

5-15-2024 1:05 PM





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### PART II CODE

#### Chapter 86 SUBDIVISIONS\*

##### Sec. 86-7. General requirements and minimum standards of design.

(20) All new distribution and customer service utilities shall be installed underground, provided that equipment such as electric distribution transformers, switchgear, meter pedestals and telephone pedestals which is normally installed above ground in accordance with normally accepted utility practices for underground distribution may be so installed. Temporary overhead facilities required for construction purposes shall be permitted.

(Code 1978, § 21-7)

#### **Sec. 86-8. Public improvements required.**

(a) Public improvements are required in each subdivision processed under this chapter. Such improvements shall be made in accordance with this section. Construction plans of proposed public improvements at a scale of not less than 50 feet to the inch shall be submitted prior to approval of the final plat.

(b) Streets shall be improved for the entire width of the right-of-way. When the subdivision abuts an existing street, these requirements shall apply only to the approximate centerline of that existing street.

(1) Subgrade shall be adequately compacted in accordance with current state department of transportation specifications and shaped to the cross section of the finished road.

(2) Pavement construction on an approved subgrade shall be as follows:\*

Alleys: Eight inches compacted crushed stone.

Service drives: Four inches type B-3 bituminous concrete.

Collector streets: Two inches type S-5 bituminous concrete.

Local streets: Eight inches compacted crushed stone. Four inches type B-3 bituminous concrete. Two inches type S-5 bituminous concrete.

Arterial streets (primary) and thoroughfares: Ten inches compacted crushed stone. Six inches B-3 bituminous concrete (two layers of three inches each way). Three inches type S-5 bituminous concrete.

Private accessways and parking bays: Six inches compacted crushed stone. Three inches type B-3 bituminous concrete. Two inches type S-5 bituminous concrete.

\* All materials and construction shall be in accordance with current state department of transportation specifications. Alternate pavement designs prepared by an engineer in accordance with accepted engineering practice may be approved by the director.

(c) Concrete curb and gutter shall be provided on both sides of all streets and shall conform to the current state department of transportation specifications.

(d) Concrete sidewalks shall be provided on both sides of all streets and shall have a minimum thickness of four inches and a minimum width of four feet and shall be constructed of class A concrete.

(e) Sanitary sewers and water mains shall be provided which conform with the standards and specifications of the city and shall be designed to serve all lots in the proposed subdivisions with provisions for future extensions to adjacent properties as required and shall be installed and connected with the municipal systems.

(f) Street signs shall conform to city standards and shall be installed at all street intersections in a location to be determined by the director of public works. Private accessways and alleys shall be clearly designated as such by a sign at every entrance from a public street.

(g) Drainage.

\_\_\_\_\_ (1) *Storm drainage.* A drainage system which conforms with standards and specifications of the city shall be provided consisting of gutters, inlets, storm sewers and other appurtenances necessary to adequately drain the subdivision in a maximum storm that may occur every ten years (ten-year storm) after total development of the watershed. Inlets shall be located to limit the spread of water in the gutter to ten feet. The hydraulic grade line of the system shall rise no higher than one foot below the grade of the gutter.

\_\_\_\_\_ (2) *Culverts.* Where streams are to be conducted through culverts a maximum storm that may occur once every 25 years shall be used for the design of the culvert. The design must also show that no damage will result to private or public property from flooding caused by a maximum storm that may occur once every 100 years.

\_\_\_\_\_ (3) *Floodplain.* The final plat of every subdivision shall show any floodplain and any proposed development shall conform with the floodplain requirements of chapter 110.

(h) A pedestrian path dedication shall be required where needed:

\_\_\_\_\_ (1) To provide safe and more convenient access to schools, parks, the bikeway system or other public assembly areas.

\_\_\_\_\_ (2) To provide safe and convenient access between adjacent subdivisions and certain dead-end streets within subdivisions to facilitate pedestrian flow.

(Code 1978, § 21-8)

#### **Sec. 86-9. Construction schedule and improvements.**

(a) Improvements will be constructed on the following schedule:

\_\_\_\_\_ (1) First: sanitary and storm sewers;

\_\_\_\_\_ (2) Second: curb and gutter;



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[Advanced Search](#)

[Show Table of Contents](#) | [Views](#) | [Frames](#)

[Previous Page](#)

[Next Page](#)

### PART II CODE

#### Chapter 86 SUBDIVISIONS\*

##### Sec. 86-9. Construction schedule and improvements.

- 
- \_\_\_\_ (3) Third: gas, water and underground telephone and electric lines;
  - \_\_\_\_ (4) Fourth: base and substructure work for streets;
  - \_\_\_\_ (5) Fifth: wearing surface of streets not sooner than six months after completion of substructure work if the street is to be subsequently used for construction traffic within the six-month period.
  - (b) Adequate drainage will be provided at all times during construction.
  - (c) The director may, for good cause shown, alter the foregoing construction schedule by written directive to the subdivider or his representative.
  - (d) Inspection and supervision of improvements during installation:
    - (1) Inspections during the installation of the physical improvements shall be made by the director or his designated agent to ensure conformity with the approved plans and specifications. The subdivider shall notify the director within 24 hours prior to the beginning and completion of each phase of all improvements in connection with the subdivision.
    - (2) The subdivider shall provide adequate supervision on the project site during the installation of all required improvements and have responsible superintendent or supervisor together with one set of approved plans and profiles available at the project site at all times when work is being performed.

(Code 1978, § 21-9)

#### **Sec. 86-10. Variances.**

- (a) A subdivider may request a variance from any provision of this chapter. Such request shall be made in writing and set forth a justification for the subdivision request and for the variance request.
- (b) The city council may authorize a variance if:
  - \_\_\_\_ (1) The subdivider demonstrates that the variance:
    - \_\_\_\_ a. Is justified because of conditions unusual to the site;
    - \_\_\_\_ b. Will not undermine the spirit and intent of this chapter and the comprehensive plan; and
    - \_\_\_\_ c. Will not be detrimental to the adjacent or nearby properties, to the coordinated development of the area, or to the general welfare.
  - \_\_\_\_ (2) The subdivider demonstrates that the cost to the subdivider substantially outweighs the benefits to the residents of the subdivision and the general public.
- (c) In authorizing a variance, the city council may impose such conditions as it deems necessary in the public interest.

(Code 1978, § 21-10)

**Sec. 86-11. Penalties.**

Any owner or proprietor of any tract of land who violates any of the provisions of this chapter shall be guilty of a class 3 misdemeanor.

(Code 1978, § 21-11)

**Sec. 86-12. Effect of chapter on other provisions of this Code.**

Except as expressly provided, this chapter shall not be deemed to repeal or modify or otherwise affect in any manner any provision of this Code or other ordinance, resolution, rule or regulation of the city; provided that wherever this chapter imposes more stringent regulations, restrictions, limitations, or requirements, the provisions of this chapter shall prevail.

(Code 1978, § 21-12)

**Chapters 87–89 RESERVED**

**Chapter 90 TAXATION\***

**\*Charter reference(s)**—Financial powers of city, generally, § 2.2; authority of city to accept federal aid, etc., § 2.5; contractual relationships, § 2.6; city collector, § 4.1; budget, ch. 7; borrowing, ch. 8.

**Cross reference(s)**—Any ordinance promising or guaranteeing the payment of money of the city or authorizing the issuance of any bonds for the city or any evidence of the city's indebtedness, or any contract or obligation assumed by the city saved from repeal, § 1-7(2); any appropriation ordinance saved from repeal, § 1-7(5); any ordinance providing for local improvements and assessing taxes for such improvements saved from repeal, § 1-7(9); any ordinance fixing ad valorem taxes, or providing for the levying or collecting of taxes saved from repeal, § 1-7(13); any ordinance levying an occupation or business license fee or tax, or regulating any business, and not included therein saved from repeal, § 1-7(14); administration, ch. 2; finance, § 2-281 et seq.; businesses, ch. 14.



# Denver: Code of Ordinances

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Single Word Search:



[Advanced Search](#)

[Show Table of Contents](#) | [Views](#) | [Frames](#)



[Previous Page](#)

[Next Page](#) 

## TITLE II REVISED MUNICIPAL CODE

### Chapter 50 SUBDIVISION OF LAND\*

#### ARTICLE II. PLATTING

Sec. 50-24. Plats shall not be recorded until conditions are met.

(Code 1950, § 651.11)

#### **Sec. 50-25. Plats may be withdrawn.**

Prior to approval or disapproval by the council any submitted plat may be withdrawn.

(Code 1950, § 651.12)

#### **Sec. 50-26. Rules and regulations.**

The planning board and/or manager of public works and/or manager of parks and recreation shall adopt subdivision rules and regulations establishing standards and procedures for the examination of plats. The subdivision rules and regulations shall make due provision for:

- \_\_\_\_\_ (1) Adequate location and design of streets, grades, curbs and gutters, sidewalks, landscaping, paving and drainage of all dedicated public streets;
- \_\_\_\_\_ (2) Adequate location and design of sanitary sewer facilities;
- \_\_\_\_\_ (3) Adequate location and design of bikeways and pedestrian walkways;
- \_\_\_\_\_ (4) Adequate location and design of drainage elements to handle stormwaters, ensure compliance with floodplain regulations, prevent erosion and minimize formation of dust;
- \_\_\_\_\_ (5) Adequate access for firefighting equipment;
- \_\_\_\_\_ (6) Adequate water supply facilities;
- \_\_\_\_\_ (7) Adequate easements for telephone, gas and electric lines;
- \_\_\_\_\_ (8) Adequate street lighting facilities;
- \_\_\_\_\_ (9) Preservation of attractive natural landscape features;
- \_\_\_\_\_ (10) Proper legal description and monumenting of subdivided land;
- \_\_\_\_\_ (11) Proper format, information and fee requirements for plats;
- \_\_\_\_\_ (12) Adequate location and dedication of land for schools or payment in lieu of such land dedication.
- \_\_\_\_\_ (13) Adequate location and dedication of land for parks, trails and open space or payment in lieu of such land dedication.

(Code 1950, § 651.9; Ord. No. 745-99, § 1(d), 10-4-99)

**Cross reference(s)**--Rules and regulations generally, § 2-91 et seq.

Secs. 50-27--50-49. Reserved.

### **ARTICLE III. DEVELOPMENT IMPACT FEES**

#### **Sec. 50-50. Findings of fact; intent.**

The council hereby finds and states that:

- \_\_\_\_\_ (1) Residential and nonresidential development has already occurred in the gateway area. New residential and nonresidential development is forecasted to take place in the gateway area. Said development causes and imposes new, increased and excessive demands on city public facilities and services, including, without limitation, fire protection, roads, drainage and parks and recreation.
- \_\_\_\_\_ (2) Projections indicate that such development will continue and will place ever increasing demands on the city to provide necessary public facilities and services.
- \_\_\_\_\_ (3) The development potential and property values of properties in the designated development areas are strongly influenced and encouraged by city policy as expressed in the comprehensive plan and as implemented by the city zoning ordinance and map.
- \_\_\_\_\_ (4) To the extent that there is an essential nexus between the burden and demands such development in the gateway area places on the public facility infrastructure, those demands should be satisfied by shifting the responsibility for financing the provision of such facilities from the public at large to other governmental or quasi-governmental entities or the property owners actually creating the demands.
- \_\_\_\_\_ (5) To ensure that a fair and equitable proportionality is established between the costs of the facilities that are attributable to development in the gateway area and the overall public costs of the provision of such facilities, the amount of the impact fees to be imposed shall be determined by the cost of the additional public facilities needed to support such development, which public facilities shall be identified in a city capital improvements program.



Previous  
Page

Next Page





## Reno: Municipal Code

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Single Word Search:



[Advanced Search](#)

[Show Table of Contents](#) | [Views](#) | [Frames](#)

[Previous Page](#)

[Next Page](#)

### PART 2 RENO MUNICIPAL CODE

#### Title 18 PLANNING AND ZONING\*

#### CHAPTER 18.09. NEW DEVELOPMENT ENGINEERING DESIGN AND IMPROVEMENTS\*

##### Sec. 18.09.040. Design requirements.

(1) The water supply system shall be adequate for all domestic use plus fire protection, which is when the system can furnish the required fire flow from any fire hydrant for the required duration of time while the required residual pressures are maintained in the system. The criteria for determining the above requirements for any specific subdivision or area, shall be the "Standard Schedule for Grading Cities and Towns of the United States with Reference to Their Fire Defenses and Physical Conditions," a publication of the National Board of Fire Underwriters.

(2) A subdivision or development located outside a water service district which is to be supplied by a source other than the local water utility will require a complete design for the source of supply acceptable to the city. The design, showing pressure, capacity, potential population capable of being served, and the provisions to comply with National Board of Fire Underwriters recommended fire flow, shall be furnished. Any water supply obtained from wells shall be clearly shown on the design. A statement shall be submitted stating the capacity of the well, pressure, the population which can be served from the well or wells, and the state permit number issued for each well. An agreement satisfactory to the city shall be submitted guaranteeing continued water supply for the subdivision or development.

(3) Water mains to fire hydrants shall conform to recommendations of the National Board of Fire Underwriters, and the number of fire hydrants and their placement throughout the subdivision or development will be specified by the fire department.

(4) Fire hydrants shall be installed in conformance with city standards. Fire hydrant markers shall be placed as directed by the fire chief.

(d) *Underground utility services:* The subdivider or developer shall provide for utility distribution service and facilities to serve each lot of a subdivision or development, including, but not limited to, gas, water, electricity, communication and cable television. The location, kilovolts and amperage are to be shown on project applications to the department of planning and community development and on building permit plans for all new or existing power lines to be relocated within and/or adjacent to a project.

All new or relocated utility distribution and service facilities, including communication and cable television, shall be placed underground except surface mounted transformers located in conformance to applicable setbacks, pedestal mounted terminal boxes, meter cabinets and concealed ducts. Above ground installations shall be aesthetically screened.

The city engineer may waive the requirements for undergrounding power lines under the following conditions:

(1) A conflict with the National Electrical Safety Code.

(2) The proposed undergrounding of relocated power lines would result in the need for power line improvements outside and not adjacent to the site in excess of 100 percent of the on site or adjacent to the site undergrounding costs.

(3) New overhead, relocated or upgraded service drops are located in an area where 90 percent of services within 300 feet are overhead, or where the impact on public or private improvements is deemed excessive.

The subdivider or developer is responsible for complying with the requirements of this subsection, and shall make the necessary arrangements with the utility companies involved for the installation of the facilities in accordance with such applicable tariffs, rules and regulations of the utilities as may be on file with the state public service commission, and in accordance with any pertinent franchise arrangements, agreements or contracts.

(e) *Water supply ditches:*

(1) Any water supply ditch adjacent to residential units is to be fenced in accordance with RMC 18.06.050(e) and city standards, to safeguard the general public; except specially constructed, privately maintained, decorative streams.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 4175, § 1, 1-14-92; Ord. No. 4189, § 1, 3-10-92; Ord. No. 5192, § 2, 10-10-00)

**Sec. 18.09.050. Supporting documents.**

When required by the city engineer, prior to any new construction, the developer shall provide supporting documents as set forth in section 18.08.080(c). When a reduction in security or an improvement agreement extension is requested, service charges are required in accordance with section 18.08.120.

(Ord. No. 4069, § 1, 3-26-91)

**Sec. 18.09.060. Violations.**

Any person violating any of the provisions of this chapter:

(1) Upon conviction, shall be guilty of a misdemeanor and punished as provided in section 1.04.010; or

(2) Shall be subject to provisions of Chapter 1.05 of the Code.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5087, § 1, 11-9-99)

**CHAPTER 18.10. PARCEL MAP\***

**\*Editor's note**--Section 1 of Ord. No. 3075, adopted April 11, 1983, repealed Ch. 18.10 "Minor Subdivisions," §§ 18.10.010--19.10.100, as derived from Code 1966, §§ 16.07.010--16.07.100, as amended by Ord. No. 2717, adopted Dec. 11, 1978.

Section 2 of Ord. No. 3075 added a new Ch. 18.10, as herein set out.

**Sec. 18.10.010. Definitions.**

The following words and phrases and those defined per section 18.08.020 and section 18.09.030, when used in this chapter, shall have the meanings respectively ascribed to them:

*Applicant* refers to a person who makes application for a parcel map.





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[Show Table of Contents](#) | [Views](#) | [Frames](#)

[Previous Page](#)

[Next Page](#)

[City of Madison, WI](#)

[CHAPTER 16 GENERAL PLANNING](#)

[16.23 LAND SUBDIVISION REGULATIONS.](#)

i. Adequate easements shall be provided and dedicated on each side of all rear lot lines, and on side lot lines, across lots or along front lot lines where necessary, for the installation of storm and sanitary sewers, gas, water, electric lines, communication lines and heat mains. Such easements as required by the utility company or other private utility lines shall be noted as "Utility Easements" on the final plat or certified survey map. Prior to approval of the final plat or certified survey map the concurrence of the electric and communications companies serving the area as to the location and width of the utility easements shall be noted on the final plat or certified survey map. All easements for storm and sanitary sewers, water and heat mains, pedestrian walks, and other public purposes shall be noted thereon as "Public Easement for" followed by reference to the use or uses for which they are intended.

ii. Where the electric and communications facilities are to be installed underground, the utility easements shall be graded to within six (6) inches of final grade by the subdivider, prior to the installation of such facilities, and earth fill, piles or mounds of dirt shall not be stored on such easement areas. Utility facilities when installed on utility easements whether overhead or underground shall not disturb any monumentation in the plat.

iii. Where the electric and/or communications facilities are to be installed underground, a plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved. The purpose of this restriction shall be to notify initial and future lot owners of the underground facilities at the time of purchase and to establish responsibility in the event of damage to such facilities or to the need to alter such facilities. When the utility company uses a service application said application should also notify the initial and subsequent lot owners of their responsibility regarding such underground facilities.

**2. Drainage Easements.** Where a subdivision is traversed by a water course, drainageway, channel or stream, an adequate drainageway or easement shall be provided as required by the Plan Commission. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the

16 - 35 Rev. 12/15/98

## Sec. 16.23(8)(b)2. GENERAL PLANNING

Plan Commission and parallel streets or parkways may be required in connection therewith. therewith. Wherever possible the storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, these sizes and design details to be subject to review and approval by the City Engineering Department and City Parks Department.

**3. Street Lighting.** In areas where underground electric facilities are installed, poles for street lights shall be ornamental in nature. In a newly platted area the subdivider shall provide for the location of all street lights and street light systems within the area being developed, upon consultation with the electric utility serving the subdivision and as approved by the Traffic Engineer in accordance with the provisions of Section 12.03(4)(c) of the Madison General Ordinances and consistent with the standards of the utility serving the area. Ornamental street lighting will be installed by the serving electric utility or the City of Madison and the City of Madison will assess the benefiting property owners for ornamental and street lights in areas served by underground distribution systems where the underground service cable has been requested and paid for by the developer or property owners.

### (c) Blocks.

1. The lengths, widths and shapes of blocks shall be suited to the planned use of the land, zoning

requirements, need for convenient access, pedestrian safety, control and safety of street traffic, and the limitations and opportunities of topography. While there is not a minimum block length requirement included in the subdivision ordinance, in the R2S Zoning District, block lengths shall not, as a general rule, exceed 500 feet in length between street lines unless required by exceptional topography or other limiting factors when approved by the Plan Commission. (Am. by Ord. 11,505, 1-26-96)

2. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic.

3. Pedestrian ways or crosswalks, not less than ten (10) feet in width, shall be provided near the center and entirely across any block nine hundred (900) feet or more in length where deemed essential, in the opinion of the Plan Commission, to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities.

(d) Lots.

1. The size, shape and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots shall be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated. The lots shall be oriented to maximize solar access to buildings. Solar access is generally the greatest when the buildings' longest axis is east to west and southerly building exposures are maximized. Lots shall be oriented to maximize opportunities for pedestrian travel and neighborly interaction. (Am. by Ord. 11,505, 1-26-96)

2. Every lot shall front or abut on a public street. A lot, not fronting or abutting on a public street, may be included in a subdivision or land division provided said lot is in an approved Planned Commercial Site or a Planned Development District for which an approved specific implementation plan has been recorded and which is limited by a reciprocal land use agreement or plan of plan of building placement, a reciprocal use off-street parking system, a cross access easement or a reciprocal ingress and egress system for buildings, loading and parking sites. (Am. by Ord. 12,213, 10-19-98)

Rev. 12/15/98 16 - 36

**GENERAL PLANNING      Sec. 16.23(8)(d)3.**

3. Lot dimensions shall conform to the requirements of the Zoning Code and except for lots in an approved Planned Commercial Site or Planned Development District shall have a minimum average depth of one hundred (100) feet. Where not served by a public sewer, lot dimensions and areas shall in addition conform to the requirements of the State Board of Health. The lot width shall normally be measured at the rear line of the required front yard except that for deep residential lots and for triangular or gore shaped lots where the setback line is noted on the plat and is greater than the required yard, the lot width shall be measured at the indicated setback line. (Am. by Ord. 5745, 2-14-77)

4. Side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face, except where more flexible lot line orientation is necessary to secure solar access to the lot, such as in the case of intercardinal streets where the side lot lines are located as close as possible to the north-south axis. (Am. by Ord. 8128, 10-17-83)

5. Corner lots shall have sufficient width to permit adequate building setbacks from side streets.

6. In case a parcel is subdivided into large parcels, such parcels shall be arranged so as to allow the resubdivision of any such parcels into normal lots in accordance with the provisions of this ordinance.

7. Excessive depth in relation to width shall be avoided and a proportion of two to one (2 to 1) shall be normally considered as a desirable ratio.

8. Lot lines shall follow municipal boundary lines rather than cross them.

9. Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

10. Residential lots fronting or backing on arterial streets shall be platted with extra depth to permit generous distances between the buildings and such trafficways.

11. Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

(e) Building Setback Lines. Where not adequately controlled by zoning regulations, building setback lines appropriate to the location and type of development contemplated shall be established, as may be requested by the Plan Commission.

16 - 37 Rev. 6/15/96

(f) Public Sites And Open Spaces. The following provisions are established to preserve and provide properly located public sites and open spaces as the community develops, and to insure that such public sites and open spaces are provided and developed to serve the need for neighborhood and area parks generated by the additional persons brought into the areas by such development, in accordance with standards for such neighborhood and area parks as adopted in Madison's Parks and Open Space Plan. These provisions are intended to apply to all lands proposed to be developed for residential purposes, including single-family, duplex, and multi-family plats, land divisions, and planned developments. (Am. by Ord. 11,585, 5-21-96)



Previous  
Page

Next Page



## Chapter 18.36 IMPROVEMENTS

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### Section 18.36.050 Work required.

The improvements required by this chapter shall consist of all of the following work and such other work as may be required as a condition of acceptance of any street, alley, pedestrianway, easement, or other right-of-way:

- A. Grading and filling to approved grade, and construction of all necessary grade crossings, culverts, bridges, and other related works;
- B. Construction and installation of all drains, drainage facilities, channel improvements, and other drainage works required to provide adequate drainage for every lot and to protect all lots from flood or overflow by stormwaters or floodwaters, in accordance with the approved plans for drains and drainage works;
- C. Construction and installation of concrete curbs and gutters on both sides of every street and on the proximate side of each existing or dedicated street bordering the subdivision. If a street is an extension of a turnaround or temporary turnaround, the bulbed portion shall be removed and the required improvements installed;
- D. Installation or provision for the installation of all sewer mains, including dry sewers when required by the Public Works Department, and all laterals required to serve each lot. When such facilities are located in a street, laterals shall be laid to the property line of each lot. All required facilities installed in a street shall be laid before the street is paved, and shall extend at least to the subdivision boundary;
- E. Installation of all utilities, utility lines and appurtenances, including water mains, fire hydrants, gas mains, telephone and electric lines, and all laterals and appurtenant equipment required to serve each lot. When such facilities are located in a street, laterals shall be laid to the property line of each lot. All required facilities installed in a street shall be laid before the street is paved, and shall extend at least to the subdivision boundary;
- F. Required utility lines, including but not limited to electrical, telephone, cable television, and street light service lines, providing service to all new property developments shall be placed underground. The subdivider is responsible for complying with the requirements of this section, and he shall make the necessary arrangements with the serving utility companies for the installation of such facilities. For the purpose of this subsection, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, ducts, street lighting or signal control cabinets, and other associated equipment in an underground system may be placed above ground. The Public Utilities Director may waive the requirements of this subsection if topographic conditions, soil or any other conditions make such underground installation unreasonable or impractical. A written justification for any such waiver shall be prepared and kept on file.  
This subdivision shall not apply to telephone transmission lines or electric transmission lines or other lines which do not provide service to the area being subdivided;
- G. Relocation or provision for the relocation of any underground or overhead utility, including irrigation lines, the relocation of which is necessitated by development of the subdivision;
- H. Installation of asphalt concrete pavement, base material, and seal coat in all existing or dedicated streets and alleys or portions thereof;
- I. Installation of concrete sidewalks adjacent to the curbline, except where this requirement is specifically waived; installation of concrete driveway approaches; and installation of concrete pavement for pedestrianways;
- J. Planting or providing for the planting of trees of the variety, size and condition prescribed by the Park and Recreation Department in accordance with the approved plans and specifications therefor; removing and, where required by the Park and Recreation Department, transplanting designated trees that are located in the line of construction of improvements; providing maintenance for all trees and landscaped

areas until the same are accepted by the City;

K. Installation or provision for the installation of street lights of approved design and illumination intensity in the locations and manner approved by the Public Utilities Director;

L. Installation of all required street signs, including street name signs, warning signs, and regulatory signs where required;

M. Construction and installation of street barricades where required;

N. Where any boundary line of a subdivision is adjacent to or across a public street, alley or pedestrianway from an open and unfenced canal, storm channel, railroad, quarry, airport, or other hazardous facility, or adjacent to unimproved land capable of division or development, or productive agricultural land, construct a six-foot chain link fence or masonry wall or barrier, separation or the like to the specifications of the Planning and Public Works Departments along such subdivision boundary line, or construct the equivalent length of fence or wall along the nearest right-of-way line of such canal, channel, railroad, airport, or other hazardous facility;

O. Construction of such acceleration and deceleration lanes and traffic channelization devices in streets as are deemed necessary by the Public Works Department to control traffic;

P. All work and improvements contemplated by and performed under the provisions of this title shall be accomplished so as to minimize interference with and coordinate with other construction activities or developments of or on behalf of the City and nearby private development. (Ord. 4381 § 1, 1977; Ord. 4262 § 1 (part), 1976)

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

A0 2002 - 127

SUBJECT OF AGENDA DOCUMENT  Ordinance amendment to Title 21 of the Anchorage Municipal Code to add a new section AMC 21.85.200 <u>Optional natural gas facilities</u> to require an early election by persons wishing to install natural gas facilities and to require installation and warranty under a subdivision agreement.  Planning Case Number S-10816-2		DATE PREPARED 7/19/02  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
DEPARTMENT NAME Planning Department		DIRECTOR'S NAME Susan R. Fison, Director	
THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry T. Weaver Jr.		HIS/HER PHONE NUMBER 343-4260	
	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
Mayor			
Heritage Land Bank			
Merrill Field Airport			
Municipal Light & Power			
Port of Anchorage			
Solid waste services			
Water & wastewater utility			
Municipal Manager	M	2/8	
Cultural & Recreational Services			
Employee Relations			
Finance, Chief Fiscal Officer			
Fire			
Health & Human Services			
Office of Management & Budget	CF	7/30/02	
Management Information Services			
Police			
Planning, Development & Public Works	H. H. H.	7/25	
Public			
Facility Management			
Planning	M. J.	7-22-02	
Project Management & Engineering			
Street Maintenance			
Traffic			
Public Transportation Department			
Purchasing			
Municipal Attorney 1329	J. W.	7-21-02	
Municipal Clerk			
Other			
SPECIAL INSTRUCTIONS/COMMENT  <div style="text-align: right; font-size: 1.2em;">Introduction</div>			
ASSEMBLY MEETING DATE REQUESTED Next available meeting 08/10/02		PUBLIC HEARING DATE REQUESTED 14 days after introduction 09/10/02	

2002 AUG -8 PM 2:55  
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 M.O.A.