

Bobbi Wells

From: "Bobbi Wells" <barb@mtaonline.net>
To: "Linda Kovac" <lkovac@chugiakcouncil.org>
Sent: Friday, March 02, 2007 2:52 PM
Subject: Fw: ARDSA and collectors issue

----- Original Message -----

From: Bobbi Wells
To: Debbie Ossiander
Sent: Wednesday, November 08, 2006 4:06 PM
Subject: ARDSA and collectors issue

Debbie, this is from Staff (Underwood/Spring) response to LRTP CAC comments on 'Known Issues' regrading the cry for developers to be responsible for building collectors. Dated 12-13-05

2m. Developers must build & pay for collectors, not CBERRRSA

Birchwood CC (Gail Dial): Code already requires that builders construct all collectors. Needs to now clarify that the MOA, ASD, and Heritage Land Bank is not above the law and must follow the code when acting as subdividers/developers.

Birchwood CC (Bobbi Wells): Developers do collector roads. Need new ordinance/regulation to cover whoever the developer is: private, or state, local government. This is where the concept of Concurrency would certainly help in funding (see Washington state, Golden Colorado, Salinas California.)

ER Valley CC (Ron Goughnour): Priority

Staff Note: Title 21, 21.87.025, D., Arterial and collector streets within Anchorage Roads and Drainage Service Area [ARDSA] pertains only to ARDSA. Section E, Other Streets, pertains to all other areas outside of ARDSA, including CBERRRSA. Section E requires developers to pay 100% of the cost of streets within the boundaries of the subdivision, and all peripheral streets and access roads, whose construction may be required by the platting authority [Municipal Engineer in the new draft code], however, Section E does not specify that developers must build to collector standards. This probably should be a topic for more discussion with the Comp Plan and the LRTP CAC's, and possibly for Title 21.

*no, but
PLAT Bd
CAN require it.*