



Valdez Municipal Code  
Proposed Title 16 Revision  
Subdivision Code

**FINAL DRAFT**

APRIL 10, 2026

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78 **Chapter 16.04**  
79 **GENERAL PROVISIONS**

80 Sections:

81 **16.04.010 Purpose—General standards for plat approval.**

82 **16.04.020 Review matrix.**

83 **16.04.030 Definitions.**

84 **16.04.040 Applicability.**

85 **16.04.050 Sale of land prior to compliance with this title prohibited.**

86 **16.04.060 Compliance with title required prior to issuance of permits.**

87 **16.04.070 Appeals.**

88 **16.04.080 Fees.**

89 **16.04.090 Notification requirements.**

90 **16.04.010 Purpose—General standards for plat approval.**

91 The purpose of this title is to regulate platting actions in accordance with the city  
92 comprehensive plan and with consideration of conditions and the environment in Valdez. These  
93 subdivision regulations are designed to provide for orderly development; to lessen street  
94 congestion; to promote public safety; to protect the public health and general welfare; to  
95 provide high quality of life; to prevent overcrowding; and to stimulate systematic development  
96 of transportation and public utilities.

97 A. The platting authority may approve a preliminary or final plat only if it finds that the plat:

98 1. Conforms to the provisions of this title and other applicable city ordinances, to and  
99 including Valdez Municipal Code, Title 17 - Zoning;

100 2. Promotes the public health, safety and welfare;

101 3. Provides for the proper arrangement of streets in relation to existing or proposed  
102 recorded and, or surveyed streets, plats and rights-of way.

103 4. Provides clear definition for the efficient movement of vehicular and pedestrian traffic;

- 104 5. Assures adequate and properly placed utilities such as water, sanitary sewerage, storm  
 105 drainage, and other public utilities;
- 106 6. Provides and displays access for safety and public service equipment, to and including  
 107 emergency vehicles;
- 108 7. Provides and displays the need for adequate and properly placed snow storage;
- 109 8. Facilitates the orderly and efficient layout and use of land;
- 110 9. Furthers the goals and policies of the comprehensive plan and other adopted city  
 111 policies and plans.

112 B. The platting authority may impose conditions upon the approval of a plat when it finds  
 113 conditions are necessary to conform to the standards of this title.

114 **16.04.020 Review matrix.**

115 A. General. Review procedures established in this chapter are applicable to any platting action  
 116 within the city of Valdez.

117

118 B. Review Matrix. The review matrix is provided as Table 16.04.020-1. The review matrix  
 119 identifies each platting action along with the corresponding review authority, decision-making  
 120 authority and appellant authority.

121 Table 16.04.020-1 Review Matrix

<b>Permit/Application Type</b>	<b>Reviewing Authority (Recommendation)</b>	<b>Decision-Making Authority</b>	<b>Appellate Authority</b>
Preliminary Plat - Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Preliminary Plat – Major	Community Development Staff	Planning & Zoning Commission	City Council

Final Plat – Minor	Community Development Staff	Community Development Director	Planning & Zoning Commission
Final Plat – Major	Community Development Staff	Final plats that conform to an approved preliminary plat may be approved administratively by the Community Development Director pursuant to Section 16.12.030.	Planning & Zoning Commission
Variances	Community Development Department	Planning & Zoning Commission	City Council
Public Way Vacations – <ol style="list-style-type: none"> <li>1. Drainage easements</li> <li>2. Maintenance easements</li> <li>3. Public utility easements</li> <li>4. Private easements</li> <li>5. Relocation of any of the above-described interests</li> </ol>	Community Development Staff	Community Development Director	Planning & Zoning Commission
All other public way vacations	Community Development Department and Planning & Zoning Commission	City Council	Superior Court or Court of Competency

122 **16.04.030 Definitions.**

123 For the purposes of this title, any word or term not interpreted or defined by this section shall  
124 be used with a meaning of common or standard utilization.

125 A. The following words and phrases shall have the meanings respectively ascribed to them by  
126 this section unless such construction of the word or term would be inconsistent with the  
127 manifest intent of the city council or the context clearly requires otherwise:

128 "Abut" means to physically touch or border upon; or to share a common property line.

129 "Adjacent" means two or more lots that share a common lot line (abutting) or where they are  
130 separated only by an alley or minor street.

131 "Applicant" means the owner or agent of the owner of land which is being platted pursuant to  
132 this title.

133 "Buildable area" means the area on a lot that is eligible to place a building or structure that  
134 complies with setbacks, easements and other regulations that restrict construction.

135 "Certificate to Plat" means a certificate prepared by a title company authorized by the laws of  
136 the state to write the title, showing the names of all persons having any record title interest in  
137 the land to be platted, together with the nature of their respective interests therein.

138 "City" means the City of Valdez.

139 "City engineer" means the duly designated city engineer for the city of Valdez or best qualified  
140 individual, as determined by the city manager.

141 "Easement" means a grant by a property owner for the use of a strip or area of land by the  
142 general public, a public utility, a corporation or a person for specified purposes.

143 "Fair Market Value" means the estimated price which the property would bring in an open  
144 market and under the then prevailing market conditions in a sale between a willing seller and a  
145 willing buyer both conversant with the property and with prevailing general price levels.

146 "Hazardous areas" means areas which present a threat to life or property from geophysical or  
147 geological hazards, including flooding, tsunami or storm surge run-ups, landslides, snowslides,  
148 faults, ice hazards, erosion and littoral beach processes.

149 “Lot” means a parcel or tract of land with a distinct legal description shown as an individual unit  
150 on the most recent plat of record.

151 “Lot—Corner lot” means a lot situated at the junction of, and bordering on, two intersecting  
152 rights-of-way.

153 “Lot—Depth” means the mean horizontal distance between the front and rear lot lines,  
154 measured in the general direction of its side lot line.

155 “Lot—Double frontage or reversed frontage” means a lot with frontage on two or more non-  
156 intersecting streets.

157 “Lot—Flag” means an irregularly shaped lot in which the buildable area typically has no street  
158 frontage, but has an arm that provides street access, called the “flagpole.” The width of the  
159 flagpole does not meet the minimum lot width standards in the zoning district in which it is  
160 located.

161 “Lot—Front lot line” means the lot line adjacent to a public street. In the case of a corner lot,  
162 the front line shall be the shorter of the street lot lines. In the case of a triangular lot located on  
163 a curved street, the front lot line shall be the chord line of the curve measured from the points  
164 where property intersects the right-of-way.

165 “Lot—Lot width” means the mean horizontal distance separating side lot lines of an individual  
166 lot.

167 “Lot—Rear lot line” means the lot line opposite and most distant from the front lot line, and in  
168 the case of a triangular, irregular or other odd-shaped lot, the line not less than 10 feet in  
169 length, within the lot, and at the maximum distance from the front lot line.

170 “Plat” means the map prepared, as required by this title, for the purpose of recording  
171 subdivisions or other divisions of land as provided in this title.

172 “Platting authority” means the community development director or planning and zoning  
173 commission, as defined in this title.

174 “Private streets” means those streets which are not dedicated or accepted by the city as a  
175 public street and may not be available for public use, wherein ownership, maintenance and  
176 liability for the street remain with the individual lot owners, and which shall be shown on the  
177 final plat by easement or tract.

178 “Public street” means a permanently designed major, collector, or minor way, open to public  
179 use, which affords the primary means of access to abutting property, such as an avenue, place,  
180 drive, boulevard, highway and any other similar public thoroughfare.

181 1. “Major streets” means a roadway which serves as the primary artery of through traffic  
182 movement.

183 2. “Collector streets” means a street designed and intended to carry traffic from residential  
184 street systems to arterial street systems or state highways.

185 3. “Minor streets” are those which are used primarily for access to the abutting properties.

186 “Right-of-way” means a strip of land acquired by reservation, dedication, prescription or  
187 condemnation and intended to be occupied by a road, pedestrian way, railroad, electric  
188 transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

189 “Sketch plat” means a sketch preparatory to the preliminary plat that enables the applicant to  
190 save time and expense in reaching general agreement with the platting authority as to the form  
191 of the plat and the objectives of these regulations.

192 “Snow storage” means land dedicated to the city for the storage of snow.

193 “Street” see definition for public and private streets.

194 “Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, tracts,  
195 parcels or other divisions of land for sale, development or lease.

196 1. “Major plat” is the creation of more than two lots.

197 2. “Minor plat” is the creation of no more than two lots, or the elimination/modification of  
198 a single lot line, provided the plat does not include:

199 a. Dedication of right-of-way;

200 b. Vacation of public right-of-way or easement;

201 c. Public improvements;

202 d. A request for variance from this title.

203 “Surveyor” means a land surveyor registered and licensed in the state of Alaska.

204 “Vacation” means the act of making legally void any right-of-way, easement, public area, or  
205 other public interest in land.

206 “Variance” grants an exception to a standard of this title, but only when the criteria for variance  
207 approval within this title are met.

208 **16.04.040 Applicability.**

209 A. This title applies to, except as provided in subsection B of this section, all plats which result  
210 in the partitioning, dividing, combining or altering of any lot, parcel or tract of land, including  
211 acquisitions created by an exercise of the power of eminent domain by an agency of the state  
212 or the city.

213 B. No provision of this chapter applies to any lot or lots legally created and filed on record  
214 before the effective date of the provision, unless the lot or lots are further platted. Plats given  
215 preliminary or final approval by the platting authority under regulations existing prior to this  
216 title shall comply only with the regulations existing at the time of that approval.

217 **16.04.050 Sale of land prior to compliance with this title prohibited.**

218 No owner or agent of the owner of land shall transfer, sell, offer to sell, or enter into a contract  
219 to sell land before a plat has been prepared, approved and recorded in compliance with this  
220 title. Each sale of a lot or parcel in violation of this section shall be a separate offense. The city  
221 may enjoin a transfer or sale or agreement to sell and may recover the penalty by appropriate  
222 legal action.

223 **16.04.060 Compliance with title required prior to issuance of permits.**

224 No building or occupancy permit shall be issued for a new building on a lot which did not exist  
225 as a described and recorded parcel on February 8, 1965, or that was not created by recorded  
226 subdivision pursuant to state statute, or by a recorded plat pursuant to provisions of this title.

227 **16.04.070 Appeals.**

228 A. Where the community development director is the platting authority, any person may file an  
229 appeal to the planning and zoning commission within 30 days of that decision.

230 B. Where the planning and zoning commission is the platting authority, any person may file an  
231 appeal to the city council within 30 days of the vote and decision. An appeal to the city council  
232 shall comply with Section 17.12.140.

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234 **16.04.080 Fees.**

235 The city council may adopt by resolution a fee schedule for all actions, reviews and approvals  
236 under this title that shall be paid by the applicant for the specific requests/applications.

237 **16.04.090 Notification requirements.**

238 A. Notification. Notices required by this title shall include the date, time and location of the  
239 hearing, as well as the description of the action requested and the property for which the  
240 action has been requested. The names of the property owners and the parties filing the  
241 application shall also be included. The following notices shall be given:

242 1. Published Notices. The notice shall be published on the City of Valdez website in a  
243 designated section with reasonable navigation links thereto. At least 14 days before the  
244 public hearing or community development director decision, the city clerk shall provide  
245 notice to local media outlets to the extent deemed reasonable by the city clerk and post on  
246 the city website a notice of hearing.

247 2. Mail Notices. For major plats, notice shall be sent by mail at least 14 days prior to the  
248 public hearing to each owner of property within a distance of 300 feet of the exterior  
249 boundary of the lot or parcel of land described in the application for the requested action.

250 3. Site Postings. For all plats, the community development department staff shall post the  
251 property with a document holder containing public notice flyers on a public roadway that  
252 abuts the property at least 14 days before the scheduled hearing. The flyers shall list the  
253 date, time and location of the hearing and summarize the application request. The following  
254 exemptions shall apply to site posting standards:

255 a. Non-Roadway Accessible Land. Site posting is not required where the parcel(s)  
256 subject of the application does not abut a public roadway (e.g., land only accessible  
257 by water or access easements).

258 B. Consideration of Testimony. The platting authority shall consider testimony or written  
259 communication from any interested person.

260 C. Notice of Decision. Notice of decision shall be sent within 10 days following a decision of  
261 the platting authority to interested parties who have provided verbal testimony or written  
262 comment on any request for preliminary plat approval.

**Chapter 16.08  
PRELIMINARY PLATS**

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Sections:

**16.08.010 Pre-application meeting.**

**16.08.020 Preliminary plat required.**

**16.08.030 Form and contents.**

**16.08.040 Acceptance for review.**

**16.08.050 Review agencies.**

**16.08.060 Preliminary plat approval.**

**16.08.070 Review by city engineer.**

**16.08.080 Right-of-way acquisition plats.**

**16.08.010 Pre-application meeting.**

A. The applicant shall, before submitting the preliminary plat for review, meet with the community development director for pre-application meeting to ensure that the plat is acceptable for processing.

B. The applicant may provide the following information at the time of the preliminary consultation:

1. General. Information including data on existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, business areas, playgrounds, parks and other public areas, tree planting, proposed protective covenants and proposed utilities and street improvements.

2. Location Map. A location map showing the relationship of the proposed subdivision area and its location to existing community facilities which serve or would be influenced by it, and nearby subdivided areas.

3. Proposed Layout. A map showing a simple sketch of the proposed layout of streets, snow storage, lots and other features in relation to existing conditions. The map may be a freehand pencil sketch made directly on a print of the topographic survey.

291 **16.08.020 Preliminary plat required.**

292 Before submitting a final plat for approval and recording, the applicant shall submit a  
293 preliminary plat, accompanied by a Certificate to Plat that identifies all interest in the property  
294 and a written narrative describing the project, for approval. The form and data required for  
295 preliminary plat submittal is designated under this chapter.

296 **16.08.030 Form and contents.**

297 The preliminary plat shall be clearly and legibly drawn. The applicant shall submit one digital  
298 copy. The plat shall be formatted to print at 24 inches by 36 inches.

299 The applicant shall provide a narrative including a description of the surrounding land uses and  
300 environmental features and describe how the proposed plat aligns with the goals and policies  
301 of the comprehensive plan. The narrative may include a written description of existing  
302 covenants, land characteristics and available community facilities and utilities, and information  
303 describing the subdivision proposal such as number of lots, typical lot width and depth,  
304 business areas, playgrounds, parks and other public areas, landscaping, proposed protective  
305 covenants and proposed utilities and street improvements.

306 The applicant shall consult with the community development director to determine the map  
307 scale to be used. All attempts shall be made to draw the map of a subdivision containing six  
308 acres or less at a scale of 1-inch equals 50 feet. All other subdivisions shall be drawn at a scale  
309 of 1-inch equals 100 feet, unless otherwise approved by the community development director.

310 The preliminary plat shall contain the following information:

- 311 A. The date, scale and north arrow;
- 312 B. The proposed subdivision name: which shall not be the same as the name of any plat  
313 previously recorded in the city;
- 314 C. The name and address of the owner(s), the surveyor preparing the plat and the name,  
315 address and telephone number of a primary contact person;
- 316 D. The location of the subdivision by township and range, section and meridian;
- 317 E. A small-scale vicinity map at a scale of not less than one-inch to the mile;
- 318 F. Unless waived and made a condition of preliminary approval, the exact length and bearing  
319 of the exterior boundaries of the plat;

- 320 G. The location and names of adjacent subdivisions and the owners of adjoining parcels of  
321 un subdivided land;
- 322 H. Zoning on and adjacent to the plat;
- 323 I. Location, widths and names of all existing and platted streets, or other public ways and  
324 easements, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches,  
325 permanent buildings, bridges and other pertinent data as determined by the community  
326 development director;
- 327 ;
- 328 J. If the plat borders a waterbody, the distances and bearing on a meander line established at  
329 the mean high-water mark of tidally influenced bodies of water and at the ordinary high-water  
330 mark of navigable streams, river, creeks, and lakes;
- 331 K. Areas designated as wetlands by the United States Corps of Engineers or in adopted city  
332 plans or studies;
- 333 L. The layout, width and approximate grades of all new streets and rights-of-way, such as  
334 highways, easements for sewers, water mains and other public utilities;
- 335 M. The direction and distance to the nearest water and sewer mains;
- 336 N. The approximate dimensions and areas of lots;
- 337 O. If not served by public utilities, the buildable area for each lot;
- 338 P. Where a proposed subdivision will not be served by the City of Valdez sewer system, the  
339 preliminary plat shall identify the proposed method of wastewater disposal and demonstrate  
340 that each lot contains sufficient area to accommodate an onsite wastewater disposal system  
341 and a replacement system in accordance with the requirements of the State of Alaska,  
342 Department of Environmental Conservation.
- 343 Q. The approximate radii of all curves and length of the tangent between curves;
- 344 R. The area of property proposed to be dedicated for public use or to be reserved by deed  
345 covenant for use of all property owners in the subdivision with the conditions, if any, of the  
346 dedication or reservation;

- 347 S. Generally, utilities shall be placed in dedicated rights-of-way. The platting authority shall  
348 require the dedication of utility easements when a utility company demonstrates a specific  
349 need for them. Utility easements shall be sized as follows, but the platting authority may  
350 approve different standards when justified by site conditions or specific utility needs:
- 351 1. Utility easements along rear lot lines shall be at least 10 feet wide, or a total of 20 feet  
352 wide along adjoining rear lots;
  - 353 2. Utility easements adjacent to lot lines shall be five feet wide, or a total of 10 feet wide  
354 along adjoining side lots;
  - 355 3. Where a front-yard easement is needed to accommodate a transmission utility, the  
356 easement shall be 10 feet wide.
- 357 T. If the subdivision is proposed to be completed in several phases, the sequence of  
358 development must be indicated;
- 359 U. The community development director may require the following information to be  
360 included on the preliminary plat: areas known to be susceptible to geophysical hazards  
361 including but not limited to landslide, mud and earth flow, soil creep, soil liquefaction,  
362 avalanche chutes, run-outs, or wind blast;
- 363 V. The plat shall delineate the boundaries of the Special Flood Hazard Area (SFHA) as identified  
364 on the current FEMA Flood Insurance Rate Map (FIRM), including floodways, floodplains, and  
365 base flood elevations and shall identify areas subject to flooding hazards not mapped on the  
366 FIRM but documented in local studies or otherwise known to the city;
- 367 W. The plat shall identify any portions of the plat that lies within mapped tsunami inundation  
368 areas, as identified by the Alaska Division of Geological & Geophysical Surveys (DGGS), adopted  
369 city plans, or other authoritative sources;
- 370 X. The plat shall identify any portions of the plat that lies within an area protected by a levee or  
371 flood control structure;
- 372 Y. When the proposed plat is located on land that has a difference in elevation of greater than  
373 six percent, the following information shall be provided on the preliminary plat:
- 374 1. Contours at five-foot vertical intervals.

- 375 2. All elevations shown shall include the vertical datum used.
- 376 3. Where slope exceeds 12%, contour lines may be shown at a suitable interval not to  
377 exceed 20 feet.
- 378 4. The area for which contour data is to be shown shall extend beyond the boundaries of  
379 the actual property being platted a distance which will adequately relate the plat to its  
380 surroundings.

381 **16.08.040 Acceptance for review.**

382 The community development director shall accept or reject the preliminary plat application for  
383 review within 10 business days of submittal by the applicant. Any rejection must be in writing  
384 and state the reasons for rejection under this title. Following acceptance by the community  
385 development director for review by the platting authority, the plat shall be forwarded for  
386 agency review. The community development director will retain one copy in the official file and  
387 make copies available to the public, upon request.

388 **16.08.050 Review agencies.**

389 The community development director may designate review agencies to aid in the examination  
390 of preliminary plats. Review agencies should submit comments on the proposed plat in writing  
391 no later than 10 days prior to the platting authority's meeting on the preliminary plat or the  
392 community development director's decision deadline.

393 **16.08.060 Preliminary plat approval.**

394 A. Approval by the community development director. For minor plats, the community  
395 development director shall, within 30 days of acceptance, approve, approve conditionally or  
396 deny the preliminary plat application. The applicant shall be notified in writing in the form of a  
397 Notice of Decision, which shall include findings that support the approval or rejection, and any  
398 conditions of approval.

399 B. Approval by the Planning and Zoning Commission. For major plats, the planning and zoning  
400 commission shall hold a public hearing within 60 days of the acceptance by the community  
401 development director. The planning and zoning commission shall, within 30 days of the close of  
402 the public hearing, approve, approve conditionally or reject the preliminary plat application.  
403 The applicant shall be notified in writing in the form of a Notice of Decision, which shall include  
404 any conditions of approval or the reasons for rejection.

405 C. General.

406 1. Approval of the plat is the platting authority's preliminary approval to proceed with the  
407 preparation of the final plat. If the final plat conforms substantially to the layout, and  
408 conditions of approval have been met, final approval can be sought pursuant to  
409 Chapter 16.12. Application for final approval must be completed and filed within 18 months  
410 of preliminary plat approval. The community development director may grant one extension  
411 of up to 18-months to this deadline after a written request and justification is submitted by  
412 the applicant.

413 2. If the platting authority does not approve, denies or returns the plat to the applicant  
414 within the time limits of subsections A and B above:

415 a. Where the community development director is the platting authority, the applicant  
416 may request the plat be submitted to the planning and zoning commission.

417 b. Where the planning and zoning commission is the platting authority, the applicant  
418 may request the plat be submitted to the city council.

419 **16.08.070 Review by city engineer.**

420 Following preliminary approval of the major plat; and prior to submittal of a final plat, the  
421 applicant shall, when applicable, furnish to the city engineer for review and approval, the  
422 following engineering data pertaining to utilities and improvements required:

423 A. Plans and profiles showing existing and established grades for all streets, public rights-of-  
424 way and snow storage areas;

425 B. Plans and profiles of all storm sewers, culverts and surface water drainage facilities;

426 C. Plans and profiles of all sanitary sewers, including one sanitary sewer lateral per lot to run  
427 to the lot lines;

428 D. Plans and profiles of all water distribution lines including stop boxes and appurtenances  
429 including one water lateral per lot to run to the lot line;

430 E. All other improvements required under Chapter 16.28 of this title.

431 **16.08.080 Right-of-way acquisition plats.**

432 A. A plat for a government agency's acquisition of street or trail right-of-way, or for other  
433 public purposes is subject to the review and approval procedures of chapters 16.08 and 16.12  
434 and is not subject to any other approval procedure for plats under this title.

435 B. Submission Requirements. A government right-of-way acquisition plat submitted under this  
436 section shall be reviewed by the community development director as a minor plat and must  
437 contain the following information:

- 438 1. The plat shall describe the entire ownership involved where the division results in a  
439 remainder parcel in excess of 10 acres, not intended for immediate sale or other conveyance.  
440 The platting authority may waive the requirement for inclusion of the remainder parcel.

DRAFT

441 **Chapter 16.12**  
442 **FINAL PLATS**

443 Sections:

444 **16.12.010 Submittal.**

445 **16.12.020 Form and content.**

446 **16.12.030 Procedure when final plat conforms to approved preliminary plat.**

447 **16.12.040 Procedure when final plat differs from approved preliminary plat.**

448 **16.12.010 Submittal.**

449 A. To ensure that the final plat is acceptable for processing, applicants are encouraged to  
450 submit copies to the community development director for review prior to formal submittal.

451 B. One digital copy of the final plat shall be submitted to the community development director  
452 within 18 months of approval of the preliminary plat. If approval of the preliminary plat must be  
453 obtained from another authority after approval by the platting authority, the final plat shall be  
454 submitted within 24 months of approval of the preliminary plat.

455 C. A Certificate to Plat showing all parties with a secured interest in the property shall be  
456 provided to the community development director.

457 **16.12.020 Form and content.**

458 A. Form. A reproducible copy of the final plat drawn to scale with nonfading black ink on  
459 mylar material approved by the community development director.

460 The plat shall be at the scale approved by the platting authority at the time of the preliminary  
461 plat approval. The plat or plats shall be a sheet size of 24 inches by 36 inches, or 30 inches by 42  
462 inches as determined after consultation with the community development director with a one  
463 and a one-half inch binder border (or as required by the State of Alaska Recorder's Office) at  
464 the left end of the longer sheet dimension and a one-half inch border along the other three  
465 edges. When multiple sheets are required, each must be numbered, be the same size, and  
466 show clearly labeled match lines. Match lines shall follow street centerlines or be otherwise  
467 located to avoid cutting lots or blocks in two.

468 B. Content. The plats shall show all existing and established monuments and courses and  
469 distances necessary to restake any portion of the plat. The allowable error of closure shall not

470 exceed the latest accuracy standards for property surveys as established by the National Society  
471 of Professional Surveyors (NSPS).

472 The final plat shall show the following:

- 473 1. The boundary of the platted area showing clearly what stakes, monuments, or other  
474 evidence were found or established on the ground to determine the boundary of the  
475 subdivision;
- 476 2. Bearing and distance to all monuments used to locate the subdivision boundary;
- 477 3. The basis of bearing and its source shall be shown;
- 478 4. All monuments found shall be indicated. If the monuments were reset by ties, that fact  
479 shall be stated;
- 480 5. The plat shall show the following:
  - 481 a. Centerlines of all streets:
    - 482 i. Tangents, lengths and bearings;
    - 483 ii. Curve radii of all curves, curve data which may be in tabular form and include  
484 central angles, lengths, radii, and arc and chord bearings;
    - 485 iii. Central or deflection angles of all curves;
    - 486 iv. Arc lengths of all curves;
  - 487 b. Total width of each street, walkway, trail or path being dedicated;
  - 488 c. Width of any existing dedication;
  - 489 d. Width of portions of streets each side of the centerline;
  - 490 e. Width of the following rights-of-way:
    - 491 i. Patent reserves;
    - 492 ii. Section line easements;
    - 493 iii. Public utility easements;

- 494           iv. Any other easements existing or dedicated, by the plat;
- 495           f. All lot lines should be radial to a curve. If not, they shall be labeled “not radial”;
- 496           g. Dimensions shall be in feet and hundredths of a foot;
- 497           h. Bearings shall be shown to the nearest five seconds;
- 498       6. The width of any existing dedication which provides access to the subdivision;
- 499       7. The width, bearing and other data necessary to delineate all easements to which lots are  
500       subject.
- 501           a. Easements shall be denoted by broken lines;
- 502           b. If an easement is not parallel to and adjoining the lot lines, distances and bearings  
503           on the side lines of the lots which are cut by the easements shall be shown so as to  
504           indicate clearly the actual length of the lot line from the lot corners to the easement;
- 505       8. All lots and blocks shall be numbered in a simple, consecutive, easy to follow manner;
- 506       9. Sufficient data shall be shown on lot and block boundaries to determine readily the  
507       length and bearing of each line;
- 508       10. No ditto marks shall be used;
- 509       11. The name of adjoining subdivisions and numbers of adjoining lots as well as adjoining  
510       easements and roads;
- 511       12. North arrow;
- 512       13. Three-inch bar scale;
- 513       14. Title block arranged in the lower right-hand corner which shall include the following:
- 514           a. Date survey was completed;
- 515           b. Subdivision name;
- 516           c. Surveyor’s name, address, telephone number and license number;
- 517           d. Draft person’s initials;

- 518 e. Checker's initials;
- 519 f. Legal description of the subdivision location;
- 520 g. Name of owner(s) of record;
- 521 15. The area of each lot in square footage to the nearest .01 square feet or acres to three  
522 decimal places;
- 523 16. A vicinity map arranged in upper right-hand corner at a scale no smaller than one-inch  
524 equals one mile, showing major street systems, section lines and north arrow;
- 525 17. A legend with appropriate symbols indicating pertinent information;
- 526 18. If the lots within the subdivision are not served by public sewer, a note shall be included  
527 on the plat stating, "Onsite wastewater systems must be designed and permitted in  
528 accordance with applicable regulations of the Alaska Department of Environmental  
529 Conservation."
- 530 19. If the property lies within the Special Flood Hazard Area, a note shall be included on the  
531 plat stating, "This plat contains land within the Special Flood Hazard Area. Development  
532 within this area is subject to the floodplain management regulations contained in Chapter  
533 15.30."
- 534 20. If the property lies within mapped tsunami inundation areas, a note shall be included on  
535 the plat stating, "This plat contains land within a mapped tsunami inundation area and may  
536 be subject to City regulations intended to reduce tsunami risk."
- 537 21. If the property lies within an area protected by a levee or flood control structure, a note  
538 shall be included on the plat stating, "This plat contains land protected by a levee or flood  
539 control structure. Flooding of this property may occur in the event of levee failure,  
540 overtopping, or operational issues."
- 541 22. If the plat designates lots for the storage of snow, a note shall be included on the plat  
542 stating, "Areas and/or lots are deeded to the City of Valdez for the storage of snow."
- 543 C. Certificates and affidavits. The following certificates and affidavits shall be placed on the  
544 final plat, or submitted with, as appropriate, when submitted by the subdivider for approval:

545 1. A notarized certificate from the owners of the subdivision stating ownership,  
546 acknowledging all dedications, and describing all easements for the purpose dedicated;

547 2. A certificate by the registered surveyor, licensed and registered in the state of Alaska,  
548 attesting to the accuracy of the survey and the installation and correct location of all  
549 monuments required;

550 3. A tax certificate or receipt from the city stating that all taxes levied against the  
551 property at that date have been paid;

552 4. A guarantee of improvements if required public improvements have not been  
553 completed at the date of submittal of the final plat; and

554 5. A Certificate of Approval from the city to be signed by the Platting Authority and  
555 attested by the City Clerk and notarized.

556 6. Approval certificates from relevant state agencies.

557 7. A certificate of Acceptance and Dedication by the city accepting for public uses and for  
558 public purposes the real property dedicated on the plat including, but not limited to easements,  
559 rights-of-way, alleys, roadways, thoroughfares, snow storage lots, and parks.

560 **16.12.030 Procedure when final plat conforms to approved preliminary plat.**

561 A. A hearing on the final plat shall not be required when the plat conforms to the preliminary  
562 plat including any conditions, as approved by the platting authority. The final plat is considered  
563 to conform when the community development director determines that all conditions of  
564 preliminary approval are met and the final plat does not:

565 1. Modify lot dimensions and/or area by more than 10% from that approved by the  
566 preliminary plat;

567 2. Change the total number of lots created.

568 B. If determined by the community development director that the final plat conforms to the  
569 approved preliminary plat, final plat submittal shall follow all procedures of Chapter 16.12.

570 **16.12.040 Procedure when final plat differs from approved preliminary plat.**

571 When the final plat differs from the preliminary plat, the plat shall be considered a new  
572 application for preliminary plat approval.

573 **Chapter 16.16**  
574 **VARIANCES**

575 Sections:

576 **16.16.010 Purpose.**

577 **16.16.020 Approval criteria.**

578 **16.16.030 Review procedure.**

579 **16.16.040 Platting authority action.**

580 **16.16.050 Form and content.**

581 **16.16.010 Purpose.**

582 The variance procedures are established to allow applicants to seek deviations and  
583 modifications from the express requirements of this title to overcome unique site impediments  
584 and area conditions. Deviations to the city's platting requirements may be necessary to  
585 facilitate development where existing site and area conditions limit an applicant's ability to fully  
586 comply with the platting requirements. An approved variance grants the right to develop the  
587 lot, or subdivision in a way that is otherwise prohibited by this title.

588 **16.16.020 Approval criteria.**

589 The planning and zoning commission may grant a variance if it finds that the following criteria  
590 have been met:

591 A. Criterion 1: The granting of the variance will not be detrimental to the public safety, welfare  
592 or injurious to adjacent property.

593 B. Criterion 2: There are practical difficulties or unique site conditions that make strict  
594 application of the provisions of this chapter unnecessary burdensome or inconsistent with good  
595 subdivision design.

596 C. Criterion 3: The need for the variance is not the result of actions taken by the applicant or  
597 property owner.

598 D. Criterion 4: The variance will be in accordance is consistent with the intent and purpose of  
599 this title and the goals and policies of the comprehensive plan.

600 **16.16.030 Review procedure.**

601 The city shall process the application for variance pursuant to the following procedures:

602 A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the  
603 department shall review the submittal for completeness. Where the submittal lacks the  
604 required information, the department shall cease its review and notify the applicant of deficient  
605 information/items. After the applicant addresses the deficient items, the department may  
606 restart its review. The department shall provide written comments to the applicant detailing  
607 elements of the application that do not comply with regulations and policies.

608 B. The community development director shall conduct a review of the application's consistency  
609 with the approval criteria. The community development director may circulate the application  
610 to other city departments or outside agencies for comment. The community development  
611 director shall provide written comments to the applicant detailing elements of the application  
612 that are inconsistent with approval criteria.

613 C. Application Revisions. As applicable, the applicant may revise its application submittal to  
614 address the community development director's comments. If the applicant provides a revised  
615 application packet, the community development director shall review the revised application for  
616 regulatory and policy compliance.

617 D. After determining the application is complete, the community development director shall  
618 provide public notice pursuant to Section 16.04.090. The planning and zoning commission shall  
619 hold a public hearing within 60 days of the of the determination of completeness by the  
620 community development director.

621 E. Staff Report. The community development director shall write a staff report that:

- 622 1. Summarizes the proposed platting variance in terms of location;
  - 623 2. Describes the deviations or modifications sought;
  - 624 3. Provides findings related to the plat variance approval criteria;
  - 625 4. Provides a recommendation to approve, approve with conditions, or deny the request.
- 626 The staff report shall include the applicant's complete submittal and any public comments as  
627 attachments.

628 **16.16.040 Platting authority action.**

629 The planning and zoning commission shall have the authority to grant variances. The planning  
630 and zoning commission may render a decision at the same meeting as the public hearing. The  
631 planning\_and zoning commission shall make its decision on the request for variance within 30  
632 days from the date\_of the public hearing. In granting or denying any platting variance, the

633 planning and zoning commission shall state its findings and the specific reasons for its action on  
634 the request for a variance and shall also record its action in a Notice of Decision.

635 | **16.16.050 Form and content.**

636 Applicants for a variance shall provide the following items for the city to initiate review:

637 A. Application and Fee(s). Applicants shall provide a complete application and pay fees as set  
638 out in Section 16.04.080 at the time of application filing. Additional expenses incurred by the  
639 city that are associated with the review may be paid at a later date, but prior to action being  
640 taken on the application.

641 B. An application for platting variance shall include:

642 1. Legal description of all property(s) subject to the variance;

643 2. A preliminary plat in accordance with Section 16.08.030, Form and contents, prepared  
644 by a land surveyor registered in the State of Alaska;

645 3. A written explanation of the conditions, facts and reasons why a variance should be  
646 granted and how the variance complies with Section 16.16.020, Approval criteria;

647 4. Technical studies. The applicant may be required to submit technical studies at the  
648 discretion of the community development director to demonstrate compliance with the  
649 variance approval criteria. These may include, but are not limited to, traffic studies, drainage  
650 studies and visual impact studies.



**Chapter 16.20  
PUBLIC WAY VACATIONS**

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653 Sections:

654 **16.20.010 Purpose.**

655 **16.20.020 Vacation initiation.**

656 **16.20.030 Review procedure.**

657 **16.20.040 Decision making responsibility.**

658 **16.20.050 Platting authority review.**

659 **16.20.060 Title to vacated area.**

660 **16.20.070 Appeals.**

661 **16.20.010 Purpose.**

662 The vacation procedures are established to provide a definitive procedure for the vacation of a  
663 platted public right-of-way, public area, or other public easement dedicated on an approved  
664 plat, to provide procedures for the alteration, including removal, of platted utility easements,  
665 and to preserve the rights of adjacent property owners, the city and the public at large.

666 **16.20.020 Vacation initiation.**

667 A. The vacation of a platted right-of-way, public area, or other public easements dedicated on  
668 an approved plat may be initiated by:

669 1. Petition of the city council;

670 2. Petition of the planning and zoning commission;

671 3. Petition of a public utility; or

672 4. Petition of 51% of the owners of all of property abutting the area proposed to be  
673 vacated and of property owners for properties served by the right-of-way or area being  
674 vacated, as determined by the Community Development Director

675 B. The petition shall be filed with the community development director and shall be  
676 accompanied by:

677 1. A copy of the existing plat showing the proposed alteration, replat or vacation;

- 678 2. A filing fee, in the amount set out in Section 16.04.080, and the recording fees;
- 679 3. For vacation of a utility easement, proof of written notice to and any response from  
680 public utility authorized to use the easement;
- 681 4. For vacation of a drainage easement, a written statement of approval from the city  
682 engineer;
- 683 5. Any statements containing the reasons in support of the vacation.

684 **16.20.030 Review procedure.**

685 The city shall process the application for a vacation pursuant to the following procedures.

686 A. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the  
687 community development department shall review the submittal for completeness. Where the  
688 submittal lacks the required information, the department shall cease its review and notify the  
689 applicant of deficient information/items. After the applicant addresses the deficient items, the  
690 community development department may restart its review. The department shall provide  
691 written comments to the applicant detailing elements of the application that do not comply  
692 with regulations and policies.

693 B. After determining the application is complete, the department shall provide public notice  
694 pursuant to Section 16.04.090.

695 C. The community development director shall conduct a review of the application's consistency  
696 with the approval criteria. The community development director may circulate the application  
697 to other city departments and public or private entities for comment.

698 D. The capital facilities director shall review the application and present written comments,  
699 including recommended conditions of approval, to the community development director.

700 E. Staff Report. The community development director shall write a staff report that:

- 701 1. Summarizes the proposed vacation in terms of location;
- 702 2. Provides findings related to the vacation approval criteria in Section 16.20.050;
- 703 3. Provides a recommendation to approve, approve with conditions, or deny the request.

704 The staff report shall include the applicant’s complete submittal and any public comments as  
705 attachments.

706 **16.20.040 Decision-making responsibility.**

707 A. The community development director is the platting authority for applications to vacate the  
708 following platted interests:

- 709 1. Drainage easements;
- 710 2. Maintenance easements;
- 711 3. Public utility easements;
- 712 4. Private easements, but only upon the written concurrence of the beneficiaries;
- 713 5. Relocation of any of the above-described interests.

714 B. The city council is the platting authority for all other applications to vacate a dedicated public  
715 area. Prior to the city council’s action on a request for vacation, the planning and zoning  
716 commission shall hold a public hearing and make a recommendation on the proposed vacation  
717 to the city council. C. For easements under the jurisdiction of the state, such as section lines  
718 and RS 2477 rights-of-way, the city is advisory and final authority for approval and platting of  
719 the vacation rests with the state.

720 **16.20.050 Platting authority review.**

721 The platting authority shall consider the merits of each vacation request. The applicant has the  
722 burden to prove otherwise.

723 A. The platting authority may recommend the approval of a vacation only if it finds that all the  
724 following criteria have been met:

- 725 1. Criterion 1: The area proposed to be vacated is not a right-of-way acquired under  
726 the former 43 U.S.C. 932 (RS 2477 right-of-way) unless the application is at the  
727 request of an approved vacation of an existing RS 2477 right-of-way by the Alaska  
728 Department of Transportation and Public Facilities or the Alaska Department of  
729 Natural Resources;
- 730 2. Criterion 2: There is not any current or anticipated future public purpose to retain  
731 the area proposed to be vacated;

- 732 3. Criterion 3: The proposed vacation will not have a detrimental effect on the adjacent  
733 property or on the neighborhood;
- 734 4. Criterion 4: The proposed vacation is in the best interest of the public;
- 735 5. Criterion 5: The proposed vacation involving a section line easement demonstrates it  
736 is in the public interest and there is a reasonably comparable or better alternate  
737 means of access.

738 B. The platting authority shall take action on the vacation application within 60 days after the  
739 submittal date. The reasons for the decision on the vacation shall be stated in the case record  
740 and recorded on a form approved by the Community Development Director.

741 C. Approval Period. The approval of a vacation expires 18 months after the date of approval.  
742 The city council may grant one extension of up to 18 months to this deadline after a written  
743 request and justification is submitted by the applicant.

744 **16.20.060 Title to vacated area.**

745 A. The title to the right-of-way, public area or easement shall be in accordance with Alaska  
746 Statute 29.40.160.

747 B. If the city acquired the right-of-way or other public area vacated by means other than as a  
748 platting requirement, the fair market value of the area shall be deposited with the city upon  
749 final vacation.

750 **16.20.070 Appeals.**

751 A. For vacations where the community development director is the platting authority, the  
752 decision on the vacation is final and may be appealed to the planning and zoning commission.

753 B. For vacations where the city council is the platting authority, the decision on a vacation is  
754 final and may be appealed to superior court or a court of competency.

Chapter 16.24  
DESIGN STANDARDS

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Sections:

- 16.24.010** Conformance to standards generally.
- 16.24.020** Design—Lot layout.
- 16.24.030** Design—Lot dimensions.
- 16.24.040** Design—Lot lines.
- 16.24.050** Design—Lot frontage and access.
- 16.24.060** Design—Snow storage.
- 16.24.070** Design—Reserve strips.
- 16.24.080** Design—Hazardous areas.
- 16.24.090** Design—Phasing schedule.
- 16.24.100** Design—Block arrangement.
- 16.24.110** Streets—General design considerations.
- 16.24.120** Design—Street grades.
- 16.24.130** Design—Street alignment.
- 16.24.140** Design—Street intersections.
- 16.24.150** Design—Cul-de-sac.
- 16.24.160** Design—Street names.
- 16.24.170** Design—Street addresses.
- 16.24.180** Design—Geometric and profiles.
- 16.24.190** Design--- Planned Unit Developments (PUDs).
- 16.24.200** Engineering and design criteria.

779 **16.24.010 Conformance to standards generally.**

780 A proposed plat design shall conform to the following standards:

- 781 A. All applicable provisions of this title and any other ordinances of the city;
- 782 B. The comprehensive plan;
- 783 C. The official zoning map;
- 784 D. The regulations of the State Department of Environmental Conservation if the plat is not  
785 served by a public sewer and provision for service has not been made;
- 786 E. The regulations of the State Department of Transportation and Public Facilities relating to  
787 safety of access and the preservation of the public interest and investment if the plat or any lot  
788 contained therein abuts on a state highway;

789 **16.24.020 Design—Lot layout.**

790 In areas served by municipal sewer and water the preferred lot layout is two tiers of lots on a  
791 cul-de-sac street with snow storage at the street end. Examples of the preferred development  
792 layout are available from the community development director.

793 **16.24.030 Design—Lot dimensions.**

- 794 A. In addition to the dimensional and intensity standards of Table 17.16.060-1, all lots shall  
795 have the minimum dimensions required by this section.
- 796 B. Where lots are created that are larger than the minimum required by the current zoning,  
797 the platting authority may require the plat be designed to allow for future re-subdivision of lots  
798 into the minimum size required.
- 799 C. Notwithstanding any other provision of this section, the width of the flagpole portion of a  
800 flag shaped lot shall be no less than:
  - 801 1. 30 feet when both public water and sewer systems are to serve a residential lot;
  - 802 2. 40 feet when both public water and sewer systems are to serve a mixed use,  
803 commercial or industrial lot;
  - 804 3. 20 feet when only a public water or a public sewer system are to serve a lot;

805 4. 20 feet when the lot is located in a rural area and will not be served by either public  
806 water or public sewer systems.

807 H. Notwithstanding any other provision of this section, the length of the flagpole portion of a  
808 flag shaped lot shall be no more than 200 feet, unless approved by the fire chief.

809 **16.24.040 Design—Lot lines.**

810 To the extent feasible, side lot lines shall be perpendicular to straight streets and radial to  
811 curved streets.

812 **16.24.050 Design—Lot frontage and access.**

813 A. All lots shall have frontage on a street or navigable water and be provided physical and  
814 legal access.

815 B. The front lot line of a residential lot shall not abut a major street. A waiver may be granted  
816 by the platting authority when the applicant demonstrates that access to a lesser street is not  
817 practicable or feasible.

818 D. The frontage of a lot on a cul-de-sac bulb shall be a minimum of 30 feet. This does not  
819 apply to flag lots.

820 E. All street rights-of-way shall include a snow storage area that extends 10 feet outward from  
821 the back of the curb. Utilities within snow storage area shall be installed to accommodate snow  
822 loads and snow removal as determined by the city engineer.

823 **16.24.060 Design—Snow storage.**

824 A. Snow storage lots shall be conveyed to the city by title immediately after recording of the  
825 plat. Snow storage lots shall be identified by plat note. The area of the snow storage lot(s) shall  
826 be equal to one square foot for every square foot of dedicated right-of-way. The distance  
827 between dedicated snow storage lots shall not be more than 1,000 feet. The location and  
828 layout of snow storage lots shall be approved by the public works director.

829 B. Snow storage lots shall be cleared and graded to ensure that drainage does not adversely  
830 impact adjacent property. The final drainage plan for the snow storage lots shall be approved  
831 by the city engineer.

832 **16.24.070 Design—Reserve strips.**

833 Privately owned strips may not be reserved to control access to public rights-of-way.

834 **16.24.080 Design—Hazardous areas.**

835 The design of a subdivision containing or abutting hazardous areas shall conform to this section,  
836 in addition to the remainder of this title.

837 A. The applicant shall demonstrate to the satisfaction of the platting authority, that the design  
838 is specifically adapted to the proposed development and that the design considers other  
839 development in the vicinity and does not increase hazards to other areas.

840 B. The applicant shall demonstrate to the satisfaction of the platting authority that the design  
841 can meet the requirements of Section 15.30.050 when any portion of the plat is within a special  
842 flood hazard area.

843 C. The platting authority may require the dedication of easements to construct and maintain  
844 cut and fill slopes and other control structures, including but not limited to, dikes or riprap.

845 D. Subdivision design shall take into consideration known areas susceptible to geophysical  
846 hazards including but not limited to erosion, landslide, mud and earth flow, soil creep, soil  
847 liquefaction, avalanche chutes, run-outs, or wind blast.

848 E. The community development director may require the applicant to submit technical studies  
849 to demonstrate compliance with this title with respect to identified hazardous areas.

850 F. The platting authority shall require the dedication of stream maintenance and protection  
851 easements where a river, stream, creek, important surface watercourse, or drainage course  
852 traverses or is adjacent to the subdivision. The easement shall conform substantially to the line  
853 of the stream.

854 G. The width of the stream maintenance easement shall be that which the platting authority  
855 finds necessary to protect the stream and adjacent property from soil erosion, flooding, water  
856 pollution and destruction of fish and wildlife habitat. The easement will not be less than 25 feet  
857 wide on either side of the stream, measured landward from the ordinary high-water mark.

858 H. All structures within a stream maintenance and protection easement, shall be required by  
859 plat note to be readily moveable or temporary.

860 **16.24.090 Design—Phasing schedule.**

861 The platting authority may require that a subdivision conform to a phasing schedule based  
862 upon the scheduled availability of infrastructure to serve the subdivision. The platting authority,  
863 upon a showing of good cause by the applicant, may authorize the applicant to proceed with

864 the installation of improvements required under this title on a portion or part of the  
865 subdivision.

866 **16.24.100 Design—Block arrangement.**

867 Blocks shall consist of two tiers of lots, except where lots back onto a major street, natural  
868 feature or subdivision boundary.

869 **16.24.110 Streets—General design considerations.**

870 A. The streets in a subdivision shall be designed and located in relation to existing and  
871 planned streets, to topographical conditions and natural terrain features such as streams and  
872 existing tree growth, to public convenience and safety, and in their appropriate relation to the  
873 proposed uses of the land to be served by these streets. All subdivisions shall have legal and  
874 physical access.

875 1. Major Streets. Major streets shall be properly integrated with the existing and proposed  
876 system of major streets and highways.

877 2. Collector Streets. Collector streets shall be properly related to special traffic generating  
878 from facilities such as schools, churches and shopping areas to population densities, and to  
879 major streets into which they feed.

880 3. Minor Streets. Minor streets shall be laid out to conform as much as possible to  
881 topography, to discourage use by through traffic, to permit efficient snow removal,  
882 drainage and sewer systems and to require the minimum amount of street necessary to  
883 provide convenient, safe access to property.

884 B. Where a subdivision borders on or contains an existing or proposed major street, the  
885 platting authority may require adjacent collector or minor streets be provided.

886 C. The rights-of-way of all streets shall be the width specified on the official map or  
887 comprehensive plan but shall be within the width specified below.

Street	Right-of-Way (feet)
Major streets	80-100
Collector streets	70-80

Street	Right-of-Way (feet)
Minor streets	50-60

888 **16.24.120 Design—Street grades.**

889 A. Streets shall be arranged in relation to topography to provide usable lots, safe streets,  
890 reasonable gradients and minimum damage to terrain and existing vegetation. The minimum  
891 grade of all streets shall be no less than one-half percent. The minimum shall not be permitted  
892 for distances greater than 600 feet.

893 B. Cul-de-sac turnaround grades shall not exceed five percent.

894 C. Major and collector street grades shall not exceed eight percent unless necessitated by  
895 exceptional topography and approved by the platting authority. Minor street grades shall not  
896 exceed 10%. Any street grade exceeding six percent shall be on a straight alignment no more  
897 than 100 feet long. The platting authority may allow the grade to be longer where topographic  
898 conditions warrant.

899 **16.24.130 Design—Street alignment.**

900 A. Collector streets shall be aligned to continue existing streets from adjoining areas into the  
901 proposed subdivision. Minor streets shall be aligned to discourage through traffic.

902 B. Stub streets with temporary turnaround areas shall be extended to the boundaries of the  
903 proposed subdivision where appropriate to provide future street connections to adjacent  
904 unsubdivided areas.

905 C. Grade or median separations of street lanes may be permitted to preserve natural features,  
906 provide space for landscaping, or facilitate access in subdivisions containing steep lots.

907 D. Street alignment shall consider and minimize potential wind damage and snow removal.

908 **16.24.140 Design—Street intersections.**

909 Streets shall intersect at, or as near as feasible, to a 90-degree angle and not less than a 75-  
910 degree angle. The distance between intersection centerlines shall be a minimum of 150 feet.  
911 Corner roundings at intersections shall have a minimum radius of 20 feet. Sight distance shall  
912 conform with the most recent publication of the American Association of State Highway and  
913 Transportation Officials (AASHTO). The platting authority may require pedestrian crosswalks

914 not less than 15 feet wide to provide convenient pedestrian circulation or access to schools,  
915 playgrounds, shopping areas, transportation and other community facilities.

916 **16.24.150 Design—Cul-de-sac.**

917 Where topography and traffic circulation permit, the length of a cul-de-sac shall not exceed 900  
918 feet. The length shall be measured from centerline of intersecting through streets to the radius  
919 point of cul-de-sac bulb, or a line running from the radius point perpendicular to the street  
920 centerline. The constructed street shall have a turnaround compliant with the adopted fire  
921 code in VMC Title 8. A waiver may be granted by the platting authority, upon a  
922 recommendation from the Fire Chief, when the applicant demonstrates an alternate  
923 turnaround design provides adequate fire access.

924 **16.24.160 Design—Street names.**

925 New street names shall not duplicate the names of existing streets. Streets that are  
926 continuations of other streets already in existence and named shall bear the name of the  
927 existing streets in conformance with Section 12.06.120.

928 **16.24.170 Design—Street addresses.**

929 The community development director shall assign all official street address numbers. A  
930 permanent address shall be assigned only for property that is subject to a plat filed depicting  
931 the dedicated right-of-way serving the property in conformance with Section 12.06.090.

932 **16.24.180 Design—Geometric and profiles.**

933 In addition to the requirements below, the provisions of Chapter 12.04 and Section  
934 16.24.200 apply. Detailed requirements for current construction materials and methods are  
935 available from the city engineer.

936 A. Horizontal Curves. Changes in horizontal alignment of roads shall be made using horizontal  
937 circular curves. The radii of horizontal curves shall not be less than:

938 1. Major streets, 800 feet;

939 2. Collector streets, 600 feet;

940 3. Minor streets, 150 feet.

941 B. Compound curves and broken-back curves shall not be used unless approved by the  
942 platting authority. Reverse curves shall have an intermediate tangent of 100 feet or more  
943 unless the curve radii are more than 300 feet.

- 944 C. Cross Slopes. The minimum road cross slope shall not be less than two percent.
- 945 D. Superelevations shall be installed in accordance with the current publication of AASHTO.
- 946 The maximum superelevation allowed is six percent.

947 **16.24.190 Design—Planned Unit Developments (PUDs).**

948 A Planned Unit Development (PUD) is intended to provide flexibility to the city’s dimensional  
949 standards to achieve better project design than otherwise could be accomplished through the  
950 direct application of the dimensional standards. PUDs may be created pursuant to the  
951 conditional use permit process required by Section 17.12.090 and is subject to all provisions of  
952 Chapter 17.84.

953 **16.24.200 Engineering and design criteria.**

954 A. Dedicated streets shall receive street maintenance and snow removal when all the streets  
955 are dedicated to public use, meet the engineering and design criteria, and have been accepted  
956 by the city. Prior to acceptance of dedication, the platting authority shall consider the following  
957 factors:

- 958 1. The anticipated population density within the subdivision;
- 959 2. The anticipated level of vehicular traffic upon the subdivision streets;
- 960 3. The anticipated level of pedestrian traffic upon the subdivision streets;
- 961 4. The cost of constructing streets to higher engineering and design criteria as compared to  
962 the benefits derived from higher criteria.

963 The acceptable criteria are set forth in the most current adopted City of Valdez Street  
964 Standards. The platting authority may impose additional conditions or requirements as it deems  
965 to be in the public interest. It may set different engineering and design criteria for different  
966 subdivisions and for different streets within a subdivision and is not limited by any of the  
967 requirements of this title.

968 B. A subdivision in which the streets do not meet the criteria or requirements set forth by the  
969 platting authority will not be accepted.

970 C. The criteria and requirements shall be determined by the platting at preliminary plat  
971 approval.

972 D. The city or any person may appeal to the city council in accordance with Section 16.04.070.

973 E. The platting authority shall determine criteria and requirements for existing subdivisions  
974 which have streets not in conformance with design requirements presently existing under this  
975 title. When in the public interest, the platting authority may require additional improvements  
976 for streets.

DRAFT

Chapter 16.28  
IMPROVEMENTS

977  
978

979 Sections:

980 **16.28.010 Monuments.**

981 **16.28.020 Required facilities.**

982 **16.28.030 Bond required.**

983 **16.28.040 Approval of city engineer.**

984 **16.28.050 Development in phases.**

985 **16.28.060 Dedication of facilities.**

986 **16.28.010 Monuments.**

987 A. Angle Points. All angle points in the subdivision shall be marked with monuments  
988 permanently set as follows:

- 989 1. Two primary monuments on or within the subdivision boundary. Where possible,  
990 the primary monuments should be on the ends of the same line. Existing monuments  
991 that meet primary monument specifications will not require additional primary  
992 monuments.
- 993 2. All other angle points within the subdivision shall be marked with secondary  
994 monuments.
- 995 3. If not located within roadways or walkways, flush to the surface or protruding no  
996 more than four inches above ground level;
- 997 4. If located within walkways, roadways or snow storage areas at least six inches below  
998 the surface in a survey box;
- 999 5. Primary monuments shall be stamped with the following information:
  - 1000 a. Location and identification;
  - 1001 b. Year set;
  - 1002 c. Surveyor's license number;

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- d. Exact transit point;
- B. All other corners shall be monumented with secondary monuments permanently set:
  - 1. Flush to the surface; or
  - 2. Protruding no more than four inches above the surface; and
  - 3. Stamped with the following information:
    - a. Location and identification;
    - b. Surveyor's license number;
    - c. Year set.
- C. Monument Material. The following monument material or equal shall be employed in the survey:
  - 1. Primary Monuments. Alloyed iron pipe, zinc coated or aluminum pipe.
    - a. Outside diameter, two-inch or larger;
    - b. Cut in 30-inch lengths;
    - c. One end of the pipe shall be split for several inches and the two halves spread to form flanges or a commercially manufactured foot attached.
  - 2. A brass or aluminum cap, two and one-half inches or larger in diameter shall be securely attached to the other end by mechanical means.
  - 3. If aluminum pipe is used, the monument must contain a magnetic insert as an integral part of its composition.
  - 4. In areas where primary monuments are located on rock outcrops or concrete surfaces, a brass or aluminum tablet two and one-half inch diameter with a one-half inch diameter stem shall be cemented into a drilled hole. The tablet shall be flush with the surrounding surface. The tablet shall include a magnetic insert as an integral part of its composition.
- D. Secondary Monuments.

1028 1. Cap one and one-half inch or larger secured by friction fit or mechanical means to  
1029 five-eighths inch steel rebar or other ferrous metal rod.

1030 2. The rods shall penetrate a minimum of 30 inches below the surface.

1031 4. In areas where secondary monuments are located on rock outcrop or concrete  
1032 surfaces, the procedure for primary monuments shall be followed.

1033 E. Reference Monuments. Reference monuments may used when the actual corner location  
1034 cannot be set or if required for other reasons.

1035 1. Minimum requirements are the same as those for secondary monuments.

1036 2. All reference caps will be marked with the following information:

1037 a. Distance to monument;

1038 b. Surveyor's license number;

1039 c. Designation of and an arrow pointing to the referenced "corner";

1040 d. Date set.

1041 3. Witness corners shall be used when the actual location of the corner cannot be set  
1042 and shall meet the following:

1043 a. Witness distance shall be shown on the plat, from the existing monument, as  
1044 set, to the true corner position.

1045 b. Witness corners shall be set on the property line at a distance considered  
1046 reasonable and practical from the true corner point.

1047 F. Monument material requirements are minimum standards. Other materials of equal or  
1048 higher quality approved by the city engineer shall be allowed.

1049 G. The Community Development Director may approve the use of monuments other than  
1050 required by this section when warranted by specific field conditions.

1051 **16.28.020 Required facilities.**

1052 Where applicable, before the final plat may be considered for approval, the applicant shall  
1053 provide and dedicate the following facilities and improvements in accordance with the City of

1054 Valdez Standard Specifications document. The applicant shall provide to the city engineer, as-  
1055 built drawings of the improvements certified by a licensed engineer in the State of Alaska.  
1056 Facilities and improvements shall be installed within 24 months.

1057 A. Water and Sewer. Water and sanitary sewer mains, lift stations and laterals to the lot lines  
1058 where the subdivision is within 200 feet of land served by water and sewer.

1059 B. Streets. All new streets, and additional right-of-way along existing streets, shall conform  
1060 with Section 16.24.110. No required dedication shall exceed 100 feet of width except for cul-de-  
1061 sacs and street boulevards for center strip drainage. Where collector and major streets lie  
1062 within the plat, the applicant shall not be required to provide improvements in excess of those  
1063 normally required to serve the development itself. The platting authority may waive the  
1064 requirement for paving where the subdivision is in a rural area.

1065 C. Stormwater Mains. Stormwater mains shall be provided as deemed necessary by the city  
1066 engineer.

1067 D. Surface Drainage. Curb and gutter or other adequate facilities to provide surface water  
1068 drainage as deemed necessary by the city engineer.

1069 E. Erosion Control. All open cuts of ground shall be returned in a satisfactory condition as  
1070 determined by the city engineer. Seeding shall be provided for any open cut subject to  
1071 excessive erosion. Barriers shall be placed at intervals and at right angles to the flow of water to  
1072 prevent erosion.

1073 F. Snow Storage. Snow storage shall be provided per Section 16.24.060 on property that has  
1074 been deeded to the city.

1075 G. Street Signs. Street signs indicating street name, speed limits and other appropriate  
1076 notification shall be provided as deemed necessary by the city engineer and community  
1077 development department.

1078 H. Street Lights. Street lights illuminating intersections and lengths of street shall be provided  
1079 as deemed necessary by the city engineer.

1080 **16.28.030 Bond required.**

1081 When facilities and improvements required by this chapter have not been fully installed at the  
1082 time the plat is submitted for final approval, the applicant shall file with the community  
1083 development director a bond or other surety or collateral providing for whole or partial

1084 releases, to ensure that all required improvements are constructed as specified in the approved  
1085 plans. The bond or other financial guarantee shall be approved by the city attorney and shall be  
1086 of an amount determined by the city engineer.

1087 **16.28.040 Approval of city engineer.**

1088 The adequacy of the facilities and improvements required by this chapter and their proper  
1089 installation shall be subject to approval of the city engineer.

1090 **16.28.050 Development in phases.**

1091 Where in the determination of the platting authority that the whole of the area being platted  
1092 cannot immediately be fully improved with respect to the installation of all required facilities  
1093 and street improvements, the platting authority may authorize the applicant to proceed with  
1094 the installation of improvements required under this title on a portion of the platted area. In  
1095 such event, the requirements of this title shall apply to that portion or part thereof authorized  
1096 for immediate improvement.

1097 **16.28.060 Dedication of facilities.**

1098 All facilities and improvements installed prior to the final approval of the plat shall be  
1099 considered dedicated along with streets and other public areas upon the approval of the final  
1100 plat. Facilities and improvements completed under bond or other financial guarantee after the  
1101 approval of the plat shall be considered dedicated upon their approval and acceptance and  
1102 release of the bond or other guarantee.

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**Chapter 16.32**  
**PUBLIC SITES AND OPEN SPACES**

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1106

Sections:  
**16.32.010 Purpose.**

1107

**16.32.020 Reservation of potential sites.**

1108

**16.32.030 Excessive street dedication.**

1109

**16.32.040 Determination of feasibility.**

1110

**16.32.050 Dedication—Streets.**

1111

**16.32.060 Dedication—Walkways, trails and paths.**

1112

**16.32.070 Dedication—Utility easements.**

1113

**16.32.080 Dedication—Snow storage.**

1114

**16.32.010 Purpose.**

1115

Public sites and opens space provisions are established to ensure adequate open spaces and sites for public uses are properly located and preserved as the community develops and to ensure the costs of public sites needed by new development are equitably apportioned.

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**16.32.020 Reservation of potential sites.**

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A. Design Consideration. The platting authority, after considering the proposed plat's impact on the community and the goals and policies of the comprehensive plan, may require the proposed plat to provide the dedication of public sites and open spaces.

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B. Reservation May Be Required. Where it is determined by the platting authority that a portion of the plat is required for public sites or open spaces, the applicant may be required to reserve an area for a period not to exceed three years. Within three years of the filing of a final plat, the city or any other public or private agency may acquire any parcel designated as reserve tract on the plat, by purchase or as otherwise authorized by law, for the purpose or purposes for which the parcel was reserved. The designation of an area to be reserved shall be supported by a report from the community development director. The report shall contain a statement from the entity proposing to acquire the tract that it intends to acquire the designated area. If a reserve tract is not acquired within the three-year period, it shall be released from the reserve tract designation unless the time for acquisition is extended by the reserve tract's owners or by another provision of law.

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1133 C. How Determined. The reserve land to be provided shall be up to five percent of the net  
1134 residential lot area created by the plat.

1135 D. Exemptions. The platting authority may waive the dedication of a public site or open space  
1136 in rural large lot subdivisions, or where the plat results in the creation of no more than one  
1137 additional lot or parcel, or for a parcel on which a permanent residential structure has existed  
1138 for at least one year prior to the date of the division.

1139 E. Redivision. Where a lot or parcel for which a dedication has once been made is further  
1140 divided, dedications shall be required only for the additional lots or parcels created.

1141 **16.32.030 Excessive street dedication.**

1142 In the case of major thoroughfares lying within the plat, the applicant may dedicate the width  
1143 in excess of that required by this title and receive credit towards areas required under this  
1144 chapter.

1145 **16.32.040 Determination of feasibility.**

1146 The platting authority shall make the determination of the feasibility of dedication of the public  
1147 site or open space.

1148 **16.32.050 Dedication—Streets.**

1149 All street rights-of-way shall be dedicated to the public.

1150 **16.32.060 Dedication—Walkways, trails and paths.**

1151 The platting authority may require the dedication of pedestrian walkways or nonmotorized  
1152 trails and paths where it finds they are necessary for convenient circulation or to protect  
1153 pedestrians and bicycles from motorized vehicle traffic. The platting authority may require the  
1154 dedication of pedestrian walkways and/or nonmotorized trails and paths to provide public  
1155 access to any adjacent stream, lake or ocean. The minimum width of a dedication shall be 10  
1156 feet.

1157 **16.32.070 Dedication—Utility easements.**

1158 The platting authority may require the dedication of utility easements when a utility company  
1159 or the city demonstrates a need.

1160 **16.32.080 Dedication—Snow storage.**

1161 All land dedicated for snow storage shall be deeded to the city.