

POSSIBLE MOTION

I MOVE TO approve Ordinance 2018-07 on
second and final reading.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Honorable Mayor Hunter and Assembly Members

From: Michael Scarcelli, Director, Planning and Community Development *MJS*

Cc: Keith Brady, Municipal Administrator
Brian Hanson, Municipal Attorney
Michael Harmon, Director, Public Works

Date: March 7, 2018

Subject: Recommendation for Code Change Regarding Title 21 Monumentation and Flagging Requirements.

Background: in early 2016, Staff in consultation with local surveyors, engineers, and regional professionals began to realize that the existing Title 21, Subdivision code, that required monumentation (aka property markers, brass cap, *etc.*) and flagging were very stringent and not followed.

The state has legislated in the field of required monumentation for subdivisions (AS 40.15.320). In essence, that law requires something akin to **secondary** monumentation at all angle points. State law does not require **primary** monuments at all angle points. However, our existing code requires primary monumentation at all angle points.

Primary monumentation is also a field legislated by the state. Primary monumentation requires extensively more survey work (3 bearing objects and additional recordings), which raises the cost of land development significantly (approx. \$1,500 to \$10,000 per subdivision). Primary monumentation at all angle points is better suited for very large tracts of land where one marker may be hundreds of feet from another marker. Primary monumentation is not necessary for property marking of distances of 60-150 linear feet, which is the case for Sitka most of the time. It is also an educated guess, but staff believe our existing code was influenced by certain state law regarding surveying of large tracts of state land (11 AAC 53.100-260).

In regards to monumentation, our proposed code surpasses the state minimums and is a middle ground approach to our current code. The proposal is a blend of requiring secondary monumentation for most points and primary monumentation as needed, but not too much.

In regards to flagging, that is where our existing Code is even more unique. There is no state requirement. Currently, flagging in our local code is required by default and is often a wasted cost (in that flagging does not always produce a benefit). The proposal is to require flagging upon motion of the deciding body, when it is germane to a material issue regarding the subdivision (topography, drainage, structures, location of utilities or other important improvements, or other material issues, such as disputed property line raise the need for more information).

To sum, through an extensive process that began in December 2016, staff have drafted the following proposal that attempts to change the code to something that is good enough, but not too much, while preserving reasonable, accurate, and fair subdivision processes and monumentation and flagging requirements.

Fiscal Note: code drafts covered by existing staff budgets. Positive economic impact to developers over existing code that will reduce development costs substantially.

Recommendation: To approve the code change.

Applicable Code: Title 21: 21.12.010, 21.12.030, 21.32.040, 21.32.050, & 21.40.160.