

March 5, 2007



Subject: Title 21 - proposed revision to AMC 21.08.040 D.1.b.

Dear Assembly Members:

The purpose of this letter is to suggest a revision to the current draft of 21.08.040 D.1.b. This proposed revision is intended to provide the Platting Board flexibility in approving subdivisions, while still protecting public access to public land.

CURRENT DRAFT TEXT: The platting authority shall require the dedication of a vehicular right-of-way for public access to trails and parks access points as defined in an adopted plan. An acceptable vehicular right-of-way shall be a public street that is platted, constructed, and dedicated in accordance with relevant provisions of this code.

PROPOSED TEXT: Public access shall be provided to trails and park access points defined in an adopted plan. To provide such access, the platting authority shall require the platting and dedication of a vehicular right-of-way extending to the trail or park access point, and shall also require, within that right-of-way, either:

- i. The construction of a public street extending to the trail or park access point; or
- ii. Construction of a five or six-car parking area and a pedestrian access trail extending from the parking area to the trail or park access point.

RATIONALE: Under the existing AMC 21.80.220 B., a developer is required to dedicate, extend, and construct a street to adjoining un-subdivided parcels of land that would otherwise be landlocked, including parks, other public lands, and private land. The existing ordinance and our proposed first alternative, "i", reiterate that requirement.

The proposed second alternative, "ii", may be less costly to a developer than alternative "i", but even if it is not, requiring developers to provide public access and limited parking should be considered a necessary and reasonable condition for subdividing land adjacent to public trails and parks. Under existing requirements, developers must generally provide paving, sidewalks, lighting, and other amenities related to health, safety, and the public interest. Adjacent to parks and trails, public access points and limited parking are fundamental public amenities that developers should be required to provide, and their cost to developers is offset since other amenities typical of higher-density areas are not needed. The Platting Board may find the proposed second alternative appropriate in some less-developed areas, and until a street to the trail or park is constructed, the second alternative would provide for public access and a small amount of parking.

We appreciate your consideration of this proposal. If you have any questions, please call me at 646-0348.

Regards,

A handwritten signature in blue ink that reads "Cory Hinds".

Cory Hinds
President
Chugach Park Access Coalition

Cc: Tom Nelson
Tom Harrison
CSP Advisory Board