Adopted: 01/10/17

**MATANUSKA-SUSITNA BOROUGH**
**RESOLUTION SERIAL NO. 17-003**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING THE RE-WRITE OF THE BOROUGH'S 1991 SUBDIVISION CONSTRUCTION MANUAL.

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WHEREAS, the Matanuska-Susitna Borough was formed in 1964 and is charged by the state of Alaska to perform land use and planning, which includes subdivision of lands; and

WHEREAS, in 1988 the Subdivision Construction Manual was adopted as the document guiding road construction, drainage, and utilities during construction of residential subdivisions; and

WHEREAS, in 1991 the manual was amended to modify some of the original construction standards, and was amended again in 2007 to incorporate standards for culvert construction on anadromous streams; and

WHEREAS, the 1991 version with culvert amendments is still the document being used; and

WHEREAS, since the manual's adoption, the Borough's transportation system has been developed, one subdivision at a time, with minimal coordination on a regional level; and

WHEREAS, several unsuccessful attempts have been made to update the manual over the past 20 years; and

WHEREAS, the Borough population, along with the number of subdivisions, has grown significantly since the construction manual was created, and

WHEREAS, state and federal requirements and design guidelines for road construction have changed greatly since the manual was crafted; and

WHEREAS, advancements in engineering and technology over the past 25 years allow for a greater range of roadway and utility construction options that are not addressed in the 1991 manual; and

WHEREAS, the Borough's road system efficiency and safety have been challenged by lack of coordination and connection of subdivision roads and outdated road construction requirements, which can lead to increased taxpayer costs for separate road upgrade projects; and

WHEREAS, emergency response can be slowed substantially by roads that have not been constructed to appropriate standards; and

WHEREAS, future growth must be anticipated and accommodated by current subdivision construction; and

WHEREAS, the Borough is working on a revised road classification schedule, which should be reflected in the manual; and

WHEREAS, the cost of maintaining Borough roads is increasingly challenging, often due to poor design and construction oversight.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby supports revision of the 1991 subdivision construction manual.

BE IT FURTHER RESOLVED, that the following issues, to name a few, have been identified as requiring revision:

- consider the Borough's updated road classification information;
- incorporate most recent data from State and Federal requirements and codes;
- incorporate fire and life safety codes regarding roadways and subdivision access;
- clarify confusing/conflicting language;
- modify and clarify drainage requirements as needed;
- modify and clarify utility requirements as needed;
- update requirements for intersections, temporary turnarounds, and cul-de-sacs;
- revisit final road inspection and acceptance requirements;
- revisit stub roads and connectivity;
- revisit standards for pioneer and mountain access roads;
- modify and clarify traffic impact analysis requirements as needed;
- modify and clarify right-of-way width requirements as needed;
- discuss need for pedestrian facilities with road development to increase safety for residents and students;
- review driveway standards;
- review urban versus rural road standards; and
- update diagrams.

BE IT FURTHER RESOLVED, that the Assembly supports the manual being revised in-house, with an internal working team consisting of members of the Planning Department, Capital Projects

Department, Department of Public Works, and Department of Emergency Services.

ADOPTED by the Matanuska-Susitna Borough Assembly this 10 day of January, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Sykes, McKee, Colligan, Mayfield, Doty, and Kowalke