

City of

Ketchikan

Alaska's 'First City'



RESOLUTION NO. 1095

A RESOLUTION OF THE COUNCIL OF THE CITY OF KETCHIKAN, ALASKA, ADOPTING CERTAIN MINIMUM DESIGN STANDARDS FOR ALL LOCAL IMPROVEMENTS, ESTABLISHING A PROCEDURE FOR PROCESSING DEVELOPMENT PLANS THROUGH THE CITY'S ADMINISTRATION STRUCTURE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS it is in the public interest to establish minimum design standards for all local improvements including streets, sidewalks, water lines, sanitary sewers, drainage systems, storm sewers, sewer distribution systems, telephone line systems; and

WHEREAS it is in the public interest to establish a procedure for processing development plans through The City of Ketchikan's administrative structure;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Ketchikan, Alaska, as follows:

Section 1: The attached standards for local improvements and procedures for processing development plans through the City's administrative structure, identified as Exhibit "A", are hereby adopted as the official minimum standards and procedure for the City of Ketchikan, Alaska.

Section 2: This Resolution is effective immediately.

Adopted this _____ day of _____, 2007 at Ketchikan, Alaska.

Mayor

City Clerk

EXHIBIT "A"

Development Plans.

Owners intending to construct large scale developments defined as five or more lots annually, shall provide notice to the City of Ketchikan (City) and/or Ketchikan Public Utilities (KPU) by September 30 of each year of their development plans for the following year to allow the City to plan properly for growth and development.

Other than preliminary site work required to develop plans, development shall not proceed into construction until a completely designed plan of all proposed construction is submitted to and approved by the City and/or KPU. Six (6) sets of the plan shall be provided. The plan shall indicate final grades, slopes, soils, and drainages have been considered for all development proposed. No building permit shall be issued until said plan is approved by the City.

That portion of all development plans relating to the public improvements addressed herein shall be prepared to comply substantially with standard details and specifications entitled "City of Ketchikan, Department of Public Works, Local Improvement Standards and Specifications" and "City of Ketchikan, Ketchikan Public Utilities Department, Line Extension Standards and Specifications", which have been placed on file in the City Public Works and Ketchikan Public Utilities Departments, and are by this reference hereby adopted.

Upon request by the developer, the City Manager/KPU Manager shall within ten (10) days from the date of request, set up a meeting with all the affected Department Heads, or their designated representatives, such that the developer may submit his plans.

In the event that plans are submitted to the City or any department thereof, and the City or department fails to respond by letter of:

- a. Approval as shown, or
- b. Approval with conditions indicated, or
- c. Changes or revisions as noted are required, or
- d. Additional information noted is required, or
- e. Nonapproval for the following reasons,

Within a period of thirty (30) days from the date of submittal; then the plans as submitted for that phase of the work related to the non responding City department shall be deemed approved as submitted.

When such plans are corrected and re-submitted, the City/KPU shall respond as above within fifteen (15) days.

Upon approval of the plan by the City/KPU, construction of improvements and building may proceed; except that no occupancy or permanent electrical service hookup shall be permitted ofr any building thereon constructed until:

- a. The proposed improvements to be furnished by the developer excepting street paving, storm sewers and sidewalks are 100% complete, or
- b. A 100% bond or cashiers check in an amount determined by the City/KPU to be sufficient to construct the proposed improvements is furnished the City, or
- c. If work is nearing completion, a bond or cashiers check in an amount equal to the cost of completing said improvements as agreed to between the developer and the City Engineer and/or KPU Engineer is furnished the City and/or KPU or
- d. An L.I.D./L.U.D. ordinance for the proposed improvement is approved by the City.

Standard Details and Specifications.

Standard details and specifications entitled “City of Ketchikan, Department of Public Works, Local Improvement Standards and Specifications” and “City of Ketchikan, Ketchikan Public Utilities Department, Line Extension, Standards and Specifications” shall provide the following minimum design standards for all public improvements to be constructed by or for the City/KPU:

Streets

Widths of right of way, paving width, road prism width, and maximum grades for various street classifications shall be as follows:

TYPE OF STREET	RIGHT OF WAY WIDTH	PAVING WIDTH	ROAD PRIS WIDTH	MAX GRADE
1. Arterials	80' – 100'	38' – 52'	44' – 58'	10%
2. Collector Streets & all Business Streets not Arterials	50' – 60'	28' – 36'	34' – 42'	[12%] 10%
3. Local Streets				
New Subdivisions	40' – 50''	28'	34'	[20%] 10%
Developed Areas	40' – 50'	28'	34'	as Required
Circular ends of Cul-de-sacs	80' -	70' -	76' -	10%

In a new subdivision where the terrain is excessively steep, paving widths for local streets may be reduced to twenty-four feet (two-way) or sixteen feet (one-way) if adequate off-street parking is provided and is approved by the City Council. On existing platted streets where the right-of-way is less than forty feet, the paved surface shall not exceed two-thirds (2/3) of the right-of-way width.

Deviations from the Maximum Grade or Road Width shall be approved by the City Fire Chief or City Fire Marshal.

Where terrain requires that side slopes extend beyond the right-of-way, slope easements shall be required on all streets hereinafter created. A developer shall not be required to acquire slope easements from properties not owned by himself.

Normally, the centerline radii on curves shall not be less than 100 feet.

Sidewalks

All new sidewalks shall have wheelchair ramps at street intersections.

Water Mains

Water line extensions shall be constructed of ductile iron, sized adequately to serve the area to be developed, but not normally less than 8 inches in diameter. Copper service lines shall be provided to each lot line. Fire hydrants shall be located at intervals not exceeding 500 feet. Main line valves shall be placed at each inter-connection. Adequate pipe foundation and bedding shall be provided. Department of Environmental Quality regulations will be used to determine pipe sizes for small mains required for domestic service only. In addition, all water line extensions and improvements shall conform with all policies, regulations and recommendations of the KPU with respect to sizing and any other engineering prerequisites required.

Sanitary Sewers

Sanitary Sewer line extensions shall be constructed of ductile iron, sized adequately to serve the area to be developed. Ductil iron service lines shall be provided to each lot line. Manholes shall be located at

intervals not exceeding 400 feet. Adequate pipe foundation and bedding shall be provided. Pipe other than ductile iron may be used where conditions are not severe, provided that adequate pipe foundation and bedding practices are adhered to, in accordance with DOEC regulations. In addition, all sanitary sewer line extensions shall conform with all policies; regulations and recommendations of the City with respect to sizing and any other engineering prerequisites required by the City.

Drainage and Storm Sewers

Due to the extreme runoff conditions encountered locally, natural drainage ways shall be utilized and maintained as far as practical, and shall not be blocked, filled, or otherwise restricted except as approved by the City Council. In the event that it is found necessary to encroach upon or alter the natural drainage way, adequate provision shall be made to insure that the maximum capacity of the water course is retained, and that the alteration is adequately protected from erosion.

No natural drainage way shall be altered, or otherwise changed or encroached into, until an acceptable plan is submitted and approved by the City Engineer or his authorized designee.

All culverts or drainage structures shall be of a size determined by or approved by the City Engineer. All culverts inlets and outlets shall be adequately protected from erosion.

All ditches hereinafter constructed shall be adequately sized to carry the anticipated runoff, and shall be kept free of debris, rubbish, and construction materials.

Power and Telephone

All power and telephone extensions for both overhead and underground system shall comply with the following Codes, as amended;

1. National Electric Code,
2. REA Specification as applicable, or
3. Alaska Electrical Code.

In addition, all power and telephone extensions and improvements shall conform with all policies, regulations and recommendations of the KPY with respect to wire sizes, voltages and any other engineering prerequisite required by KPU.