

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD RESOLUTION NO. 2014-006**

A RESOLUTION APPROVING THE SUBDIVISION OF THIRTY LOTS AND ONE TRACT OF LAND INTO THREE TRACTS OF LAND WITH VACATION OF A PORTION OF A 40-FOOT ELECTRICAL DISTRIBUTION LINE EASEMENT, FOR EAGLE BLUFF SUBDIVISION, TRACT C (PLAT NO. 98-40), BLM LOTS 85-88, 90-94, 104-116, AND 120-127; GENERALLY LOCATED WEST OF YELLOWSTONE CIRCLE AND NORTH OF EAGLE RIVER LOOP ROAD, IN EAGLE RIVER.

(Case S-12031-2)

WHEREAS, a request has been received from the Anchorage School District, petitioner, and Lounsbury and Associates, representative, for approval of the subdivision of thirty lots and one tract of land into three tracts of lands with vacation of a portion of a 40-foot electrical distribution line easement, for Eagle Bluff Subdivision, Tract C (Plat 98-40), BLM Lots 85-88, 90-94, 104-116, and 120-127; generally located west of Yellowstone Circle and north of Eagle River Loop Road, in Eagle River; and

WHEREAS, public hearing notices were published, mailed, and posted, and a public hearing was held on February 5, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Platting Board that:


- A. The Board makes the following findings of fact:
1. Approval of this plat is the most efficient process possible for getting the project completed.
 2. Testimony by the Jose Vicente regarding the denuding of a vegetative buffer was not compelling enough to make the suggested changes to the conditions of approval.
 3. Drainage concerns will be addressed in the design phase and the intent is to move forward with the drainage improvements as well as bringing Yosemite Drive up to collector standards.
- B. The Board APPROVES the above mentioned plat and vacation by a vote of 7 aye to 0 nay subject to the following conditions:
1. Approval of the request to vacate a portion of the 40-foot electrical distribution line located in the northeast corner of Proposed Tract A subject to:
 - a. Submitting letters of non-objection from all affected utilities and recording a suitable plat within 18 months of approval.

2. Approval of the preliminary plat for 18 months subject to the following conditions:
 - a. Resolving utility easements.
 - b. Providing a SWPPP to WMS for review and approval prior to receiving a subdivision notice to proceed (NTP).
 - c. Resolving with Heritage Land Bank the naming of the subdivision.
 - d. Resolving with WMS the possible need for permanent storm water treatment.
 - e. Resolving easement locations with AWWU Planning across Tract B and Tract C.
 - f. Dedicating a 100-foot right-of-way for Yosemite Drive in the location of Intra-Governmental Permit, Book 2966, Page 666.
 - g. Resolving with Public Transportation the need to provide two far side ADA accessible bus stop boarding platforms with connecting sidewalks.
 - h. Including the following notes on the plat:
 - i. Property owners or utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - ii. Property owners or utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights- of-way.
 - i. Making the following drafting changes:
 - i. Correcting tract 8B label, mislabeled as 8A (2004-001).
 - ii. Showing the existing easements as depicted on the MOA grid maps.

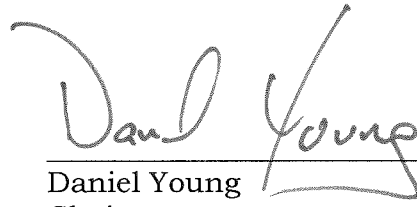
PASSED AND APPROVED by the Municipal Platting Board on the 5th day of February, 2014.

ADOPTED by the Anchorage Platting Board on the 2nd day of April, 2014. This written decision/resolution of the Platting Board is final and any party may appeal it

within twenty (20) days to the Board of Adjustment pursuant to the Anchorage
Municipal Code 21.30.030.



Jerry T. Weaver, Jr. *ACTING FOR*
Secretary



Daniel Young
Chair

(Case S-12031-2)

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