

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NUMBER 2024-011**

A RESOLUTION APPROVING A PRELIMINARY PLAT TO SUBDIVIDE ONE TRACT INTO ONE HUNDRED FIFTEEN (115) LOTS AND TWELVE (12) TRACTS WITH VARIANCES FROM AMC 21.08.040A.1., *DEDICATION, STREETS*, AND AMC 21.08.050G., *CURBS AND GUTTERS*, FOR CAROL CREEK SUBDIVISION, LOTS 1-115, TRACTS A-H, R1, R2, R3, AND R4 (CASE S12738).

WHEREAS, a petition has been received from Carol Creek, LLC (Kourosh Partow, Owner), to subdivide one tract into one hundred fifteen (115) lots and twelve (12) tracts with variances from AMC 21.08.040A.1, *Dedication, Streets* and AMC 21.08.050G, *Curbs and Gutters* for Carol Creek Subdivision, Lots 1-115 and Tracts A-H, R1, R2, R3, and R4 (Case S12738), and

WHEREAS, notices were published, posted and mailed and a public hearing was held April 8, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The preliminary plat meets the requirements of the subdivision regulations (AMC 21.08) with the conditions of approval recommended by the Planning Department.
 2. The preliminary plat meets the goals of the Chugiak-Eagle River Site-Specific Land Use Plan, including ADU's and the use of private roads.
 3. Building roads on the side of mountains in Eagle River can require creative solutions, and these private roads can make this possible.
 4. One of the remaining concerns is snow storage and emergency apparatus access; however, the Anchorage Fire Department has signed off on the road conditions and preliminary plat.
 5. There are essentially no single-family houses for sale in the Chugiak/Eagle River/Peters Creek area, and this development will provide 115 units. While they are not considered "affordable housing", cost-sharing is something that should be considered for future development to reduce the cost and impact of road development on subdividers.
 6. Private roads are very common, especially in Eagle River residential developments.

7. In regard to the concern for snow storage and having private roads maintained through an HOA, the residences of this development will pay to have the snow immediately hauled.
 8. While we see a need for more housing in a variety of housing models, the proposed 115 single-family dwellings still help the Chugiak/Eagle River Community. The PUD allows for slightly higher density.
 9. The petitioner has attended multiple community meetings, and responded with revised private road widths to address their concerns.
 10. While this subdivision does not meet the standards to permit rolled curb, it seems appropriate in this subdivision and there is general support for the variances.
- B. Approval of a variance from AMC 21.08.040A.1, *Dedication, Streets*, to dedicate tracts for private roads rather than dedicate right-of-way, subject to:
1. Recording a suitable plat within 60-months of preliminary approval and any approved time extensions.
- C. Approval of a variance from AMC 21.08.050G, *Curbs and Gutters*, to provide a sidewalk on one side of the cul-de-sac stem.
1. Recording a suitable plat within 60-months of preliminary approval and any approved time extensions.
- D. Approval of the phasing plan, subject to:
1. Recording a suitable plat within 60-months of preliminary approval and any approved time extensions.
- E. Approval of the plat for 60 months phased subject to the following conditions:
1. Resolve utility easements.
 2. Place the following notes on the plat:
 - a. The property owner and 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.
 - b. Property owners and 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.

- c. Private roads, sidewalks, and drainage facilities constructed outside of dedicate municipal right-of-way are not eligible for municipal maintenance.
 - d. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC Title 21. Portions of streams contained within the mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
 3. Dedicate 60 feet of right-of-way for Harry McDonald Road to the southeast intersection of Harry McDonald Road and the unnamed internal road.
 4. Dedicate 60 feet of right of way for internal public road and 40-foot-wide tracts for internal private roadways.
 5. Dedicate a 20-foot public use and trail easement on proposed tracts E and F.
 6. Provide to planning a copy of the homeowner's association documents and CC&R's to Planning prior to recording the final plat.
 7. Resolve with Traffic Engineering the following:
 - a. Harry McDonald Road be developed to the minimum local road standards or rural collector standards as determined by the Private Development section.
 - b. The Installation of Street lighting meeting minimum lighting standards for local public and private roadways per Design Criteria Manual internal to the subdivision and along western boundary of Harry McDonald Road extending from intersection to new subdivision to the entrance to Fire Lake Elementary School.
 - c. Street Lighting also be installed along western boundary of tract A between the entrance to Fire Lake Elementary School and the intersection of Harry McDonald Road at the time this roadway is required to be upgraded to meet current design standards.
 - d. Constructed 5-wide attached sidewalks as proposed for the public and private roadways internal to the subdivision. Extend the existing 8-foot multi-used paved path to intersection of the proposed internal public right of way.
 - e. Provide appropriate speed limit and school zone signage along Harry McDonald Road

8. Resolve with Eagle River Street Maintenance and Eagle River & Chugiak Parks and Recreation the following:
 - a. The need to dedicate drainage easements for storm water conveyance to receiving waters.
9. Resolve with Eagle River Street Maintenance the following:
 - a. The need to dedicate temporary cul-de-sac or turnaround enough for snow plowing equipment, such as a road grader and sander, at Tract E and proposed Lots 74 and 75.
 - b. Snow Removal: Obtain a Memorandum of Understanding (MOU) between the Municipality of Anchorage/Eagle River Street Maintenance and the Developer/HOA for all winter maintenance to include hauling snow removal from the public right-of-way. A right-of-way permit is required for the snow removal activities within the public right-of-way.
 - c. The need to provide “no parking” signs on any dedicated right-of-way within the new development and Harry McDonald Drive.
10. Resolve with Project Management and Engineering the need to expand Tracts R1, R2, R3, and R4 to include areas needed to construct and maintain the proposed fire turnarounds.
11. Resolve with Private Development the following:
 - a. Prior to final plat approval, the petitioner is required to advance a minimum of two soil borings in accordance with DCM 1.7 standards, located within the existing alignment, to demonstrate that the segment of Harry McDonald Road to be used as access to this development is constructed to an acceptable standard for public maintenance. Additional improvements to Harry McDonald Road, if required, shall be constructed under a subdivision agreement with Private Development.
 - b. The need to dedicate additional right-of-way or public use easement to accommodate the existing pathway adjacent to Tract B2, for the pedestrian path along the west side of Harry McDonald Road.
 - c. The need to construct a paved temporary turnaround at the eastern terminus with Tract R3.
12. Submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to

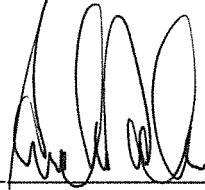
include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.

13. Submit to Private Development a groundwater hydrology analysis of the subject area to determine the seasonal high groundwater table elevation and to resolve the need for footing drains and stub-outs to all lots within the subdivision. If it is determined by the analysis that footing drains and stub-outs are required, add the following plat note: All principal structures within this subdivision are required to have footing drains connected to the infrastructure.
14. Enter into a subdivision agreement with Private Development for the required public Class A area improvements, to include the asphalt street, cul-de-sac, curb and gutter, sidewalk, pedestrian walkway, traffic control devices, street lights, street signs, monuments, drainage facilities and utilities for the following:
 - a. Construct Carol Creek Drive as a 33-foot-wide paved street (measured to back of curb) with curb and gutter and 5-ft sidewalks on both sides from Harry McDonald Road to the west property line of proposed Tract R3, and continuing with sidewalk on one side to the eastern terminus in accordance with AMC 21.08.050.
 - b. Construct interior private streets in accordance with AMCR 21.90 and Table 21.90.002-1 as 31-foot paved streets (measured to back of curb) with curb and gutter and a 5-foot sidewalk on one side.
 - c. Construct an 8-foot paved trail along the eastern side of proposed Tracts E and F, connecting to Harry McDonald Road.
15. Make the following drafting changes:
 - a. Platting area:
 - i. Detail the drainageway that drains into a detention pond located on Tract B3.
 - ii. 60' dedicated right-of-way must be named- contact MOA Addressing for approval.
 - iii. All private access tracts must have approved names- contact MOA addressing for approval.
 - b. In the title block:
 - i. Correct tract names to read "R1, R2, R3, and R4", as indicated in the platting area.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission
the 8th day of April, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission on this 20th
day of May, 2024.


~~David R. Whitfield~~ CRAIG LYON
Secretary


Andre Spinelli
Chair

Case S12738

Return to: Municipality of Anchorage
Planning Department
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