

## MUNICIPALITY OF ANCHORAGE MEMORANDUM

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DATE: November 21, 2018

TO: Platting Board

THRU: Dave Whitfield, Manager, Current Planning Division *DW*

FROM: Ryan Yelle, Senior Planner, Current Planning Division *RY*

SUBJECT: S12435 Cornerrock Subdivision – First Time Extension Request

On September 7, 2016, the Platting Board approved a preliminary plat for Cornerrock Subdivision (Case S12294), to subdivide twenty-two (22) lots into three (3) tracts, with a vacation of right-of-way, as well as, a T&E easement and storm drain easement. This is the first 24-month time extension request of the preliminary plat.

This property is located in south Anchorage, east of the Old Seward Highway, south of East 69<sup>th</sup> Avenue, north of East 70<sup>th</sup> Avenue, and west of the New Seward Highway. The petition site is zoned I-1 (light-industrial) district.

Approval of the preliminary plat expired on September 7, 2018. This time extension request was submitted August 9, 2018, prior to the expiration of the preliminary plat as required by AMC 21.03.200C.7.e. To date, a final plat has not been submitted. The petitioner is exercising their right to request a time extension. The request has become necessary due to the need to continue property negotiations with applicants of this platting action.

In accordance with AMC 21.03.200C.7.e.iii., “current conditions are substantially the same as those that existed when the preliminary plat was originally approved,” and based on the non-objection of the reviewing agencies, the Planning Department recommends approval of the first 24-month time extension to November 21, 2020.

### Attachments:

- 1) Preliminary Plat
- 2) Application
- 3) Reviewing Agency and Public Comments
- 4) Supporting Documents

# Preliminary Plat



# Application



Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying


124 E 7th Avenue, Anchorage, Alaska 99501    www.S4AK.com    907-306-8104

Michelle McNulty, Planning Director  
MOA Planning Department  
4700 Elmore Road  
Anchorage, AK 99507

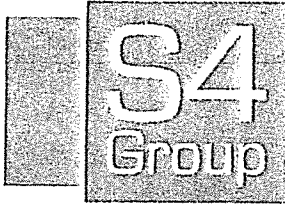
**Time Extension**

S12294 Cornerrock Subdivision

This letter is requesting a time extension for Cornerrock Subdivision S12294. The property owners are not ready to record at this time. There is discussion of exact lot line location and cost of moving storage. The current approval of the plat was granted by the Platting Board on September 7, 2016 for 24 months and expires on Sept 7, 2018. We are requesting a 24 month extension to the plat.

  
\_\_\_\_\_  
Craig Bennett

8/23/2018  
\_\_\_\_\_  
Date



Land Surveying  
 Land Development Consultants  
 Subdivision Specialists  
 Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

**Letter of Authorization**

By signing below, I do hereby authorize the S4 Group to represent me in the application to the MOA Planning Department for subdividing the property as listed below;

**Parcel 1:** Lots 1 thru 6, Block 7, Lots 7 thru 12, Block 8, and Lots 1, 2, 3A, 4A, 5A, & 6A, Block 8, Woster Subdivision, EXCEPTING THEREFROM that portion of Lots 1, 2, 3A, 4A, 5A & 6A, Block 8 conveyed to the State of Alaska by Warranty deed recorded August 8, 1968 in Book 369 at page 300.

**Parcel 2:** Lot 4 & 5A, Block 1, Park Wood Estates.

**Parcel 3:** Lots 2 and 3, Block 1, Park Wood Estates Subdivision.

**Signatures**

*Mr. John Eng* May 20, 2016  
 Parcel #1 owner: Cornerrock Properties, LLC by: Mr. John Eng Date

*Rafal Markiewicz* 05.18.16.  
 Parcel #2 owner: Ak Natural Stone Craft, by: Rafal Markiewicz Date

*Jeffrey M. Willetts* 5/20/16  
 Parcel #3 owner: Chinook Fire Protection, Inc by: JEFFREY M. WILLETTS Date

# Reviewing Agency & Public Comments



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

November 5, 2018

David Whitfield, Senior Planner  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**RECEIVED**

**NOV 05 2018**

PLANNING DEPARTMENT

RE: MOA Plat Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Division has no comments on the following plats:

- o S12376: Eagle Pointe Subdivision, Phase 12, Tract 3A
- o S12424: Keno Hills Subdivision, Block 3, Lot 1
- o S12434: 5915 Petersburg Street
- o S12435: Vacant Land and 1231, 1301, 1321, 1341 E. 70<sup>th</sup> Avenue
- o S12436: 10821 Baronik Street
- o S12437: Eastwood Terrace, Tract A
- o S12438: Uplands Subdivision, Phase 2, Tract 2
- o S12441: Oberg Subdivision, Lot A-2
- o S12442: East Addition, Block 27C, Lots 1A & 2

The DOT&PF Platting and Zoning Review Committee has comments on the following plat:

- o S12338: 5023 Cordova Street & 5010 Eagle Street
  - Vacation is not in State's interest.
    - Plans do not appear to show the typical half width vacation.

Sincerely,

James Starzec  
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF  
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

*"Keep Alaska Moving through service and infrastructure."*

**S12434 DOWLING AT LAKE OTIS RIVERSIDE ADDITION, To subdivide one (1) lot into two (2) lots, Grid SW1933**

1. AWWU water and sanitary are available to these parcels.
2. AWWU water mains are located in East Dowling Road and Petersburg Street.
3. AWWU sanitary sewer mains are located in East Dowling Road and Petersburg Street.
4. Developing proposed Lot 1B for commercial or multi-family purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office.
5. Proposed Lot 1B has an estimated Water and Sanitary Sewer assessment due upon connection (Water \$2,325.00, Sewer \$4,540.00).

**S12435 CORNERROCK (FORMERLY S-12294), Request for a 1<sup>st</sup> Time Extension for a Preliminary Plat (S12294) for 24 months, Grid SW2132**

1. AWWU water and sanitary are available to these parcels.
2. AWWU water main is located in East 70<sup>th</sup> Avenue.
3. AWWU sanitary sewer mains are located in East 70<sup>th</sup> Avenue and adjacent Easement to the east.
4. Developing proposed Tracts 1, 2 or 3 for commercial purposes with public water and sanitary sewer service will require a private system review through the AWWU Field Services office. All unused or unnecessary sewer and water services must be disconnected per the 2012 AWWU Design and Construction Practices Manual.
5. Proposed Tracts 1 and 3 have an estimated Water and Sewer assessment due to re-plat. (Tract 1, Water \$1235.00, Sewer \$400.00, Tract 3, Water \$4200.00, Sewer \$500.00). Tract 2 will be a Levy upon connection to both Water and Sewer.

**S12436 CABIN BY THE CREEK #2, Request for removal of Plat Note #2 from Plat No. 92-44 which states "Lots 1 and 2 are limited to 3 bedroom structures", Grid SW2637**

1. AWWU water and sanitary sewer are not available to this parcel.
2. This parcel is located outside of AWWU's Water Service District.
3. Wastewater facilities are to be in accordance with the Hillside District Plan (HDP) adopted per AO2010-22. This property is located outside the max perimeter of Public Sewerage per HDP.
4. AWWU has no objection to this platting action.

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OCT 29 2018

PLANNING DEPARTMENT



**S12438 UPLANDS PHASE 2, To subdivide one Tract of land into seven (7) lots with a variance from AMC 21.08.030F.6.a to allow a cul-de-sac to exceed the maximum allowable length and a variance from AMC 21.08.050 Improvements, Grid NW0057**

1. AWWU water and sanitary sewer are not available to these parcels.
2. If public water services are desired by the owner or required by the platting authority in accordance with AMC 21.85.160 (water), the owner will be required to enter into main line extension agreements with AWWU.
3. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to [paul.hatcher@awwu.biz](mailto:paul.hatcher@awwu.biz)



# MEMORANDUM

DATE: October 19, 2018

TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: Plat Case Comments

Hearing Date: November 21, 2018

Agency Comments Due: October 24, 2018

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PLANNING DEPARTMENT

The Anchorage Water & Wastewater Utility has reviewed the reference plat(s) and has the following comments:

**S12338 SPRUCE HEIGHTS, To subdivide two (2) existing lots into two (2) new lots with vacation of existing 60' right of way for East 50<sup>th</sup> Avenue, Grid SW1831**

1. AWWU water and sanitary are available to these parcels.
2. AWWU water mains are located in East International Airport Road, Eagle Street, Cordova Street and East 50<sup>th</sup> Avenue.
  - a. AWWU water mains must be protected by a 30' wide easement or ROW centered over the main. Resolve easement issues with AWWU Planning.
3. AWWU sanitary sewer mains are located in East International Airport Road and Eagle Street & Cordova.
4. Proposed Lot 2A-1 has an estimated Sanitary Sewer Trunk assessment due to re-plat (\$550.00). Proposed Lot 3A-1 has an estimated Sanitary Sewer Trunk assessment due to re-plat (\$3,000.00).

**S12376 EAGLE POINTE PHASE 12 (FORMERLY S-11952), Request for Amendment of a 1<sup>st</sup> time extension (S119252-2) for a preliminary plat approved on 10/03/2012 (S11952-1), Grid SW0153**

1. AWWU water and sanitary are available to these parcels.
2. AWWU water mains are located in Yellowstone Drive and Turlock Drive.
3. AWWU sanitary sewer mains are located in Yellowstone Drive and Turlock Drive.
4. AWWU has no objection to this Time Extension.



2. 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.

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OCT 26 2018

**Department Recommendations:**

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

**Case No. S12435 – Cornerrock Subdivision:** Request for a 1<sup>st</sup> Time Extension for a Preliminary Plat (S12294) for 24 months.

**Department Recommendations:**

The Private Development Section has no objection to the time extension.

**Case No. S12436 – Cabin By The Creek Subdivision:** Request for removal of Plat Note #2 from Plat No. 92-44 which states "Lots 1 and 2 are limited to 3 bedroom structures".

**Department Recommendations:**

The Private Development Section has no objection to the removal of Plat Note #2 from Plat No. 92-44.

**Case No. S12438 – Uplands Subdivision, Phase 3:** To subdivide one (1) Tract of Land into seven (7) lots with a variance from AMC 21.08.030F.6.a. to allow a cul-de-sac to exceed the maximum allowable length and a variance from AMC 21.08.050 Improvements.

**Roads:** The proposed subdivision abuts the following rights-of-way:

- To the east, the termination of Upper Lowland Avenue, a Chugiak Birchwood Eagle River Rural Road Service Area maintained right-of-way that is classified as a Local Street in the current OSHP. Upper Lowland Avenue appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision. Upper Lowland Avenue terminates at the boundary of the proposed subdivision in an asphalt surfaced temporary turnaround.
- Internal to the subdivision, unnamed road 1, a proposed right-of-way extending from Upper Lowland Avenue west to a cul-de-sac internal to the subdivision.

**Improvement Recommendations:**

Upper Lowland Avenue appears to be strip paved with a width of approximately 22-feet where it abuts the proposed subdivision. Upper Lowland Avenue terminates at the boundary of the proposed subdivision in an asphalt surfaced temporary turnaround. Upper Lowland Avenue provides access to the proposed subdivision and is currently improved to the minimum access road standard of a 20-foot wide strip paved street. As a result no improvements are recommended at this time.

Unnamed road 1, a proposed right-of-way extending from Upper Lowland Avenue west to a cul-de-sac internal to the subdivision, appears to be undeveloped where it is internal to the proposed subdivision. **The petitioner shall construct to municipal standards a 31-foot wide paved street (back of curb to back of curb) with Type 1 curb & gutter on both sides, a 5-foot wide P.C.C. sidewalk on one side, and street lighting as shown on Typical Section No. 20-2 of the Municipality of Anchorage Standard Specifications. The improvements shall taper and transition into existing improvements along Upper Lowland Avenue and shall include removing the asphalt making up the existing temporary turnaround at the current termination of Upper Lowland Avenue.**

**OR UPON APPROVAL OF THE VARIANCE**

The petitioner shall construct to municipal standards a 20-foot wide strip paved street with 2-foot gravel shoulders as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications. The improvements shall taper and transition into existing improvements along Upper Lowland Avenue and shall include removing the asphalt making up the existing temporary turnaround at the current termination of Upper Lowland Avenue.

**Drainage:**

***Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) 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. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).***

**Subdivision Agreement Requirements:**

***Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class A area improvements, to include paved streets, Type 1 curb & gutter, sidewalks, street lighting, traffic control devices, street signs, monuments, drainage facilities, and utilities***

**OR UPON APPROVAL OF THE VARIANCE**

***Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for the required public Class A area improvements, to include strip paved streets, traffic control devices, street signs, monuments, drainage facilities, and utilities.***

**Right-of-Way Dedication:**

The proposed right-of-way is shown with cul-de-sac bulb returns with a radius of 30-feet. The minimum required radius is 50-feet. Please resolve.

**Plat Notes:**

Private Development recommends the following notes be added to the final plat:

1. 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.
2. 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.

**Department Recommendations:**

The Private Development Section has no objection to the proposed subdivision or variances, subject to the above recommendations and conditions.

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development

Phone: 907-343-8301

Fax: 907-343-8200

*Mayor Ethan Berkowitz*

**RECEIVED**

MEMORANDUM

OCT 26 2018

Comments to Preliminary Plat Applications/Petitions PLANNING DEPARTMENT

**DATE:** October 26, 2018  
**TO:** David Whitfield, Current Planning; Platting Officer  
**FROM:** Brandon Telford, Private Development; Plan Review Engineer  
**SUBJECT:** Comments for Platting Authority Public Hearing date November 21, 2018  
S12338; S12376; S12434; S12435; S12436; S12438

**Case No. S12338 – Spruce Heights Subdivision:** To subdivide two (2) existing lots into two (2) lots with vacation of existing 60' right of way for East 50<sup>th</sup> Avenue.

**Roads:** The proposed subdivision abuts the following rights-of-way:

- To the north, East 50th Avenue, a municipal maintained right-of-way that is classified as a Local street in the current OSHP. East 50th Avenue is undeveloped from its intersection with Cordova Street to the east for a length of approximately 225-feet and is developed as a gravel surfaced parking lot for the remainder of its length abutting the proposed subdivision.
- To the east, Eagle Street, a municipal maintained right-of-way that is classified as a Local street in the current OSHP. Eagle Street appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision.
- To the south, East International Airport Road, an Alaska DOT&PF maintained right-of-way that is classified as a Class III Major Arterial. East International Airport Road appears to be developed to municipal standards with the exception of a center median and detached pedestrian facilities where it abuts the proposed subdivision.
- To the west, Cordova Street, a municipal maintained right-of-way that is classified as a Class I Collector in the current OSHP. Cordova Street is asphalt surfaced with a width of approximately 36-feet (back-of-curb to back-of-curb), Type II curb & gutter on both sides, and minimal utility owned lighting where it abuts the proposed subdivision.

## Improvement Recommendations:

East 50th Avenue is undeveloped from its intersection with Cordova Street to the east for a length of approximately 225-feet and is developed as a gravel surfaced parking lot for the remainder of its length abutting the proposed subdivision. The proposed subdivision will vacate a portion of the East 50<sup>th</sup> Avenue right-of-way where it abuts the two previously

developed lots. It does not appear that the proposed subdivision will result in additional trips on the adjacent roads. As a result no improvements are recommended at this time.

Eagle Street appears to be strip paved with a width of approximately 24-feet where it abuts the proposed subdivision. This does not meet municipal requirements for a Local street in a Class A area. The proposed subdivision will vacate a portion of the East 50<sup>th</sup> Avenue right-of-way where it abuts two previously developed lots. The proposed subdivision will not result in additional trips on the adjacent roads. As a result no improvements are recommended at this time.

East International Airport Road appears to be developed to municipal standards with the exception of a center median and detached pedestrian facilities where it abuts the proposed subdivision. The proposed subdivision will vacate a portion of the East 50<sup>th</sup> Avenue right-of-way where it abuts two previously developed lots. The proposed subdivision will not result in additional trips on the adjacent roads. As a result no improvements are recommended at this time.

Cordova Street is asphalt surfaced with a width of approximately 36-feet (back-of-curb to back-of-curb), Type II curb & gutter on both sides, and minimal utility owned lighting where it abuts the proposed subdivision. This does not meet municipal requirements for a Class I Collector in a Class A area. The proposed subdivision will vacate a portion of the East 50<sup>th</sup> Avenue right-of-way where it abuts two previously developed lots. The proposed subdivision will not result in additional trips on the adjacent roads. As a result no improvements are recommended at this time.

**Right-of-Way Vacation:**

The request for vacation states that the East 50<sup>th</sup> Avenue right-of-way is excess to municipal needs due to the vacation of adjacent portions of the East 50<sup>th</sup> Avenue right-of-way. While this is one justification for vacation several other factors need to be considered before a right-of-way can be considered excess to municipal needs.

- Is the right-of-way desired for existing or future utility connections? An existing water main is located in the East 50<sup>th</sup> Avenue right-of-way. Adjacent rights-of-ways lack sewer mains. As adjacent properties re-develop sewer mains will need to be extended and the East 50<sup>th</sup> Avenue right-of-way could provide a route for new sewer mains.
- If the right-of-way desired for a pedestrian connection? If the East 50<sup>th</sup> Avenue right-of-way is vacated a pedestrian at mid-block will need to travel more than 500-feet to reach East International Airport Road or East 48<sup>th</sup> Avenue to travel between Eagle Street and Cordova Streets. The East 50<sup>th</sup> Avenue right-of-way could provide a mid-block pedestrian connection.
- Is the right-of-way desired to provide access to adjacent properties if the properties is further subdivided? The adjacent properties are large and could be further subdivided.

The request for vacation does not fully establish that the right-of-way is excess to municipal needs and as a result Private Development is unable to support the vacation until additional information is provided.

**Plat Notes:**

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
2. 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.

**Department Recommendations:**

As stated above the request for right-of-way vacation does not fully establish that the right-of-way is excess to municipal needs and as a result Private Development is unable to support the vacation until additional information is provided.

**Case No. S12376 – Eagle Point Subdivision, Phase 13:** Request for Amendment of a 1<sup>st</sup> time extension (S11952-2) for a preliminary plat approved on 10/30/2012 (S11952-1)

**Department Recommendations:**

The Private Development Section has no objection to the time extension.

**Case No. S12434 – Dowling at Lake Otis Riverside Addition Subdivision:** To subdivide one (1) lot into two (2) lots.

**Roads:** The proposed subdivision abuts the following rights-of-way:

- To the south, East Dowling Road, an Alaska DOT&PF maintained right-of-way that is classified as a Class III Major Arterial. East Dowling Road appears to be developed to municipal standards with the exception of a center median and detached pedestrian facilities where it abuts the proposed subdivision.
- To the west, Petersburg Street, a municipal maintained right-of-way that is classified as a Local street in the current OSHP. Petersburg Street was improved to half-street standard under Subdivision Agreement No. 17-002.

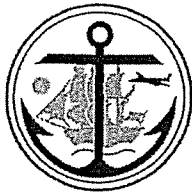
**Improvement Recommendations:**

East Dowling Road appears to be developed to municipal standards with the exception of a center median and detached pedestrian facilities where it abuts the proposed subdivision. Private Development does not have the authority to issue permits in Alaska DOT&PF right-of-way. Private Development defers to Alaska DOT&PF for any improvements required along East Dowling Road.

**Plat Notes:**

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.



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MEMORANDUM

DATE: October 23, 2018

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

**S12435 1<sup>st</sup> Time Extension for Preliminary Plat (S12294).**

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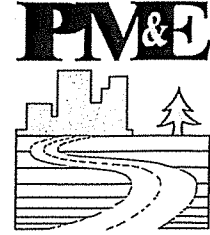
OCT 25 2018

PLANNING DEPARTMENT

The traffic department has no objection to requested time extension for this plat.



Municipality of Anchorage  
 Project Management and Engineering  
**MEMORANDUM**



**DATE:** October 23, 2018

**RECEIVED**

**To:** David Whitfield

OCT 23 2018

**FROM:** Steven Ellis *SE*

PLANNING DEPARTMENT

**SUBJECT:** Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the November 21, 2018 Platting Board.

S12434, Dowling at Lake Otis Subdivision, Lot 1. WMS requests the following.  
 If public improvements are required, provide a Storm Water Pollution Prevention Plan to WMS for review and approval prior to starting work.

S12435, Park Wood Estates Subdivision and Wooster Subdivision. WMS requests the following.  
 All previous requests for conditions from WMS under platting action S12294 still apply.

S12438, Uplands Subdivision, Phase 2, Tract 2. WMS requests the following.  
 If public improvements are required provide a Storm Water Pollution Prevention Plan to WMS for review and approval prior to starting work.  
 The 20.0 foot drainage easement from Plat 2018-15 must be brought forward to this proposed plat.  
 A drainage system must be constructed to physically connect the natural drainage ways to the ADOT storm drain system in Eagle River Road. The drainage system must also prevent storm water from draining onto Preuss Subdivision Unit #2.



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

October 23, 2018

Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage Alaska 99519-6650

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**OCT 23 2018**

**PLANNING DEPARTMENT**

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR has reviewed the following Preliminary Plats and Time Extensions and has no comments, recommendations or objections:

<b>S12338</b>	<b>Spruce Heights Sub. ROW Vacation</b>
<b>S12435</b>	<b>Park Wood Estates Time Extension</b>
<b>S12376</b>	<b>Eagle Pointe Sub Time Extension</b>
<b>S12436</b>	<b>Cabin By The Creek Sub</b>
<b>S12434</b>	<b>Dowling at Lake Otis Sub</b>
<b>S12438</b>	<b>Uplands Subdivision</b>

If you have any questions, please do not hesitate to contact me at 334-7944 or by email at [cassie.acres@enstarnaturalgas.com](mailto:cassie.acres@enstarnaturalgas.com).

Sincerely,

Cassie Acres  
Right of Way and Compliance Technician  
ENSTAR Natural Gas Company

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**OCT 17 2018**

**PLANNING DEPARTMENT**

Date: October 16, 2018

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S12435 – Time Extension  
Cornerrock Subdivision w/Vacation of ROW and Easements

Chugach has the following comments:

1. Chugach Electric Association (CEA) has no objection to the time extension provided a copy of the final plat is sent to Chugach for review and sign-off prior to recording.

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OCT 17 2018

PLANNING DEPARTMENT



October 10, 2018

Municipality of Anchorage Planning Department  
Current Planning Division  
P.O. Box 196650  
Anchorage, AK 99519-6650

RE: ~~Park Wood Estates~~ Subdivision: 1231,1301,1321,1341 East 70<sup>th</sup> Ave, Anchorage, AK 99518  
Case #S12435

Dear Platting Board:

GCI has no objection to the requested 24 month time extension for the Preliminary Plat of the above locations.

Respectfully,

A handwritten signature in cursive script that reads "Judith M. Rousselle". The signature is written in black ink and extends to the right with a long horizontal flourish.

Judith M Rousselle  
Administrative Assistant  
OSP Design Group



Customer Service: (800) 806-9083  
alaskacommunications.com

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OCT 12 2018

PLANNING DEPARTMENT

October 11, 2018

Municipality of Anchorage  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**SUBJECT:** Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

**S-#12434**                      **Dowling at Lake Otis Subd.**  
Alaska Communications has no objections.

**S-#12435**                      **Park Wood Estates Subd.**  
Alaska Communications has no objections.

**S-#12436**                      **Cabin by the Creek Subd.**  
Alaska Communications has no objections.

**S-#12438**                      **Spruce Heights Subd.**  
Alaska Communications has no objections.

Sincerely,

Larry Smith  
Network Engineering Foreman  
Alaska Communications  
600 Telephone Avenue, MS#14  
Anchorage, Alaska 99503  
[lsmith@acsalaska.com](mailto:lsmith@acsalaska.com)  
Phone: (907) 564-1812  
Cell: (907) 244-3779  
enc

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Addressing Section  
Addressing email: [addressing@muni.org](mailto:addressing@muni.org)

Phone: 907 343-8466  
Fax: 907 249-7868

*Mayor Ethan Berkowitz*

October 10, 2018

**RECEIVED**

OCT 10 2018

PLANNING DEPARTMENT

S12435

No comments.

Karleen Wilson  
Municipal Addressing Official  
907-343-8168



**Municipality of Anchorage  
Development Services Department  
Building Safety Division**



**MEMORANDUM**

**RECEIVED**

OCT 10 2018

**DATE:** October 10, 2018  
**TO:** Dave Whitfield, Platting Officer  
**FROM:** Deb Wockenfuss, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due October 24, 2018

PLANNING DEPARTMENT

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12435 Park Woods Estates time extension

No objection.

S12436 Cabin By the Creek #2

No objection.

S12376 Eagle Pointe time extension

No objection.

S12434 Dowling at Lake Otis Subdivision Lot 1

No objection.

S12338 Spruce Heights Subdivision #2

No objection.

S12438 Uplands Subdivision Ph 2 Tr 2

Information to satisfy the requirements specified by AMC 21.15, AMC 15.55 and AMC 15.65 must be submitted for each lot within this proposed subdivision. This information must include, but may not necessarily be limited to:

- A. Soils testing, percolation testing, and ground water monitoring must be conducted to confirm the suitability for development using on-site wastewater disposal systems. Ground water monitoring must be conducted during a high ground water season in either the fall (October) or spring (May).
- B. Areas designated for the original and replacement wastewater disposal system sites must be identified and must meet all criteria specified in AMC 15.65 including slope and slope setback requirements for each lot.
- C. Topographical information must be submitted.
- D. Provide known nitrate levels within 250 feet of the subdivision.

# Supporting Documents

**MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
SUMMARY OF ACTION  
September 7, 2016**

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A. ROLL CALL

Board Members Present: Clayton Walker, Jr. (Chair), Mark Seward, Valerie Ritz, Kevin Cross, Daniel Young, Christina Eneix.

Board Members Excused: Trevor Edmondson (Vice-Chair), Don Porter

Staff Present: Shawn Odell, Francis McLaughlin, Dave Whitfield

B. SUMMARY OF ACTION AND MINUTES

1. Summaries of Action

a. Wednesday, August 3, 2016

2. Minutes

a. Wednesday, August 3, 2016

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Cross (Case S12295)-Conducts regular business with the petitioner. Has no special knowledge of this case and can remain impartial. Directed to participate.

Young (Case S12295)- His firm has conducted business with the petitioner and petitioner’s representative in the past. Can remain impartial. Directed to participate.

Young (Case S12294)- His firm has conducted business with the petitioner’s representative in the past and he has knowledge of this property. Can remain impartial. Directed to participate.

2. Informational Items: Abbreviated Plat Action Summary for 4/18/16 (revised 8/11/16).

D. CONSENT AGENDA

1. Time Extensions
  2. Findings of Fact
  3. Commercial Tract
  4. Others
  5. Resolutions for Approval
- E. OLD BUSINESS
1. Public Hearings
  2. Other
- F. NEW BUSINESS
1. Public Hearings
    - a. **S12291 Community Park Subdivision**
      1. Approval of the 2nd 18-month time extension to December 5, 2017.
    - b. **S12293 Lingo Subdivision**
      1. Approval of the vacation of right-of-way along the south boundary of existing Lot 8A, which serves as access to existing Lot 11 subject to the following condition:
        - a. Record a suitable plat within 24 months of its approval (and any subsequent time extensions).
      2. Approval of the plat for 24 months subject to the following conditions:
        - a. Resolve utility easements.
        - b. Establish nonconforming rights for the structural encroachment into required rear

yard setback, move the structure to a conforming location, or obtain a zoning variance for the encroachment.

- c. Place the following notes on the plat:
  - i. 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.
  - ii. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

**c. S12295 Recycled Properties Subdivision**

- 1. Approval of the vacation of ±395 feet of Jarvis Avenue running east – west within the petition site, subject to recording a final plat within 24 months and any approved time extensions.
- 2. Approval of the vacation of ±358 feet of alley running northwest – southeast within the petition site, subject to recording a final plat within 24 months and any approved time extensions.
- 3. Approval of a variance from AMC 21.08.030F. *Design Standards – Streets*, to allow a dead-end alley.
- 4. Approval of the plat for 24 months subject to the following conditions:
  - a. Resolve utility easements.

- b. Prior to recording a final plat, obtain Assembly approval of a rezone.
- c. Resolve vehicular access to Old Seward Highway with the Alaska Department of Transportation.
- d. Resolve the need to serve these lots, in accordance with AMC 21.85.160 (water). The owners will be required to enter into main line extension agreements with AWWU.
- e. Resolve the need to serve these lots, in accordance with AMC 21.85.170 (sewer). The owners will be required to enter into main line extension agreements with AWWU.
- f. Make the following drafting changes:

Platted area:

- i. Jarvis Drive should read Jarvis Avenue, please correct label.
- ii. Sunset View should read Sunset View St, please correct label.
- iii. Hamilton should read Hamilton Dr, please correct label.

Title Block:

- i. Klatt Rd should read West Klatt Rd, please correct label.

**d. S12294 Cornerrock Subdivision**

- 1. Approval of the vacation of the Driftwood Street right-of-way, an alley running east/west between Driftwood Street and Greenwood Street, a 10-foot T&E easement dedicated per plat 2007-170, a 10-

foot T&E easement dedicated per plat 70-357, and a 20-foot storm drain easement dedicated per plat 2007-170 subject to:

- a. Record a final plat within 24 months (and any approved time extensions).
2. Approval of the plat for 24 months subject to the following conditions:
- a. Resolve utility easements.
  - b. Dedicate an additional 5 feet of right-of-way (30 feet from centerline) for East Seventieth Avenue.
  - c. Dedicate an additional 15 feet of right-of-way for the cul-de-sac at Greenwood Street (should be 65 feet).
  - d. Relocate the storage conex on proposed Tracts 1 and 3 and within the right-of-way to a conforming location.
  - e. Resolve with AWWU Field Services, the need for a private system review for proposed Tracts 1-3.
  - f. Add the following notes to the plat:
    - i. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.

- ii. For any lots with a stream protection setback, a registered surveyor must visit the site and verify the distance to any proposed structures or vegetation removal from the ordinary high water mark of the creek. Prior to the issuance of any building permits, a statement on the plot plan will be provided that this requirement was completed.
- iii. There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.
- iv. This plat contains mapped wetlands according to the online MOA Wetlands Mapping application. Prior to any disturbance within the wetlands, authorization is required from the U.S. Army Corps of Engineers—Regulatory Branch. Activities requiring authorization include, but are not limited to clearing, grubbing, excavation, grading or placement of fill.
- v. 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.
- vi. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

g. Make the following drafting changes:

In the platted area:

- i. Street name should read E. (69<sup>th</sup>) Ave, do not spell out label, please correct label.

In the vicinity map:

- i. Lore should read Lore Road, please correct label.
- ii. Rctic Blvd label is cut off, should read Arctic Blvd, please correct label.
- iii. Street name should read E. 72<sup>nd</sup> Ave, please correct label.
- iv. Street name should read E. 68th Ave, please correct label.

2. Appearance Requests

3. Other

G. PERSONS TO BE HEARD

H. REPORTS

1. Chair

2. Secretary

3. Committee

I. Board Comments

Adjourn at 8:51 p.m.