

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
May 19, 2021**

A. ROLL CALL

Board Members Present: Clayton Walker, Jr. (Chair), Valerie Ritz, Kevin Cross (Vice Chair), Karin McGillivray, Mark Seward, Don Porter, Jana Weltzin.

Board Members Excused: None

Board Members Absent: None

Staff Present: Shawn Odell

B. SUMMARY OF ACTION AND MINUTES

1. Action Summaries - Approved
 - a. Wednesday, April 7, 2021
2. Minutes – Approved
 - a. Wednesday, April 7, 2021
 - b. Wednesday, February 3, 2021 (corrected)

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Board Member Weltzin disclosed that she abstained from voting on the action summaries and will abstain from voting on Agenda Item D.2.a. as she did not attend the April 7, 2021 meeting.
2. Disclosures – Board Member McGillivray disclosed that she will abstain from voting on Consent Agenda Item 2.b. She was not yet seated on the Board when Case S12545 was initially heard.
3. Disclosures- Board Member Seward disclosed in Case S12610 that he was the Surveyor of Record (see page 14 in the staff report) on that property for the previous owner. He has no personal or financial interest, nor does he have any special knowledge in the matter before the Board. He can remain impartial. He was directed to participate.

4. Informational items: Abbreviated plat action summaries for 3/30/21 and 5/3/21.
- D. CONSENT AGENDA - None
1. Time Extensions
 2. Findings of Fact
 - a. Approval of Case S12599: Request for a Revision to the Condition of Approval for Preliminary Plat for proposed Spruce Terraces Subdivision, Lots 1-27 (previously approved platting Case S12420).
 - b. Approval of Case S12545 Canyon View Estates Subdivision. Request per the Platting Board decision November 5, 2020 to bring a plat for review that complies with the variances and vacations denied by the Platting Board on June 3, 2020.
 3. Commercial Tract
 4. Others
 5. Resolutions for Approval
- E. OLD BUSINESS - None
1. Public Hearings
 2. Other
- F. NEW BUSINESS
1. Public Hearings

S12607 Palaterra Subdivision, Lots 1-12

- A. Approval of the variance request for variance from AMC 21.08.030F.5 (Street Intersections) requiring the distance between intersection centerlines to be at least 150 feet to allow the petitioner to exceed the minimum distance for the unnamed subdivision street, subject to:

1. Recording a suitable plat within 24-months of preliminary approval and any approved time extensions.
- A. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Obtain from ADOT&PF Right-of-Way a driveway permit and access permit for the intersection.
 3. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include the strip paved street and cul-de-sac, traffic control devices, intersection lighting, street signs, monuments, drainage facilities, and utilities for the following:
 - a. Construct the unnamed internal road as a 20-foot wide strip paved road in accordance with MASS detail 20-1 and AMC Table 21.08-4 as required for the Class B improvement area per AMC 21.08.050. The cul-de-sac shall be constructed with a 39.5-foot radius.
 4. 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 and runoff quantities shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
 5. Submit to Traffic Engineering approval from the State of Alaska Central Region DOT&PF Traffic Engineer that the proposed intersection design is acceptable with the lack of intersection sight distance. This will be required in lieu of a waiver from DCM Section 1.9D
 6. Provide a SWPPP to Watershed Management Services for review and approval prior to starting work on any required public improvements.

7. Provide a streetlight at the intersection with De Armoun Road.
8. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section that substantiates:
 - a. That there is adequate and safe potable water for each proposed lot and neighboring lots. This requirement was formerly in AMC 21 but has been removed. The Onsite Water and Wastewater Section recommends this investigation of water availability for proposed subdivisions to ensure that there is adequate water for domestic purposes.
 - b. The capability of the proposed lots to adequately dispose of wastewater, see AMC 15.65.405 for requirements.
9. Dedicate 50 feet of right-of-way for the unnamed internal road and a 50-foot radius cul-de-sac dedication.
10. Dedicate a temporary turn around easement as shown on the plat for that portion east of Buena Vista Drive.
11. Dedicate a non-disturbance easement for that portion of property with slopes over 30% as shown along the southern boundary of the proposed subdivision on "Exhibit A" provided by S4 Group, labeled Topographic Survey Completed April 22, 2021.
12. 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. Development of Lots 5, 6 and 7 must be reviewed by the Traffic Department prior to approval of a building permit to ensure all proposed driveways

meet current code and municipal driveway standards.

- d. Issuance of building permits and grading permits on Lots 5, 6 and 7 shall require Private Development approval of the proposed clearing/grading limits to ensure conformance to the requirements set forth in AMC 21.07.020.C and 21.08.030.H regarding Steep Slope Development or as specified in future adopted provisions of AMC 21.
 - e. Municipal approval of the clearing limits shall be obtained prior to commencement of any land clearing activity on Lots 5, 6 and 7. The maximum disturbance envelop on Lots 5 and 6 is limited to 30,000 square feet. The maximum disturbance envelop on Lot 7 is limited to 20,000 square feet. If any portion of the proposed disturbance envelope contains areas with natural slopes equal to or greater than 30%, an administrative site plan review of the proposed development is required.
 - f. Ground disturbance on slopes greater than 30% is prohibited.
 - g. Direct access from Lot 10 to Buena Vista Drive is prohibited.
13. Make the following drafting changes:
- a. In the platted area:
 - i. Provide 30-foot radius intersections for Lot 12 per DCM 1.9F.

S12610 Roseberry Highlands Subdivision, Lot 1-A

- A. Approval of the request to remove restrictive Note #6 from Plat 2020-31, that states: "All new dwellings shall be equipped with a residential sprinkler system installed in accordance NFPA 13 or until such time as a connection to a second fire apparatus access road is constructed and approved to the international fire code." Subject to:
 1. Recording a resolution against the property recognizing removal of the plat note.

2. Appearance Requests – None
 3. Other – None
- G. PERSONS TO BE HEARD – None
- H. REPORTS – None
- I. BOARD COMMENTS
- J. Adjourn at 7:47 p.m.