

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-014

A RESOLUTION APPROVING A PRELIMINARY PLAT OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, T16N, R1E, S.M., ALASKA INTO TRACTS A & B AND LOTS 1, 2, & 3; GENERALLY LOCATED IN THE EKLUTNA VALLEY ON THE EKLUTNA LAKE ROAD, IN EKLUTNA.

(Case S12327; Parcel ID No. 052-301-01)

WHEREAS, an application has been received from Eklutna Construction & Maintenance, LLC, requesting approval of a preliminary plat of the south half and the south half of the northeast quarter of section 29, T16N, R1E, S.M., Alaska into Tracts A & B and Lots 1, 2, & 3; generally located in the Eklutna valley on the Eklutna Lake Road, in Eklutna; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on March 6, 2017.

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

- A. The Commission makes the following findings of fact:
 1. This subdivision will create three lots which will allow the construction of a new building for the Ernie Turner Center. This community facility use is needed within the Municipality.
 2. This plat is consistent with the comprehensive plan.
- B. The Commission approves the preliminary plat for 24 months, subject to the following conditions:
 1. Resolve utility easements.
 2. Prior to final plat approval obtain a non-objection letter from the ADEC regarding the proposed lot configuration.
 3. Prior to final plat approval Per AMC 21.07.020.E, provide a flood study and FEMA flood mapping of the streams on this plat to WMS.
 4. Enter into and obtain a common access agreement for N ½ NE ¼ Section 29 from Tract A with the Municipality of Anchorage Land Use Review Office.
 5. Dedicate 70 feet of right-of-way for Eklutna Lake Road.

6. Dedicate the existing 100-foot Public Land Order right-of-way easement for Eklutna Lake Road.
7. 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. 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.
 - d. 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.
8. Resolve access to Eklutna Lake Road for Lots 1, 2 & 3 with ADOT&PF.
9. Make the following drafting changes:
 - a. In the platted area:
 - i. A Tract B Eklutna Water Treatment Site should read Tract A Eklutna Water Treatment Site, please correct label.
 - ii. Tract A Eklutna Water Treatment Site should read Tract B Eklutna Water Treatment Site, please correct label.
 - iii. Verify the correct legal for lot west of proposed Tract B, E $\frac{1}{2}$, W $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$.

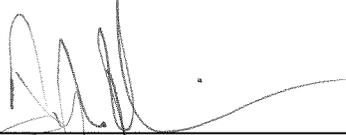
- iv. Verify the correct township and range for Section 32, south of proposed Tract B.
- v. N ½, S ½, N ½ Section 33 should read N ¾ Section 33, please correct label.
- vi. Verify the correct legal description for Section 28.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 6th day of March, 2017.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 13th day of March, 2017. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



Hal H. Hart, AICP
Secretary



Tyler Robinson
Chair

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