

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
February 06, 2019**

A. ROLL CALL

Board Members Present: Mark Seward, Don Porter, Clayton Walker, Jr. (Chair), Christina Eneix, Daniel Young (Vice Chair) Jana Weltzin, Becky Lipson, Valerie Ritz, Kevin Cross.

Board Members Excused: None

Board Members Absent: None

Staff Present: Shawn Odell, Francis McLaughlin, Dave Whitfield

B. SUMMARY OF ACTION AND MINUTES

1. Action Summaries - Approved
 - a. Wednesday, January 2, 2019
2. Minutes- Approved
 - a. Wednesday, January 2, 2019

C. SPECIAL ORDER OF BUSINESS

1. Disclosures- Dan Young (S12451) declared that he has had business dealings with the petitioner in the past, but has no financial or personal interest in this matter and can remain impartial. Directed to participate.
2. Disclosures- Dan Young (S12456) declared that he has a conflict in this matter. He was recused from Case S12388 when it was initially heard and will continue to be. He was recused from participating.
3. Disclosures- Becky Lipson (S12456) declared that she has a conflict in this matter as her law firm is involved in the case. She was recused from participating.
4. Abbreviated plat action summaries for 1/14/19 and 1/22/19.

D. CONSENT AGENDA - None

1. Time Extensions
2. Findings of Fact
3. Commercial Tract
4. Others
5. Resolutions for Approval

E. OLD BUSINESS - None

1. Public Hearings
2. Other

F. NEW BUSINESS

1. Public Hearings

S12456 Lewis & Clark Subdivision, Lots 1-17 & Tract A

- A. Denial of the variance from 21.07.060D.3.b.ii., Internal Street Connectivity, for Lewis and Clark Circle:

S12451 Owls Nest Subdivision, Lots 1-27

- A. Approval of a variance from AMC 21.08.030F.6.a - *Cul-de-sacs* to exceed the minimum length of 600 feet for a cul-de-sac measuring approximately 922 feet, subject to:
 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- B. Approval of a variance from AMC 21.08.030L.1 *Lot frontage and access*, all lots shall have frontage on a street, subject to:
 1. Recording a suitable plat within 24 months of approval and any approved time extensions.

- C. Approval of a variance from AMC 21.08.040A.1 *Dedication of Streets right-of-way*, all street rights-of-way shall be dedicated to the public, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- D. Approval of a variance from AMC 21.08.040A.2 *Dedication of Streets width*, right-of-way widths shall conform to the *Official Streets and Highways Plan* for Eagle River Lane, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- E. Approval of a variance from AMC 21.08.040A.3 *Dedication of Streets* for dedication of a half street, subject to:
 - 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- F. Approval of a variance from AMC 21.08.050 *Improvements* for Class A design standards to construct Type I barrier curb and gutters.
- G. Approval of the plat for 24 months subject to the following conditions:
 - 1. Resolve utility easements.
 - 2. Provide radius of curb for lots 1 and 27 to minimum 30 feet.
 - 3. Resolve with Eagle River Street Maintenance the need for and location of any drainage easements across property to accommodate drainage from Tract B1 to the east and from Ptarmigan Boulevard to the north.
 - 4. Extend the 5-foot pedestrian path for the full frontage of proposed Lot 16.
 - 5. Dedicate 7-foot wide road easements for the full length and on both sides of the private road to accommodate temporary snow storage.
 - 6. Resolve with Anchorage School District and Anchorage Water and Wastewater Utility the location and width of a sewer easement.
 - 7. Resolve with Watershed Management Services:

- a. The location of streams and major drainage ways within the project area. Prior to recording the final plat, this property will require watercourse mapping and approval by WMS. Any waterways discovered during the mapping will be required to be shown on the plat with appropriate setback plat notes.
 - b. Show stream centerlines on plat.
8. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management and 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).
9. Establish a homeowner's association and provide a copy of the CC&R's to Planning for review and approval.
10. Resolve with AWWU Planning the need to provide a 40-foot sanitary sewer and water easement for sewer and water mains.
11. 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 alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

- c. The Municipality will not now and will not in the future accept the ownership of, or the maintenance of, or the responsibility for snow plowing or roadway improvements in Tract B. Ownership, maintenance and snow clearing shall remain the collective responsibility of the property owners of the lots which receive their access off of this tract.
- d. Tracts A and B are owned and maintained by the homeowner's association.
- e. All lots shall have a minimum front setback requirement of 20 feet that begins at the back of sidewalk.

- 12. Resolve with Planning and Anchorage School District the need for and location of a trail easement.

2. Appearance Requests - None

3. Other - None

G. PERSONS TO BE HEARD - None

H. REPORTS – None

1. Chair

2. Secretary

3. Committee

I. Board Comments - None

Adjourn at 10:40 p.m.