

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
SUMMARY OF ACTION
November 6, 2019**

A. ROLL CALL

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

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, October 2, 2019
2. Minutes – Approved
 - a. Wednesday, October 2, 2019

C. SPECIAL ORDER OF BUSINESS

1. Disclosures – Mark Seward (S12515) was recused from participating as he is the petitioner’s representative.

Disclosures – Becky Lipson (S12519) is currently doing business with the petitioner in this case and she has specific knowledge regarding this matter. She was recused from participating.
2. Information Item: Abbreviated plat action summaries for 9/30/19, 10/7/19 and 10/21/19.

D. CONSENT AGENDA - None

1. Time Extensions

2. Findings of Fact
 3. Commercial Tract
 4. Others
 5. Resolutions for Approval
- E. OLD BUSINESS – None
- F. NEW BUSINESS
1. Public Hearings

S12515 Wessells Subdivision, Lot 1-A-1

- A. Approval of the request for vacation (elimination) of a portion of the 66-foot wide section line, subject to:
 1. Recording a suitable plat within 24 months of approval and any approved time extensions.
 2. Provide approval from ADOT&PF and State of Alaska DNR for the Section Line Easement vacation.
- B. Approval of the plat for 24 months 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.

3. Resolve with ADOT&PF the need to dedicate a 120' x 60' Public Use Easement from Skylark Avenue to replace the proposed 120' x 50'.
4. Make the following drafting changes:
 - a. Platted Area
 - i. Subdivision in SW corner is Westpark (not Westgate), correct label.

S12518 Olympus Subdivision

- A. Postponed Indefinitely

S12519 Lewis and Clark Subdivision, Lots 1-19 and Tracts A and B

- A. Approval of the 60-month phasing plan.
- B. Approval of the plat for 60 months subject to the following conditions:
 1. Resolve utility easements.
 2. Verify that the R-10 setbacks are met for the house that is currently under construction.
 3. Submit plans, data, tests and engineering reports to the Onsite Water and Wastewater Section in order to substantiate the capability of the proposed lots to adequately dispose of wastewater and provide safe potable water for each lot and neighboring lots, in accordance with AMC 15.65.405 and AMC 15.65.410.
 4. Show the location of the stream as well as the off-property stream near the south lot boundary.
 5. Resolve with Private Development, the need for drainage easements.
 6. Construct a 5-foot wide minimum soft surface trail surfaced with compacted earth, crushed fines, bark, or gravel within the trail easement.

Provide “Non-Motorized Path” signage at both terminuses and an opening at the guardrail.

7. The petitioner shall construct Brownson Circle and Gionet Circle to municipal standards a 20-foot wide strip paved street as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
8. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include paved streets, trail improvements, traffic control devices, street signs, monuments, drainage facilities, utilities, and any Traffic Section improvement requirements.
9. 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.
10. Submit homeowners’ documents creating the Lewis and Clark Subdivision Homeowners Association to the Planning Department for review and approval prior to recording a final plat that addresses, but is not limited to the following: The final ownership of Tracts A and B must be conveyed to the homeowner’s association.
11. Place the following notes on the plat:
 - a. “The R-10 SL district is limited to 23 lots per AO 2019-20aa. If Title 21 is amended to create Hillside Conservation

Subdivisions, as described in the 2010 *Hillside District Plan*, then a Hillside Conservation Subdivision of the property may allow up to two additional lots for a total of 25 lots.”

- b. "Tracts A and B are owned and maintained by the Lewis and Clark Homeowner's Association."
- c. "Tracts A and B are open space tracts that shall be preserved from the development of permanent structures in perpetuity."
- d. "There are streams and drainageways that affect this plat, and the associated setbacks are as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Where wetlands are contiguous with a stream, stream setback requirements are as listed in the Anchorage Wetlands Management Plan. Please note, Municipal code addresses and regulates streams as they exist on the ground and not necessarily as they are mapped."
- e. "Maintain continuity of drainage from existing drainageways that currently drain across the subdivision. Drainageways may not be relocated without prior approval from MOA Private Development."
- f. "This subdivision contains mapped wetlands subject to Corps of Engineers delineation review and approval. 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."

- g. “Direct vehicular access onto Upper DeArmoun Road from Lots 1 through 4, 17, and 18 is prohibited.”
- h. “Direct vehicular access onto Canyon Road from Lots 4 through 6 is prohibited.”
- i. “The maximum width of driveways onto Canyon Road from Lot 7 and 8 is 20 feet and requires approval by the municipal traffic department.”
- j. “Driveway to municipal streets from Lots 9,10,16, and 17 require approval from the municipal traffic department.”
- k. “The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.”
- l. “Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.”

12. Provide a 10-foot pedestrian easement from Brownson Circle to Upper DeArmoun Road between Lots 17 and 18.

2. Appearance Requests – None

3. Other – None

G. PERSONS TO BE HEARD – None

H. REPORTS – None

I. BOARD COMMENTS -None

J. Adjourn at 7:47 p.m.