

# Municipality of Anchorage

P.O. Box 196650 \* Anchorage, Alaska 99519-6650 \* Telephone: (907) 343-7900  
Physical Address: 4700 Bragaw Street \* Anchorage, Alaska 99507 \* [www.muni.org/planning](http://www.muni.org/planning)

Mayor Mark Begich

Planning Department

August 09, 2004

South-Central Timber Development Inc. Attn: Joseph Henri  
9921 Near Point Drive  
Anchorage, AK 99507

MAILED  
AUG 09 2004

Dear Applicant:

On Wednesday, August 04, 2004, the Platting Authority acted on your petition S11277-1, Campbell Canyon .

The petition was APPROVED.

Special Conditions, in addition to those of Title 21, attached by the Platting Authority are on the enclosed Summary of action. If you have any questions on these conditions or changes, please call our office at 343-4267.

PRELIMINARY APPROVAL IS VALID ONLY FOR 18 MONTHS or as otherwise stated in the Summary of Action. Within that time, you must accomplish the following to finalize your request:

1. Negotiate a subdivision agreement with the Department of Public Works, if required.
2. Meet the conditions specified by the Platting Authority which are included in the attached Summary of Action in addition to those of Title 21 of the AMC.
3. Comply with all applicable provisions of the Municipal Land Subdivision Regulations.
4. In the case of subdivision, submit to the Department of Planning a properly executed final plat ready for filing.

If you wish to appeal this decision or any of the conditions, we will furnish copies of our appeal procedures. Please note that all appeals must be made within fifteen (15) days of the Platting Board's action.

Sincerely,

DEPARTMENT OF PLANNING  
Zoning and Platting Section

cc: Lantech, Inc.  
Tom Dreyer  
440 W. Benson Blvd.  
Suite 103  
Anchorage, AK 99503

c. **S-11135 Kijik Subdivision with Vacation**

Motion to postpone the case to the October 6, 2004  
Platting Board meeting due to a short board APPROVED.

d. **S-11039 South Addition and Howard Subdivision**

Motion to postpone the case to the September 1, 2004  
Platting Board meeting due to a short board APPROVED.

*Board Member Shriver abstained from this vote.*

e. **S-10625-4 Eagle Crossing Subdivision**

Motion to postpone the case to the September 1, 2004  
Platting Board meeting due to error in advertising  
APPROVED.

E. OLD BUSINESS

1. Public Hearings

a. **S-11110-2 Cloud Nine Subdivision – with Variance**

Postponed to September 1, 2004 with the concurrence of  
the petitioner.

b. **S-11277 Campbell Canyon**

Approval of the site plan.

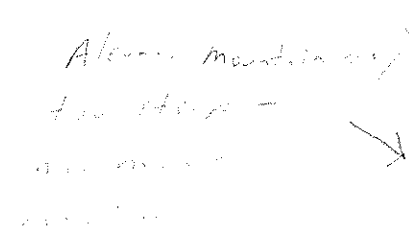
Approval of the plat for 18 months subject to:

1. Resolving utility easements.
2. Entering into a subdivision agreement with the  
Private Development Section of Development  
Services Department to construct:
  - a. To construct Shavilik Circle and the  
unnamed right-of-way to Tracts B and C to  
rural interior standards (20-foot gravel road)  
with a 41.5-foot radius cul-de-sac and a  
turnaround approved by Project

Management and Engineering to Tracts B and C.

- b. Traffic control devices and street name signs.
  - c. Drainage improvements.
  - d. Telephone and Electrical extensions.
  - e. Community water lines, or private wells as approved by On-Site Water and Wastewater Services.
3. Submitting the following to Project Management and Engineering for review and approval:
- a. A site grading and drainage plan to resolve the need for drainage easements and to demonstrate that the post development drainage patterns will not adversely impact adjacent properties or rights-of-way.
  - b. An erosion and sediment control plan for the required improvements. The plan must detail all measures to be implemented on-site to prevent the transport of sediment beyond property boundaries or into existing development setbacks and/or stream maintenance and protection setbacks both during and after construction.
  - \* c. Obtain approval for access alignment for Tract B prior to final plat submittal.
4. Showing the 200-foot well radius on the final plat.
5. Providing On-Site Services with the following:
- a. Copy of the ADEC Certificate to operate a community well.
  - b. Soils testing, percolation testing, and ground water monitoring must be conducted to confirm the suitability for development

*Access alignment  
for the  
community well*



using on-site wastewater disposal systems. Ground water monitoring must be conducted during high ground water season in either the fall (October) or spring (April-May).

- c. 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.

*Handwritten notes:*  
mta  
municipal standards  
east side  
Chugach State Park  
25-foot wide creek

- 6. Resolving with PM&E and Traffic Engineering the location and design of the 60-foot right-of-way for Tracts B and C and providing a temporary turnaround in accordance with AMC 21.80.240. The alignment must allow a road that can be constructed to Municipal Standards. Future development of Tract B shall provide access to Chugach State Park.

*(The intent is that this condition also addresses the State of Alaska DNR request for access to the east to Tract B.)*

- 7. Annexation into the local Limited Road Service Area if not already in the service area.
- 8. Correcting drafting errors per the Municipal Addressing Section comments, naming the unnamed roadway that provides access to Tracts B and C, and showing "Military" and "Chugach State Park" on the final plat as peripheral information.
- 9. Showing a 25-foot wide creek maintenance/protection easement on both sides of the creek on the final plat in accordance with AMC 21.45.210.D.1.d., and a 100-foot setback in accordance with 21.40.115.F.3.
- 10. Ensuring the following notes are shown on the final plat:
  - a. This plat is being developed as a cluster plat and is governed by AMC 21.50.210.

- b. Tract A is to be dedicated as open space for the benefit of this subdivision and shall retain the natural vegetation.
  - c. Residential development shall be limited to single family detached dwellings as the principal permitted structures.
  - d. Electrical, communication, signal control, or utility distribution lines shall be placed underground.
  - e. Tracts B and C are not part of the cluster site development plan, but are left over parcels.
  - f. Clearing of any live vegetation is prohibited within the 25-foot creek maintenance/protection easement on both sides of the creek and is subject to AMC 21.45.210 Stream Protection setback ordinance.
  - g. There are no septic systems allowed within the 200' radius of the Class "A" community well located on Lot 17B, Block 2 Near Point Knoll Subdivision.
  - h. No construction or excavation shall be permitted within 100 feet of the mean highway line of any stream, lake or other permanent body of water in accordance with AMC 21.40.115.F.3.
- 11. Obtaining final approval of the Codes, Covenants and Restrictions (CC&Rs) in accordance with AMC 21.50.210.H.2, which requires final approval by the Planning Director.
  - 12. Resolving the need to show a section line easement on the north and west property boundaries with the Municipal Surveyor.

13. Providing a 10-foot pedestrian access easement for Lots 5 and 6 to Tract A Open Space and placing a note on the plat stating that the access is for the use of residents of Lots 5 and 6, Campbell Canyon Subdivision.
14. Providing a 20-foot trail easement along the north side of Tract B falg leading to Dome Trail where the existing trail exists, exact location to be resolved with the MOA Trails Coordinator. \*
15. Provide a 20-foot trail easement to access Near Point Trail, the location and width to be resolved with the MOA Trails Coordinator. Trails to begin at the location of the 60-foot wide right-of-way dedication to Tracts B and C. \*

*(The intent is to preserve the traditional Near Point trail.)* \*

c. **S-11184-3 Turnagain N.E. - Remand from Clerk**

Request to vacate approximately 2,698 square feet of the Coastal Trail Easement running diagonally across the northwest corner of existing Lot 1A-1 that was recorded in Book 1268 Page 823 was WITHDRAWN by the petitioner per letter dated August 3, 2004.

d. **S-11135-1 Kijik Subdivision - with Vacation**

Postponed to the October 6, 2004 Platting Board meeting at the request of the petitioner due to a short board.

e. **S-11039-2 South Addn & Howard Subdivision**

Postponed to the September 1, 2004 Platting Board meeting at the request of the petitioner due to a short board.

2. Other

F. NEW BUSINESS

1. Public Hearings