



The Boutet Company, Inc.
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12/21/2020

Dave Whitfield, Manager and Platting Officer
Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650

Subject: Proposed Revisions to Spruce Terraces Subdivision, Lots 1-27 MOA Case S-12420

Dear Mr. Whitfield:

Attached are the supporting documents for the proposed revisions to the previously approved preliminary plat of Spruce Terraces, MOA Case 12420, located south of East 156th Avenue and north of Sandpiper Drive. The plat was previously approved 12/4/2019. We are making this application to modify the conditions and plat notes that were placed on the approval at that time.

To summarize, the petitioner is proposing to develop a community water system to provide the subdivision with water (as opposed to individual wells). This system will also provide local fire protection (fire hydrants) as well as water access for the Fire Department should the need arise. In exchange, the petitioner is requesting the deletion of the conditions for "Fire Wise Construction" and the requirement of a secondary access after construction of 13 homes. The proposed Conditions of Approval reflect the amendments. We had a virtual meeting with the community on 12/6/2020, with good attendance. A summary of that meeting is attached.

Additionally, since the case was originally heard in 2019, Spinell Homes has taken ownership. The following items are attached in support of this request:

Narrative by the petitioner in support of the proposal
Proposed Summary of Action Revisions
Community Meeting Summary
Authorization to represent by Spinell Homes
Revised Preliminary plat
Revised Preliminary plat with 2020 Orthoimage


Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely

Tony Hoffman, PLS
The Boutet Company

F. NEW BUSINESS

1. Public Hearings

 **S12420 Spruce Terraces Subdivision, Lot 1-27**

A. Approval of the request for variance from AMC 21.08.030F.6.a *Cul-de-sacs* to exceed the maximum 900 feet in length for a cul-de-sac measuring approximately 1250 feet from the centerline of Alaska Terraces Lane to the center of the cul-de-sac bulb of Spruce Terraces Circle, subject to:

1. Recording a suitable plat within 60 months of approval and any approved time extensions.

B. Approval of the requested variance from AMC 21.08.030K.2 *Lot dimensions*, to allow Lot 21 to have a width of 148.0 feet and a depth of 471.4 feet, subject to:

1. Recording a suitable plat within 60 months of approval and any approved time extensions.

Delete Completely



~~C. Approval of the phasing plan subject to the following condition:~~

~~1. No construction beyond Phase 1 shall be permitted until a secondary access roadway serving this subdivision is funded and approved for construction.~~

D. Approval of the plat for 60 months subject to the following conditions:

1. Resolve utility easements.

2. Dedicate the northern 35 feet of proposed Lot 1 as right-of-way for the southern half of the E. 156th Ave.


3. Dedicate the eastern 30 feet of the Far View Place right-of-way matching the existing dedicated peripheral right-of-way.

4. Dedicate 60-foot wide rights-of-way for Far View Place, Alaska Terraces Lane and Spruce Terraces Circle as internal to the proposed subdivision and

- a 50-foot radius cul-de-sac bulb right-of-way at the southern terminus of Spruce Terraces Circle.
5. Dedicate 50-foot radius temporary turn-around easements at the terminus of each road segment within each phase.
 6. At time of Phase 3, construct a minimum 8-foot soft surface trail within the 20-foot trail easement from Spruce Terraces Circle between Lot 16 and 17 and provide non-motorized signage at terminuses.
 7. Each development phase shall clear and grub the trail easement within the phase that runs along the section line from Lot 21 to Alaska Terraces/ E. 156th Avenue and north-south along the 20-foot trail easement and provide non-motorized signage at the terminuses. The width of the clearing and grubbing to be resolved with the non-motorized transportation coordinator.
 8. Resolve with Watershed Management Services the need to provide a 25-foot natural vegetation easement along the western property boundary of Lots 1-4.
 9. Enter into a subdivision agreement with Private Development for the required public Class B area improvements, to include asphalt streets, traffic control devices, street signs, monuments, drainage facilities, and utilities for the following:
 - a. Where East 156th Avenue is peripheral to this subdivision along the frontage of Lot 1, the petitioner shall construct to municipal standards a 24-foot wide strip paved street (edge of pavement to edge of pavement) in accordance with AMC 21.08.050.F.2.
 - b. Construct Far View Place to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications from Sandpiper Drive to the proposed Far View Place internal to the subdivision to the intersection of Spruce Terraces Circle.
 - c. Construct Spruce Terraces Circle, where it is internal to the proposed subdivision, to

Proposed condition:

e. Construct a private water system that will supply domestic household water to the lots as well as water for the purpose of firefighting to surrounding properties



municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications with a 41-foot radius cul-de-sac bulb at the southern terminus.

- d. Construct Alaska Terraces Lane, where it is internal to the subdivision, to municipal standards as a 20-foot wide strip paved street (edge of pavement to edge of pavement) as shown on Typical Section No. 20-1 of the Municipality of Anchorage Standard Specifications.
10. 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 post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Grading and drainage plans shall conform to Project Management & Engineer Department Operating Policy & Procedure No. 5. Copies of Project Management & Engineer Department Operating Policy & Procedure No. 5 may be obtained from Private Development. Drainage design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG
11. Provide a SWPPP to Watershed Management Services for review and approval prior to starting work on any required public improvements.
12. 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 adequate and safe potable water for each lot and neighboring lots.
13. Dedicate 50-foot radius temporary turn-around easements at the terminus of each road segment within each phase.
14. If a Homeowner's Association is to be established, the plat note requirements shall be incorporated into the Association documents.

15. 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.

Delete Completely
Notes c, d and e

- ~~c. Each dwelling constructed within Phase 1 shall be protected with an automatic sprinkler system complying with NFPA standards until a secondary access roadway serving this subdivision is funded and approved for construction.~~
- ~~d. Each lot shall be developed with Firewise construction and landscaping techniques.~~
- ~~e. No construction beyond Phase 1 shall be permitted until a secondary access roadway serving this subdivision is funded and approved for construction.~~

16. Make the following drafting changes:
- a. In the platted area:
 - i. Show radius for all intersections on plat. The minimum radius for intersections is 30 feet.
 - ii. Far View Place cannot continue as a street name.
 - iii. Spruce Terraces Cir is not approved, as the name is too long (10 characters or less).

- iv. Alaska Terraces Lane is not approved, as the name is too long (10 characters or less).
- v. Two new streets must have two unique street names. Please contact Addressing for further information on choosing a street name, 907-343-8466.
- vi. Street currently called Alaska Terraces will be a Place (street types are defined by Municipal Code).
- vii. Street currently called Far View Place/ Spruce Terraces Circle will be a Circle (street types are defined by municipal code).

2. Appearance Requests – None

3. Other – None

G. PERSONS TO BE HEARD – None

H. REPORTS – None

I. BOARD COMMENTS -None

J. Adjourn at 8:50 p.m.



October 29, 2020

Dave Whitfield
Municipality of Anchorage
Manager/Platting Officer, Current Planning Division
4700 Elmore Road Anchorage, AK

RE: Case S12420

Mr. Whitfield

Please let this letter server as formal request to initiate the process for a revision to some of the special conditions placed on the plat in Case S12420. Our development team is proposing to add the construction of private water system that will supply domestic household water to the lots as well as **water for the purpose of firefighting** to our plans. After several conversations with the Building Safety, Fire, Traffic and Planning Departments we are optimistic that the MOA as well as the Platting Board will find that this addition satisfies the concerns that resulted in the original recommendation of these conditions. Below is a list of the conditions that we wish to delete or amend to satisfy the MOA and allow our project to feasibly move forward:

- **C. Approval of the phasing plan subject to the following conditions: 1. No construction beyond Phase 1 shall be permitted until a secondary access roadway serving this subdivision is funded and approved for construction.**
- **D.15. Place the following notes on the plat:**
 - c. **Each dwelling within Phase 1 shall be protected with an automatic sprinkler system complying with NFPA standards until a secondary access roadway serving this subdivision is funded and approved for construction.**
 - d. **Each lot shall be developed with Fire-wise construction and landscaping techniques.**
 - e. **No construction beyond Phase 1 shall be permitted until a secondary access roadway serving this subdivision is funded and approved for construction**

We believe that providing the water for firefighting is a satisfactory improvement that negates the need to limit the development to Phase 1, require automatic sprinkler systems within the homes and for those homes to develop using Fire-wise construction.

This Subdivision will be constructed to a higher safety standard than the adjacent Subdivisions and others within the Municipality that do not have access to fire water.

If approved this water system could additionally benefit the other homes in the area by providing AFD access to firefighting water.

Also because of the additional upfront expense of a water system and the site specific geographic conditions effect on constructability of the system, this plan depends on approval of the entire plat with no limitation on requirement for phasing.



I would like to note that that the Mountain Air Drive Project has been added to the most recent Transportation Improvement Program and a recent ballot proposition for areawide life/safety access road improvement bond that included Mountain Air Drive was approved by Anchorage voters. With funding secured for a road that already had preliminary design it appears that the Mountain Air Drive project has regained some momentum. I believe that adding additional residents to the tax base will also provide additional revenue for improving the existing roads in the area.

Lastly it is relevant to point out that there are only 67 homes on the lots developed in this area East of Luna Street. Luna Street provides secondary access to Golden View Drive via Prominence Pointe Drive it was used as the cutoff point. The remaining 30 lots are vacant with the majority located in Shangri La Subdivision. Some of these vacant lots are owned by the neighboring homes and used as additional yard. Many others are extremely undesirable due to several factors including presence of bedrock, extreme topography, low producing water wells and a North facing orientation. It is highly unlikely that these remaining lots will develop at a normal pace. This should be taken into consideration when considering the load to the local road system. See map attached.

Thank you for your time.

Andre Spinelli



Cobblestone Hill Rd

E 156th Ave

Elizabeth St

THESE HOMES ARE
ACCESSED OFF 156

SPRUCE TERRACES
PROPOSED 27 LOT
SUBDIVISION

VACANT LAND OWNED BY J&M INVESTMENT CORP. (LEONA CANGE)

FUTURE MOUNTAIN AIR DR →

VACANT MOSTLY
WETLAND

VACANT MIX OF
WETLAND AND
UPLAND

VACANT 99 ACRE TRACT

E 162nd Ave

Luna St

Wind Song Dr

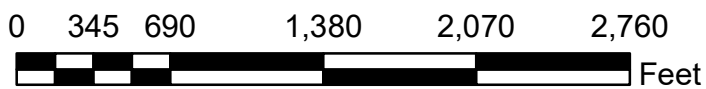
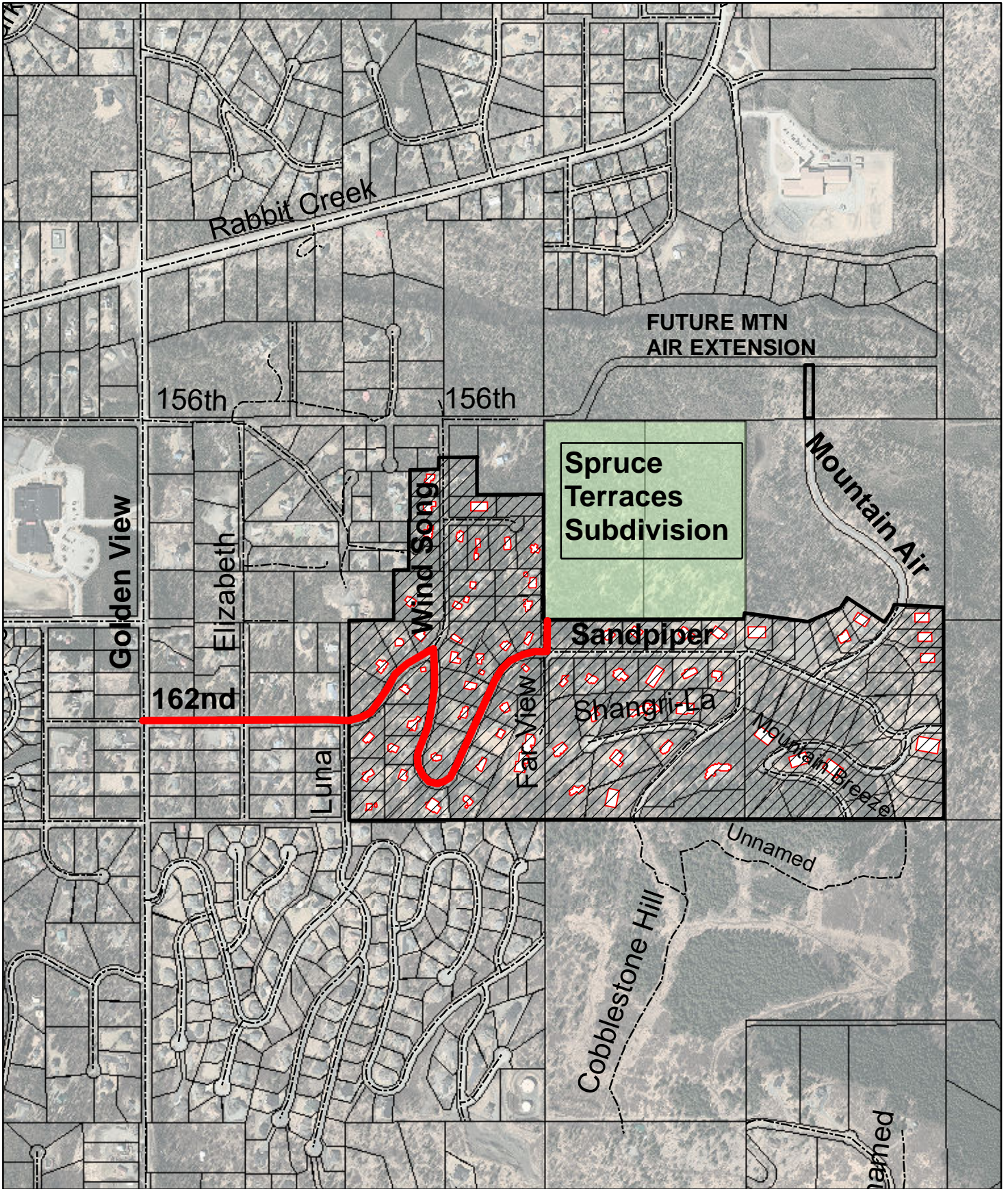
West St

West St

Lost Horizon Dr

Mountain Air Dr







12/14/2020
Ky Holland
RabbitCreekCC@gmail.com
Co-Chair, Rabbit Creek Community Council
P.O. Box 110618
Anchorage, AK., 99511

Subject: Revision to Approval, Spruce Terraces Subdivision S12420

Dear Mr. Holland:

This letter will serve as the written summary of the of the Community Meeting, as required by AMC Title 21.03.020, for the proposed revisions to the previously approved platting application on the 40 acre property, the NW1/4 of the NE1/4 of Section 2, Township 11 North, Range 3 West of the Seward Meridian. The municipal parcel numbers are 020-043-03-000 and 020-043-02-000. The property is designated R-10 SL (AO 84-21).

The petitioner (Andre Spinelli) and his representatives from The Boutet Company and Triad Engineering made a brief presentation to the attendees of an online meeting held on Wednesday 12/6/2020 at 6 p.m... Notices were mailed out in accordance with AMC Title 21.03.020. Approximately 10 local residents were in attendance.

The presentation by the petitioner included the proposed changes to the previously approved preliminary plat, which was approved. In summary, the petitioner is proposing to develop a community water system to provide the subdivision with water (as opposed to individual wells). This system will also provide local fire protection (fire hydrants) as well as water access for the Fire Department should the need arise. In exchange, the petitioner is requesting the deletion of the conditions for "Fire Wise Construction" and the requirement of a secondary access after construction of 13 homes.

Questions and concerns voiced by attendees included:

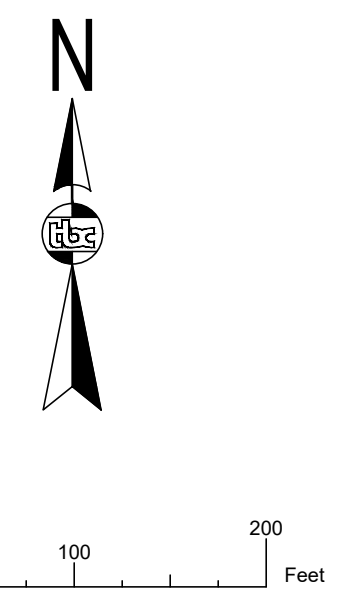
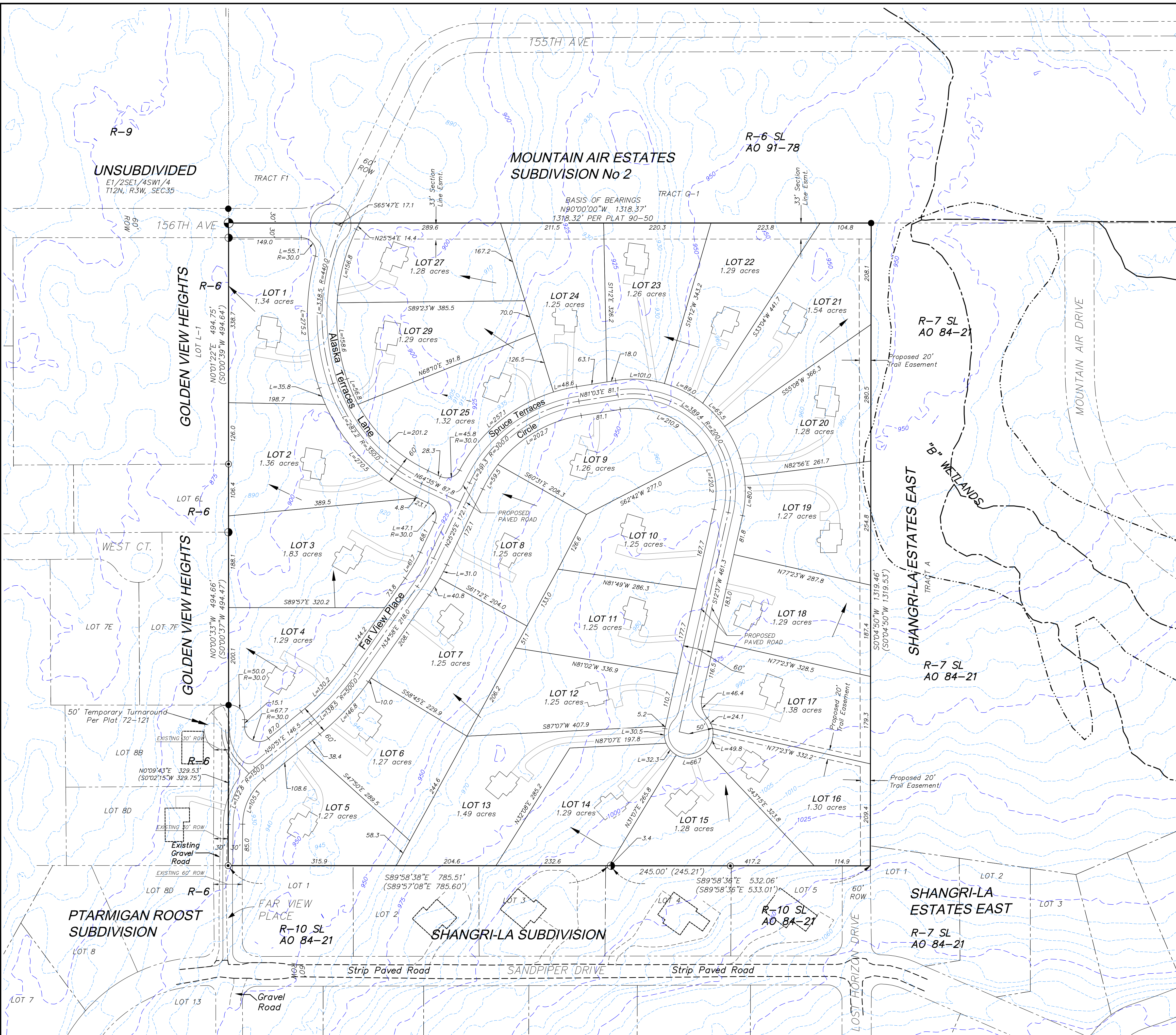
- **The condition of Sandpiper Drive into the area is dangerous and needs to be addressed.**
 - *Answer: The condition of Sandpiper Drive (currently the primary access from Goldenview Drive) cannot be addressed by the developer. The condition of the road and slopes in the hairpin corners will require an areawide redesign. The petitioner acknowledges that the condition of Sandpiper is hazardous for pedestrians and motorists alike, and is looking into potential fixes.*
- **Can the existing trails that traverse the property be incorporated into the design?**
 - *Answer: Trails can be accommodated in the design, and a trail connection to the interior of the subdivision is shown on the preliminary plat via a 20' trail easement, which ties into the easement along the entire east boundary as shown. Additionally, the 33' section line easement along the north property line provides connectivity to a future connection on East 156th.*

- **Will this community water system have a negative impact on the surrounding water wells? And what will the water system look like?**
 - *Answer: It is difficult to determine the depth of the well required for the subdivision until wells are drilled and flow rates are measured. However, it is likely that 2 community wells will have less of an impact than 29 individual wells at different depths. Regarding the design and appearance of the water system, the water will be pumped from a commercial type well, which are traditionally 300-400 feet deep. A backup well site may be constructed, depending on water flow and availability. The actual water distribution will look like a conventional water system, with appropriately sized water lines, service lines and fire hydrants for fighting house fires, as well as wild fires. Water storage will likely be an underground tank system. A similar system for comparison is the Potter Valley water system, which provides water to lower Potter Valley.*
- **The project should not proceed until a secondary access is approved and built.**
 - *Answer: The developer is offering a valuable resource to assist in firefighting the wildfires that affect the area. There are 30 existing, vacant lots that have already been platted above this development (mostly in Shangri-La) and the need for additional water access to fight wildfires is an immediate need. This plan is offering a greatly needed resource in wildfire response.*

Please do not hesitate to contact either Andre Spinelli or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbcak.com





Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

SPINELL HOMES _____ Title

Notary Acknowledgment

Subscribed and sworn to before me this _____ day of _____, 201X.
 FOR: XXXXXXXXXXXXXXXXXXXX

My commission expires _____ Notary Public

Surveyor's Certificate

I, Anthony P. Hoffman, professional land surveyor do hereby certify that this plat of XXXXXXXXXXXXXXXXXXXX is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by _____. Monuments to be set by _____.

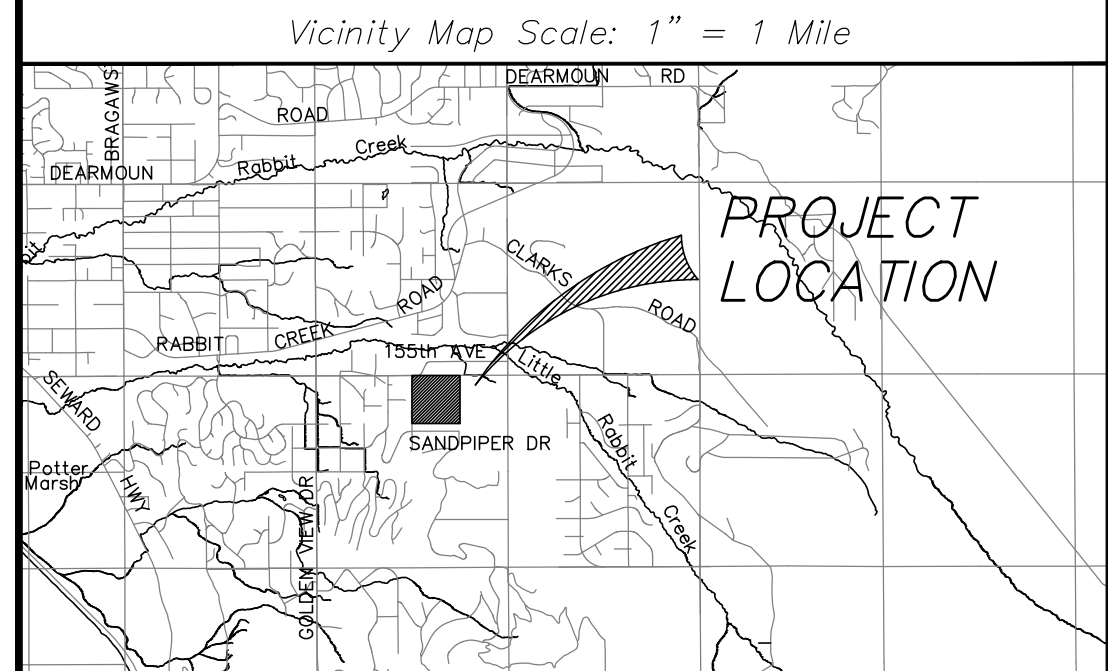
REVISIONS 12-20-2020:

1. Revise outer boundary to reflect surveyed location of property corners
2. Added plat notes (as revised in application).
3. Made some revisions per Summary of Action S12420 dated 12/4/2019.



- Legend**
- ← Surface Drainage Direction
 - 100 — Contour (5' Interval)
 - 125 — Contour (25' Interval)
 - R-6 Existing Zoning
 - - - Existing Drainage per MOA Mapping Data
 - - - Existing Wetlands per MOA Wetlands Atlas
 - Potential Building Site and Driveway
 - ▣ Existing Building

Existing Zoning: R-10 SL (A.O. 84-21)



Preliminary Plat of:

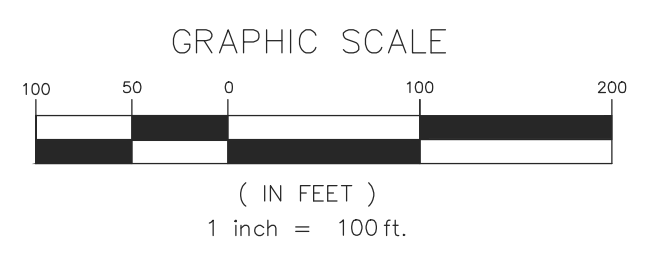
SPRUCE TERRACES SUBDIVISION

Lots 1-27

A Subdivision of the NW1/4 of the NE1/4, Section 2, T11N, R3W, Seward Meridian, Anchorage Recording District, Alaska.
 Containing 27 Lots in 40 Acres +/-.

Note:

1. Contours shown are per the 2015 Lidar Data Set.
2. Image date: August 2020.



Plat Notes:

1. 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.
2. 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.

| | |
|------------------|--|
| MOA Case No: N/A | <p>The Boutet Co. 601 East 57th Place Suite #102 Anchorage Alaska, 99518 PHONE (907) 522-6776 FAX (907) 522-6779</p> |
| FB/PG: N/A | |
| Grid: SW3239 | |
| Scale: 1"=100' | |
| Drawn By: TH | |
| Checked: JZ | |
| Date: 3/5/2018 | SHEET: 1 of 1 |