



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



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

E 156th Ave

Elizabeth St

Cobblestone Hill Rd

Wind Song Dr

West Tr

Luna St

Southcliff Cir

Prominence Pt

Waterloo Pointe Cir

Lost Horizon Dr

Mountain Air Dr

V1

7

6

5

4

3

2

1

V2

18

19

V3

14

15

16

17

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V6

V5

V4

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