

MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
RESOLUTION NO. 2023-013

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE UNIT LOT SUBDIVISION REVIEW FOR MULTIPLE DWELLING UNITS ON SEVEN (7) PARENT LOTS AND FIVE (5) TRACTS INTO FORTY-SEVEN (47) UNIT LOTS PER AMC 21.08.070E, BASE CAMP 907 SUBDIVISION, PARENT LOTS 1A-7A, TRACTS 1, 2, 3, A & B (CASE S12722).

WHEREAS, a petition has been received from Hultquist Homes, Inc., property owner, for approval of the unit lot subdivision review for multiple dwellings on seven (7) parent lots and five (5) tracts into forty-seven (47) unit lots per AMC 21.08.070E. (Case S12722), and

WHEREAS, notices were published, posted and mailed and a public hearing was held July 19, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Platting Board that:

A. The Platting Board makes the following findings of fact:

1. The unit lot subdivision generally conforms to the requirements of AMC 21.08.070E.
2. Each proposed lot meets the minimum lot size and site requirements for the R-4 zoning district.
3. All applicable utility and reviewing agencies have no objection to the plat.
4. All of the parent lots meet the subdivision and dimensional requirements.
5. The plat appears to generally conform with the petitions sites classification as well as Land Use Policy 4.1 and 5.1 of the *2040 Anchorage Land Use Plan*.

B. The Platting Board APPROVES of the plat for 24 months subject to the following conditions:

1. Resolve utility easements.
2. Finalize the Approach Road Review with DOT&PF ROW for the dedicated unnamed road running north/south.

3. Resolve with AWWU, the need to abandon a sanitary sewer main and disconnect two water tees at the main.
4. Resolve with the Traffic Engineering Department, the provision of streetlighting per AMC 21.08 and DCM Chapter 5 for required illumination at street intersections.
5. Enter into a subdivision agreement with Private Development for required public Class A area improvements, to include the asphalt street, sidewalk, traffic control devices, streetlights, street signs, monuments, drainage facilities, and utilities:
 - a. Construct a 5-foot-wide concrete sidewalk, in accordance with AMC 21.08.050 Table 21.08-7 and Type I barrier curb and gutter fully fronting and adjacent to the northern property boundary.
 - b. The internal public street (Venture Place) shall be constructed to Municipal Class A standards consisting of a 33-foot-wide paved street (back of curb to back of curb) including Type I barrier curb and gutter on the east side of the public right-of-way. Resolve the curb type on the west side of the public right-of-way with Private Development.
 - c. The private streets (Summit Court and Trek Court) shall be constructed as a 31-foot-wide paved street (back of curb to back of curb) including Type II rolled curb and gutter on both sides.
6. 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 all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
7. Dedicate a 60-foot right-of-way for the internal street from Whisperwood Park Drive to Boundary Avenue.
8. Dedicate 40-foot wide tracts for private streets as shown on preliminary plat.
9. Obtain a Memorandum of Understanding between the Municipality of Anchorage and the Developer/HOA for all winter maintenance to include hauling snow from the public right-of-way.
10. Obtain a Right-Of-Way Permit for snow removal activities within the public right-of-way.

11. Place a note on the plat regarding street maintenance winter responsibilities for the public right-of-way (Venture Place). Resolve the wording with the MOA Right-of-Way Division and the Planning Department.
12. Provide a landscape plan for review that meets the requirements of AMC 21.07.080. and is stamped and signed by a Registered State of Alaska Landscape Architect to include:
 - a. L1 site perimeter landscaping along the internal street.
 - b. Site enhancement landscaping per AMC 21.07.080E.3. to show legend and species type.
 - c. Required minimum trees per AMC 21.07.080E.4. delineate each parent lot and required trees to include a minimum of 100 trees.
 - d. Required front driveway separation plantings of one tree and five shrubs in front of each dwelling per AMC 21.07.110C.10.
 - e. Provide a fence detail for the shown 8-foot opaque fence.
13. Provide proof of compliance with AMC 21.07.040F.5., *Alternative Snow Management Strategies*. Show temporary snow storage on the site plan. No snow storage is allowed in required landscaping with trees per AMC 21.07.040F.4.f.
14. Adding the following plat notes:
 - a. "Tracts 1, 2, 3, A, and B are owned and maintained by the Base Camp 907 Homeowner's Association."
 - b. "Tracts 1, 2, and 3 are open space tracts that shall be preserved from the development of permanent structures in perpetuity."
 - c. "The Municipality will not accept now, nor in the future, ownership of, the maintenance of, or the responsibility for snow plowing or roadway improvements in Tracts A and B. Ownership, maintenance, and snow clearing shall remain the collective responsibility of the property owners of the lots which receive their access off this tract."
 - d. "Driveways require approval from the Municipal Traffic Engineering Department."
 - e. "Driveway widths shall be a minimum of 12 feet wide and a maximum width not to exceed 50 percent of the proposed unit lot frontage width shown on plat."

- f. “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.”
 - g. “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.”
15. Indicate the following on the Site Plan:
- a. Provide and include the street names.
 - b. Setbacks of the parent lots per standards of AMC Table 21.06-1.
 - c. The layout and dimensions of all pedestrian circulation facilities.
 - d. Delineate common and individual open space with dimensions.
 - e. Provide driveway widths.
 - f. The driveway and parking locations, layout and dimensions.
 - g. A utility plan addressing water and wastewater in accordance with the current Design and Construction Practices Manual-DCPM, approved by AWWU.
 - h. Landscaping requirements in accordance with subsection AMC 21.07.080.
 - i. Indicate whether the design and construction on each unit lot complies with the approved drainage plan for the parent lot.
 - j. Correct Max. Lot Coverage from 75% to 60% for R-4.
 - k. Remove information for “primary entrances on W. 8th Avenue and all parking and garage entrances are on north side.”
16. Submit documents regarding the formation of a Homeowners’ Association in accordance with AMC 21.08.070E.7.
17. Provide address numbers that meet the standards of AMC 21.07.010C. *Addresses.*
18. Provide information to show all required window and wall area calculations for residential design standards are met per AMC 21.07.110C3.

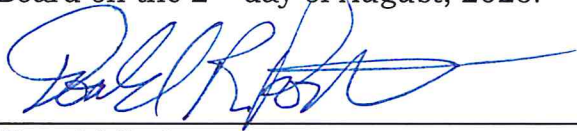
19. Provide information to show all required building and site orientation residential design standards menu choices are met per AMC 21.07.110C.6.
20. Provide information to show all required building articulation menu items chosen are met per AMC 21.07.110C.7.
21. Provide information to show required entryway treatment standards are met per AMC 21.07.110C.9.
22. Resolve condition 14.e with the Municipal Traffic Engineer.

PASSED AND APPROVED by the Anchorage Platting Board this 19th day of July, 2023.

ADOPTED by the Anchorage Platting Board on the 2nd day of August, 2023.



David R. Whitfield
Secretary



Donald Porter
Chair

Case S12722

Return to: Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650
Attn: David R. Whitfield