

MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
RESOLUTION NO. 2022-007

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE PLAT TO SUBDIVIDE THREE (3) TRACTS INTO FIVE (5) TRACTS WITH VACATION OF A 50-FOOT SECTION LINE EASEMENT AND A 10-FOOT T&E EASEMENT DEDICATED PER PLAT 85-38; HOLTAN HILLS, TRACTS 1-5 SUBDIVISION.

(CASE S12699)

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WHEREAS, a petition has been received from the MOA Heritage Land Bank (owner), and The Boutet Company (representative) to subdivide three (3) tracts into five (5) tracts with vacation of a 50-foot section line easement and a 10-foot T&E easement dedicated per Plat 85-38; Holtan Hills, Tracts 1-5 Subdivision (Case S12699), and

WHEREAS, notices were published, posted and mailed and a public hearing was held November 2, 2022.

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

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

1. The vacation request has been reviewed in accordance with the municipal vacation policy and ordinance.
2. The section line easement and T & E easement pose developmental difficulty in their current alignment and have been found to be in excess of Municipal need.
3. Further analysis of appropriate street alignment and right-of-way dedication will be completed when the area is further subdivided into individual lots.
4. All applicable utility and reviewing agencies have no objection to the vacation.
5. This subdivision will allow for the incremental development of new residential lots and housing opportunities in Girdwood.
6. Further community involvement and collaboration will occur when this property is further subdivided into individual lots.

B. The Platting Board APPROVES the vacation of a 50-foot section line easement, subject to:

1. Recording a suitable plat within 24 months of approval and any approved time extensions.
  2. Obtain approval for the vacation of the 50-foot section line easement from the Alaska Department of Natural Resources and Alaska Department of Transportation and Public Facilities.
- C. The Platting Board APPROVES the vacation of a 10-foot T&E easement dedicated per Plat 85-38, subject to:
1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- D. The Platting Board APPROVES of the plat for 24 months subject to the following conditions:
1. Place the following notes on the plat:
    - a. At time of future subdivision or development of Tracts 1-5, road improvements and right-of-way dedication will be required.
    - b. 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.
    - c. 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.
    - d. There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC Title 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
    - e. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020E. or any future revision.
    - f. Access to Tract 1 shall be provided via a Public Use Easement recorded by Document No. 2009-074171-0. Alternative access may be provided subject to approval by the Municipality of Anchorage.

- g. Anchorage Water and Wastewater Utility has Water Line Easements not shown on this plat that were dedicated via recorded documents 2018-013079-0, 2018-013080-0, and 2018-013081-0.

PASSED AND APPROVED by the Anchorage Platting Board this 2<sup>nd</sup> day of November 2022.

ADOPTED by the Anchorage Platting Board on the 4<sup>th</sup> day of January, 2023.



David R. Whitfield  
Secretary



Donald Porter  
Chair

Case S12699

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