

MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
RESOLUTION NO. 2023-007

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE PLAT TO SUBDIVIDE TWELVE (12) LOTS INTO ONE TRACT AND VACATION (ELIMINATION) OF A 20' ALLEY RIGHT-OF-WAY DEDICATED PER PLAT P-320 (CASE S12711), IN ANCHORAGE.

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WHEREAS, a petition has been received from Swell, LLC property owner, to subdivide twelve (12) lots into one (1) tract with vacation (elimination) of a 20' alley right-of-way dedicated per plat P-320 (Case S12711), and

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

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

- A. The Platting Board makes the following findings of fact:
  1. The community council did not object to the plat or vacation, and one community member expressed concern regarding future use and traffic generation. However, traffic will be condensed to peak hours and will be a lesser impact than duplexes, which is a permitted use on the existing twelve lots.
  2. All applicable utility and reviewing agencies have no objection to the plat.
  3. The right-of-way has been shown to be in excess of municipal need and meets the approval criteria.
- B. The Platting Board APPROVES the request for vacation (elimination) of the 20' alley right-of-way dedicated per plat P-320, subject to:
  1. Recording a suitable plat within 24 months of approval and any approved time extensions.
- C. The Platting Board APPROVES of the plat for 24 months subject to the following conditions:
  1. Resolve utility easements.
  2. Enter into a subdivision agreement with Private Development for the required Class A area improvements, to include State Street to half-street standards fully fronting and adjacent to the western property boundary to include barrier curb, gutter, sidewalk, and a minimum overall total pavement width of 24-feet.

3. Dedication of 5-feet of right-of-way for East 11<sup>th</sup> Court along the north property boundary as shown on the preliminary plat.
4. Dedication of 5-feet of right-of-way for Boston Street along the east property boundary as shown on the preliminary plat.
5. Dedication of 5-feet of right-of-way for East 12<sup>th</sup> Court along the south property boundary as shown on the preliminary plat.
6. 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 alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
7. Make the following drafting changes:
  - a. In the title block, add the case number (S12711).
  - b. In the platted area:
    - i. Correct the street names to East 11<sup>th</sup> Court and East 12<sup>th</sup> Court (not Avenue).
    - ii. Remove the "25'" label near the southeast corner of proposed Tract 1, within the Boston Street right-of-way.

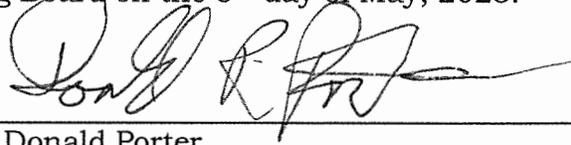
PASSED AND APPROVED by the Anchorage Platting Board this 19th day of April, 2023.

ADOPTED by the Anchorage Platting Board on the 3<sup>rd</sup> day of May, 2023.



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Dave Whitfield  
Secretary



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Donald Porter  
Chair

Case S12711

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