

MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
RESOLUTION NUMBER 2023-015

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING A PRELIMINARY PLAT TO SUBDIVIDE ONE LOT INTO SEVEN LOTS AND FIVE TRACTS WITH VACATION (ELIMINATION) OF A 30-FOOT-WIDE HIGHWAY SCREENING EASEMENT AND A 20-FOOT-WIDE T&E EASEMENT DEDICATED PER PLAT 2012-96, FOR BASE CAMP 907 SUBDIVISION (CASE S12732).

WHEREAS, a petition has been received from Hulquist Homes, LLC, to subdivide one lot into seven lots and five tracts with vacation (elimination) of a 30-foot-wide highway screening easement and a 20-foot-wide T&E easement dedicated per Plat 2012-96, for Base Camp 907 Subdivision (Case S12732), 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 preliminary plat meets the requirements of the subdivision regulations (AMC 21.08) with the conditions of approval recommended by the Planning Department.
 2. The vacation of the 30-foot-wide highway screening landscaping easement and the 20-foot-wide telephone and electric easement comply with the Municipal vacation policy. Also, all applicable utilities and reviewing agencies have no objection to the vacation.
 3. The petitioner has engaged the public about the project and Municipal and State reviewing agencies found no problems with the plan. This project will provide new housing for the city. The applicant made significant effort to comply with all of the rules required for this type of development.
- B. The Platting Board APPROVES the request for vacation (elimination) of a 30-foot-wide Highway Screening Easement and a 20-foot-wide T&E easement dedicated per Plat 2012-96, subject to 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. 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. 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. A Right-Of-Way Permit is required for snow removal activities within the public right-of-way.
7. 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.
8. 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.

9. 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. "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."
 - f. "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."
10. Making the following drafting changes:
- a. Include the street name in the platted area and in the overview.
 - b. In the title block, change the case number to S12732.

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 S12732

Return to: Municipality of Anchorage
Planning Department
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