

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-019**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS SECTION 21.15 TO MODIFY THE FINAL PLAT REVIEW CHECKLIST AND SURVEYING STANDARD SPECIFICATIONS.

(Case 2014-0185)

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WHEREAS, the Municipal Surveyor's Office has put forth an amendment to Anchorage Municipal Code of Regulations section 21.15 to modify and update the final plat review checklist and surveying standard specifications; and

WHEREAS, the last revision to the final plat review checklist was in 1992; and

WHEREAS, public hearing notice was published, and the Planning and Zoning Commission held a public hearing at their meetings on January 5, 2015 and February 2, 2015; and

WHEREAS, the Planning and Zoning Commission continued to deliberate on this item at their meeting of April 13, 2015.

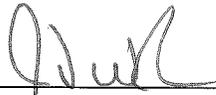
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The proposed updates reflect changes in technology, resolve conflicting requirements, and clarify and standardize all required certificates.
  2. The Municipal Surveyor worked with the local professional surveying association, received their feedback, and incorporated many of their requested changes. The Alaska Society of Professional Land Surveyors indicated the proposed changes are acceptable and an improvement to the existing standards.
  3. The Commission worked out some issues during deliberations on the floor.
  4. For all the reasons stated above, these changes are in the public interest.
  5. While the Municipal Surveyor verbally indicated his intent to be reasonable and apply common sense when determining which easements could be exempted from being shown on a plat, the Commission felt that this intent should be reflected in the legislative record.
- B. The Commission recommends approval of the draft ordinance with the following amendments:

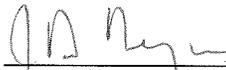
1. In the “whereas” statements of the ordinance on page 1, add the following:  
  
“WHEREAS, the intent of the Municipality is for final plats to accurately depict easements; however there needs to be flexibility to accommodate practical concerns with some easements that are not shown on plats. It is not realistic to make a list of easements that should or should not be shown on a plat, but the Municipal Surveyor has expressed his intent that this issue will be examined on a case by case basis using common sense.”
2. In Section IX, *Easement, Right-of-Way*, of the Surveying Standard Specifications (page 12), delete the word “all” in the first and second sentences, so that subsection A. reads, “The final plat shall show the width, bearing and other necessary data to delineate easements to which the lots are subject. Easements, section line easements or right-of-way reservations and rights-of-way shall be shown...”.
3. In Section XVII, *Certificates*, of the Surveying Standard Specifications, subsection D (page 20), change the typo “sough” to “sought.”

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission the 13<sup>th</sup> day of April, 2015.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11<sup>th</sup> day of May, 2015.



Jerry T. Weaver, Jr  
Secretary



J.A. Fergusson  
Chair

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