

PLANNING DEPARTMENT CURRENT PLANNING STAFF ANALYSIS PLATTING BOARD

DATE August 5, 2026

CASE: S12901
Lot 4, Alpine View Estates Phase 4 Subdivision

REQUEST: Remove plat note #3 from Plat 2024-51 for Lot 4, Alpine View Estates Phase 4 Subdivision

RECOMMENDATION: **APPROVAL**

PETITIONER: Rusell Fitzwater (Owner)

COMMUNITY COUNCIL: Girdwood

LOCATION: 116 Kami Circle, Girdwood, AK 99587

PARCEL/TAX ID: 075-163-48-000

GRID: SE4815

SITE:

Area: 36,297 square feet/0.83 acres

Utilities: Public Water and Sanitary Sewer Available

Topography: >5% Slope

Vegetation: Existing vegetation

ZONING: gR-4 (Multiple-Family Residential) District

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

COMPREHENSIVE PLAN:

Classification: "Multi-family Residential" per the
Girdwood Comprehensive Plan

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	GOS	gC-10	gR-4	GOS
Land Use:	Open Space	Commercial District	Residential District	Open Space

REQUEST

This is a request to remove plat note #3 from Plat 2024-51, Alpine View Estates Subdivision Phase 4, Lot 4. The purpose of the petitioner's request is to allow the owner to construct a residential dwelling on the lot. The Planning Department supports the removal of plat note # 3 as Anchorage Municipal Code (AMC) Title 21 establishes similar protections in AMC 21.09.070.6.b.

for vegetation retainment requirements within 25 feet of the Alyeska Highway right-of-way. The Alyeska Highway Frontage Setback Vegetation code section in AMC 21.09.070E.6.b. states:

“All vegetation within 25 feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit.”

Plat note #3 reads as follows:

“The 30’ screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements.”

The petitioner’s request is to remove the plat note #3 so the property owner can build a multi-family residential development within the gR-4 (multi-family residential) zoning district. This will allow more buildable area on the lot as it is a narrow wedge-shaped lot encumbered by the screening easement and the 20-foot telecommunications and electric (T&E) easement.

COMMENTS

Reviewing agencies have no objections to the requested plat note removal. On July 1, 2026, the Planning Department mailed 129 public hearing notices. As of this writing, the Planning Department has not received public comments. The Girdwood Board of Supervisors did not comment.

Attachment 2. Application includes the petitioner’s affidavit of posting and application submittal to the Planning Department. *Attachment 3. Comments* include all comments received by the Planning Department in their original format.

STAFF ANALYSIS

The Platting Board must find the criteria listed in AMC 21.03.200G.9. are met for successful removal or modification of a plat note. These criteria are reviewed below:

a. Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;

Criterion a is met.

Conditions that required the plat note have changed because the regulations established by site development and design standards in AMC 21.09.070, such as setback area vegetation with Alyeska Highway Frontage standards, did not exist or apply to this property when the original plat note was created on the plat. At the time of the original subdivision for Plat 2003-25 and the original screening easement by document in 1981, plat notes afforded protections in the absence of land use regulations. AMC 21.09.070.6b. provides highway screening protections through a 25-foot landscaping buffer. Current code for setback area vegetation standards negates the need for the plat note. Removal of plat note #3 would not reduce protections to properties.

b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and

Criterion b is met.

Modification of the plat note will not have a negative effect on neighboring properties. AMC Table 21.09.070 specifies site development standards, which include vegetation retention within an Alyeska Highway frontage setback. The Title 21 landscaping requirement will remain in place with removal of the plat note. Reviewing agencies did not have any objection to the removal of the plat note.

c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.

Criterion c is met.

Plat 2024-51 would continue to meet the approval criteria for subdivisions in subsection 21.03.200C.9. with the removal of plat note #3.

SUGGESTED FINDINGS

1. All three approval criteria for removal of plat note #3 are met.
2. The Department did not receive any comments from reviewing agencies or from the public objecting to the removal of plat note #3.

DEPARTMENT RECOMMENDATION

- A. Approval of the request to remove plat note #3 from Plat 2024-51 for Lot 4, Alpine View Estates Subdivision, Phase 4, that states:

“The 30’ screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements.”, subject to the following condition:

1. Record a resolution with the State of Alaska Recorder’s Office recognizing removal of the plat note and providing proof to the Planning Department.

ADVISORY COMMENT

1. The Alaska Department of Transportation and Public Facilities (DOT&PF) states that the applicant should verify property boundaries, and ensure any vegetation removal and/or development does not encroach into DOT&PF right-of-way. DOT&PF will not allow any direct access to Alyeska Highway. All lots must use Kami Circle for access.

Reviewed by:



Melisa R. K. Babb
Planning Director

Prepared by:



Shawn Odell
Senior Planner

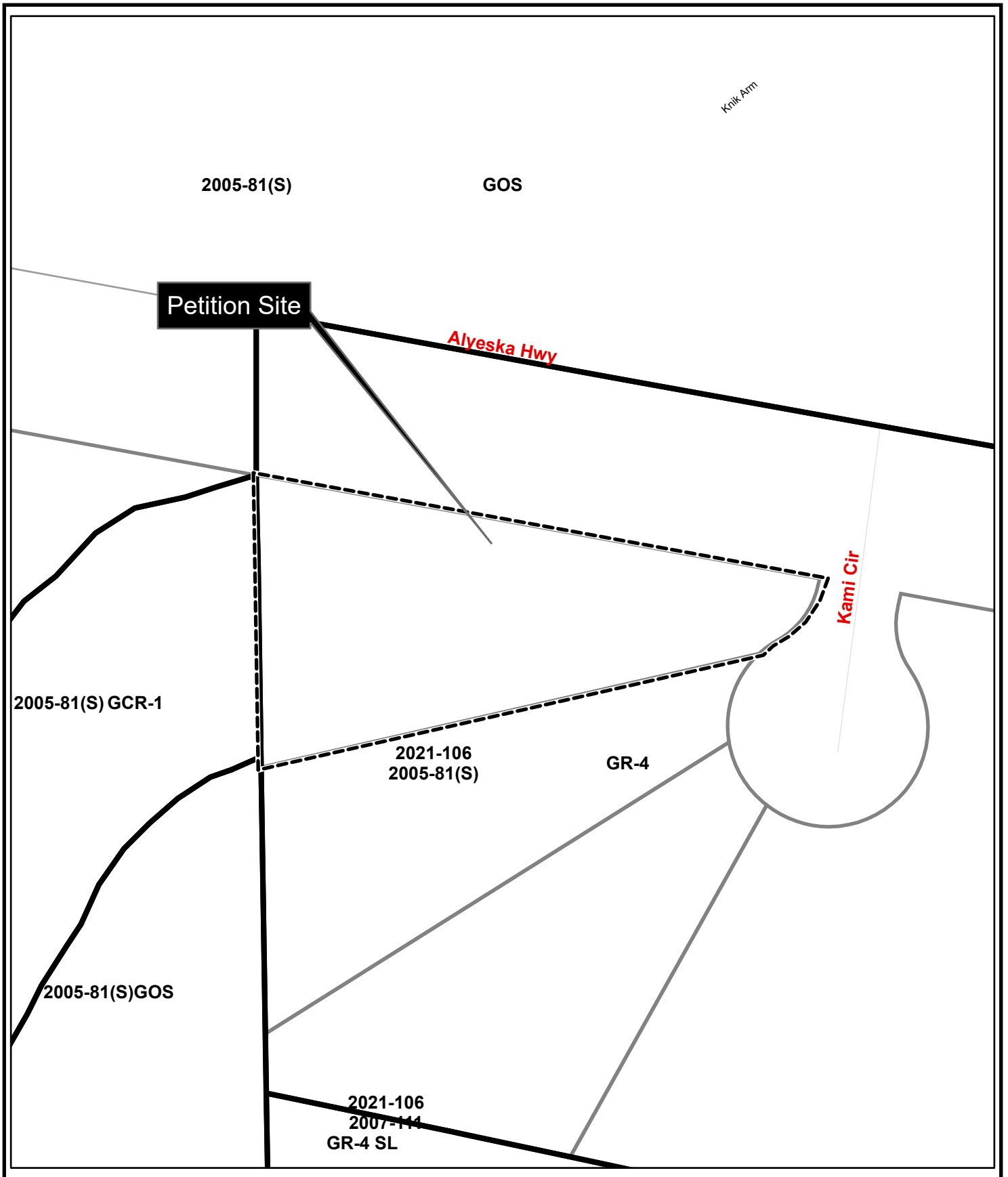
Case S12901

Attachment 1.

Parcel Boundary Maps

Case S12901

S12901



S12901



Attachment 2.

Application

Case S12901

Application for Plat Note Modification or Removal

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Fitzwater, Russell	Name (last name first) The Boutet Company
Mailing Address PO Box 576	Mailing Address 601 East 57th Place
Girdwood, AK., 99587	Anchorage, AK., 99518

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-163-48-000			
Site Street Address: 116 Kami Circle, Girdwood Alaska			
Current legal description: (use additional sheet if necessary) Alpine View Estates, Phase 4 Lot 4			
Zoning: GR4	Acreage: 0.833	Underlying Plat #: 2024-51	Grid #: SE4815
# Lots: 1	# Tracts: 0	Total # parcels: 1	

PROPOSED PLAT NOTE INFORMATION
Description of Plat Note to be modified/removed: (use additional sheet if necessary) Plat Note 3 states "THE 30' SCREENING EASEMENT ALONG THE NORTH BOUNDARY OF TRACT B-2A AND B-2B SHALL RETAIN EXISTING, UNDISTURBED VEGETATION AND IS EXCLUSIVE OF ANY UTILITY EASEMENTS." This application proposes removal of the plat note in it's entirety.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature 	☐ Owner ☒ Representative (Representatives must provide written proof of authorization)	Date 5-28-26
Print Name Tony Hoffman		

Accepted by: Shawn O.	Poster & Affidavit: 1+1	Fee: 1415.00	Case Number: S12901	Requested Meeting Date:
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☒ Residential at 8 dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required: ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Written narrative detailing justification for modification/removal of Plat Note

- 4 copies required: ☐ Subdivision drainage plan (if applicable)

- 9 copies required: ☐ Topographic map of platted area (if applicable)

- 16 copies required: ☐ Signed application (copies)
 (7 copies for a ☐ Preliminary plat
 short plat) ☐ As-built survey (if applicable)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐ Soils investigation and analysis reports (if applicable)

Waived by _____

APPROVAL CRITERIA (AMC 21.03.210G.9.)

Plat note modifications or deletions may be approved if the platting board finds that all of the following approval criteria have been met:

- a. Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;
- b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and
- c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

5/27/2026

Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650
Subject: Plat Note Removal, Alpine View Estates Phase 4

The purpose of this request is to delete plat note #3 from plat 2024-51 as it relates to **Lot 4 of Alpine View Estates Subdivision, Phase 4**. Plat note #3 states; *"The 30' screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements"*.

The relevant property and platting history:

- Plat 76-303 State of Alaska DNR creates (subdivides) Tract A-2, Alyeska Basin Subdivision Unit 8
- Screening Easement for Tract A-2 created in Book 683, Page 930 (1981)
- Plat 2003-25 Alpine View Estates Phase 1 creates Tract A-2C
- Plat 2005-54 Alpine View Estates Phase 2 creates Tract B
- Plat 2014-38 Alpine View Estates Phase 3 creates Tract B2-B
- Plat 2024-51 Alpine View Estates Phase 4 creates Lot 4

Currently, a building is permitted and is being constructed on Lot 4. However, due to the significant burden of the combined non buildable area created by screening easement and the 20' T&E Easement behind it (south) of the screening easement, the remaining building pad area is very small. The same issue will be encountered on Lot 1. **This application proposes removal of the plat note in it's entirety.**

Approval Criteria {AMC 21.03.210C.9}

1. *Conditions that require the plat note(s) on the original plat have changed and the need for the plat note has been negated;*

This condition is met. When the original screening easement was created by document in 1981, the intent of the document was "a screening easement is defined as a strip of land heavily vegetated with natural trees, shrubs and bushes..." Since then, the Girdwood Land Use Regulations (chapter 21.09) was enacted, and provides similar protections in 21.09.070 6.b "All vegetation within 25 feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit". This code citation offers the same protective guidelines, and the chapter 9 setback (25 feet) is more consistent with other setbacks in Title 21.

2. *Modification or removal of the plat note(s) will not have a negative impact on the adjacent properties; and*

This condition is met. Current Title 21 landscaping requirements between adjacent properties will continue to be met with future site development.

3. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.*

This condition is met. With removal of the plat note, Plat 2024-51 continues to meet the criteria for review and approval of subdivision plans (21.03.200C.9).

Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely,
Tony Hoffman

Boutet Company

A handwritten signature in blue ink, appearing to read 'Tony Hoffman', with a long horizontal flourish extending to the right.

ANC
21.09.070

- ii. Three shrubs per tree, each shrub a minimum of 18 inches in height, and ground cover or mulches, placed so that the ground will be covered within three years.

5. **Planting Materials**

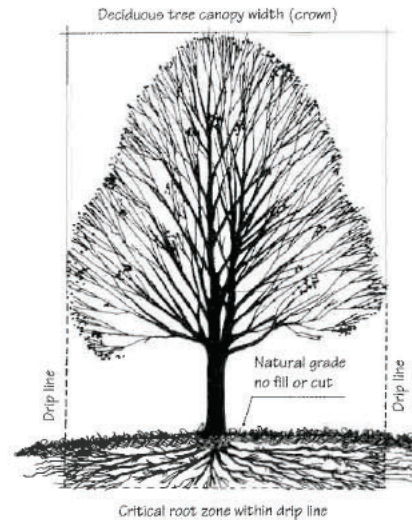
All new trees planted for required landscaping shall have the following characteristics:

a. **Evergreen Trees**

Evergreen trees shall be native Alaska species. Sitka spruce and hemlock are encouraged to be used because of their predominance and adaptability for survival in Girdwood. If nursery grown, the trees shall be a minimum of five feet in height, with a ratio of height to spread not less than five to three. Field collected specimens shall be a minimum of 24 inches in height.

b. **Deciduous trees**

Deciduous trees shall be a minimum of eight feet in height and 1 ½ inches caliper.



Critical Root Zone

6. **Setback Area Vegetation**

a. **General**

The purpose of this section is to retain vegetation in setbacks and along street frontages. Required vegetation for setbacks may be used to count toward vegetation coverage requirements in subsection 3., above.

b. **Alyeska Highway Frontage Setback Vegetation**

All vegetation within 25 feet of the Alyeska Highway right-of-way shall be retained, except to accommodate a driveway, a utility easement, or utilities located by permit.

c. **Buffering Non-Similar Uses**

Setbacks between commercial/ industrial and residential properties, and between multifamily and single/ two-family residential properties, shall be retained as natural vegetation areas.

7. **Tree Protection During Construction**

a. **Ski Trail Construction**

Trees designated to be retained to comply with this section shall be delineated through such methods as paint marking or flagging.

b. **Other Construction**

Trees designated to be retained to comply with this section shall be protected during construction by use of sturdy fencing or other firm barriers placed at the drip line. Grading is not permitted within 10 feet of the trunk, or within the critical root zone (drip line), whichever is greater, of any tree to be retained as part of the natural vegetation requirement.

8. **Re-vegetation of Disturbed Areas**

All ground surfaces on the site, disturbed during construction and not to be occupied by buildings, structures, storage yards, drives, walks, pedestrian areas, off-street parking or other authorized installations, shall be re-vegetated with plant material of the landowner's choice. However, the plant materials shall not be invasive plants as listed in the Selected Invasive Plants of Alaska booklet produced by the United States Department of Agriculture and the Forest Service, Alaska Region. To promote re-vegetation, biodegradable erosion

CREATING
DEED
BK 683 PG 930

Exhibit B, Figure B for map)
DIVISION, UNIT VIII (PLAT 76-303)
S:

Alyeska Basin Subdivision, Unit 8, according to the Plat
thereof, on file in the office of the District Recorder,
Anchorage Recording District, Third Judicial District, State of
Alaska follows:

1. A utility easement, thirty (30) feet in width, lying in Tract A-2, said subdivision, more properly described as follows:

The westerly thirty feet of Tract A-2, Alyeska Basin Subdivision, Unit 8.
2. A series of ten by thirty foot (10' x 30') utility easements (guy wire and anchor), lying in Tract A-2, Alyeska Basin Subdivision, Unit 8, the centerlines of which are more particularly described as follows:
 - a. Commencing at the southwest corner of Lot 1, Block 16, said subdivision, Unit III, the true point of beginning; thence S55°35'09"W 30 feet to the end of said easement. Affects Tract A-2.
 - b. Commencing at the southwest corner of Lot 3, Block 16, Alyeska Basin Subdivision, Unit III, Thence S15°30'49"W 36.88 feet to the true point of beginning; thence S70°00'00"W 30 feet to the end of said easement. Affects Tract A-2.
 - c. Commencing at the northeast corner of Lot 1, Block 15, Alyeska Basin Subdivision, Unit III, the true point of beginning; thence N30°11'06"W 30 feet to the end of said easement. Affects Tract A-2.
3. A Thirty (30) foot screening easement more particularly described as the northerly 30 feet of Tract A-2 and of Block A, ALYESKA BASIN SUBDIVISION, Unit VIII.

NOTE: A screening easement is defined as a strip of land heavily vegetated with natural trees, shrubs and bushes so as to provide a visual barrier. This strip may not be disturbed without prior written permission of the Municipality of Anchorage. Excepting for Platted right of ways, access to Alyeska Highway through the screening strip is prohibited.

Exhibit A

Tract B-3, Lying in Sections 16, 21 and 22, T10N, R2E, S.M., AK (Unplatted)

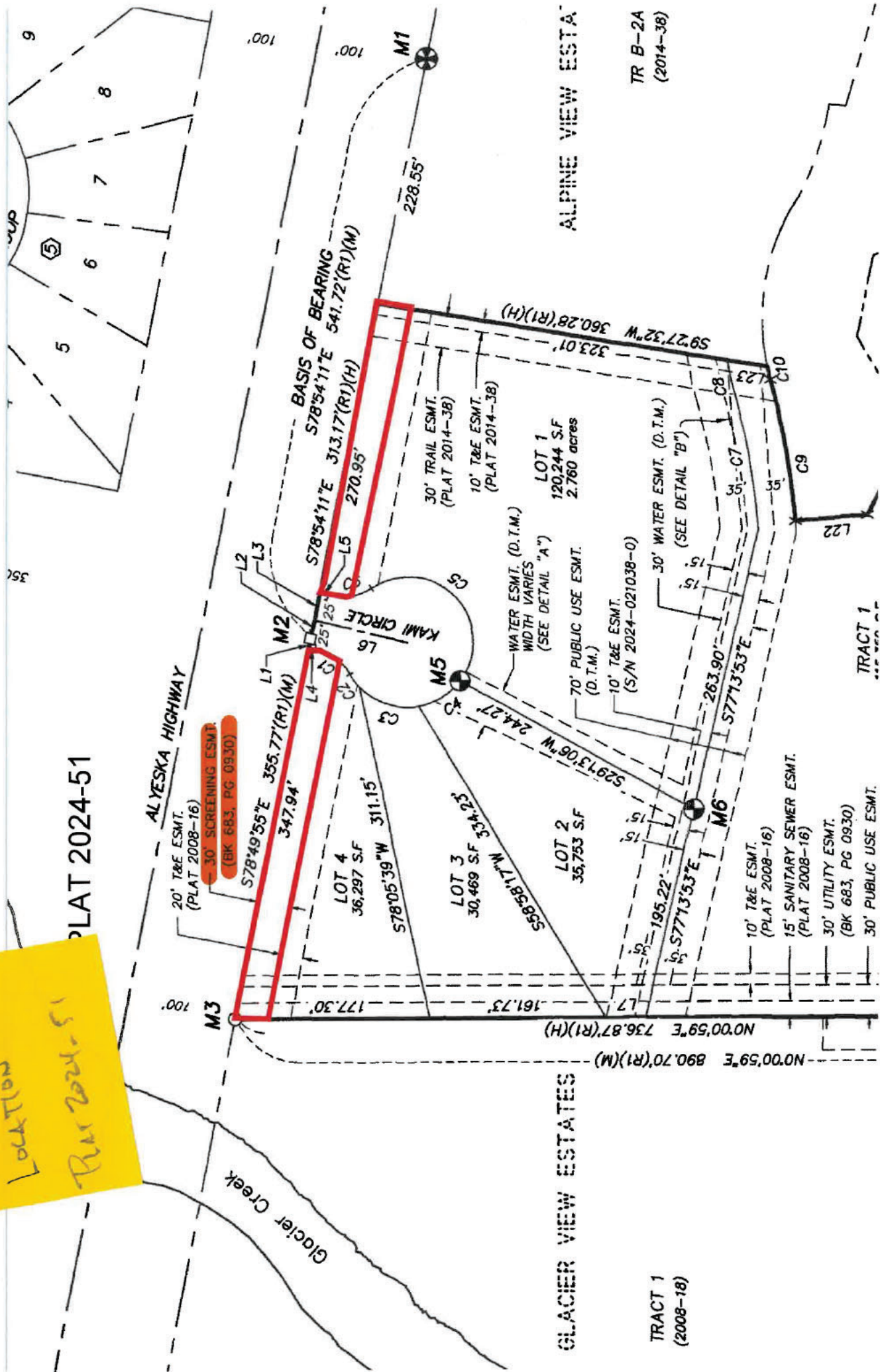
General Public Use Easement

A general public use easement, 100 feet in width, commencing at the southerly terminus of Vail Drive as depicted on Plat 75-87, Alyeska Basin Subdivision, Unit VII, running generally to the South and East in such fashion as to provide access to lands owned by the Municipality of Anchorage to the east of Alyeska Basin Subdivision, Units 1 through VIII. This easement shall be in effect only until such time as a valid Plat shall be filed in the office of the District Recorder, Anchorage Recording District, providing the same access through said Tract B-3, whereupon said public use easement shall expire.

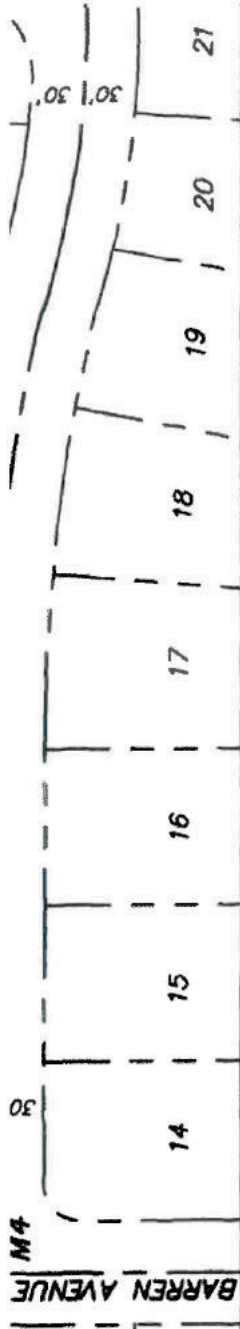
ENCUMBRANCE
LOCATION

Plat 2024-51

PLAT 2024-51



Plat 2024-51
Note 3



NOTES

1. PROPERTY OWNERS 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.
2. 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.
3. **THE 30' SCREENING EASEMENT ALONG THE NORTH BOUNDARY OF TRACT B-2A AND B-2B SHALL RETAIN EXISTING, UNDISTURBED VEGETATION AND IS EXCLUSIVE OF ANY UTILITY EASEMENTS.**
4. THIS PROPERTY CONTAINS WETLANDS PER A CORP OF ENGINEERS DETERMINATION. ANY DEVELOPMENT WITHIN THE WETLANDS SHALL BE IN CONFORMANCE WITH A WETLANDS PERMIT APPROVED AND ISSUED BY THE CORPS OF ENGINEERS.
5. 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 21.60.020 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF A.M.C. 21.60.
6. THERE IS A STREAM LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACK WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.
7. THE LOCATION OF THE CENTERLINE OF STREAM IS PER PLAT 2008-16.
8. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 50'=50.00').
9. EASEMENTS BEING SHOWN BY BOOK & PAGE OR SERIAL NUMBER ARE NOT BEING DEDICATED THIS PLAT.
10. ALL LOT LINES ARE NON-RADIAL UNLESS SPECIFIED OTHERWISE.
11. GAS EASEMENTS RECORDED AT SERIAL NUMBERS 2022-014191-0 AND 2024-015154-0 ENCOMPASS ALL LOTS AND ARE NOT SHOWN ON THIS PLAT.

PLAT 2024-51

LEGEND

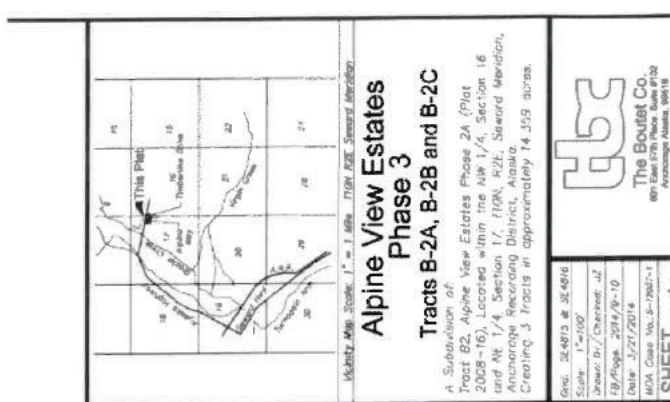
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2024-

Pla
Ancho.
Rec Dist
11/21
Date

2' 2

Part 2014-83



Authorization Certificate

Date: 5/15/26

Current Project Legal:

Lot 4 **Alpine View Estates, Phase 4** Plat 2024-51

Proposed Legal: Same

Type of Authorization: Plat Note Removal

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting, Rezone and Variance Applications of the above described property.

Thank you,

 5-21-26



AFFIDAVIT OF POSTING

CASE NUMBER: 512901

I, JASON JACOBSON hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for PLAT NOTE REMOVAL. The notice was posted on 6/12/26, which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 26 day of JUNE, 2026.


Signature

LEGAL DESCRIPTION

Tract or Lot: 4

Block: _____

Subdivision: ALPINE VIEW ESTATES, PHASE 4





Attachment 3.

Comments

Case S12901

Blake, Lori A.

From: Walters, Michael S.
Sent: Monday, July 13, 2026 7:04 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 20260713 Platting Cases Request for Reviewing Agency Comments

Right of Way has reviewed the following platting cases and have no comments:

S12895
S12898
S12899
S12900
S12901
S12906

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910





ENSTAR Natural Gas Company, LLC

Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

8 July 2026

Municipality of Anchorage
Planning Division
PO BOX 196650
Anchorage, AK 99519-7943

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed the following preliminary plats and has no comments or recommendations.

- **Lot 4, Alpine View Estates Phase 4– Request to remove plat note #3 from Plat 2024-51 (S12901)**

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols".

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Suzanne LaFrance

MEMORANDUM

Comments to Long Plat Application

DATE: July 8, 2026
TO: Shawn Odell, Senior Planner
FROM: Paul LaFrance, Private Development Manager
SUBJECT: Comments for Platting Authority
Case # S12901

Case No. S12901: Request to remove plat note #3 from Plat 2024-51.

Legal Description: Lot 4, Alpine View Estates Phase 4 (Plat # 2024-51)

Zoning: GR4 (Multiple-Family Residential)

Roads: The subject parcels are accessed from the following right-of-way:

- Kami Circle (local street, 50' ROW)

Peripheral and Access Improvements:

- NA

ROW Dedication Requirements:

- NA

Easement Dedication Requirements:

- NA

Subdivision Agreement Requirements:

- NA

Plat Notes:

- a. Remove plat note #3:

“The 30 screening easement along the north boundary of Tracts B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements.”

General Notes:

- NA

Department Recommendations:

The Private Development Section has no objection to the removal of plat note #3.

Date: June 30, 2026

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12901
Lot 4, Alpine View Estates Phase

Chugach has the following comment:

1. Chugach has no objection to the removal of plat note #3 from Plat 2024-51, Alpine View Estates Subdivision, Phase 4.



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: 6/18/2026
TO: Current Planning Manager
FROM: Curtis Townsend, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due July 15, 2026

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12901 Russell Fitzwater - Plat Note Removal (plat note #3 from plat 2024-51) Lot 4, Alpine View Estates Phase 4

No comment



June 18, 2026

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **S12895 – 4401 East 4th Ave - Subdivision**
- **S12897 – 17122 Park Place Street Lot consolidation**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12900 – 142 Sproat Road and Alyeska Highway Subdivision (Girdwood)**
 - No objection to the proposed subdivision.
 - No change to existing access onto the Alyeska Highway. Proposed lots 2 and 3 must share access as shown on proposed plat.
 - Applicant will need to apply for a driveway permit, once the plat has been finalized, for access from proposed lots 2 and 3 onto the Alyeska Highway. Driveway permits can be applied for on DOT&PF's ROW ePermit website: <https://dot.alaska.gov/row/Login.po> A regional permit office can be reached at 1-800-779-5263 for questions and assistance.
- **S12901 – 116 Kami Circle (Girdwood) Plat Note Removal**
 - No objection to the plat note removal.

- Applicant should verify property boundaries, and insure any vegetation removal and/or development does not encroach into DOT&PF right-of-way.
- No direct access to Alyeska Highway will be allowed. All lots must use Kami Circle for access.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Chris Post, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Blake, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, June 16, 2026 3:58 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: Request for comments on Case S12901 - Platting Board 8/5/26
Attachments: S12901 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>
Sent: Tuesday, June 16, 2026 12:51 PM
To: Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>
Subject: Request for comments on Case S12901 - Platting Board 8/5/26

Good afternoon:

Attached please find the routing coversheet for Case S12901. This case is scheduled as a public hearing before the Platting Board on 8/5/26. Comments are due by the deadline listed in the routing coversheet.

PLEASE SUBMIT COMMENTS:

- by email to Corliss Kimmel and Lori Blake (corliss.kimmel@anchorageak.gov and lori.blake@anchorageak.gov) OR
- by USPS to the address listed in the upper right-hand corner of the Routing Cover Sheet.

VIEW CASE MATERIALS:

The case routing material can be viewed by clicking on the following link, scrolling to bottom of page, and selecting Reviewing Agency Routing:

Case S12901 - Request to remove plat note #3 from Plat 2024-51
Girdwood Board of Supervisors
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18487>