

**MUNICIPALITY OF ANCHORAGE
PLATTING BOARD
FINDINGS OF FACT AND DECISION**

Case 2021-0126, AMC Title 21 Omnibus Text Amendments

WHEREAS, a request has been received from the Planning Department to amend several sections of Anchorage Municipal Code (AMC) Title 21. The Platting Board is responsible for reviewing text amendments affecting AMC 21.08 *Subdivision Standards*. Section 15 of this text amendment will affect AMC 21.08.070 *Alternative Residential Subdivisions*. Thus, the Platting Board is only issuing a recommendation on Section 15 of the proposed text amendment; and

WHEREAS, the Platting Board held a public hearing on December 1, 2021 and closed the public hearing for testimony and recommends approval of the proposed text amendment within Section 15; and

NOW, THEREFORE, BE IT RESOLVED that the Platting Board adopts the following findings and conclusions.

FINDINGS:

1. This text amendment will provide additional development options to allow for more compact housing options within the Municipality as our population continues to grow.
2. Unit Lot Subdivisions allow for fee simple ownership of a dwelling unit and can assist a developer to obtain financing.
3. There has been recent demand for smaller, separated, compact housing options that are constructed on their own lot. Allowing for larger Unit Lot Subdivisions to be platted will help satisfy this demand.

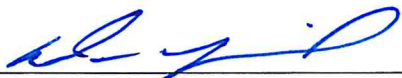
CONCLUSIONS:

The Platting Board took into consideration the written analyses of staff, agency review, and public comment that was presented at the December 1, 2021 public hearing.

Based on the foregoing Findings and Conclusions, be it resolved by the Anchorage Municipal Platting Authority that the text amendments to AMC 21.08.070 *Alternative Residential Subdivisions* to allow for a unit lot subdivision with more than eight lots within the Municipality is being recommended to the Assembly for approval.

NOW, THEREFORE, be it resolved by the Platting Authority that the Platting Board adopts the above stated Findings and Conclusions.

ADOPTED by the Platting Board this 5th day of January 2022.



David R. Whitfield
for Secretary



Kevin Cross
Chair

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