

FNSB ADMINISTRATIVE HEARING
June 30, 2021 9:00 AM

ACTION MEMORANDUM

At the June 30, 2021 Administrative Hearing, the following case was heard and decisions rendered.

Quick Plats

RP050-21 Beaver Subdivision A request Stutzmann Engineering Associates, Inc., on behalf of First Baptist Church of North Pole, to vacate portions of existing public utility easements and to eliminate the common interior lot lines between Lots 6-11, Block 14 of Beaver Subdivision, thereby creating one lot of approximately 1.92 acres. The Administrative Hearing Officer approved the preliminary plat with the following conditions:

1. GVEA and ADOT&PF shall have a maximum of 30 calendar days to review and comment on the final plat.
2. The City of North Pole, ACS, GCI, FNG and IGU shall have a maximum of 10 calendar days to review and comment on the final plat.
3. All easements of record shall be shown on the final plat.
4. All roads shall be correctly labeled and shown on the final plat.
5. A plat note shall be added to the plat that states "Any new driveway or modification of an existing driveway shall require a permit from the City of North Pole, prior to construction."

The Administrative Hearing Officer adopted the staff report and the following Findings of Fact in support of the approval:

- A. This request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(1).
- B. The replat vacates portions of existing public utility easements and removes the common interior lot lines between Lots 6-11 of Block 14.

- C. This request creates one lot from six lots.
- D. The lot line shift does not create any new nonconformities.
- E. This request benefits from FNSBC 17.52.050 (Applicability), exempting it from meeting the access standards of Chapter 17.56.
- F. FNSBC 17.52.050 exempts this platting application from the design and public improvement requirements of Title 17 because:
 - 1. The lots were legally created by Plat No. 61-6637.
 - 2. The request does not increase the number of lots.
 - 3. The request does not create a new violation of the design and public improvement requirements of Title 17.
 - 4. The request does not increase the non-conformity of any lot under this or any other FNSB title, including minimum lot size.
- G. This plat request does not require a variance from a subdivision regulation.
- H. The plat does not require road construction or improvements.
- I. This plat request does not deny legal and physical access to any lot or tract.
- J. This plat does not vacate a public road, trail, public area, or any easements.
- K. This plat does not alter a dedicated street or right-of-way or require dedication.

With the adopted conditions, this subdivision request meets the applicable requirements of Title 17.

Approved

Appeal of this decision must be made in writing to the Community Planning Department within ten (10) working days of the decision.

RP051-21 West Acres Subdivision A request by 3-Tier Alaska on behalf of Damon Salmans and Eric Lanser, to relocate the common lot line between Lot 1 of Smoot Subdivision and the Southeast Portion of the Welton Property, thereby creating two lots of approximately 4.31 acres and 3.86 acres. The Administrative Hearing Officer approved the preliminary plat with the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, IGU, and ADOT&PF shall have a maximum of 10 calendar days to review and comment on the final plat.

The Administrative Hearing Officer adopted the staff report and the following Findings of Fact in support of the approval:

- A. This request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(1).
- B. The replat is shifting a portion of the common lot line between Lot 1 of Smoot Subdivision and the SE Portion of the Welton Property.
- B. This replat is creating two lots from two lots.
- C. The lot line shift does not create any new nonconformities.
- E. This request benefits from FNSBC 17.52.050 (Applicability), exempting it from meeting the access standards of Chapter 17.56.
- F. FNSBC 17.52.050 exempts this platting application from the design and public improvement requirements of Title 17 because:
 1. The lots were legally created by Plat No. 2020-44 and by waiver (WV151-76).
 2. The request does not increase the number of lots.
 3. The request does not create a new violation of the design and public improvement requirements of Title 17.

- 4. The request does not increase the non-conformity of any lot under this or any other FNSB title, including minimum lot size.
- G. This plat request does not require a variance from a subdivision regulation.
- H. The plat does not require road construction or improvements.
- I. This plat request does not deny legal and physical access to any lot or tract.
- J. This plat does not vacate a public road, trail, public area, or any easements.
- K. This plat does not alter a dedicated street or right-of-way or require dedication.

With the adopted conditions, this subdivision request meets the applicable requirements of Title 17.

Approved

Appeal of this decision must be made in writing to the Community Planning Department within ten (10) working days of the decision.
