

FAIRBANKS NORTH STAR BOROUGH

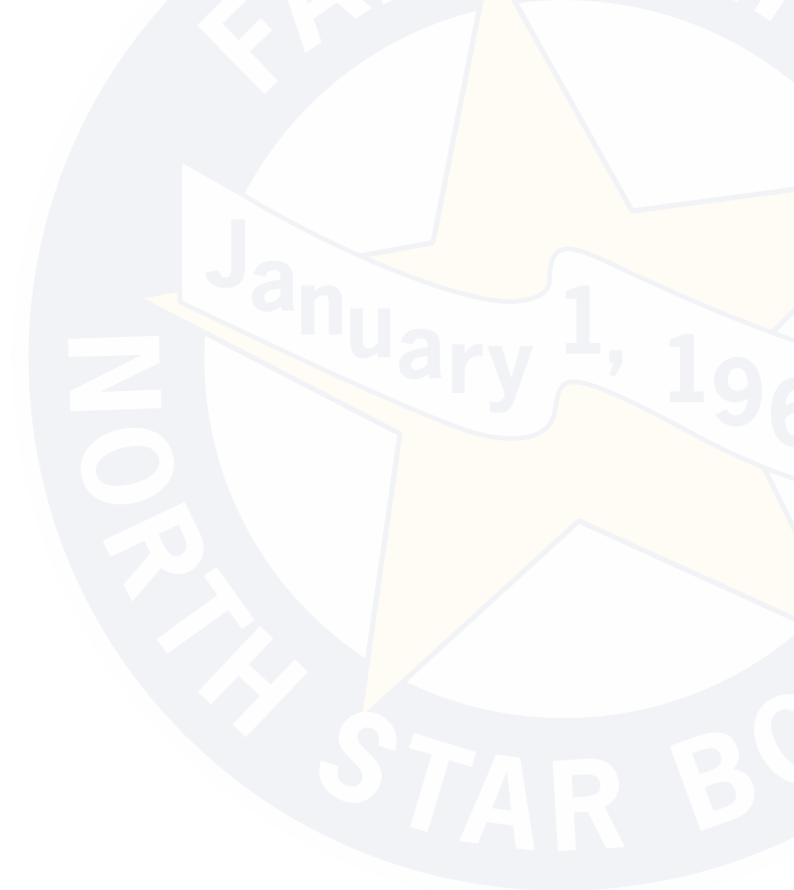
Admin Hearing

August 5, 2021

RP055-21 Graehl Townsite

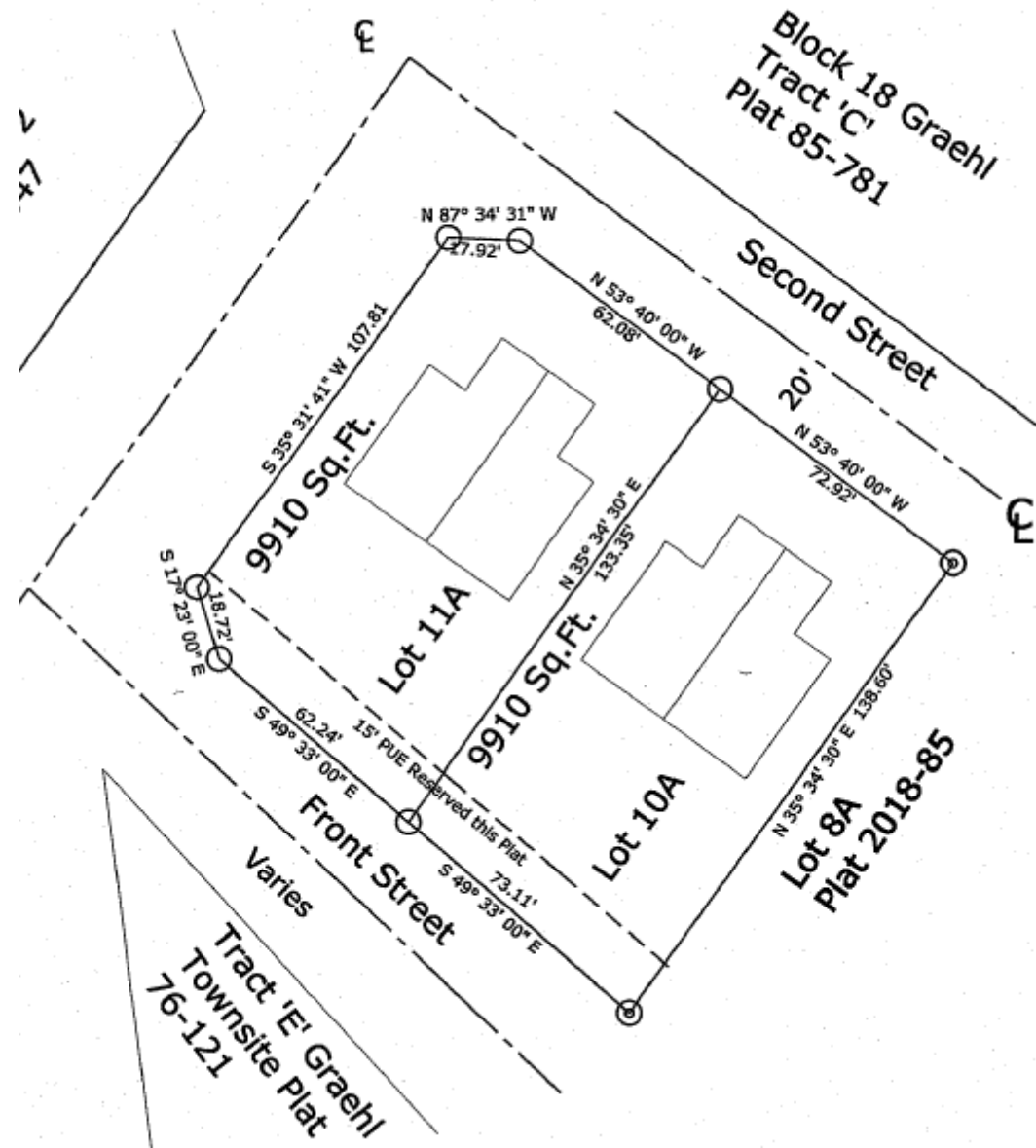
Community Planning/Platting

August 5, 2021



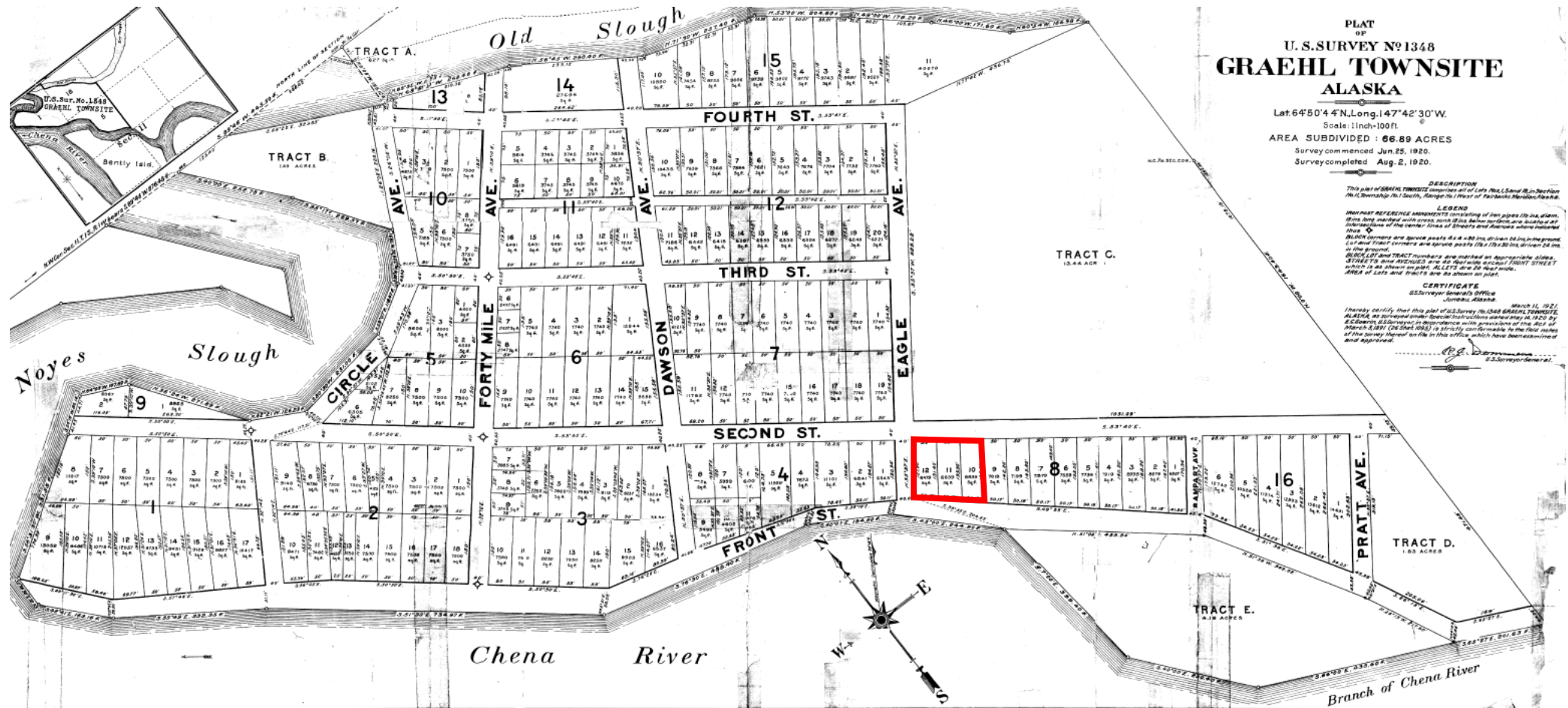
RP055-21 Graehl Townsite

A request by L. Frank Stallings, RLS, on behalf of Resibuilders, LLC, to replat Lots 10-12, Block 8, Graehl Townsite, thereby creating two lots of approximately 9,910 square feet each.



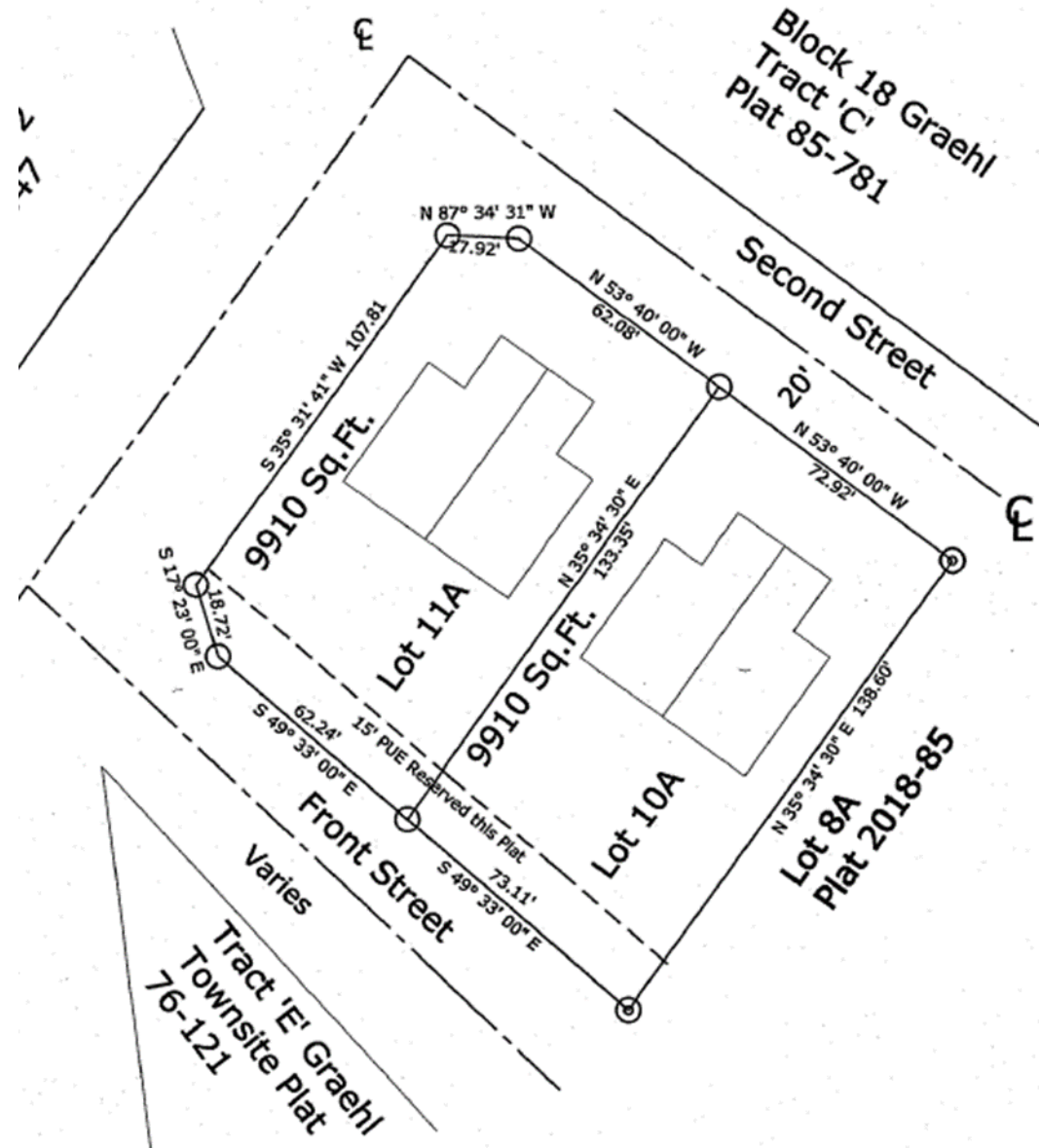
History

Lots 10-12, Block 8 were created by the recording of Graehl Townsite, Plat No. 83.995, on March 30, 1921. The lots have not undergone any platting changes since created in 1921.



Legal Access

- ✓ Access via Front St, Second St, and Eagle Ave
- ✓ Qualifies as a quick plat per **FNSBC 17.16.010(A)(1)**
- ✓ Benefits from **FNSBC 17.52.050** (Applicability)
 - Exempt from the design and public improvement requirements of Title 17
- ✓ **FNSBC 17.56.010(A)**: Lots are undersized, though nonconformity decreases; this conforms to GU-1 zoning requirements
- ✓ **FNSBC 17.56.010(B)**: Both lots have over 40 feet of frontage



Recommendation

Staff recommends preliminary approval for the replat of Lots 10-12, Block 8, Graehl Townsite, with the following conditions:

1. GVEA, GCI, IGU, ACS, the City of Fairbanks, and Utility Services of Alaska shall have a maximum of 10 calendar days to review and comment on the final plat.
2. Plat Note 4 shall be amended to state, "*Any new driveway or modification of an existing driveway shall require a permit from the City of Fairbanks, prior to construction.*"
3. All roads shall be properly labeled on the final plat.

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Staff further recommends adoption of the following findings of fact:

- A. The request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(1), as it is a "movement or elimination of lot lines resulting in no more than four lots."
- B. The replat vacates the common lot lines between Lots 10-12, Block 8, Graehl Townsite, thereby creating two lots from three lots.
- C. The replat does not create any new nonconformities.
- D. Proposed Lots 10A and 11A remain undersized per GU-1 zoning, however the combination of the three parent lots into two reduces their nonconformity.
- E. All three parent Lots 10-12 were approved for lot size Grandfather Rights.
- F. The plat is within the City of Fairbanks.
- G. This request benefits from FNSBC 17.52.050 (Applicability), exempting it from meeting the access standards of Chapter 17.56.
- H. FNSBC 17.52.050 exempts this platting application from the design and public improvements requirements of Title 17 because:
 - A. The lot was legally created by Plat No. 83.995.
 - B. The request does not increase the number of lots.
 - C. The request does not create a new violation of the design and public improvement requirements of Title 17.
 - D. The request does not increase the non-conformity of any lot under this or any other FNSB title.
- I. This plat request does not require a variance from a subdivision regulation.
- J. The plat does not require road construction or improvements.
- K. This plat request does not deny legal and physical access to any lot or tract.
- L. This plat does not vacate a public road, trail, public area, or any easements.
- M. This plat does not alter a dedicated street or right-of-way or require dedication.