

FAIRBANKS NORTH STAR BOROUGH

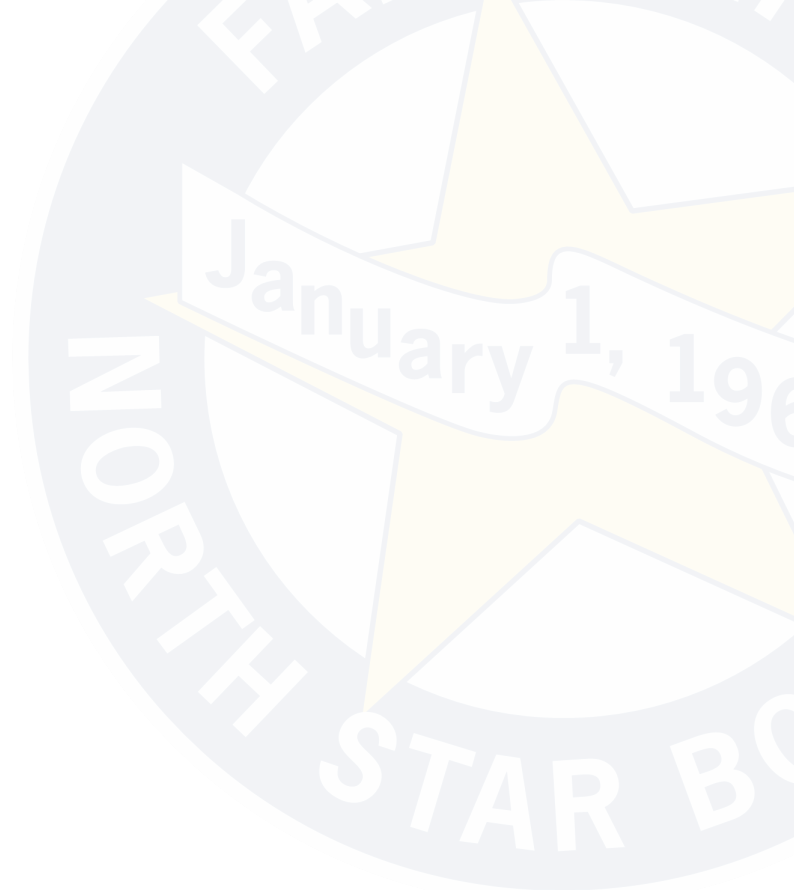
Admin Hearing

August 5, 2021

RP001-22 Vandenberg Subdivision, USS 4315 Replat

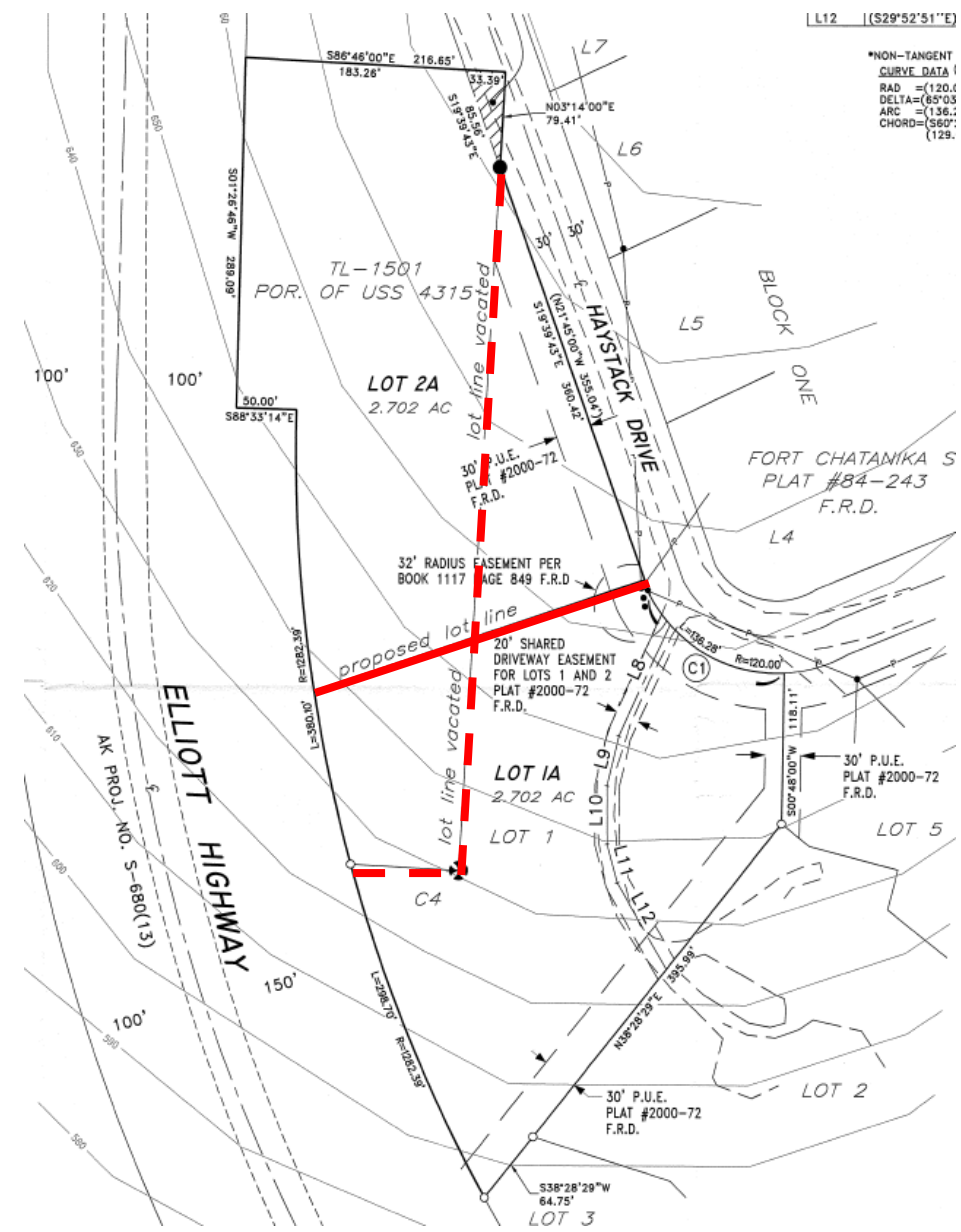
Community Planning/Platting

August 5, 2021



RP001-22 Vandenberg Subdivision, USS 4315 Replat

A request by 3-Tier Alaska, on behalf of The Summit Telephone and Telegraph Company of Alaska, Inc. and Ronald C. Metzner, to reconfigure the common lot line between Lot 1 Vandenberg Subdivision and a portion of U.S. Survey 4315, thereby creating two lots of approximately 2.70 acres each.



History

- Tax Lot 1501 was legally created by the Bureau of Land Management approval of U.S. Survey 4315 on May 22, 1964
- The State of Alaska Right-of-Way Project No. S-680(13) for the Elliott Highway reduced U.S. Survey 4315 via a right-of-way acquisition of approximately 0.789 acres on January 6, 1970
- Lot 1, Vandenberg Subdivision was created by the recording of Plat No. 2000-72 on August 7, 2000
- The lots have not undergone any platting changes since created in 1964 and 2000, respectively



Recommendation

Staff recommends preliminary approval for the replat of Lot 1 Vandenberg Subdivision and a portion of U.S. Survey 4315, with the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ADOT&PF shall have a maximum of 10 calendar days to review and comment on the final plat.
3. A plat note shall be added, stating "*Any new driveway or modification of an existing driveway shall require a permit from FNSB Rural Services, prior to construction.*"
4. A plat note shall be added, stating "*Access for Lot 1A onto Haystack Drive shall be limited to the existing 20' shared driveway easement.*"

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Findings of fact: 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 reconfigures the common lot line between a portion of U.S. Survey 4315 and Lot 1, Vandenberg Subdivision, thereby creating two lot from two lots.
- C. The lot line shift does not create any new nonconformities.
- D. The plat is within the Haystack Road Service Area.
- E. The request is outside the operational boundaries for utility companies, excepting GVEA.
- F. This request benefits from FNSBC 17.52.050 (Applicability), exempting it from meeting the access standards of Chapter 17.56.
- G. 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. 2000-72 and U.S. Survey 4315.
 - 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.
- H. This plat request does not require a variance from a subdivision regulation.
- I. The plat does not require road construction or improvements.
- J. This plat request does not deny legal and physical access to any lot or tract.
- K. This plat does not vacate a public road, trail, public area, or any easements.
- L. This plat does not alter a dedicated street or right-of-way or require dedication.