

Comm. Planning Dept
 NOV 20 2015
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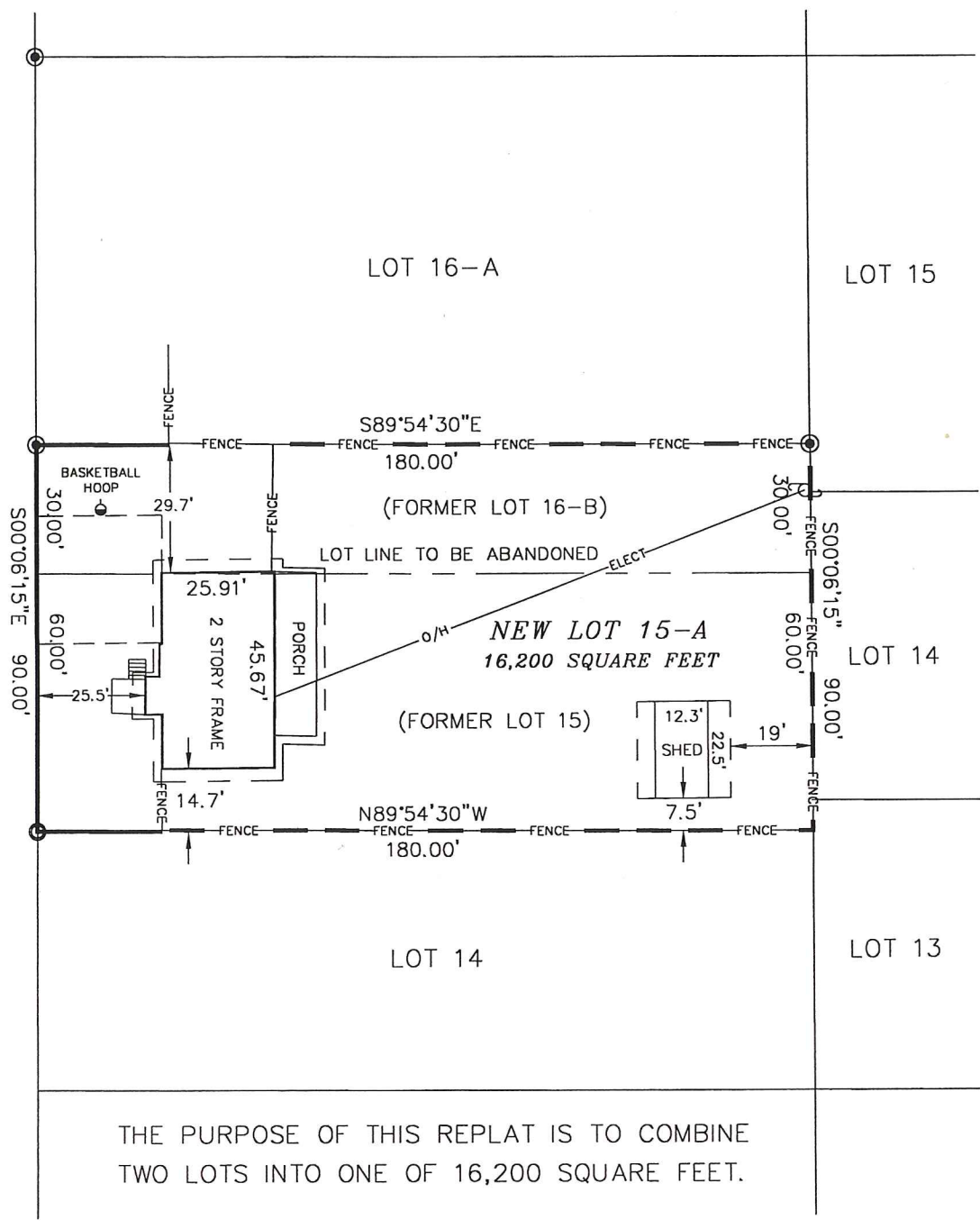
LOT 30

LOT 31

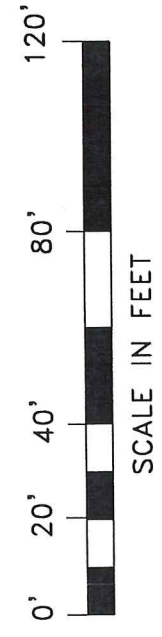
40'

COPPET STREET

40'



THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO LOTS INTO ONE OF 16,200 SQUARE FEET.



PRELIMINARY REPLAT

LOTS 15 & 16-B, BLOCK 2
 HILTON PARK, PLAT # 169,107 F.R.D.

WITHIN SEC. 8, T. 1 S., R. 1 W., F.M.

Surveyed: 09/24/2014 SCALE 1" = 40'

For: CLARK MILNE
 1119 COPPET ST.
 FAIRBANKS, AK 99701

By: SURVEY INNOVATIONS
 BOX 80187
 FAIRBANKS, AK 99708

I, MARTIN E. GUTOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, HEREBY CERTIFY THAT I AM FAMILIAR WITH THE DESCRIBED PROPERTY AND THAT THE IMPROVEMENTS LOCATED THEREON LIE WHOLLY WITHIN THE PROPERTY LINES, UNLESS OTHERWISE SHOWN.

Dated: Nov. 5, 2015

Platting Officer

RP023-16 (Hilton Park)

Applicant/Owner: Clark & Karen Milne
1119 Coppet St
Fairbanks, AK 99709

Surveyor: Alaska Survey Innovations
PO Box 80187
Fairbanks, AK 99708

Specific Request: To abandon the common lot line between Lots 15 & the south ½ of Lot 16, Block 2, Hilton Park, to create a single lot of 16,200 square feet within the NW ¼ SE ¼ Section 8, T1S R1W.

Location: Coppet Street

Existing Land Use: Residential

Current Zoning: TF

Minimum Lot Size: 5,000 square feet (SFR)

3,500 square feet (Duplex)

20' front, 5' side & rear setbacks

Comprehensive Plan: Urban area

Soils: Urban land

Flood Zone: X (100%)

Wetlands: N/A

Road Service Area: Within Fairbanks city limits

Fire Service Area: City of Fairbanks

History: This property was part of a patent in 1947, and Lots 15 and 16 were platted in 1957 as a part of Hilton Park, Block 2. Lot 16 was split by deed in 1966, and the south half of Lot 16 does not meet Title 17 depth to width ratio requirements.

Access: The sole access to proposed Lot 15-A is Coppet Street, which is maintained by the City of Fairbanks.

Soils Report: No soils report is required because the properties are served by city sewer and water.

FNSB In-house Review:

Assessing: Lot 16B as shown on the plat is legally known as the south portion of Lot 16 Block 2 Hilton Park as we have nothing to show us the description is Lot 16B.

Trails: No comment.

Rural Services: No comments.

Zoning: Proposed Lot 15-A meets TF requirements

Advanced Planning:

Street Naming/Addressing: Street names are spelled correctly and property is correctly addressed.

Land Management: No comment.

Agency and Utility Review:

GVEA: No objection, requests the addition of utility notes and to show the 10' wide utility easement on the back of the lot. Also requests review of the final plat.

GCI: No objection.

ACS: No objection, requests review of the final plat.

FNG: No comments returned; request sent by applicant 11/11/2015

Aurora Energy: No comments returned; request sent by applicant 11/11/2015

City of Fairbanks: No objection.

Analysis: The proposed replat is a simple lot line elimination that results in one lot which meets Title 17 depth to width requirements. This request does not constitute a subdivision per Title 17.20.010, but Alaska Statute 29.40.120 requires platting authority approval to vacate lot lines.

Recommendation: Staff recommends preliminary approval of the replat of Lot 15 and the south 1/2 Lot 16 Block 2 Hilton Park with the following conditions:

1. GVEA and ACS shall review and comment on the final plat.
2. IGU shall be given the opportunity to review and comment on the final plat.
3. All easements of record shall be shown on the final plat.
4. Appropriate notes shall be placed on the final plat.

Findings of fact: Staff further recommends adoption of the following findings of fact:

- a. This application does not meet the definition of a subdivision per Title 17.020.10.
- b. AS.29.40.120 requires platting authority approval to vacate a platted lot line.
- c. Title 17.30.040 exempts lot line vacation plats from monumentation requirements.
- d. This plat creates fewer than five lots.
- e. This plat does not dedicate any area to the public.
- f. This plat does not require a variance.
- g. This plat does not vacate a public road, trail, public area or any easements other than a public utility easement.
- h. This plat does not deny access to any lot or tract.

ACTION by hearing officer at a public hearing on December 10, 2015: The above named file was

- _____ *Approved* with the four conditions as listed above and adopting the staff report and Findings of Fact a-h. A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.
- _____ *denied*. Any appeal must be filed within two working days of this decision.
- _____ *recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

APPEAL of this decision must be made in writing within two days of the decision. Request an appeal form from the Community Planning Department.

cc: Jacquie Goss, GVEA
Michael Stanley, ACS
Dave Prusak, IGU

Platting Officer

RP023-16 (Hilton Park)

Applicant/Owner: Clark & Karen Milne
1119 Coppet St
Fairbanks, AK 99709

Surveyor: Alaska Survey Innovations
PO Box 80187
Fairbanks, AK 99708

Specific Request: A request by Alaska Survey Innovations, on behalf of Clark and Karen Milne, for a two year extension of time to the Hearing Officer's approval at the December 10, 2015 Quick Plat hearing to abandon the common lot line between Lots 15 & the south ½ of Lot 16, Block 2, Hilton Park, to create a single lot of 16,200 square feet within the NW ¼ SE ¼ Section 8, T1S R1W, FM (located on Coppet Street).

Location: Coppet Street

Existing Land Use: Residential

Current Zoning: TF
Minimum Lot Size: 5,000 square feet (SFR)
3,500 square feet (Duplex)
20' front, 5' side & rear setbacks

Comprehensive Plan: Urban area

Soils: Urban land

Flood Zone: X (100%)

Wetlands: N/A

Road Service Area: Within Fairbanks city limits

Fire Service Area: City of Fairbanks

History: The history of the Hilton Park replat request is as follows:

- The Administrative Hearing Officer approved the replat at the December 10, 2015 Administrative Hearing. The approval required that a final plat be submitted within 24 months of preliminary approval (December 10, 2017). This is the first extension request for this preliminarily approved replat.

On November 9, 2017 the applicant's representative submitted a request for a two-year extension of the preliminary approval for RP023-16 (Hilton Park). The applicant's representative stated, "I will be asking an extension of time for my client, Clarke Milne for RP 023-16 per the attached action letter. He has put off the construction project for adding a garage onto the house this year."

Extension Request Analysis: The original request was to eliminate a lot line that results in one lot which meets Title 17 depth to width requirements. The request did not constitute a subdivision per Title 17.20.010, but Alaska Statute 29.40.120 requires platting authority approval to vacate lot lines.

The Administrative Hearing Officer granted preliminary approval on December 10, 2015 with four conditions:

1. GVEA and ACS shall review and comment on the final plat.
2. IGU shall be given the opportunity to review and comment on the final plat.

- 3. All easements of record shall be shown on the final plat.
- 4. Appropriate notes shall be placed on the final plat.

Per FNSBC 17.12.030.J.1, the Platting Board may provide for the later submittal of one or more phases or segments of the subdivision.

Based on review of the Borough GIS and Assessing records, it does not appear there has been any change to the property or surrounding area that would warrant a new preliminary review by the Administrative Hearing Officer.

Recommendation: Staff recommends the approval of a two-year extension of the preliminary plat approval of the replat for Lot 15 and the south ½ Lot 16 Block 2 Hilton Park with the original four conditions.

Findings of fact: Staff further recommends adoption of the following findings of fact:

- a) There does not appear to be any change to the subject property or surrounding development that would warrant a new preliminary review by the Administrative Hearing Officer.
- b) Per FNSBC 17.12.030.J.1, the Platting Board may provide for the later submittal of one or more phases or segments of the subdivision.
- c) Approval of this extension request requires that the final plat application for the replat must be submitted by December 10, 2019 or the preliminary approval will become void.

ACTION by hearing officer at a public hearing on December 7, 2017: The two-year extension of the preliminary approval was

- _____ *Approved* with the four original conditions as listed above and adopting the staff report and Findings of Fact a-c. A final plat must be prepared by a registered land surveyor and submitted to this office within by December 10, 2019 or the preliminary approval will become void.
- _____ *denied*. Any appeal must be filed within ten working days of this decision.
- _____ *recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

APPEAL of this decision must be made in writing within ten days of the decision. Request an appeal form from the Community Planning Department.

FNSB Hearing Officer date

cc: Jacquie Goss, GVEA
Michael Stanley, ACS
Dave Prusak, IGU