

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 3, 2015**

PRELIMINARY PLAT: **HOMESTEADERS HAVEN**
LEGAL DESCRIPTION: **SEC 35, T19N, R5W S.M., AK**
PETITIONER: **JOHNSON FAMILY TRUST**
SURVEYOR: **KEYSTONE SURVEYING AND MAPPING**
ACRES: **128.99** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-087**

REQUEST:

The request is to combine Government Lots 1, 2, 6 & 7, Section 35, Township 19 North, Range 5 West, Seward Meridian, Alaska, into one new lot to be known as Tract A, Homesteaders Haven, containing 128.99 acres, more or less.

EXHIBITS:

Vicinity Map	EXHIBIT A
Aerial Photo	EXHIBIT B
MSB Public Dedication	EXHIBIT C

COMMENTS:

Code Compliance	EXHIBIT D
-----------------	------------------

DISCUSSION:

Location: The subject parcel is located east of Little Lonely Lake and south of W. Crystal Lake Road.

Access: At the Johnson's request, the borough has granted a public use easement for ingress, egress, roadways, rights-of-way, utilities, snow storage and maintenance, drainage and slopes for cut and fills, within borough land at the southwest corner of Parcel D5 (**Exhibit C**). This will allow an existing driveway from Crystal Lake Road to this proposed subdivision to remain.

COMMENTS:

Code Compliance commented that there are no open Code Compliance cases within this property (**Exhibit D**). Staff notes this property is outside of any Special Land Use District, and not within a Special Flood Hazard Area.

CONCLUSION

The plat of Homesteaders Haven is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, MSB 43.15.005(E), and MSB 43.15.054(H), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, road upgrades or construction, and as-built survey. There are no objections from any borough department, outside agency, or the public to the combination of lots.

RECOMMENDATIONS

7 Staff recommends approval of the abbreviated plat of Homesteaders Haven contingent on the following recommendations:

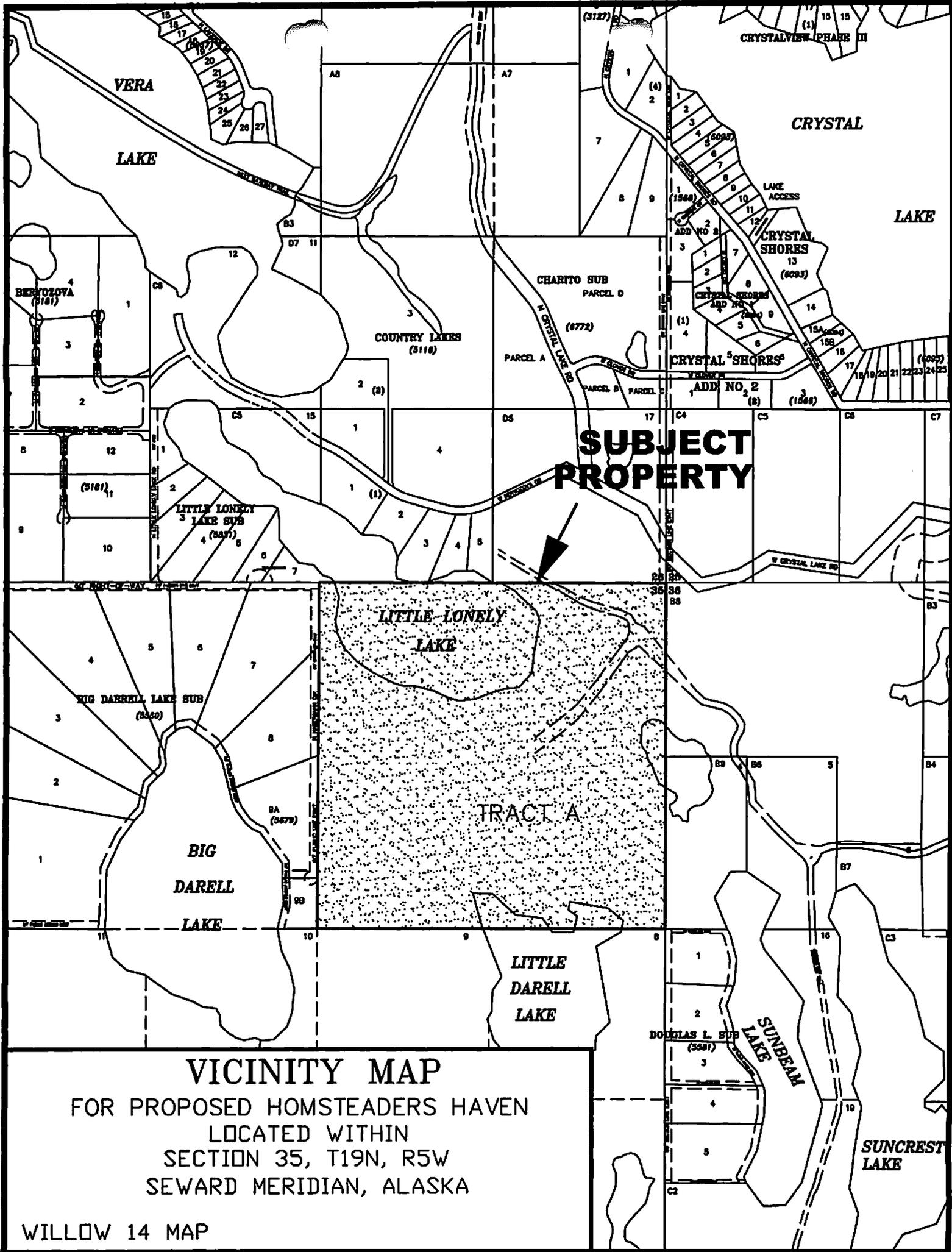
1. Pay postage & advertising fee.
2. Provide a written request to deadfile the plat of Rosalind Acres, platting case #2015-146.
- 3. Label Sections 1 and 21 within vicinity map.
- 4. Label adjacent property to the north as Lot 5, Block 1, Country Lakes.
- 5. Label adjacent property to the northeast as Parcel 1, MSB Waiver 2005-66-PWm, recorded as 2005-010569-0.
- 6. Label adjacent property to the west as Big Darrell Lake Subd, plats 2004-129 and 2005-26, and indicate the extension of the public right-of-way to Lot 9B.
- 7. Label 60' right-of-way along western boundary as N. Haberbahn Circle.
- 8. Remove stray marks within Govt Lot 8, Section 35.
- 9. Add plat note to indicate meander lines along waterbodies.
10. Apply for driveway permits for any existing driveways onto Crystal Lake Road.
11. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.
12. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

13. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

14. Submit final plat in full compliance with Title 43 bearing the signature of the property owner and surveyor.

FINDINGS

1. The abbreviated plat of Homesteaders Haven is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.005(E) and MSB 43.15.054(H), exemptions for elimination of common lot lines.
2. This plat combines four government lots into one, creating a lot that is 128.99 acres more or less.
3. There were no objections from any borough department, outside agencies or the general public.
4. The proposed lot has frontage onto a public road, created by the borough and recorded at 2016-013747-0.
5. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, requirements for road upgrades or construction, and as-built survey.
6. MSB 43.15.054(H) does not require additional monumentation.
7. There are no open Code Compliance cases on this property.
8. The property is not within a Special Flood Hazard Area and not within a Special Land Use District.



VICINITY MAP
 FOR PROPOSED HOMSTEADERS HAVEN
 LOCATED WITHIN
 SECTION 35, T19N, R5W
 SEWARD MERIDIAN, ALASKA
 WILLOW 14 MAP