

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 5, 2020**

PRELIMINARY PLAT: **SERENITY EST RSB L/3 & 4**
LEGAL DESCRIPTION: **SEC 08, T17N, R01W S.M., AK**
PETITIONER: **WORD OF LIFE INTERNATIONAL MINISTRY, INC.**
SURVEYOR: **JOHN SHADRACH**
ACRES: **2.65** **PARCELS: 1**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2020-004**

REQUEST:

The request is to combine Lots 3 & 4, Serenity Estates, Plat #2013-98, into one lot to be known as Lot 3A, Serenity Estates, containing 2.65 acres more or less. Located NE1/4 Section 8, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **EXHIBIT A**
Aerial Photo **EXHIBIT B**

COMMENTS:

City of Wasilla **EXHIBIT C**

DISCUSSION:

Location: The subject parcels are located in the City of Wasilla directly north of W. Nicola Avenue, south of W. Melanie Avenue, west of N. Lucus Road and east of N. Church Road. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS:

City of Wasilla requires a Land Use Permit for Subdivision. **(Exhibit C)**

There were no other comments received from Borough Departments, outside agencies, or the public.

CONCLUSION

The plat of Lot 3A, Serenity Estates RSB L/3 & 4 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the

code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough departments, outside agencies, or the public to the combination of lots.

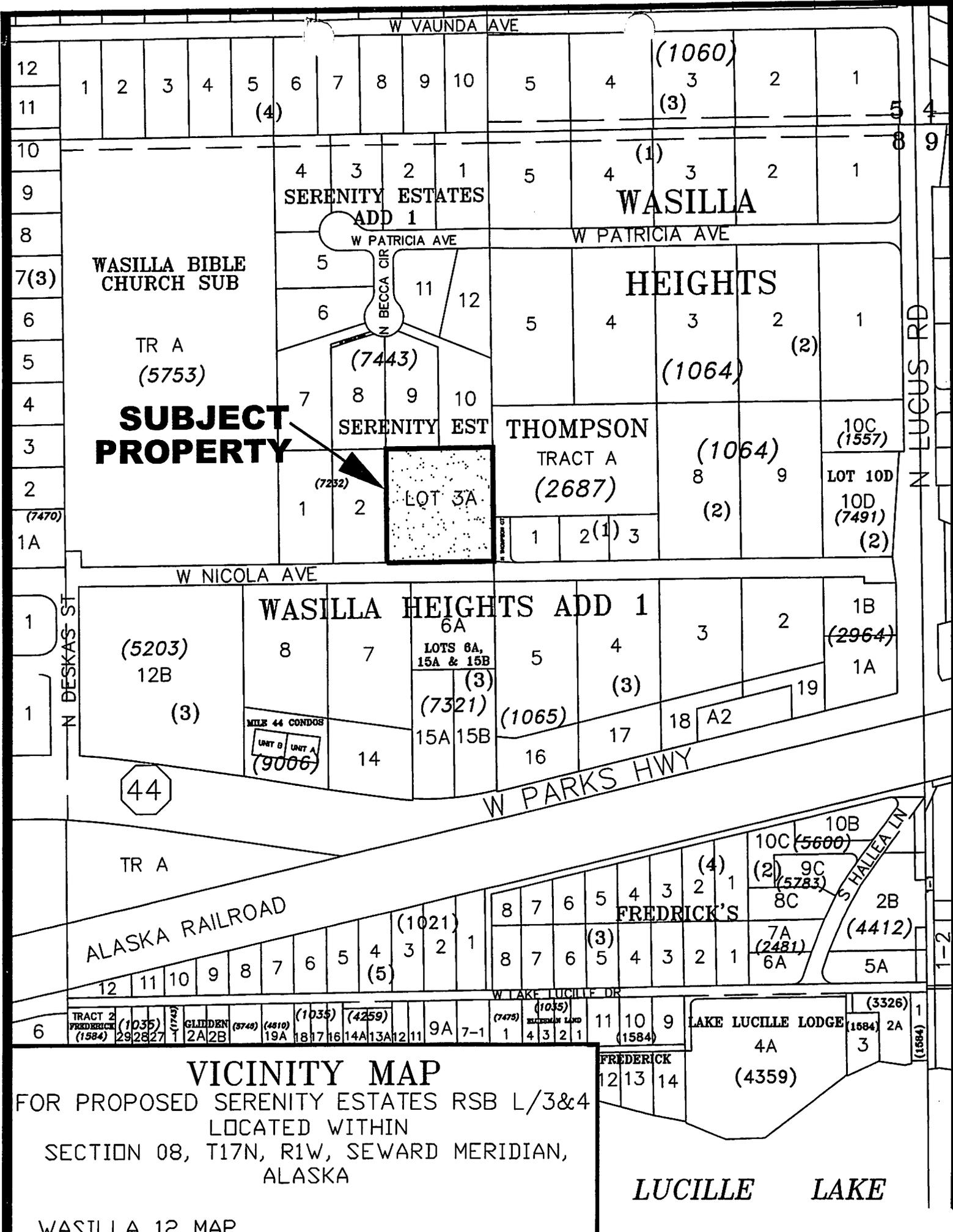
FINDINGS of FACT:

1. The abbreviated plat of Lot 3A, Serenity Estates RSB L/3 & 4 is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Serenity Estates, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Serenity Estates, Plat #2013-98, and does not require additional monumentation.
6. The lots are located in the City of Wasilla and require a Land Use Permit for Subdivision.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 3A, Serenity Estates RSB L/3 & 4 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Provide a copy of an approved Land Use Permit for Subdivision from the City of Wasilla.
4. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

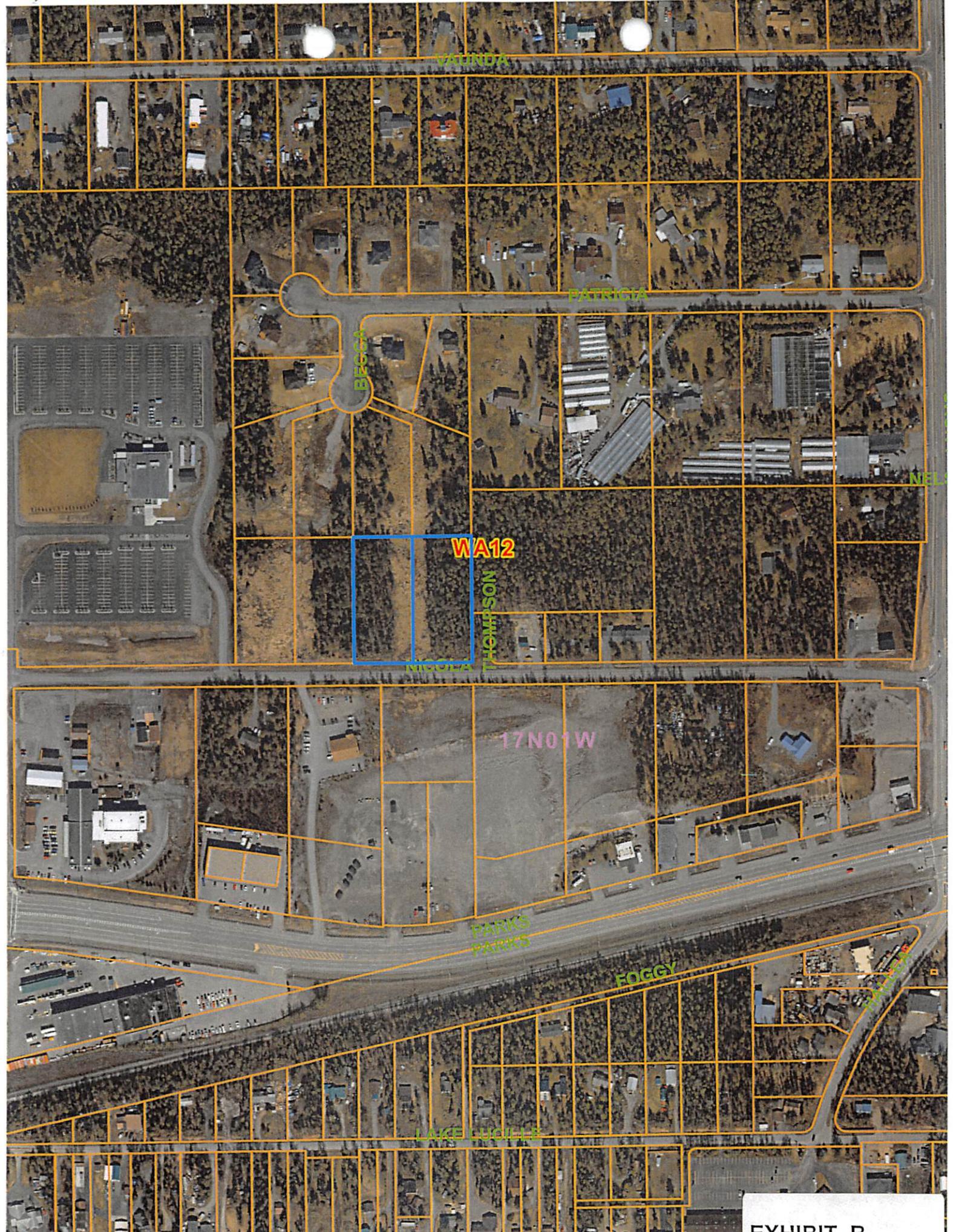
VICINITY MAP

FOR PROPOSED SERENITY ESTATES RSB L/3&4
 LOCATED WITHIN
 SECTION 08, T17N, R1W, SEWARD MERIDIAN,
 ALASKA

WASILLA 12 MAP

LUCILLE LAKE

EXHIBIT A



VAURIDA

PATRICIA

BECCA

NELSON

WA12

THOMPSON

NICOLEA

17N01W

PARKS
PARKS

FOGGY

LAKE LUCILLE

EXHIBIT B

Cheryl Scott

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Wednesday, January 8, 2020 1:45 PM
To: Cheryl Scott
Subject: FW: RFC Serenity Est RSB L3 & 4 (CS)
Attachments: RFC Serenity Est RSB L3 & 4(CS).pdf; Serenity Est RSB L3 & 4 Preliminary Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Cheryl,

The City Planning and Public Works departments do not have any comments/concerns. The only note is that they must submit a subdivision permit to the city.

Thanks,
Tina

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Planning <Planning@ci.wasilla.ak.us>
Sent: Tuesday, January 07, 2020 10:11 AM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: FW: RFC Serenity Est RSB L3 & 4 (CS)

Tahirih Revet
Planning Clerk
City of Wasilla Planning Department
290 E. Herning Ave., Wasilla, AK 99654
(907) 373-9020
(907) 373-9021 fax



From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Tuesday, January 07, 2020 10:08 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.i.melchert@usps.gov;