STAFF REVIEW AND RECOMMENDATIONS PUBLIC HEARING MARCH 23, 2022

ABBREVIATED PLAT:	BRYANT NO. 2 RSB LOTS 2-4	
LEGAL DESCRIPTION:	SEC 21, T18N, R03W S.M., AK	
PETITIONER:	KENT & DEBORAH MITCHELL/ MICHAEL & BON MITCHEL	NIE
SURVEYOR:	HANSON LAND SOLUTIONS	
ACRES: 2.09 +/-	PARCELS: 1	
REVIEWED BY: FRED W	VAGNER CASE:	2022-025

REQUEST:

The request is to combine Lots 2-4, Bryant Subdivision No. 2 (Plat #70-33), into one lot to be known as **Lot 2A**, containing 2.09 acres +/-. The plat is located north of the Little Susitna River, directly south of W Parks Highway, and is in the City of Houston, located within Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps Exhibit A

DISCUSSION: The subject parcels are located within the City of Houston. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Lot 2A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. 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 were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Lot 2A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.

- 2. This plat combines two lots within Bryant Subdivision No. 2, 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 and topographic information.
- 5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Bryant Subdivision No. 2 (Plat #70-33), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 2A 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. 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.
- 4. Submit recording fee payable to DNR.
- 5. Submit final plat in full compliance with Title 43.





