

FNSB PLATTING BOARD

MINUTES

June 21, 2017

A regular meeting of the Fairbanks North Star Borough Platting Board was held in the Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:00 p.m. by Randy Pitney, Chair.

The following Board members were in attendance: Crystal Haman, Troy Hicks, Pammella Zierfuss-Hubbard, Whitney Malin, Randy Pitney, and Clint Meyer.

Also present were: Noah Klein, Asst. Borough Attorney; Martin Gutoski, Platting Officer; Daniel Welch, Platting Officer; Angela Parker, Platting Officer; Don Galligan, Transportation Planner; Ann Worhatch, Public Works Engineer; and Laura McLean, Recording Clerk.

CITIZENS' COMMENTS (On items not scheduled for public hearing, including consent agenda items)

*APPROVAL OF AGENDA AND CONSENT AGENDA

The agenda and consent agenda for this meeting, including the minutes of the May 17, 2017 Platting Board meeting, were approved without objection after a motion by **Zierfuss-Hubbard**, seconded by **Haman**.

APPROVAL OF THE MINUTES (May 17, 2017)

CHAIR'S COMMENTS

Pitney commented that Mendenhall will be absent this evening.

COMMUNICATIONS TO THE BOARD

Parker requested to re-order the agenda so that the Transportation Planner can comment on one of the requests and then be able to leave.

Klein commented that it is possible to re-order the agenda.

DISCLOSURE & STATEMENT OF CONFLICT

Hicks commented that he has a conflict with all three applications coming from Northland Surveying & Consulting as his wife works there and these are her cases. **Pitney** concurred. Hicks will leave the dais for these items.

Zierfuss-Hubbard commented that she is employed by the University of Alaska Fairbanks and may have a conflict with the Silver Creek Subdivision request.

Meyer asked if she works in the land department. **Zierfuss-Hubbard** stated that she does not work in the land department and is not affiliated with the land department. Pitney clarified that this request is from the University of Alaska and Ms. Zierfuss-Hubbard works for UAF.

Zierfuss-Hubbard stated that her husband works for the University of Alaska but not in the land department. **Pitney** concluded that Zierfuss-Hubbard does not have a conflict.

ADMINISTER GROUP OATH

*A motion was made by **Meyer**, seconded by **Hicks** to amend the order of the agenda items as suggested by staff. All were in favor. There were no objections.*

PUBLIC HEARING ITEMS

Preliminary Applications

1. **SD024-17/RP030-17 Bentley Brothers Subdivision, 5th Addition** A request by Northland Surveying & Consulting, LLC, on behalf of J & J Development, LLC to subdivide Tract A of Bentley Brothers Subdivision, 4th Addition, a total of approximately 27.4 acres, into 13 lots ranging in size from approximately 1.41 acres to 5.51 acres. The request includes a variance from FNSBC 17.56.100.C.6 to allow a Type II flag stem lot to intersect Merhar Avenue on a curve. This property is located within Sections 2 and 3, T1S, R1W, FM (located on Merhar Avenue, Helmericks Avenue, College Road and the Johansen Expressway.)

Welch gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. The City of Fairbanks, GVEA, ARRC and GHU shall be given a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and FNG shall be given a minimum of 10 calendar days to review and comment on the final plat.
3. The road name "Merhar Loop" shall be changed to "Merhar Avenue", and evidence of the correctly labeled road sign shall be submitted prior to final plat approval.
4. The shared access easement for Lots 11 and 12 shall be built at a minimum to pioneer access standards, and the City of Fairbanks shall inspect and approve it prior to final plat approval of the applicable phase.
5. A note shall be placed on the final plat which states, "No lots within this subdivision shall have direct access onto College Road or the Johansen Expressway right-of-way."
6. A note shall be placed on the final plat which states, "All parcels within this subdivision are required to connect to existing sewer and water facilities in accordance with City of Fairbanks ordinances."
7. A note shall be placed on the final plat which states, "A driveway permit is required from the City of Fairbanks for access to lots adjoining Merhar Avenue."
8. A note shall be placed on the final plat which states, "Direct lot access to the Helmericks Ave. / Merhar Avenue Roundabout is prohibited for Lot 1 and Lot 2 except the existing right in / right out driveway within Lot 1."
9. A note shall be placed on the final plat which states, "Drainage, storage of water, runoff, and snow storage shall be accommodated on-site or in accordance with a drainage plan approved by the City of Fairbanks."
10. The final plat application for the first phase shall be submitted by June 21, 2019, and the final plat application for the last phase shall be submitted by June 21, 2027.

Staff further recommended adoption of the following findings:

- a) FNSBC 17.36.010.E states, "An existing road name shall be continued when the new road extends the alignment of an existing road." Condition #3 satisfies this requirement.
- b) FNSBC 17.56.010.G states, "Two adjacent flag lots will be required to share one common driveway within the flag stems. The common driveway shall be constructed to pioneer road standards. Adjacent nonflag lots may have rights to access a common driveway easement within the flag stems." Condition #4 satisfies this requirement.
- c) FNSBC 17.08.050.B and 17.08.050.C provide for Merhar Avenue to be designed and constructed to the City of Fairbanks adopted road standards. Merhar Avenue was designed and constructed to the City of Fairbanks road standards.
- d) FNSBC 17.12.030.J.1 allows the Platting Board to provide for the later submittal of one or more phases or segments of the subdivision.
- e) FNSBC 17.12.030.J.2 requires the deadline for submitting the last phase to be set by the platting board at the initial preliminary subdivision hearing.
- f) With the ten conditions recommended by staff and approval of VR016-17, this subdivision request meets the applicable requirements of Title 17.

Meyer inquired about the roundabout. **Welch** deferred this question to the city representative.

Paula Hicks, Northland Surveying, addressed the Platting Board. She stated that there have been discussions with the City of Fairbanks regarding Condition #3 and that they disagree with this required condition. **Hicks** read several portions of Title 17 with regard to this matter.

Hicks provided an alternative motion to the Platting Board removing the above mentioned required condition.

Meyer commented that there are several roads in the Borough which turn into another at a curve or at an intersection.

Jeff Whipple, City of Fairbanks, addressed the Platting Board. He concurred with Hicks regarding the matter of Condition #3. He is in support of not requiring Condition #3. Whipple concluded that the City of Fairbanks does not plan to replace the existing signage as required by Condition #3.

Pitney inquired what the cost of replacing the signage would be if required. **Whipple** replied it would be several hundred dollars.

PUBLIC HEARING CLOSED

*A motion was made by **Meyer**, seconded by **Malin** to approve the subdivision/replat, the ten (10) conditions, adopting the six (6) findings of fact and the staff report, as recommended by staff.*

*A motion was made by **Zierfuss-Hubbard**, seconded by **Meyer** to approve a variance from FNSBC 17.56.100.C.6.*

Meyer commented that he is in support of the variance.

Malin commented that she is in support of the variance.

Zierfuss-Hubbard commented that she is in support of the variance.

A roll call vote was taken on the motion to approve the variance from FNSBC 17.56.100.C.6. The motion was approved 5-0. The motion passed unanimously.

*A motion was made by **Zierfuss-Hubbard**, seconded by **Meyer** to accept the revisions that were provided to strike Condition #3 and to change the wording and recommendations #7 & 8 to read Merhar Loop instead of Merhar Avenue and to strike finding of fact "A" and to change wording in finding of fact "C" to read Merhar Loop and to change wording of finding of fact "F" to read nine (9) conditions instead of ten (10).*

Zierfuss-Hubbard commented that she will be voting in favor of the amendment based on the recommendation by Ms. Hicks and the City of Fairbanks speaking to the naming of Merhar Loop.

Malin concurred.

Klein pointed out that Title 17, Chapter 60, is actually the relevant section. He further commented that 17.36.010.5 has explicit rules for when the word "Loop" should be used.

Meyer inquired who has ultimate authority for street names, the City of Fairbanks or the Borough. **Klein** stated the Platting Board has ultimate authority when approving a plat.

A roll call vote was taken on the motion to accept the revisions that were provided to the Platting Board by Ms. Hicks. The motion was approved 5-0. The motion passed unanimously.

Meyer commented that he is in support of this request.

Malin commented that she is in support of this request.

A roll call vote was taken on the motion to approve the subdivision/replat with the variance. The motion was approved 5-0. The motion passed unanimously.

APPROVED

- 2. SD023-17/RP029-17 Peridot Business Park** A request by Northland Surveying & Consulting, LLC, on behalf of Badger Properties, LLC, to subdivide Lot 2, Quinnell Subdivision, 1st Addition, a total of approximately 13.037 acres, into 10 lots ranging in size from approximately 0.92 acres to 1.60 acres. The request also proposes the dedication of a 60 foot wide right-of-way. This property is located within the NW ¼ SW ¼ Section 4, T2S, R2E, FM (located on Peridot Street and Quinnell Lane.)

Welch gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. GVEA, IGU and The City of North Pole shall be given a maximum of 30 working days to review and comment on the final plat.
2. ACS shall be given a maximum of 10 working days to review and comment on the final plat.
3. A note shall be added to the plat stating "Any construction of new driveways, or modification of existing driveways, within the Prosperity Court right-of-way will require a driveway permit from The City of North Pole prior to construction."

4. The note regarding wetlands shall be placed on the final plat which states "Portions of this subdivision may contain wetlands. If development plans entail the discharge or placement of dredged and/or fill material into these wetlands, issuance of an individual Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act prior to initiating work."
5. A water and wastewater disposal note shall be placed on the final plat that states "All on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation (ADEC). Soils in this subdivision may or may not be suitable to support conventional wastewater disposal systems. If soils are unsuitable, an alternate system must be designed by a registered professional engineer and be approved by ADEC."
6. A note shall be added to the final plat that states "Direct lot access from Lot 7 onto Peridot Street is prohibited."
7. Corner roundings with a minimum 20-foot radius shall be required at the intersection of Prosperity Court and Peridot Street.
8. The permanent cul-de-sac of Prosperity Court shall have a 25-foot minimum radius curve returns between the turnaround bubble and the parallel right-of-way lines to which it attaches.
9. The common driveway within the shared access easement created by the adjacent flag stems of Lots 15 and 16 shall be constructed, at a minimum, to the pioneer road standards of Title 17.
10. The final application for the first phase shall be submitted by June 21, 2019, and the final application for the last phase shall be submitted by June 21, 2023.

Staff further recommended adoption of the following findings:

- 1a) FNSBC 17.08.050.B states "Whenever the requirements of this title differ from the requirements of any other laws, ordinances, or lawfully adopted regulations, the most restrictive or that imposing the highest standards shall govern."
 - b) The proposed subdivision is within the limits of the City of North Pole.
 - c) The city's requirements with regards to road construction differ from Title 17 standards.
 - d) A development agreement was lawfully adopted by the City of North Pole City Council.
 - e) The agreement imposes higher standards than Title 17, therefore the road construction requirements of the development agreement shall govern for this subdivision request.
- 2a) FNSBC 17.56.100.C.2 states that corner roundings with a 20-foot minimum radius shall be required at intersections of roads with classifications above pioneer access roads. It also states that corner roundings shall not be required if the borough engineer and the managing authority find that the existing rights-of-way provide sufficient area for current and future planned road improvements.
 - b) The corner roundings are required because both the borough engineer and the City of North Pole agreed that corner roundings are required for the intersection created by Prosperity Court.
 - c) Prosperity Court, the dedicated right-of-way proposed by this plat, intersects with Peridot Street. Both rights-of-way are classified as more than a pioneer access road.

- d) Both the borough engineer and the managing public agency did not make any findings to show that existing rights-of-way provide sufficient area for the existing or planned future road improvements.
- 3a) FNSBC 17.56.080.E.4 states “all permanent turnarounds shall have 25-foot minimum radius curve returns between the turnaround bubble and the parallel right-of-way lines to which it attaches.”
- b) The plat proposes that Prosperity Court ends in a permanent cul-de-sac
 - c) The development agreement does not have any requirements beyond the material for the permanent cul-de-sac.
 - d) The borough engineer reinforced the need for the 25-foot minimum radius, and the City of North Pole was willing to defer to FNSB Code because the requirement was not addressed in the development agreement.
- 4a) FNSBC 17.56.010.G states that a common driveway shared by two adjacent flag lots shall be constructed to pioneer road standards.
- b) Proposed Lots 15 and 16 share adjacent flag stems that provide access onto Prosperity Court.
 - c) The lots must share a common driveway within the flag stems.
 - d) The common driveway must be built, at a minimum, to the pioneer road standards of Title 17.
- 5a) FNSBC 17.12.030.J.1 and FNSBC 17.12.030.J.1 state “The platting board may provide for the later submittal of one or more phases or segments of the subdivision.” And that “deadlines for submitting the last phase or segment shall be set by the platting board at the initial preliminary subdivision hearing.”
- b) Peridot Business Park subdivision proposal has a total of three phases.
 - c) Should the final application for each phase be submitted every 24 months after preliminary approval by the Platting Board, the final phase must be submitted no later than June 21, 2023.
- 6a) With the ten conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Paula Hicks, Northland Surveying, addressed the Platting Board. She made herself available for questions.

PUBLIC HEARING CLOSED

A motion was made by Meyer, seconded by Zierfuss-Hubbard to approve the subdivision/replat, the ten (10) conditions, the six (6) findings of fact and adopting the staff report as recommended by staff.

Haman commented that she agrees with the requirement to add the note for the access to Lot 7.

A roll call vote was taken on the motion to approve the subdivision/replat. The motion was approved 5-0. The motion passed unanimously.

APPROVED

3. **SD036-11/RP028-11 Tanchena Bluff Subdivision (extension request)** A request by Northland Surveying & Consulting, LLC, on behalf of Fairhill Inc, to grant a two-year time extension to the preliminary approval of Tanchena Bluff Subdivision, a request to subdivide Lot 2, Hopkins Subdivision, a total of approximately 13.05 acres, into five lots ranging in size from 0.92 to 1.43 acres and one tract of 6.98 acres, within the SE¼ Section 28, T1S, R2W, FM (located on Edby Road, Pickering Drive and Chena Pump Road). This application was granted an extension by Consent Agenda by the Platting Board on May 14, 2013. The application was granted a second extension by the Platting Board on June 17, 2015.

Welch gave the staff report; staff recommended preliminary approval of the subdivision with the original six (6) conditions:

1. Stop signs shall be installed at the intersection of Edby Rd with Roden Ln.
2. No Outlet and 15mph speed limit signs be installed at Edby Rd.
3. FNSB Public Works Engineering approve drainage provisions for Edby Rd.
4. FNSB Public Works Engineering review and approve septic system notes for final plat.
5. GVEA and ACS review and comment on final plat utility easement provisions.
6. A note be placed on the final plat, stating that no direct access will be permitted onto Chena Pump Rd.

Staff further recommended adoption of the following findings:

- 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 Platting Board.
- 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 first phase be submitted by May 18, 2019 and the final plat application for the last phase be submitted by May 18, 2023 or the preliminary approval will become void. These phasing application submittal deadlines are based on the deadlines established by the Platting Board for the original approval of the subdivision at its May 18, 2011 meeting.

Darryl Kniffen, applicant, addressed the Platting Board. He stated that he had nothing to add that was not already addressed in the Staff Report.

Zierfuss-Hubbard questioned if the developer was moving forward on this project and making progress so as not to be back in two years for another extension. **Kniffen** stated that they have finished other projects that were in the works and are now ready to move forward on this project again.

Pitney inquired if anyone is living on these properties at this time. **Kniffen** responded that there is not anyone authorized to be on their property. They have made no improvements to the property since they purchased it.

Paula Hicks, Northland Surveying, addressed the Platting Board. She made herself available for questions.

PUBLIC HEARING CLOSED

*A motion was made by **Malin**, seconded by **Meyer** to approve the extension of time with the original six (6) conditions, adopting the three (3) findings of fact and the staff report, as recommended by staff.*

Zierfuss-Hubbard queried if there was a limit to the number of extension that can be requested. **Klein** replied that in Code, there is not a limit to the number of extensions that can be requested.

Pitney commented that many times extensions are requested because of the economy.

A roll call vote was taken on the motion to approve the extension. The motion was approved 5-0. The motion passed unanimously.

APPROVED

- 4. SD030-17 Silver Creek Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of the University of Alaska Department of Land Management, to subdivide the SW ¼ Section 26 and a portion of the W ½ Section 35, T2N, R1W, FM (located on Goldstream Road), a total of 434 acres; into nine lots ranging in size from 6 acres to 160 acres. The request includes the dedication of right-of-way and a request for the road construction exemption.

Parker gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. GVEA and IGU shall have ten working days to review and comment on the final plat.
2. Drainage easements shall be included on the final plat to protect areas of natural drainage to Silver Creek and implement the drainage plan.
3. All easements of record shall be shown on the final plat.
4. A 30-foot length landing shall be constructed on Silver Creek Road at the intersection with Goldstream Road, and shall be approved by FNSB Public Works prior to final plat application.
5. A copy of an approved Alaska DOT&PF driveway permit for the construction of the landing at the intersection of Silver Creek Road and Goldstream Road shall be submitted to FNSB Public Works with the request for approval of the landing.
6. A note shall be added to the final plat which states, "Direct lot access from Lot 1 to Goldstream Road is prohibited. Access to Lot 1 is via Silver Creek Road."
7. The temporary turnaround location shall be shown on the final plat as described by the applicant.
8. The northern portion of the preliminary plat shall be labeled as a Tract, not a remainder.
9. The southwestern boundary of the subdivision shall be adjusted to correctly depict its limits along the Goldstream Road right-of-way.

Staff further recommended adoption of the following findings:

- a) This subdivision creates six lots and three remainder tracts.
- b) Silver Creek Road qualifies for the road construction exemption (FNSBC 17.56.060.A). A landing 30 feet in length at the intersection of Goldstream Road will be constructed to FNSB standards and approved by Public Works.
- c) The Silver Creek Road right-of-way will be dedicated to the boundary of the subdivision to provide access to lots to the north.
- d) Direct access from Lot 1 to Goldstream Road is prohibited (FNSBC 17.56.010.F).
- e) All lots will have access from Silver Creek Road or the existing section line easements.
- f) The required drainage easements will protect the natural drainage within the subdivision.
- g) Silver Creek public access easements are required by the original recorded quit claim deed.
- h) With the conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Hicks asked for clarification regarding the drainage easement. Parker clarified this for him.

Pitney asked if this subdivision was only happening to provide access to the land beyond it. **Parker** replied affirmatively and it will also provide access to the lots that they are creating to sell.

Jeremy Stark, Stutzmann Engineering, addressed the Platting Board. He clarified that the University did not initiate this request. A landowner beyond the University property initiated the request. It was a benefit to the University as well as the landowner.

Stark clarified the temporary turnaround design and its purpose.

Hicks inquired if Stark has issue with Condition #3. **Stark** replied that he understood the need for the condition.

PUBLIC HEARING CLOSED

*A motion was made by **Zierfuss-Hubbard**, seconded by **Meyer** to approve the subdivision, the nine (9) conditions, adopting the eight (8) findings of fact and the staff report, as recommended by staff.*

Zierfuss-Hubbard questioned if a specific location should be indicated in the conditions for the temporary turnaround but is fine with how it is currently.

Meyer indicated that he is in support of this request but does have issues with the road not being built.

Pitney indicated that he will be voting in support of this request.

A roll call vote was taken on the motion to approve the subdivision. The motion was approved 6-0. The motion passed unanimously.

APPROVED

5. **SD028-17 Byler Estates** A request by 3 TIER-Alaska, Corp, on behalf of Trevor J Ponsford, to subdivide a portion of Government Lot 3, Section 30, T1S, R2W, FM (located on Benn Lane), a total of 15.2 acres, into 8 lots ranging in size from 1.6 to 2.3 acres. The request includes dedication of right-of-way.

Parker gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. GVEA shall have ten calendar days to review and comment on the final plat.
2. A note shall be added to the final plat which states, "Existing utilities within the ROW dedicated by this plat shall retain GVEA right of use. In the event the utilities must be relocated, the entity or individual responsible for such action will bear the cost."
3. Byler Road shall be constructed to FNSB Local 1 standards, including the 25' radius curve returns at the cul-de-sac, and shall be approved by FNSB Public Works.
4. The driveway note shall be removed from the plat, since there is no road service area or other managing authority for driveways.
5. A note shall be added to the final plat which states, "Direct lot access for Lots 1 and 8 to Benn Lane, a major collector, is prohibited."
6. A note shall be added to the final plat which reads, "All driveways require a minimum 18" culvert."
7. A wetlands note shall be added to the final plat stating, "Portions of this property may contain wetlands. The discharge or placement of fill material into these wetlands may require a permit from the Department of the Army, Engineer District."

Staff further recommended adoption of the following findings:

- a) The proposed subdivision creates eight lots.
- b) The plat dedicates right-of-way for Byler Road as well as additional 17 feet of right-of-way for Benn Lane.
- c) The right-of-way for Byler Road is wide enough to accommodate the road as proposed by the typical cross section.
- d) Byler Road will be constructed to FNSB Local 1 standards and will provide access to all lots within the subdivision.
- e) Direct access to Benn Lane is prohibited per FNSBC 17.56.010.F.
- f) With the conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Meyer inquired if the turnaround had a 50' radius. **Parker** clarified that the cul-de-sac has a 50' radius but the curve returns on the cul-de-sac are required to be 25' and they are shown as 20'.

Pitney questioned why they offered 83' as opposed to 80' of dedication. **Parker** deferred this question to the applicant.

Ryan Hunt, 3-Tier Alaska, addressed the Platting Board.

Zierfuss-Hubbard commented that Mr. Hunt is her neighbor but she does not have business dealings with him. Pitney confirmed that there is no conflict of interest.

Hunt commented that simplicity was the reason for the additional dedication.

Haman inquired about the utility easements. **Hunt** clarified her question.

PUBLIC HEARING CLOSED

*A motion was made by **Malin**, seconded by **Meyer** to approve the subdivision, the seven (7) conditions, adopting the six (6) findings of fact and the staff report as recommended by staff.*

There was no discussion.

A roll call vote was taken on the motion to approve the subdivision. The motion was approved 6-0. The motion passed unanimously.

APPROVED

- 6. SD026-17/RP032-17 Heartland Ranch Subdivision 1st Addition** A request by 3 TIER-Alaska, Corp on behalf of Adam & Kimberly Bjornstad to subdivide Lot 1, Heartland Ranch Subdivision, a total of 41.775 acres, into 12 lots ranging in size from 2.332 acres to 12.616 acres within the S ½ NW ¼ Section 8, T1S, R2E, FM (located on Nordale Road, Freeman Road and Heartland Avenue). This request includes the dedication of rights-of-way.

Parker gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. GVEA and IGU shall have ten calendar days to review and comment on the final plat.
2. Access Note #2 shall be revised to read, "Direct lot access to Freeman Road and/or Nordale Road is prohibited."
3. Access Note #1 shall be deleted since the property is not within a road service area.
4. Drainage easement(s) shall be provided for the wetland area within the subdivision.
5. Add a note to the final plat which reads, "Fill is prohibited within the drainage easements designated on the plat."
6. The cul-de-sac designs shall be revised to include the required 25 foot radius curve return.
7. Corner roundings shall be provided on all lots at the intersections of the new cul-de-sacs.
8. The soils notes on the plat shall be revised to match the description in the soils report.
9. The continuation of Heartland Avenue to Caden Court shall be constructed to FNSB Local 2 road standards and approved by FNSB Public Works.
10. Caden Court, Benji Court and Lydia Joy Court shall be constructed to FNSB Local 1 road standards and approved by FNSB Public Works.

11. The required driveway permit(s) shall be obtained from Alaska DOT&PF for the construction of Benji Court and Lydia Joy Court.

Staff further recommended adoption of the following findings:

- a) The subdivision creates 12 lots.
- b) The plat dedicates and constructs three new cul-de-sac roads.
- c) All lots will have access from the new cul-de-sacs or Heartland Avenue. No lots will have direct access to Nordale Road or Freeman Road, both major collectors.
- d) Benji Court, Caden Court and Lydia Joy Court will be constructed to FNSB Local 1 standards.
- e) Heartland Avenue, from Nordale Road to the temporary turnaround, was approved with plat #2014-104.
- f) Heartland Avenue will be constructed to FNSB Local 2 standards from the temporary turnaround to Caden Court to match the construction of the existing road.
- g) The drainage easements and culverts across the new roads will protect the natural drainage features.
- h) With the conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Zierfuss-Hubbard inquired if Rural Services had commented on this application. **Parker** replied that they had an opportunity but did not.

Ryan Hunt, 3-Tier Alaska, addressed the Platting Board and stated that he concurred with the staff report.

PUBLIC HEARING CLOSED

*A motion was made by **Meyer**, seconded by **Zierfuss-Hubbard** to approve the subdivision/replat, the eleven (11) conditions, adopting the eight (8) findings of fact and the staff report, as recommended by staff.*

Malin commented that this request seems straight forward. She is in support of the request.

A roll call vote was taken on the motion to approve the subdivision/replat. The motion was approved 6-0. The motion passed unanimously.

APPROVED

7. **SD025-17/RP031-17 Ashley Acres** A request by 3 TIER-Alaska, Corporation on behalf of Jerry Lymburner, to subdivide Tract B, Howell Estates, a total of 38.03 acres, into 30 lots ranging in size from 1.0 to 1.5 acres and including the dedication of rights-of-way. This property is located within the SW ¼ NE ¼ Section 24, T1S, R1E, FM (located on Toolik Drive, Jace Avenue and Atigun Street).

Parker gave the staff report; staff recommended preliminary approval of the subdivision with the following conditions:

1. GVEA shall have ten calendar days to review and comment on the final plat.
2. A note shall be added to the final plat which states, "All driveways require a minimum 18" culvert."
3. The designation of "Avenue" on the new portion of Toolik Drive shall be changed to "Drive" to match the existing street name.
4. All easements of record shall be shown on the final plat.
5. Toolik Drive and Atigun Street shall be built to FNSB standards and approved by FNSB Public Works prior to submittal of the final plat.
6. Drainage easements shall be provided and shown on the final plat in the areas noted in the drainage plan, particularly over the old sloughs.
7. The Flood Zone note shall be revised to read, "This property has been determined to be located within Flood Zone X: Protected by Levee, per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 02090C4430J, effective March 17, 2014."

Staff further recommended adoption of the following findings:

- a) This entire property is located within Flood Zone X: Protected by Levee per FEMA FIRM Maps effective March 17, 2014.
- b) Atigun Street and Toolik Drive provide the required access to all lots in the proposed subdivision.
- c) Atigun Street and Toolik Drive will be constructed to Local 2 standards.
- d) Required drainage easements and culverts for all driveways help to maintain the natural drainage functions of the property.
- e) With the conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Meyer inquired if the center section will become a gravel pit. **Parker** responded affirmatively.

Pitney inquired if Mr. Lymburner was present and if not if Hunt knew who is realtor is. **Hunt** replied that Lymburner is a realtor.

Malin stated that she is a licensed realtor as well. She and Lymburner do not work for the same agency.

Pitney inquired if Malin is selling Lymburners property. **Malin** replied that at this time she is not selling Lymburners properties but there is potential in the future.

Haman commented that there is the potential for any realtor to sell properties.

Haman asked if Malin had a personal or financial relationship with Lymburner. **Malin** replied that she does not.

Pitney determined that at this time, Malin does not have a conflict of interest.

Ryan Hunt, 3-Tier Alaska, addressed the Platting Board and stated that he concurs with the staff report.

Zierfuss-Hubbard questioned if Hunt was comfortable with Condition #3. **Hunt** affirmed this.

Pitney questioned if this road was a loop. **Klein** responded that 90' turns are not considered a loop.

Ron Gunderson, interested person, addressed the Platting Board. He questioned if there will be covenants on this subdivision. He also expressed concerns regarding the traffic and wetlands in the area. **Pitney** suggested that he contact staff with his questions and concerns.

Lisa Yancey, interested person, addressed the Platting Board. She reiterated Mr. Gunderson's concerns. **Pitney** again suggested that she contact staff with her questions and concerns.

Hunt addressed the Platting Board in rebuttal. He clarified that the covenants will remain in place. In the future it is possible that the covenants can be changed if a majority of the homeowners so desired.

With regard to the wetlands, **Hunt** clarified the concerns that were posed earlier.

PUBLIC HEARING CLOSED

*A motion was made by **Zierfuss-Hubbard**, seconded by **Meyer** to approve the subdivision/replat, the seven (7) conditions, adopting the five (5) findings of fact and the staff report, as recommended by staff.*

Zierfuss-Hubbard commented that she is happy to see that the covenants have been included with this request.

Meyer commented that he is in support of this request and will be voting for approval.

A roll call vote was taken on the motion to approve the subdivision/replat. The motion was approved 6-0. The motion passed unanimously.

APPROVED

NEW BUSINESS

The Platting Board reviewed the new application forms for Testimony by Affidavit and Telephonic Testimony as well as the application to determine if a person is an interested person.

*A motion was made by **Zierfuss-Hubbard**, seconded by **Malin** to approve the applications as presented and recommended by staff.*

Meyer queried why three forms were required. **Klein** clarified that under Code, the analysis for each determination is slightly different.

A roll call vote was taken on the motion to approve all three applications as presented. The motion was approved 6-0. The motion passed unanimously.

EXCUSE ABSENT MEMBERS

The absences of Flint and Mendenhall were excused without objection.

COMMENTS

Citizens

No one asked to speak during this time.

Platting Staff

Nelson commented that there will be changes to the look of the agendas and minutes in the future. Staff for all Boards and Commissions in the Borough are being directed to standardize these items. She will keep this Board apprised as things develop.

Nelson commented that there will be additional information forthcoming regarding the Open Meetings Act at a later date.

Board Members

Haman announced that she will not be in attendance for the July meeting.

Several members of the Platting Board commented that they like that the conditions and findings of fact are not being read into record.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.