

FNSB PLATTING BOARD

MINUTES

November 15, 2017

A regular meeting of the Fairbanks North Star Borough Platting Board was held in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administrative Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:01 p.m. by Randy Pitney, Chair.

ROLL CALL

Members Present: Kellie Fritze, Crystal Haman, Troy Hicks, Clint Meyer, Bill Mendenhall and Randy Pitney.

Members Absent: Peter Flint (excused), Whitney Malin (excused) and Jason McComas-Roe.

Others Present: Christine Nelson, Director, Department of Community Planning; Noah Klein, Assistant Borough Attorney; David Bredlie, Public Works Engineer; George Stefan, Platting Officer; Angela Parker, Platting Officer and Laura McLean, Recording Clerk.

MESSAGES

Citizens Comments – limited to three (3) minutes

None

Communications to the Board –

Stefan reported on the success of a recent workshop which was held with area Surveyors regarding the subdivision process and Title 17. The purpose of the workshop was to obtain feedback regarding Title 17 and the subdivision process and to identify problem areas within title.

Chairs Comments

Pitney reminded the Board and Public that the Chizmar Conference Room and all meals/refreshments provided are for the Platting Board, not the Public.

Pitney requested that Clint Meyer give a brief summary of the Planning Commissioner Training that he attended in Anchorage which was hosted by the Alaska Planning Association. It was mentioned that McComas-Roe also attended the training courtesy of the FNSB Department of Community Planning.

Meyer gave a brief summary of the training that he attended.

Introduction of Staff

Disclosure and Statement of Conflict of Interest

Hicks commented that he has a conflict with Item #1, VR008-18/SD028-15/RP032-15 (North River Bend Estates). He stated that his wife, Paula Hicks, works for Northland Surveying & Consulting.

Pitney confirmed that Hicks does in fact have a conflict and will not hear this item.

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion to approve the agenda and consent agenda made by **Mr. Meyer**, seconded by **Ms. Fritze**. Motion carried without objection.

MINUTES

Minutes of October 25, 2017

CONSENT AGENDA ITEMS

None.

OATH

QUASI-JUDICIAL HEARING

1. **VR008-18/SD028-15/RP032-15 (North River Bend Estates)** A request by Northland Surveying & Consulting, LLC, on behalf of North River Bend, LLC and the University of Alaska, for a variance from FNSBC 17.44.010.A.2.b to allow a one year time extension to the bond for construction of a temporary turnaround on Dieringer Avenue. The property is located within the W½ of Section 5 T1S R2E FM (located on Nordale Road, Dieringer Avenue, Colt Drive and Chief Nickoli Loop).
Staff Contact: George Stefan

Stefan presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the variance with the following one (1) condition:

1. The applicant shall supply an extension of the construction surety and the two year warranty to Public Works.

Furthermore, staff recommended adoption of the following five (5) Findings of Fact and the Staff Report in support of approval:

- a) The requirement is impractical because there is no mechanism other than a variance which allows for extension of a surety bond for subdivision improvements.
- b) The requirement is impractical because the applicants have constructed the adjoining proposed subdivision roads, Chena Bend Drive and River Park Drive, including a permanent turnaround and a temporary turnaround which lie beyond the platted Dieringer Avenue temporary turnaround.
- c) Chena Bend Drive and River Park Drive are platted rights-of-way that have been constructed and are proposed to serve as legal, constructed access for a recently submitted preliminary plat application which lies beyond North River Bend Estates.

- d) The Dieringer Avenue temporary turnaround will be automatically vacated upon extension of the road and approval of the extension of Dieringer Avenue, Chena Bend Drive and River Park Drive by FNSB.
- e) FNSB Public Works and the Transportation Planner support the variance.

Applicant Testimony

Paula Hicks, Northland Surveying & Consulting, LLC addressed the Platting Board. She stated that she did not have anything to add. She made herself available for questions.

Meyer inquired if Hicks felt that the project can be completed within the one year extension. **Hicks** responded that the project has been delayed by the need for a drainage report. She further commented that she expects for the Platting Board to see this preliminary plat within the next few months.

Interested Person Testimony

None.

Applicant Rebuttal

None.

MOTION: A motion was made by **Mr. Meyer**, seconded by **Ms. Fritze** to approve VR008-18, a variance from FNSBC 17.44.010.A.2.b, to allow a one year time extension to the bond for construction of a temporary turnaround on Dieringer Avenue, adopting the one condition, five findings of fact and staff report in support of the approval.

There was no further discussion on this item.

ROLL CALL: 5 in favor Fritze, Mendenhall, Haman, Meyer and Pitney
0 opposed

Hicks rejoined the Platting Board meeting.

- 2. **NR001-18 Lead Dog Lane** A request by Derek Patton to name a currently unnamed road located off of Chena Access Lane within Section 36, T1N, R4E, FM.
Staff Contact: Angela Parker

Parker presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the variance with the following two (2) conditions:

- 1. The applicant shall install signage which meet the requirements of FNSBC 17.60.190.D for road name signs.
- 2. Photo verification shall be submitted by November 15, 2019 showing that all required signage has been installed.

Furthermore, staff recommended adoption of the following eight (8) Findings of Fact and the Staff Report in support of approval:

- a) FNSBC 17.36.020.A.1 requires that a road naming petition be “signed by at least 75% of the adjoining property owners”.
- b) Eight of the ten adjoining property owners (80%) have signed the road naming application.
- c) The proposed name Lead Dog Lane is not a duplicate of, nor does it conflict with, any existing street names.
- d) FNSBC 17.60.190.D provides specific regulations on road signs and support structures.
- e) The Street Addressing Coordinator supports naming the road Lead Dog Lane.
- f) The Street Addressing Coordinator agrees that “Lane” is an appropriate tag for the proposed road name.
- g) FNSBC 17.40.070.I requires that the applicant install street name signs if the road naming request is approved. Conditions 1 and 2 fulfill this requirement.
- h) With the conditions recommended by staff, this public road naming request meets the applicable requirements of Title 17.

Applicant Testimony

None.

Interested Person Testimony

None.

Applicant Rebuttal

None.

MOTION: A motion by **Ms. Haman**, seconded by **Mr. Meyer** to approve the naming of a previously unnamed road Lead Dog Lane with the two (2) conditions, adopting the eight (8) findings of fact and the staff report in support of approval.

Haman commented that she is in favor of this application.

Meyer inquired if any Dear Property Owner letters were sent. Parker responded that notices were sent to adjoining property owners and that 80% of said property owners were in favor of the road naming request.

ROLL CALL: 6 in favor Fritze, Mendenhall, Hicks, Haman, Meyer and Pitney
0 opposed

UNFINISHED BUSINESS

None.

NEW BUSINESS

None

EXCUSE FUTURE ABSENCES

Pitney reminded the Platting Board that he will not be in attendance for the December 2017 meeting.

CITIZENS COMMENTS

None.

STAFF COMMENTS

Stefan announced that for the December 2017 meeting there may be as many as eight (8) applications before the Platting Board.

BOARD MEMBER COMMENTS / COMMUNICATIONS

Meyer queried if it was possible to identify what surveyors represent each item. He referred to a previous meeting where he knew the surveyor personally but didn't recognize his company name and realized the connection until the meeting began. It created a conflict for him.

Nelson stated that a copy of the application should be included within the packet materials. This information will be included in future packets. **Klein** concurred.

Pitney commented that elections will be placed on the January 2018 meeting as he is out of state for the December 2017 meeting.

ADJOURNMENT

The meeting was adjourned at 6:29 p.m.