

# FNSB PLATTING BOARD

## MINUTES

September 20, 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: Peter Flint, Kellie Fritze, Crystal Haman, Troy Hicks, Whitney Malin, Jason McComas-Roe, Clint Meyer, Bill Mendenhall and Randy Pitney.

Also present were: Noah Klein, Asst. Borough Attorney; Christine Nelson, Director, Department of Community Planning; George Stefan, Platting Officer; Angela Parker, Platting Officer; Ann Worhatch, Public Works Engineer; Don Galligan, Transportation Planner; 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 August 16, 2017 Platting Board meeting, were approved without objection after a motion by McComas-Roe, seconded by Meyer.

**APPROVAL OF THE MINUTES** (August 16, 2010)

### CHAIR'S COMMENTS

### COMMUNICATIONS TO THE BOARD

**Stefan** announced that the applicant for item #4, Grange Hall Communications Site has requested that this item be withdrawn.

**Galligan** addressed the Platting Board and invited them to attend a scenario planning charrette hosted by FMATS. The charrette will be held on October 2, 2017 from 1:00 – 4:00 p.m. at City Hall.

**Nelson** addressed the Platting Board and invited them to attend a Community Planning Meeting hosted by the FNSB Department of Community Planning. The Community Planning meeting will be held on September 27, 2017 from 6:00 – 9:00 p.m. in the Westmark Gold Room.

**Nelson** also solicited for a Platting Board member to attend the APA Conference in Anchorage on November 12, 2017. Interested Platting Board members should contact the Department of Community Planning for further information regarding registration.

### ADMINISTER GROUP OATH

### DISCLOSURE & STATEMENT OF CONFLICT

**Meyer** stated that he will have a conflict with item #1. His wife works for the FNSB Land Management Department. **Pitney** confirmed that this is a conflict. Meyer will not hear this item.

**Hicks** stated that he will have a conflict with item #2. His wife works for Northland Surveying & Consulting, LLC, the surveyor for this item. Pitney confirmed that this is a conflict. Hicks will not hear this item.

**Hicks** stated that he will also have a conflict with item #3. His wife works for Northland Surveying & Consulting, LLC, the surveyor for this item. Pitney confirmed that this is a conflict. Hicks will not hear this item.

## **PUBLIC HEARING ITEMS**

### Preliminary Applications

1. **SD029-17 Goldstream Dream Subdivision** A request by Design Alaska, Incorporated, on behalf of Fairbanks North Star Borough Land Management Division, to subdivide Government Lot 1 (also known as Tax Lots 641 and 642) Section 6, T1N R1W, FM, a total of 31.8 acres; into 5 lots ranging in size from 4.6 to 10.2 acres. The subdivision proposal includes dedication of right-of-way and a request for a variance for an intersection on a curve. The property is located on Goldstream Road. **Staff Contact: Angela Parker**

**Parker** gave the staff report; staff recommended preliminary approval of the subdivision with the following ten (10) conditions:

1. ACS and the Chena Goldstream Fire Service Area Chief shall have a maximum of 10 working days to review and comment on the final plat.
2. GVEA and IGU shall have a maximum of 10 working days to review and comment on the final plat.
3. General Note #8 shall be revised by adding the sentence, "Access from Lot 5 onto Goldstream Road is limited to the section line easement to the east and will require a DOT&PF driveway permit."
4. A note shall be added to the final plat which reads, "Access to Goldstream Road for this subdivision is limited to Calvin Drive. There shall be no direct lot access from Lots 1 and 4 to Goldstream Road."
5. A copy of the driveway permit from DOT&PF shall be submitted for construction of the Calvin Drive landing.
6. Traffic control signage shall be approved by Alaska DOT&PF.
7. A note shall be added to the final plat stating, "The existing section line easement running north-south along the east boundary of Goldstream Dream Subdivision is designated by the Comprehensive Roads Plan as a major collector north of Goldstream Road. If this easement is ever developed as a major collector, access from Lots 3 and 4 in Goldstream Dream Subdivision will be prohibited."
8. ASLS 2017-21 shall be approved and recorded by DNR prior to final plat approval of Goldstream Dream Subdivision.
9. The landing for Calvin Drive at the intersection of Goldstream Road shall be approved by FNSB Public Works prior to submittal of the final plat.

10. Approved variances shall be noted on the plat.

Staff further recommended adoption of the following seven (7) findings:

- a) The section line easement on the east boundary of the subdivision is noted in the Comprehensive Road Plan as a major collector north of Goldstream Road.
- b) Lots 1-4 rely on Calvin Drive for access.
- c) Lot 5 relies on the section line easement to the east for access.
- d) The proposed subdivision is not within a road service area and does not rely on road service area roads for access to the subdivision.
- e) The applicant applied and qualifies for the road construction exemption for Calvin Drive.
- f) A separate ASLS survey plat will be approved and recorded by AK DNR prior to recording of the final plat for Goldstream Dream Subdivision. The ASLS will dedicate the right-of-way for Goldstream Road.
- g) With the two variances and ten conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

**McComas-Roe** inquired if the road easement for Goldstream Road could change in the future. **Parker** replied that it could change but staff feels that the 200' right-of-way will be able to maintain any future improvements. Title 17 states that the right-of-way must be able to contain any future improvements and there are no plans for any improvements at this time.

**McComas-Roe** inquired if it would be a hardship for the applicant to provide corner roundings. **Parker** responded that it would not be a hardship for the applicant to provide corner roundings.

**Malin** announced that she had a family emergency arise and will need to leave the meeting. Malin was excused from the meeting by Pitney.

**Pitney** questioned the line of sight distance where the road will intersect with Goldstream Road. Parker replied that there is 1,000' sight distance to the East and 830' to the West.

**Bill Kinne**, Design Alaska, addressed the Platting Board. He pointed out that this is a two-part project. There is an ASLS portion because this is only tentatively approved for transfer to the Borough. The Borough does not have patent to it yet. The ASLS portion will need to be completed before this plat can continue with recording.

**Chadwick Adams**, interested person, addressed the Platting Board and stated that he is opposed to this request. He stated that he feels that this property is a fire hazard. He feels that by increasing the density in the area, a hazard is being created based on the condition of the trees on the property.

**Adams** also addressed concerns with the proposed road entering Goldstream Road on a curve.

**Pitney** queried why Lot 7 off of Eldovista Road did not get a "Dear Property Owner" letter. **Parker** responded that only adjacent property owners get a "Dear Property Owner" letter.

**McComas-Roe** inquired if in the development of the property would it be safe to assume that there will be clearings for construction and clearings for driveways that would provide firebreak and mitigate the fire concern.

**Adams** replied that he would love to believe such but inquired if McComas-Roe had seen Goldstream Valley lately.

**McComas-Roe** replied that via the Staff Report he has seen photographs of the subject property and how densely forested it is.

**Adams** commented that he does not feel that the fire issue would be mitigated by clearings for homes or driveways. He feels the risk will be increased.

**McComas-Roe** queried if Adams felt this proposed subdivision would be improved if corner roundings were required. Adams replied that he was not sure what corner roundings were.

**Cynthia Swan**, interested person, addressed the Platting Board and stated that she is opposed to this request for the same reasons as Mr. Adams.

**Kinne** waived his right for rebuttal.

PUBLIC HEARING CLOSED

*A motion was made by **Mendenhall**, seconded by **Flint**, to approve the subdivision, the ten (10) conditions, the seven (7) findings of fact and to adopt the staff report as recommended by staff.*

*A motion was made by **Flint**, seconded by **Haman**, to approve a variance from FNSBC 17.56.100.C.2 adopting the three (3) findings of fact and the staff report as recommended by staff.*

*A motion was made by **Mendenhall**, seconded by **Fritze**, to approve a variance from FNSBC 17.56.100.C.6 adopting the four (4) findings of fact and the staff report as recommended by staff.*

**Mendenhall** stated he will be voting to approve the variance from 17.56.100.C.2.

**Hicks** commented that staffs' reasons for supporting a variance from 17.56.100.C.2 are strong.

**Flint** concurred with Hicks.

**Pitney** commented that this seems like one of the least intrusive hazards that this Board has had to consider.

*A roll call vote was taken on the motion to approve the variance from FNSBC 17.56.100.C.2 with the three (3) findings of fact. The motion was approved 7-0. The motion passed unanimously.*

**McComas-Roe** stated that he has a concern with the variance from FNSBC 17.56.100.C.6 as Findings of Fact #1 and #2 are based on present sight conditions only and do not take in the possibility that it will change in the future.

**Flint** disagreed with McComas-Roes interpretation as DOT was contacted and has no plans for the road at this time.

**Hicks** commented that he is in support of the variance from FNSBC17.56.100.C.6 based on the 75' easement from the centerline of the road.

**Pitney** stated that he is opposed to this variance. He does not like to see unnecessary variances granted. He would like to keep it a standard.

**Mendenhall** concurred with Pitney.

**Haman** commented that she will be voting in favor of this request. She does not see the harm in allowing it.

*A roll call vote was taken on the motion to approve the variance from FNSBC 17.56.100.C.6 with the five (5) findings of fact. The motion was approved 4-3 with **Flint, Fritze, Haman** and **Hicks** voting in favor and **McComas-Roe, Mendenhall** and **Pitney** voting in opposition.*

**Flint** inquired if the Goldstream Fire Department will be contacted for review before the final plat. **Parker** stated that it is a condition of the final plat.

*A roll call vote was taken on the motion to approve the subdivision with the two (2) variances. The motion was approved 7-0. The motion passed unanimously.*

#### APPROVED

- 2. SD040-17 Holden Woods Subdivision** A request by Northland Surveying & Consulting, LLC, on behalf of Thomas T Benson, to subdivide Gov't Lots 14 and 15 in two phases, totaling approximately 5 acres, into four lots ranging in size from 1.15 to 1.34 acres. The property is located within the SE¼ NW¼, Section 17, T1S R1W, FM (located on Holden Road). The road construction exemption has been applied for and the request includes additional dedication of right-of-way for a temporary turnaround. **Staff Contact: George Stefan**

**Stefan** gave the staff report; staff recommended preliminary approval of the subdivision with the following four (4) conditions:

1. GVEA and CUC shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and FNG shall be given a maximum of 10 calendar days to review and comment on the final plat.
3. A note shall be placed on the final plat which states, "Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited."
4. A note shall be placed on the final plat which states, "Any lot development disturbing more than one acre may require a storm water permit from ADEC."

Staff further recommended adoption of the following seven (7) Findings of Fact:

- a) Per FNSBC 17.56.070.D, "Local road 2 is a road within residential subdivisions which provides or supports access to 11 to 40 lots and does not function as a minor collector."
- b) The applicants have applied for and shall be exempted from Holden Road road construction per FNSBC 17.56.060.A.
- c) The proposed subdivision creates four lots.
- d) The proposed subdivision is not within a road service area and does not rely on road service area roads for access to the subdivision.
- e) The proposed subdivision lots rely on Holden Road for access which is covered by a 66ft wide corridor for roadway and public utility easements along their southern boundary.
- f) Proposed Lots 2 and 3 have additional legal access from an unnamed 66ft wide corridor for roadway and public utility easements centered on their common lot line.
- g) With the four conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

**Flint** inquired if this application would have been a Quick Plat had it not been for the temporary turnaround. **Stefan** replied that it would have been a Quick Plat had it not been for the temporary turnaround.

**Mendenhall** asked if the Platting Board should take into consideration the number of extensions given to a plat request and what is their "punishment".

**Klein** replied that the applicant would be required to go through the entire process again.

**Paula Hicks**, Northland Surveying & Consulting, addressed the Platting Board. She stated that this would have been a Quick Plat had it not been for the temporary turnaround requirement. Additionally, the only reason that this client is moving forward with this is because of the road construction exemption.

**Meyer** questioned how this subdivision without a road be a development forward for the community if the road is not there.

**Hicks** responded that they would expect that the road would be built by the people purchasing the lots. She further commented that access can be had off of 19<sup>th</sup> Avenue, which is constructed or to the east where a road is started.

**Haman** queried the purpose of doing a Phase I and Phase II. **Hicks** replied that the client asked for it presumably because he wanted time to sell the lots before taxes increase.

**Pitney** called for John Mancuso to give testimony as he had signed up to do. **Stefan** reported that Mancuso had opted not to offer testimony.

PUBLIC HEARING CLOSED

*A motion was made by **Haman**, seconded by **Meyer**, to approve the subdivision, the four (4) conditions, and the seven (7) findings of fact and to adopt the staff report as recommended by staff.*

**Haman** commented that she intends to approve as she does not see any issues.

*A roll call vote was taken on the motion to approve the subdivision. The motion was approved 7-0. The motion passed unanimously.*

APPROVED

- 3. SD042-17 Big State Acres** A request by Northland Surveying & Consulting, LLC, on behalf of Big State Properties LLC, to subdivide Gov't Lot 3, totaling approximately 2.5 acres, into two lots of 0.87 and 1.63 acres. The property is located within the SE¼ NW¼, Section 17, T1S R1W, FM (located on Nineteenth Avenue). The road construction exemption has been applied for and the request includes additional dedication of right-of-way for a temporary turnaround. **Staff Contact: George Stefan**

**Stefan** gave the staff report; staff recommended preliminary approval of the subdivision with the following five (5) conditions:

1. GVEA and CUC shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS shall be given a maximum of 10 calendar days to review and comment on the final plat.
3. A note shall be placed on the final plat which states, "Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited."
4. A note shall be placed on the final plat which states, "Disturbance of more than one acre of land on any parcel may require a Storm Water Permit by ADEC."
5. Nineteenth Avenue shall be correctly annotated on the plat graphic and vicinity map.

Staff further recommended adoption of the following four (4) findings:

- a) Per FNSBC 17.56.070.D, "Local road 2 is a road within residential subdivisions which provides or supports access to 11 to 40 lots and does not function as a minor collector."
- b) Per FNSBC 17.56.070.C, "Local road 1 is designed to provide direct access to individual properties and have the potential of serving 10 or fewer residential lots, with a maximum length of 1,320 feet."
- c) The applicants have applied for and shall be exempted from Nineteenth Avenue and the unnamed 66ft wide right-of-way road construction requirements per FNSBC 17.56.060.A. because:
  - i. The proposed subdivision creates two lots.
  - ii. The proposed subdivision is not within a road service area and does not rely on road service area roads for access to the subdivision.
  - iii. The proposed subdivision lots rely on Nineteenth Avenue and the unnamed 66ft wide right-of-way for access which is covered by a 66ft wide corridor for roadway and public utility easements.
- d) With the five conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

**McComas-Roe** inquired what makes that a temporary turnaround bubble. **Stefan** replied that the dashed line-type as opposed to a continuous line-type would indicate that it is temporary or of easement nature.

**Fritze** queried what is the need for the temporary turnaround. **Stefan** replied that typically when road construction and dedication is required the Borough requires an 85' minimum diameter constructed bubble and then that is contained within the 100' foot diameter easement to allow for a ditch and clearing limits outside the 85' diameter bubble.

**Stefan** further explained that a temporary turnaround easement would be extinguished upon extension of the road beyond it since there is connectivity in that roadway network.

**Pitney** commented that he has issue with the temporary turnaround. **Stefan** responded that for an easement to be permanent rather than temporary in nature, a permanent facility will always encumber the property. This temporary turnarounds allows a minimum of 40' of frontage for the last lot in line.

**Mendenhall** commented that he is not comfortable with this temporary turnaround.

**Flint** commented that he feels comfortable with this.

**Haman** concurred with Flint.

**Meyer** added that he does not feel the need for the turnaround because it is not in a road service area.

**Pitney** inquired if additional verbiage should be added to the conditions regarding the turnaround.

**Stefan** stated that staff as well as Public Works, with the road construction exemption, begin with the premise of say the road were to be constructed. The applicant is only exempt from the construction, not from the design or any other requirement under Title 17. If we required this construction, we would require the construction of a turnaround bubble. This is simply saying that this is an additional public access easement.

**Paula Hicks**, Northland Surveying & Consulting, addressed the Platting Board. She queried if there was a standard note that is required on final plats regarding temporary turnaround easements that are extinguished upon construction of the road to Borough standards.

**Stefan** responded typically staff has not recommended a condition because the annotation on the turnaround bubble would typically indicated "extinguished upon further extension of the road."

**Hicks** commented that she did assume this would be a temporary turnaround easement although her note on the preliminary plat did not indicate so and that in the final plat the note that she would expect to put is the typical one that she always puts on finals that would say that it is temporary to be extinguished upon the road being constructed or accepted by the Borough. It cannot be extinguished unless the Borough accepts the road.

**Meyer** asked if this particular subdivision was within city limits. **Stefan** responded that it is not.

**McComas-Roe** questioned if an unimproved temporary turnaround bubble should be extinguished with the construction or the allocation of space for an unimproved road as a throughway.

**Hicks** stated that she feels the turnaround should be extinguished once a road has been constructed as it becomes useless.

PUBLIC HEARING CLOSED

*A motion was made by **Meyer**, seconded by **McComas-Roe** to approve the subdivision, the five (5) conditions and to adopt the four (4) findings of fact and the staff report, as recommended by staff.*

**McComas-Roe** stated that following the surveyors comment and questions, he feels his concerns have been addressed.

**Pitney** concurred with McComas-Roe.

**Fritze** commented that she intended to vote for approval.

**Mendenhall** stated that he is mildly opposed to this request. He is not comfortable with the temporary turnaround issue.

*A roll call vote was taken on the motion to approve the subdivision. The motion was approved 6-1 with **Flint, Fritze, Haman, McComas-Roe, Meyer** and **Pitney** voting to approve and **Mendenhall** voting to deny.*

APPROVED

4. **RP004-18 Grange Hall Communications Site** A request by PDC, Inc, on behalf of the Fairbanks North Star Borough Land Management Division, to subdivide Tract A Grange Hall Road Communications Site, totaling approximately 37.55 acres, into three tracts ranging in size from 5.00 to 27.55 acres. The subdivision proposal includes a request for a variance to allow direct lot access onto an arterial road. The property is located near Milepost 20 of Chena Hot Springs Road. **Staff Contact: George Stefan**

WITHDRAWN BY THE APPLICANT

#### OLD BUSINESS

None

#### NEW BUSINESS

None

#### EXCUSE ABSENT MEMBERS

There were no absent Platting Board members.

#### COMMENTS

##### Citizens

No one asked to speak during this time.

Platting Staff

**Stefan** thanked the two new Platting Board members for volunteering.

**Parker** commented that if most of the Board would be in town on the 20<sup>th</sup>, why change the date just because it is close to Christmas. **Pitney** concurred.

**Nelson** reminded the Platting Board of the Planning Commission Training in Anchorage in November.

Board Members

No one asked to speak during this time.

**ADJOURNMENT**

The meeting was adjourned at 7:57 p.m.