

FNSB PLATTING BOARD
ACTION MEMO
AUGUST 15, 2018
BOROUGH ASSEMBLY CHAMBERS
6:00PM

Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Platting Board member (who voted on the prevailing side) by the close of business the day following the meeting.

There is a seven-day appeal period for any preliminary action of the Platting Board other than those regarding vacations.

APPLICATIONS

Preliminary Applications

1. **SD035-18 North Lake Estates** A request by Stutzmann Engineering Associates, Inc., on behalf of Lakeview Enterprises, Inc., to subdivide Tax Lot 2330, a total of approximately 79.0 acres, into two lots of 4.6 and 73.4 acres. Additional right-of-way for Easy Street will be dedicated. The request includes a variance from FNSBC 17.56.010.I to allow Tract A to exceed the 4:1 lot depth to width ratio. The property is located within the E½ Section 23 T1S R1W, FM. (located on Easy Street).

APPROVED

The Board gave preliminary approval to the request, subject to the following conditions:

1. GHU and GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS shall have a maximum of 10 calendar days to review and comment on the final plat.
3. The approved variance shall be noted on the final plat.
4. A note shall be placed on the final plat which states, "Access from this subdivision onto Easy Street is restricted to the three existing access points. New access onto Easy Street is prohibited. Prior to construction, any modification to the existing driveways will require an ADOT&PF driveway permit."
5. The base flood elevation (BFE) and elevation benchmark requirements of FNSBC 17.52.040.D.18 shall be met prior to final plat approval.

Furthermore, the Platting Board adopted the following Findings of Fact in support of the approval:

- a) ADOT&PF is the managing authority for Easy Street.
- b) FNSBC 17.52.040.D.18 requires elevation bench mark monuments be established for subdivisions within Flood Zone A or AE, and that data is required to be depicted on the final plat. This subdivision contains areas within Flood Zone AE. Condition #5 satisfies this requirement.
- c) With the five conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

2. **SD036-18 Nalak Subdivision** A request by Scarborough & Associates, on behalf of Todd and Mary Groat, to subdivide Tax Lots 1133 and 11119, a total of approximately 11.26 acres, into eight lots ranging in size from 1.00 to 1.53 acres. The request includes dedication and construction of new rights-of-way. Two variances have been requested: 17.56.110.B to waive the requirement for Edsson Avenue right-of-way dedication to the subdivision boundary; and 17.56.100.C.2 to waive the requirement for dedicating the northern corner rounding at the street intersection. The property is located within the NW¼ Section 11 T2S R2E, FM. (located on Edsson Avenue).

APPROVED

The Board gave preliminary approval to the request, subject to the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, GCI, and IGU shall have a maximum of 10 calendar days to review and comment on the final plat.
3. The North Star Fire Service Area and Moose Meadows Road Service Area shall have a maximum of 10 calendar days to review and comment on the final plat.
4. The approved variances shall be noted on the final plat.
5. Edsson Avenue shall be constructed to Local 2 road standards from the existing temporary turnaround adjoining Lot 3A Golden Forest to the permanent cul-de-sac and approved by FNSB Public Works prior to final plat approval.
6. Nalak Court shall be constructed to Local 1 road standards and approved by FNSB Public Works prior to final plat approval.
7. A Consent To Annex form shall be submitted for Lots 5,6,7 & 8 for the Moose Meadows Road Service Area.
8. A note shall be placed on the final plat which states, "Prior to construction, any new driveway or modification to a driveway within the Edsson Avenue or Nalak Court right-of-way will require an approved permit from FNSB Public Works."
9. A driveway/approach road permit shall be approved by FNSB Public Works Rural Services prior to constructing the extension of Edsson Avenue.
10. Note #5 shall be removed from the plat.
11. Note #7 shall be revised to state, "Any lot development disturbing more than one acre may require a storm water permit from the managing authority."

Furthermore, the Platting Board adopted the following Findings of Fact in support of the approval:

- a) FNSBC 17.56.070.D states, "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) FNSBC 17.56.070.C states, "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) FNSBC 17.48.010.E requires if a road proposed for access to the subdivision is maintained by a road service area, consent to the exercise of road construction and maintenance powers signed by all owners of the real property to be submitted if the subdivision is eligible for inclusion into a road service area.
- d) With the eleven conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

3. **SD037-18 Arctic Winter Adventures Subdivision** A request by 3 Tier-Alaska, Corp., on behalf of Sven Haltmann and the Fairbanks North Star Borough, to subdivide TL-1401, a total of approximately 342.00 acres, into one lot of approximately 19.30 acres and a remainder tract of approximately 322.90 acres. The property is located within Section 14, T2N R1W FM on Old Murphy Dome Road. This request includes a variance request from the monumentation requirements of the remainder tract. The request also includes variances to several construction requirements of Old Murphy Dome Road, which include: two foot-wide shoulders, surface course, and a minimum three percent crown for the roadway.

APPROVED

The Board gave preliminary approval to the request, subject to the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, IGU, and O'connor Creek Road Service Area shall have 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 "An FNSB driveway permit is required for new driveways or modification to existing driveways within the Old Murphy Dome Road right-of-way. Lot 1 is limited to a total of two driveways onto Old Murphy Dome Road, additional driveways into the Old Murphy Dome Road right-of-way from Lot 1 is prohibited. "
4. A note shall be placed on the final plat which states "A 40' recreational trail easement on this plat is dedicated to the public for the Old Murphy Dome Road Trail, known as trail I-A6 in the Fairbanks North Star Borough Comprehensive Recreational Trail Plan. Refer to the current trail plan for information and recommendations regarding this trail."
5. A note shall be added the final plat that 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."
6. Notes 4, 5, 6, and 7 on the preliminary plat shall be removed from the final plat.
7. The large remainder tract shall be labeled to meet the requirements of FNSBC 17.52.040.D.8.
8. Any approved variances shall be referenced as a note(s) on the final plat.

Furthermore, the Platting Board adopted the following Findings of Fact in support of the approval:

- a) The proposed subdivision creates 2 lots, approximately a 19.3 acre lot and a 322 acre tract.
- b) FNSBC 17.56.040.A states "On lands through which Category A and B trails pass, the platting board shall require the dedication of easements to conform to the adopted comprehensive recreational trail plan."
 - i. Old Murphy Dome Road Trail is a Category A trail.
- c) FNSBC 17.56.040.E.1.a.ii states that the width for Category A multiple use trail easements on public lands shall be forty feet.
- d) Old Murphy Dome Road provides the proposed lots with legal and physical access.
 - i. Old Murphy Dome Road is not constructed to Title 17 standards.
 - ii. Old Murphy Dome Road is maintained by the O'connor Creek Road Service Area.
 - iii. Proposed Lot 1 has two permitted access points into the Old Murphy Dome Road right-of-way.
- e) FNSBC 17.56.010.F states "Direct lot access onto a major collector road or arterial shall not be allowed unless topography allows no reasonable alternative." The plat does not require a variance to this portion of Title 17 because:
 - i. Old Murphy dome Road is the only available access to the proposed lots.
 - ii. The existing access points are permitted by the managing authority.
 - iii. The request is not proposing new access points.
- f) FNSBC 17.52.040.D.8 states "All lots and blocks shall be numbered in a simple, consecutive, easy-to-follow manner."
- g) With the one variance and eight conditions recommended by staff, this subdivision meets the applicable requirements of Title 17

4. **MD004-18/SD036-17 Halbert Meadows** A request by 3 Tier-Alaska, Corp., on behalf of Sam Halbert, to modify the approved preliminary plat of Halbert Meadows, a request to subdivide TL-803, a total of 80.00 acres, into 38 lots ranging in size from 1.05 to 3.40 acres. The subdivision request was granted preliminary approval on July 19, 2017 by the Platting Board. The modification is to incorporate four phases into the subdivision plan, which provides for the following final plat application deadlines: Phase One—July 19, 2019; Phase Two—July 19, 2021; Phase Three—July 19, 2023; Phase Four—July 19, 2025. The property is located within the N½ SE¼ Section 8, T1S R2E FM (located on Freeman Road and Blalock Road).

APPROVED

The Board gave preliminary approval to the request, subject to the following condition:

1. The final plat application for the first phase shall be submitted by July 19, 2019. The final plat for the last phase shall be submitted by July 19, 2025.

Furthermore, the Platting Board adopted the following Findings of Fact in support of the approval:

- a) 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.
- b) 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.

5. **VR040-18/SD008-13/RP017-13 Morning Sun Subdivision First Addition** A request by 3 Tier-Alaska, Corp., on behalf of Edward and Galilee Halbert, for a variance from FNSBC 17.56.100.C.7.a to allow the intersecting road grade of Galilee Drive to exceed four percent within 100 feet of the through road shoulder of Bruhn Road. The subdivision request was originally granted preliminary approval on May 14, 2013 by the Platting Board. The property is located within the NW¼ NE¼ Section 21 T1N R1W FM (located on Bruhn Road).

APPROVED

The Board gave preliminary approval to the request, subject to the following condition:

1. A sanding box, commensurate in size and construction to existing area sanding boxes, shall be located in the Galilee Drive right-of-way within 100ft of its intersection with Bruhn Road.

Furthermore, the Platting Board adopted the following Findings of Fact in support of the approval:

- a) The subdivision, with the variance, can be developed consistent with public welfare and safety because:
 - i. The applicant's registered professional has designed Galilee Drive to provide as safe as possible road given the existing topography.
 - ii. The proposed 50ft long landing does not exceed a 4% grade, providing sufficient vehicular stacking at the intersection with Bruhn Road.
 - iii. The already raised Galilee Drive roadway would need to be raised at least several feet higher to accommodate a Title 17 required 100ft long landing at 4% grade or less, thereby jeopardizing public welfare and safety. A higher roadway would create a more severe drop into the ditch and natural grade beyond the ditch in the event of a vehicle crashing off the roadway.
- b) The requirement is impractical due to the following specific circumstances of the subdivision:
 - i. The restrictions of the existing subdivision topography make it impractical to construct a Title 17 road without raising the roadway to an unreasonable level.

- ii. There would be a considerable additional amount of fill required which would raise the roadway to an unreasonable level for the downhill lots (Lots 6 and 7) driveway access.
 - iii. Galilee Drive will serve a maximum of 7 lots.
 - iv. The 7 lots served by Galilee Drive cannot be further subdivided.
- c) The Spring Glade Road Service Area Commissioner Chair considered the variance request and determined that it is appropriate for the developer to install a sanding box within the Galilee Drive ROW, specifically within the area for which the variance has been requested. Condition #1 satisfies this determination.
- d) FNSBC 17.64.010.C states, "The board may impose reasonable conditions when a variance is granted and shall state in writing its reasons for granting any variance."
- e) FNSB Public Works and the Transportation Planner support the variance and the condition for the sanding box as requested by the Spring Glade Road Service Area Commissioner Chair.

Further information can be obtained from *FNSB Platting* at 459-1260 or
907 Terminal Street, Fairbanks, AK 99701.