

**FNSB PLATTING BOARD**  
**ACTION MEMO**  
**FEBRUARY 21, 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.*

**IN ATTENDANCE:** Crystal Haman, Bill Mendenhall, Randy Pitney, Troy Hicks, Jason McComas-Roe and Clint Meyer.

**ABSENT:** Kellie Fritze (excused)

**APPLICATIONS**

*Preliminary Applications*

- 1. RP015-18 (Mitchell Farms Estates Phase I)** A request by 3 Tier Alaska, Corp., on behalf of Lanser Builders, Inc, to replat Lots 2 and 3, Block 1 Mitchell Farms Estates Phase 1, a total of approximately 11.10 acres, into five lots ranging in size from 1.51 to 2.87 acres. The request includes dedication of a new right-of-way and a variance from FNSBC 17.56.100.C.2 to waive the requirement for dedicating the northwesterly corner rounding at the street intersection. The property is located within the SE¼ SW¼ Section 6, T3S R3E FM (located on Old Valdez Trail). **Staff Contact: George Stefan**

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 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, "No subdivision lot may be further subdivided until such time as legal, constructed road access is available to the boundary of the lot proposed to be resubdivided."
4. The access note shall be revised to state, "Any new driveway or modification to an existing driveway within the Resnal Court or Old Valdez Trail right-of-way shall require an approved FNSB driveway permit prior to construction."
5. A note shall be placed on the final plat which states, "All driveways shall be installed with a minimum 18" diameter culvert."
6. A note shall be placed on the final plat which states, "Portions of this subdivision contain wetlands. Prior to any discharge or placement of dredged and/or fill material into these wetlands, issuance of a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act."
7. The approved variance shall be noted on the final plat.
8. The benchmark requirements of FNSBC 17.52.040.D.18 shall be met prior to final plat approval.

9. Note #6 from the parent plat shall be carried over to the final plat to state, "The slough's natural drainage course shall be preserved and shall not be restricted, altered or otherwise impaired."

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

- a) The subdivision request is exempt from constructing the portion of Old Valdez Trail between Eielson Farm Road and the east boundary of Mitchell Farms Estates Phase I per FNSBC 17.56.020.G because:
  - i. The proposed subdivision creates five lots.
  - ii. Legal access exists to the subdivision boundary from Old Valdez Trail.
- b) Per FNSBC 17.56.020.G a lot created under this subsection may not be further subdivided until such time as legal, constructed road access is available to the boundary of the lot proposed to be resubdivided. Condition #3 satisfies this.
- c) Per FNSBC 12.16.040 a permit from the FNSB is required prior to excavation or construction in or on any public road within a road service area. Condition #4 satisfies this.
- d) The applicant's registered professional stated in his drainage plan that it is likely each lot's driveway will require a minimum 18 inch diameter culvert. Condition #5 supports this.
- e) Based on discussions with the US Army Corps of Engineers Central Section Chief, a final plat note which states, "Portions of this subdivision contain wetlands. Prior to any discharge or placement of dredged and/or fill material into these wetlands, issuance of a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act." is sufficient for notifying the developer that they should contact the Corps to see if a permit would be required. Condition #7 satisfies this.
- f) 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."
- g) FNSBC 17.52.040.D.18 requires elevation bench mark monuments be established for subdivisions within Flood Zone AE, and that data is required to be depicted on the final plat. This replat is within Flood Zone AE, and condition #9 satisfies this requirement.
- h) With the ten conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

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