

FNSB PLATTING BOARD
ACTION MEMO
JANUARY 17, 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: Peter Flint, Kellie Fritze, Bill Mendenhall, Randy Pitney, Troy Hicks, Jason McComas-Roe and Clint Meyer.

ABSENT: Crystal Malin (excused)

APPLICATIONS

Consent Agenda

1. ***SD017-14 Arbor Estates Subdivision Third Addition (Extension)** A request by Northland Surveying & Consulting LLC, on behalf of the Richard A. & Rachel K. Levine Trust, for a two-year extension to the Platting Board's approval of the last phase of Arbor Estates Subdivision Third Addition, a request to subdivide TL-1501 and TL-1513, totaling approximately 12.5 acres, into six lots ranging in size from 1.8 to 3.0 acres, within the NW¼ SE¼ Sec 15, T1N, R1W, FM (located on Summit Drive and Lancaster Drive).

APPROVED

Preliminary Applications

1. **SD014-18 Santa Land First Addition** A request by Northland Surveying & Consulting, LLC, on behalf of SCH Inc and the Fairbanks North Star Borough, to replat Lots 1C, 1D & 1G, Santa's Village; Tract 2, Santa Land; Tract A, North Pole Elementary School Tract; and a portion of the E ½ Section 9, T2S, R2E (also known as Tax Lot 901); a total of approximately 53.4 acres. The properties are located within the E ½ Section 9 & the SW ¼ Section 10, T2S, R2E, FM and will be replatted into nine lots ranging in size from 1.12 acres to 14.27 acres in three phases. The request includes a variance for a turnaround at the north end of Davis Boulevard; two variances for the required road width on Snowman Lane; and a vacation of a portion of the Section Line Easement (located on Snowman Lane, Davis Boulevard, Fourth Avenue, Fifth Avenue, Cary Ave and Saint Nicholas Drive).

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

1. GVEA and IGU shall be given 10 days to review and comment on the final plat.
2. The approved variance(s) shall be noted on the final plat.
3. Ten feet of right-of-way shall be provided for Snowman Lane along the western boundary of Lot 1 with phase 2 to bring this portion of right-of-way to a width of 40'.
4. Standard driveway notes shall be added to the final plat for the City of North Pole and the State of Alaska DOT&PF.

5. A note shall be added to the final plat regarding the non-navigable status of Beaver Springs Creek.
6. The final plat for the first phase shall be submitted by December 20, 2019. The final plat for the last phase shall be submitted by December 20, 2023.

Furthermore, the Platting Board adopted the following findings of fact in support of approval:

- a) The subdivision vacates a portion of a section line easement and creates nine lots from six in three phases.
- b) No road construction is required for this subdivision.
- c) The additional right-of-way dedication for Snowman Lane at Lot 1 provides the required 40' for a Local 1 road (FNSBC 17.56.080.B).
- d) The status of Beaver Springs Creek, also known as Thirtymile Slough, has been reviewed by DNR. DNR finds that it is "highly doubtful" that Beaver Springs Creek would be considered navigable water for title purposes.
- e) The subdivision is within the City of North Pole.
- f) Saint Nicholas Drive is maintained by Alaska DOT&PF.
- g) Both the City of North Pole and Alaska DOT&PF find that the existing rights-of-way provide sufficient area for the existing road improvements and planned future road improvements; therefore no corner roundings are required.
- h) With the conditions recommended by staff, this replat meets the applicable requirements of Title 17.

APPROVED

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