

FNSB PLATTING BOARD

MINUTES

January 17, 2018

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 6:00 p.m. by Randy Pitney, Chair.

ROLL CALL

Members Present: Peter Flint, Kellie Fritze, Troy Hicks, Jason McComas-Roe, Clint Meyer, Bill Mendenhall and Randy Pitney

Members Absent: Crystal Haman and Whitney Malin

Others Present: Noah Klein, George Stefan, Angela Parker, David Bredlie and Laura McLean

MESSAGES

Citizens Comments – limited to three (3) minutes

Chairs Comments –

Pitney commented about an article in the NewsMiner featuring Mr. Mendenhall.

Disclosure and Statement of Conflict of Interest –

Hicks disclosed that he has a conflict with both items on the agenda. His wife is the applicant's representative for both items. **Pitney** confirmed that he has a conflict and will not hear either item.

Meyer disclosed that he has a conflict with the Santa Land request. His wife works for FNSB Land Management which is the property owner. **Pitney** confirmed that he has a conflict and will not hear this item.

APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on the agenda. Consent Agenda items are not considered separately unless and Commission or Board member or citizen so requests. In the event of such request, the item is returned to the general agenda.

MOTION: A motion to remove the minutes of the December 20, 2017 meeting from the Consent Agenda by **Meyer**, seconded by **McComas-Roe**.

ROLL CALL: Motion carried without objection.

MOTION: A motion to approve the Consent Agenda minus the minutes of the December 20, 2017 meeting by **Flint**, seconded by **Fritze**.

ROLL CALL: Motion carried without objection.

***MINUTES**

The minutes of December 17, 2017 meeting are not prepared for approval. They will be available at the February 21, 2018 meeting for approval.

***CONSENT AGENDA ITEMS**

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 NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 15, T1N, R1W, FM (located on Summit Drive and Lancaster Drive).

OATH

QUASI-JUDICIAL HEARING

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 $\frac{1}{2}$ Section 9, T2S, R2E (also known as Tax Lot 901); a total of approximately 53.4 acres. The properties are located within the E $\frac{1}{2}$ Section 9 & the SW $\frac{1}{4}$ 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).

Parker presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the subdivision with the following seven (7) 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, staff recommended adoption of the following eight (8) Findings of Fact and the Staff Report 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.

Paula Hicks, Northland Surveying & Consulting, addressed the Platting Board. She stated that with regard to Variance #3, the correct opportunity to dedicate the additional right-of-way for Snowman Lane would have been with Plat 82-11. She further commented that in 1980 when this plat was done the City of North Pole chose to widen the road and not dedicate any extra width on Snowman Lane. If additional right-of-way was needed it should have been taken from Lot 1A, Block 2 of this plat. The road is currently being used to access City of North Pole facilities. She commented that it is unnecessary and impractical to request a 10' dedication on the east side of Snowman Lane within the proposed Lot 1 of Santa Land 1st Addition. The 10' of additional right-of-way would be taken from her client without compensation to be used for access to City of North Pole facilities. The 10' would also create a disjointed, non-linear right-of-way.

Applicant Testimony

Merle Jantz, Jantz & Associates, addressed the Platting Board. He stated that he is the project manager for SCH, Inc. He requested that the Platting Board support the replat, the vacation and all three (3) of the variances.

Jantz further commented that with regard to Variance #3, the property has been like it is for better than 50 years. When the replat happened in 1980, if it was a problem it should have been addressed then. Additionally, in 2006, his firm designed an addition to the Police Station that is located on Snowman Lane. At that time, he indicated to the City of North Pole that if they needed additional right-of-way this would be the time to request it. At the time the City of North Pole deemed it not necessary. At no point has the City of North Pole approached the owner of this property (SCH, Inc.) and asked for any type of use agreement to stack snow. It has not been a problem and it does not need to be solved. The land owner is not willing to give up an

additional 10 feet. Jantz encouraged the Platting Board to grant Variance #3 and to adopt the entire preliminary plat.

Flint queried if the applicant ever discussed an easement with the City of North Pole. **Jantz** replied that the City of North Pole had the opportunity to do so. It has never happened.

Pitney commented that things could have changed in the last few years. **Jantz** responded that the City of North Pole made it quite clear that they did not need it then. He further commented that if there was an issue between then and now, they would have heard about it.

Interested Person Testimony

None

Applicant Rebuttal

None

MOTION: A motion was made by **Ms. Fritze**, seconded by **Mr. Flint** to approve SD014-18, adopting the six (6) conditions, eight (8) findings of fact and the staff report in support of approval.

MOTION: A motion was made by **Ms. Fritze**, seconded by **Mr. Flint** to approve a variance from 17.56.080.D to waive the requirement for a cul-de-sac or temporary turnaround at the north end of Davis Boulevard, adopting the staff report and findings of fact in support of this decision.

Flint stated that he believes that all parties involved are in agreement with this request and he intends to vote in favor of the variance.

McComas-Roe concurred.

ROLL CALL: 5 in favor Flint, Fritze, McComas-Roe, Mendenhall, and Pitney.
0 opposed

MOTION: A motion was made by **Mr. Flint**, seconded by **Ms. Fritze** to approve a variance from FNSBC 17.56.080.B to allow the minimum right-of-way width to remain at approximately 30 feet in width on Snowman Lane between Kevins Way and E Third Avenue adopting the staff report and findings of fact in support of this decision.

ROLL CALL: 5 in favor Flint, Fritze, McComas-Roe, Mendenhall, and Pitney.
0 opposed

MOTION: A motion was made by **Ms. Fritze**, seconded by **Mr. Flint** to deny a variance from FNSBC 17.56.080.B that would allow the minimum right-of-way width to remain at approximately 30' on Snowman Lane between Lot 1A, City of North Pole Phase 2 and proposed Lot 1 adopting the staff report and findings of fact in support of this decision.

McComas-Roe commented that he intends to support the recommendation of staff.

Fritze concurred.

ROLL CALL: 5 in favor Flint, Fritze, McComas-Roe, Mendenhall, and Pitney.
0 opposed

MOTION: A motion was made by **Mr. McComas-Roe**, seconded by **Mr. Flint** to approve VA001-18, a vacation of a portion of the section line easement between sections 9 & 10, T2S, R2E, FM, adopting the staff report and findings of fact in support of this decision.

ROLL CALL: 5 in favor Flint, Fritze, McComas-Roe, Mendenhall, and Pitney.
0 opposed

ROLL CALL: 5 in favor Flint, Fritze, McComas-Roe, Mendenhall, and Pitney.
(Main) 0 opposed

Mr. Meyer and Mr. Hicks rejoined the meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Election of Chair and Vice-Chair

The Platting Board elected **Mr. Pitney** as Chair and **Mr. Meyer** as Vice-Chair.

2. Boards and Commissions Policy

Nelson discussed this topic with the Platting Board and explained the purpose behind it. The Platting Board was provided a copy of the Policy to review and comment on at the February meeting.

3. Board stipend question

Pitney queried if this topic was still under discussion. **Nelson** clarified that the ordinance went before the Planning Commission and the Platting Board for recommendation. Both bodies recommended approval of the ordinance provided there was a waiver provision to opt-out. The ordinance subsequently died when Mr. Sattley left the Assembly.

EXCUSE PRESENT OR FUTURE ABSENCES

Mr. Pitney commented that Ms. Haman had contacted him previously that she would not be in attendance tonight.

Mr. Flint announced that he is resigning from the Platting Board effective immediately.

McComas-Roe commented that not having full board membership is detrimental. He also commented regarding the process for applying for positions on boards and commission and stated that the process was “murky.”

Further discussion ensued regarding the process of applying for a position on a Board or Commission.

Pitney suggested that the “re-up” letters be sent out in September so that there is ample time for the application to go through the process.

McComas-Roe spoke to the issue of absences and questioned if it is possible to make the rules more rigid.

CITIZENS COMMENTS

None

BOARD MEMBER COMMENTS / COMMUNICATIONS

Flint said goodbye to the Platting Board.

ADJOURNMENT