

FNSB PLATTING BOARD
ACTION MEMO
JULY 18, 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. **SD028-18/RP024-18 Golden View Subdivision First Addition-Phase 1** A request by Degerlund Engineering, LLC, on behalf of Karl & Florine Benson; to subdivide Lot 1 Leonid Subdivision, a total of 115 acres, into 10 lots ranging in size from 1.4 to 2.3 acres with two remainder tracts of 62 and 32.5 acres, respectively. The property is located on Chena Hot Springs Road. The request includes a variance request for intersection requirements (for the intersection of proposed Nels Jackson Road and the section line easement to the north); and a variance to deviate from the comprehensive road plan. **Staff Contact: Angela Parker**

APPROVED

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

1. The approved variance(s) shall be noted on the final plat.
2. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
3. Nels Jackson Road shall be constructed to FNSBC Title 17 minor collector standards so that all lots within the subdivision have at least 40' of frontage.
4. Nels Jackson Road shall be inspected and approved by the Public Works Engineer prior to submittal of the final plat.

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

- a) Golden View Subdivision First Addition-Phase 1 creates 10 lots and two remainder tracts.
- b) Nels Jackson Road will be constructed to FNSBC Title 17 minor collector standards and inspected and approved by Public Works.
- c) 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...Restricted access shall be noted on the plat." The required note restricting access is on the plat.
- d) All lots in this subdivision will use Nels Jackson Road for access.
- e) With the variances and conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

2. **SD034-18 Isabella Acres** A request by Mathews Land Surveying, on behalf of Emily Jayne, to subdivide Tax Lot 2700, a total of approximately 80.0 acres, into four lots ranging in size from 5.0 to 9.2 acres and a remainder tract of 51.3 acres. The request includes dedication and construction of an extension to the Browsing Avenue right-of-way. Two variances have been requested: FNSBC 17.56.120.G to waive the requirement for road inspection at the time the existing subdivision road was constructed; and 17.56.080.E.3 to allow for an alternate turnaround instead of a 100ft diameter temporary turnaround. The property is located within the SE¼ NW¼ and NE¼ SW¼ Section 27 T1N R1W, FM (located on Browsing Ave). **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, GCI, IGU and the Spring Glade service area shall have a maximum of 10 calendar days to review and comment on the final plat.
3. The approved variances shall be noted on the final plat.
4. Browsing Avenue shall be inspected and approved by FNSB Public Works prior to final plat approval.
5. A note shall be placed on the final plat which states, "Lots 1-4 and Tract A may not be further subdivided until such time as legal, constructed road access is available to the boundary of the tract proposed to be resubdivided."
6. The existing 100' and 50' recreational trail easements on the east and south perimeters of this plat shall be dedicated to the public. The dedication shall include a 50ft radius curve at the intersection of the 100' and 50' legs.
7. A note shall be placed on the final plat which states, "Recreational trail easements in this plat are dedicated to the public for the Jeff Studdert Sleddog Trails, known as trail I-B11 in the Fairbanks North Star Borough Comprehensive Recreational Trail Plan. Refer to the current trail plan for information and recommendations regarding this trail including the proposed use category."
8. The trail easement labels in the plat graphic shall conform to the following: XX' RECREATIONAL TRAIL EASEMENT FOR FNSB TRAIL #I-B11. SEE NOTE X.

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

1. FNSBC 17.56.070 allows for Browsing Avenue, within the subdivision boundary, to be constructed to pioneer access standards because:
 - The proposed subdivision creates five lots.
 - The individual proposed lots are five acres or larger.
2. FNSBC 17.56.020.G allows this subdivision request to be exempt from constructing the portion of Browsing Avenue from its intersection with Constitution Drive to the west boundary of the subdivision because:
 - The proposed subdivision creates five lots.
 - Legal access exists to the subdivision boundary from the 60ft wide dedicated portion of Browsing Avenue.
3. FNSBC 17.56.020.G requires that 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 #5 satisfies this requirement.
4. Isabella Acres contains trails that are classified as Category B in the adopted comprehensive recreational trail plan.
5. FNSBC 17.56.040.A requires the dedication of easements to conform to the adopted comprehensive recreational trail plan on lands through which Category A and B trails pass. Condition #6 satisfies this requirement.

6. FNSBC 17.56.040.F requires a curve with a minimum radius of 50ft for trails where the deflection angle of the tangent at the point of intersection exceeds 45 degrees. Condition #6 satisfies this requirement.
7. A variance from FNSBC 17.56.120.G was submitted to waive the requirement for road inspection at the time the existing subdivision road was constructed.
8. A variance from FNSBC 17.56.080.E.3 was submitted to allow for an alternate turnaround instead of a 100ft diameter temporary turnaround.
9. With approval of the two variances, this subdivision meets the applicable requirements of Title 17.
10. With the eight conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

- 3. SD029-18/RP025-18 Brownwood Subdivision** A request by 3 TIER-Alaska Corporation, on behalf of Arctic Dirtworks, Inc, to subdivide Lot 5 Nelson Subdivision, a total of 19.31 acres, into 19 lots ranging in size from 40,004 square feet to 48,049 square feet. The subdivision will be developed in four phases and includes road construction. The property is located on Nelson Road within the W ½ NE ¼ Section 13, T2S R2E FM. **Staff Contact: Angela Parker**

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. The temporary cul-de-sac radii shall be a minimum of 55 feet as requested by the North Star Fire Chief.
3. A benchmark shall be placed within the subdivision as a primary monument no more than 1,000 feet from all lots within Flood Zone A or AE.
4. Note #1 under Flood Zone shall be amended to include the sentence, "All development shall be required to comply with federal regulations and FNSBC Title 15."
5. Standard wastewater notes shall be placed on the final plat, including a note which states that the lots may not be suitable for conventional systems.
6. Brownwood Court shall be constructed in accordance with FNSBC Title 17 requirements for a Local 2 road and inspected and approved by FNSB Public Works.
7. The final plat for the first phase shall be submitted no later than July 18, 2020 and the final plat for the last phase shall be submitted no later than July 18, 2026.

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

- a) Brownwood Acres creates 19 new lots in four phases within the North Pole area.
- b) All lots within the subdivision will have access from Brownwood Court.
- c) Nelson Road is a major collector. FNSBC Title 17.56.010.F states in part, "Direct lot access onto a major collector road...shall not be allowed...Restricted access shall be noted on the plat." No lots will be allowed direct access onto Nelson Road. The restriction is already noted on the plat.
- d) Portions of Lots 17 & 18 are within Flood Zone A; any development in this area will be required to meet the requirements of FNSBC Title 15 Floodplain Regulations.
- e) Brownwood Court will be constructed to FNSBC Title 17 Local 2 standards; Public Works will inspect and approve the construction.

- f) The 55 foot radius turnaround rights-of-way will provide adequate space for large fire apparatus to access the lots in case of emergency.
- g) With the conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

- 4. SD030-18 Bylers Ownby Subdivision** A request by 3-Tier Alaska, LLC, on behalf of Dennis Byler; to subdivide TL-3002, a total of 40 acres, into 23 lots ranging in size from 1.05 to 2.47 acres. The request includes dedication and construction of new rights-of-way, and a variance from FNSBC 17.56.010.F to allow direct lot access onto a major collector. The property is located within the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 30, T1S R2E on Woll Road and Ownby Road. **Staff Contact: Daniel Welch**

APPROVED

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

1. GVEA and ADOT&PF shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, GCI and North Star Fire 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 "Direct lot access onto Ownby Road or Woll Road for Lots 1-22 is prohibited."
4. Note 4 on the preliminary plat shall be replaced by a note on 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."
5. Notes 2 and 3 on the preliminary plat shall be removed from the final plat.
6. Chevrons or the appropriate signage shall be placed at the western end of the Ownby Road realignment. Location and type of signage shall be to the satisfaction of FNSB Public Works.
7. An approved and completed DOT permit shall be submitted for the connection of Ownby Road into the Woll Road right-of-way prior to final plat approval.
8. An approved and completed DOT permit shall be submitted for the connection of the proposed Byler Road into the Woll Road right-of-way prior to final plat approval.
9. The final plat shall show the acceptable area for a driveway to allow Lot 23 access onto Ownby Road based on the information submitted by the applicant in support of the variance (VR030-18). The location delineated on the plat shall be reviewed by FNSB Public Works.
10. The approved variance shall be referenced as a note on the final plat. The note shall also state "Lot 23 may have a single direct access point onto Ownby Road along the approved frontage of Lot 23, as shown on this plat."

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

- a) The proposed subdivision creates 23 lots.

- b) FNSBC 17.56.110.A states “The alignment of subdivision streets shall conform to the comprehensive road plan adopted by the Fairbanks North Star Borough assembly.”
- c) The proposed subdivision dedicates a realignment of Ownby Road to meet the requirements of FNSBC 17.56.110.A.
- d) 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 applicant has requested a variance to this portion of Title 17 in order to have direct lot access for Lot 23 onto Ownby Road.
 - i. The proposed subdivision will not meet the requirements of FNSBC 17.56.020.B without approval of VR030-18, a variance from FNSBC 17.56.010.F to allow direct access onto a major collector road.
- e) Because of recommended Condition #3, the subdivision prohibits direct lot access for Lots 1-22 onto Ownby Road and Woll Road.
- f) The subdivision proposes dedication and construction of local roads to the standards found within FNSBC 17.56, Design and Public Improvement Requirements.
- g) Woll Road is an ADOT&PF maintained road, and an appropriate permit is required for each new access onto the roadway.
- h) FNSBC 17.60.020.A Allows the platting board to “...require as a condition of final approval the construction of certain kinds of improvements in addition to those required...” and that the requirements must be “reasonably related to the elimination of the potential damage, or hazard, as described in the evidence.”
- i) FNSBC 17.60.020.B states “In all cases involving this section, the board, in considering special standards or requiring additional improvements, shall seek recommendations for solutions by professional persons active in the appropriate field.”
 - i. The FNSB Transportation Planner and FNSB Public Works recommend the additional improvements of Condition #6.
- j) Continued use of the existing Ownby Road between the proposed realignment and Woll Rd would be inconsistent with the public safety and welfare once the proposed subdivision improvements are constructed.
 - i. The subdivision, developed with the requirements of Condition #6, provides for improvements that promote public safety and welfare.
 - ii. The subdivision, developed with the requirements of an ADOT&PF permit for the connections to Woll Road, provides for improvements that promote public safety and welfare.
- k) With the variance and ten conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

5. **RP026-18 (Merry)** A request by 3-Tier Alaska, LLC, on behalf of Michael D. and Patricia S. Behner, to subdivide Lot 2 Merry Subdivision, a total of approximately 83,800 sf (1.93 ac), into two lots of 40,000 sf (0.92 ac) and 43,800 sf (1.01 ac). The request includes a variance from FNSBC 17.56.010.F to allow direct lot access onto a major collector road. The property is located within NW¼ NW¼ NW¼ Section 22 T1S R1E, FM (located on Dennis Rd and Vicki Ln). **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 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 Lot 2A onto Dennis Road is restricted to the single existing access point along the lot's western boundary. Prior to construction, any modification to the existing driveway onto Dennis Road will require an ADOT&PF driveway permit. Access from Lot 2B onto Dennis Road is prohibited."
5. A note shall be placed on the final plat which states, "Prior to construction, any new driveway or modification to a driveway within the Vicki Lane right-of-way will require an approved permit from FNSB Public Works."

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

- a) Dennis Road is classified in the FNSB Comprehensive Road Plan as a major collector road.
- b) FNSBC 17.56.010.F states that direct lot access onto a major collector road shall not be allowed unless topography allows no reasonable alternative.
- c) Lot 2A has an existing driveway access from Dennis Road.
- d) The applicant submitted a variance from FNSBC 17.56.010.F in order to continue using the driveway onto Dennis Road.
- e) This subdivision is configured so that Lot 2A will continue to use its existing driveway onto Dennis Road.
- f) With the five conditions recommended by staff, this subdivision 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.