

**FNSB PLATTING BOARD**  
**ACTION MEMO**  
**MAY 18, 2016**  
**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. **NR002-18 Straight and Narrow Road** A request by Ken Bailey to name ADL 417710, a currently un-named road, located off of the Steese Highway within Section 12, T1N, R2E, FM. **Staff Contact: Angela Parker**

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

1. The applicant shall install signage which meet the requirements of FNSBC 17.60.010.D for road name signs.
2. Photo verification shall be submitted by June 20, 2020 showing that all required signage has been installed.

Furthermore, the Board adopted the staff report and the following findings of fact in support of approval:

- a) FNSBC 17.36.020.A.1 requires that a road naming petition be "signed by at least 75% of the adjoining property owners".
- b) Both of the applicable property owners (100%) have signed the road naming application.
- c) The proposed name Straight and Narrow Road is not a duplicate of, nor does it conflict with, any existing street names.
- d) FNSBC 17.60.010.D provides specific regulations on road signs and support structures.
- e) The Street Addressing Coordinator supports naming the road Straight and Narrow Road.
- f) FNSBC 17.36.030.I requires that the applicant install street name signs if the road naming request is approved. Conditions 1 and 2 fulfill this requirement.

- g) FNSBC 17.36.030.I states that the applicant "will be responsible for replacing and installing all street name signs." This includes the maintenance and replacement of signage.
- h) With the conditions recommended by staff, this public road naming request meets the applicable requirements of Title 17.

APPROVED

- 2. RP019-18 (Musher Subdivision)** A request by Troy Hicks, on behalf of April Huisman, to replat of Lot 1, Musher Subdivision, totaling 9.43 acres, into two lots of approximately 1.84 and 7.59 acres. The request includes a variance from FNSBC 17.56.100.C.4 to allow for a Type II flag stem that will be less than 200 feet from an existing intersection of another road. The property is located within the NE¼ NW¼ Section 27 T1N R1W, FM, on Mushers Road. **Staff Contact: Daniel Welch**

The Board approved a variance from FNSBC 17.56.100.C.4 to allow for a Type II flag stem, which must be analyzed as a road, to be within 200 feet of another intersection.

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, Spring Glade Road Service Area, and Steese Volunteer 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 "Lots created by this plat may not be further subdivided until such time as legal and constructed road access meeting FNSB Title 17 standards is available to the boundary of the lot proposed to be resubdivided."
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. Note 3 on the preliminary plat shall be removed from the final plat.
6. A note shall be added to the final plat that states "New access, or the modification of existing access, into the Musher Road right-of-way will require an FNSB driveway permit."
7. The trail easements shall reference a note(s) on the final plat. The trail-related note(s) shall be approved by the FNSB Trails Coordinator.
8. The approved variance shall be referenced as a note on the final plat.

Furthermore, the Board adopted the staff report and the following findings of fact in support of approval:

- a. The proposed subdivision creates two lots.
- b. The proposed subdivision creates Lot 1-B as a Type II Flag Lot.

- c. A subdivision of Lot 1, Musher Subdivision without a flag lot configuration would result in lots that exceed the 4:1 depth to width ratio as required by FNSBC 17.56.010.I.
- d. FNSBC 17.56.010.H.2.b states "Evidence has been submitted by the applicant that a borough-standard road can be constructed in the stem in the event of a future dedication."
- e. The applicant has submitted evidence that a borough-standard road can be constructed in the proposed flag stem. FNSB Public Works is satisfied with the evidence submitted and concurs.
- f. FNSBC 17.56.100.C.4 states "The distance between intersection centerlines shall not be less than 200 feet." A variance request was submitted to FNSBC 17.56.100.C.4.
- g. Lot 1, Musher Subdivision was legally created with 319.65 feet of frontage along Musher Road and a depth of 1285.43 feet by Plat No. 96-117.
- h. The existing right-of-way and location of Congressional Drive was created by Plat No. 76-33.
- i. The proposed subdivision is within the Spring Glad Road Service Area.
- j. With the variance and eight conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

APPROVED

- 3. SD031-18/RP027-18 Fox Estates** A request by 3 Tier-Alaska Corporation, on behalf of Robert P. and Karen L. Fox, to subdivide Lot 6 Nelson Subdivision, a total of approximately 23.77 acres, into 19 lots ranging in size from 1.01 acres to 1.78 acres. The request includes dedication and construction of a new right-of-way. The following three variances have been requested: FNSBC 17.56.110.B to waive the requirement for connecting the new subdivision road to an existing adjacent subdivision road; 17.56.100.C.2 to waive the requirement for dedicating the northern corner rounding at the road intersection; and 17.56.010.F to allow direct lot access onto a major collector. The property is located within the SW¼ NE¼ Section 13 T2S R2E, FM (located on Nelson Rd and Ismo Dr). **Staff Contact: George Stefan**

The Board approved a variance from 17.56.110.B to waive the requirement for connecting the new subdivision road to an existing adjacent subdivision road.

The Board approved a variance from 17.56.100.C.2 to waive the requirement for dedicating the northern corner rounding at the road intersection.

The Board approved a variance from 17.56.010.F to allow direct lot access onto a major collector.

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

1. The Horus Ct right-of-way shall be widened to 70ft from Nelson Road to the westerly PC of the Horus Ct curve.
2. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
3. ACS and GCI 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. Horus Court shall be inspected and approved by FNSB Public Works prior to final plat approval.
6. The base flood elevation (BFE) and elevation benchmark requirements of FNSBC 17.52.040.D.18 shall be met prior to final plat approval.
7. Approved ADOT driveway permits shall be submitted for Horus Court and the shared driveway from Lots 1 and 2 prior to final plat approval.

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

- a. With approval of the three variances and seven conditions the subdivision meets the applicable requirements of Title 17 and is consistent with public health and safety.

APPROVED

- 4. MD002-18/SD023-13 Richardson Acres** A request by Degerlund Engineering, LLC, on behalf of J. Andrew and Bea Bachner, to modify the approved preliminary plat of Richardson Acres, a request to subdivide a 70.05 acre tract (TL-2244) into 35 lots ranging from 1.20 to 2.54 acres, within a portion of GL-48 & 49, Section 22 and a portion of the SW¼ Section 23 T5S R4E, FM. The modification is to incorporate three phases into the subdivision plan, which provides for the following final plat application deadlines: Phase One—April 17, 2019; Phase Two—April 17, 2021; Phase Three—April 17, 2023. This application was granted preliminary approval on April 17, 2013, a two-year extension on April 15, 2015, and a second two-year extension on April 19, 2017 by the Platting Board. The property is located within GL-48 & 49, Section 22 and the SW¼ Section 23 T5S R4E, FM (located on Sanshore Dr, Price Dr and Richardson Hwy). **Staff Contact: George Stefan**

The Board gave preliminary approval to the request, subject to the original six (6) conditions and the following two (2) new conditions:

1. The final plat application for the first phase shall be submitted by April 17, 2019. The final plat for the last phase shall be submitted by April 17, 2023.
2. Sipes Loop shall be renamed Sipes Drive or Sipes Road.

Furthermore, the Board adopted the staff report and the following three (3) findings of fact in support of 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) FNSBC 17.36.010.C provides street naming guidelines, including tag names.
- c) 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.

APPROVED

- 5. MD003-18/SD022-14/RP047-14/VA007-14 T40 Subdivision** A request by Kalen & Associates, Inc, on behalf of James Binkley, Charles Binkley and John Binkley, to modify the approved preliminary plat of T40 Subdivision, a request to vacate a portion of the section line easements along Sections 12 and 13, T2S, R3W, FM, and to subdivide the following lots which total approximately 368 acres: Government Lot 1, Section 13, T2S, R3W, FM; Government Lot 3, Section 12, T2S, R3W, FM; Tract B,

Tanana 440 Subdivision, Section 12, T2S, R3W, FM. The subdivision will create four tracts ranging in size from 5 to 288 acres. The modification is to dedicate proposed Tract A as a public access easement. The property is located within Section 12 and the NW¼ Section 13 T2S R3W, FM (located on Kallenberg Rd). **Staff Contact: George Stefan**

The Board gave preliminary approval to the request, subject to the original seven (7) conditions and the following two (2) new conditions:

1. The public access easement shall be dedicated over the entirety of Tract A.
2. Note #4 shall be restated as, "Dedication of Tract A as a Public Access Easement, unless otherwise vacated, modified or relocated by the State."

Furthermore, the Board adopted the staff report and the following four (4) findings of fact in support of approval.

- a) Dedication of Tract A as a public access easement satisfies condition #2 of the section line easement vacation final decision (AKDNR, DMLW file EV-3-223).
- b) The revision to plat note #4 supports the section line easement vacation final decision (AKDNR, DMLW file EV-3-223).
- c) All existing conditions for final plat approval remain the same, and along with the two additional conditions, this modification request meets the applicable requirements of Title 17.
- d) The final plat application deadline (March 28, 2019) remains the same as was previously approved by the Platting Board.

APPROVED

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