

FNSB PLATTING BOARD
ACTION MEMO
MARCH 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.

APPLICATIONS

Preliminary Applications

1. **VA002-18 Chena Reserve** A request by Northland Surveying & Consulting, LLC, on behalf of Kenneth E. Hayes, to vacate that portion of the 66 foot wide section line easement corridor lying east of Bate Street within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 1 (TL-111) and the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 12 (GL-1), T1S R1E, FM. **Staff Contact: George Stefan**

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

1. A minimum 20ft corner rounding shall be dedicated at the intersection of Bate Street and the 27ft wide public access easement created by the plat.

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

- a) The dedication and construction of Bate Street in 1982 has provided other access provisions which are more beneficial to the public. This satisfies the requirements of FNSBC 17.32.030.E.1 and 11 AAC 51.065.
- b) In accordance with 17.56.100.C.2, corner roundings with a minimum 20-foot radius shall be required at intersections.
- c) The 66ft wide section line easement corridor to be vacated is composed of two 33ft wide section line easements.
- d) The 66ft wide section line easement corridor proposed for vacation does not have any roads constructed within it.
- e) No adjoining property owner will be denied access by vacation of the 66ft wide section line easement corridor.
- f) This vacation is the same vacation request as two previous vacation requests, VA 015-81 and VA 008-12.
- g) Preliminary approval of VA 015-81 expired on August 13, 1982. Preliminary approval of VA 008-12 expired on April 19, 2016.
- h) The State of Alaska, Department of Natural Resources, Division of Mining, Land and Water Survey Section issued a Final Decision approving the vacation request on March 16, 2016 and approved a one-year extension on January 9, 2018. Therefore the final plat submittal deadline to DNR was extended to March 16, 2019.
- i) The FNSB Transportation Planner and Public Works engineer do not object to the vacation request.
- j) With the one condition recommended by staff, this vacation meets the applicable requirements of Title 17.

APPROVED

- 2. MD001-18 Heartland Ranch Subdivision 1st Addition** A request by 3 TIER-Alaska, Corporation, on behalf of Adam & Kimberly Bjornstad, to modify the preliminary approval received on June 21, 2017 for Heartland Ranch Subdivision 1st Addition. The modification includes the addition of nine lots and provides phasing schedules for the completion of all 21 lots in four phases. The property is a total of 36.8 acres, located within the S ½ NW ¼ Section 8, T1S, R2E, FM. Access will be provided from Freeman Road and Heartland Avenue. **Staff Contact: Angela Parker.**

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

1. GVEA and IGU shall have ten calendar days to review and comment on the final plat of each applicable phase.
2. Lot 4 Heartland Ranch shall be included in the title block to correctly reflect the legal description of the proposed subdivision.
3. In the applicable phase, the developer shall construct Heartland Avenue to 50 feet beyond the intersection with Caden Court and provide a Type III Barricade permanently mounted in the road with appropriate signage meeting 17.60.010.D.2. The construction shall be approved by FNSB Public Works.
4. Caden Court, Benji Court and Lydia Joy Court shall be constructed to FNSB Local 1 road standards and approved by FNSB Public Works within the applicable phase(s).
5. The required driveway permit(s) shall be obtained from Alaska DOT&PF for the construction of Benji Court and Lydia Joy Court.
6. The final plat for the first phase shall be submitted no later than March 21, 2020. The final plat for the last phase shall be submitted no later than March 21, 2026.
7. A common driveway easement shall be reserved over the double flag stems for Lots 16 and 23.
8. A common driveway shall be constructed within the flag stems for Lots 16 and 23 and approved by FNSB Public Works per FNSBC 17.56.010.G.
9. A minimum 20-foot radius corner rounding is required on Lot 1A at the intersection of Nordale Road and Heartland Avenue.

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

- a) With the modification, the subdivision creates 21 lots in four phases.
- b) The plat dedicates three new cul-de-sac rights-of way.
- c) Benji Court, Caden Court and Lydia Joy Court will be constructed to FNSB Local 1 standards.
- d) Heartland Avenue, from Nordale Road to the temporary turnaround, was approved with plat #2014-104.
- e) Heartland Avenue will be constructed to FNSB Local 2 standards from the temporary turnaround to 50 feet east of Caden Court, matching the construction of the existing road.
- f) All lots will have access from the new cul-de-sacs or Heartland Avenue. No lots shall have direct access to Nordale Road or Freeman Road, both major collectors.
- g) 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.