

FNSB PLATTING BOARD

MINUTES

May 16, 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 6:01 p.m. by Randy Pitney, Chair.

ROLL CALL

Members Present: Kellie Fritze, Crystal Haman, Jason McComas-Roe, Clint Meyer, Bill Mendenhall and Randy Pitney.

Members Absent: Troy Hicks (excused)

Others Present: Christine Nelson, Director, Department of Community Planning; George Stefan, FNSB Platting Officer; Angela Parker, FNSB Platting Officer; Daniel Welch, FNSB Platting Officer; Chad Hosier, FNSB Public Works Engineer; Noah Kline, FNSB Assistant Attorney; Bridget Hamilton, FNSB Recording Clerk; Stephanie Pearson, FNSB Recording Clerk

MESSAGES

Citizens Comments – limited to three (3) minutes

None

Communications to the Platting Board

Ms. Nelson commented that in the Community Planning budget that was recently adopted, there are additional training funds. The Department of Community Planning expects to be able to send three or four Platting Board members to the APA Conference in January. More information regarding this subject will be forthcoming in the near future.

Disclosure and Statement of Conflict of Interest

Mr. Meyer stated that he feels he has a conflict of interest with item #1, Rivers Wood Subdivision. He stated that he has done business with Rivers Wood Products for many years. He further commented that he has no further interaction with this company than he would with Spenard Builders Supply, Home Depot or Lowes.

Mr. McComas-Roe and **Ms. Haman** both commented that they feel Mr. Meyer does not have a conflict.

Mr. Pitney stated that he does not feel that doing business with a particular business, even though they are the applicant, is a valid reason to exclude Mr. Meyer from hearing this item.

Mr. Pitney stated that he is friends with Mr. Rivers and feels that he does have a conflict. He stated that his conflict is only in the sense that he purchases products from Mr. Rivers. **Mr. Pitney** further commented that he feels that he can be objective.

Mr. McComas-Roe stated that for him the issue is financial interests either currently, in the past or in the future.

Mr. Pitney stated that the only financial interest he has is that he purchases products from the applicant at their store.

Ms. Haman stated that that is one of the pitfalls of living in a small town. She does not feel that Mr. Pitney has a conflict.

Mr. Mendenhall concurred with Mr. McComas-Roe and Ms. Haman.

Ms. Fritze stated that she too does not feel that there is a conflict.

Mr. Meyer determined that Mr. Pitney does not have a conflict.

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,

MINUTES *

Minutes of the April 18, 2018 meeting

CONSENT AGENDA ITEMS *

None

Motion to approve the agenda and consent agenda made by **Mr. McComas-Roe**, seconded by **Mr. Meyer**. Motion carried without objection.

OATH

QUASI-JUDICIAL HEARING

1. **SD022-18 / VR021-18 Rivers Wood Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of Rivers Wood Products, LLC, to subdivide TL-3519 and TL-3521, a total of approximately 10.89 acres, into four lots, which includes a utility lot, ranging in size from 1,200 square feet to 6.52 acres. The request includes an access easement dedication for Rozak Road and a variance from FNSBC 17.56.010.F to allow for direct lot access onto Rozak Road and Old Richardson Highway. The parcels are located within a portion of the SW ¼ NW ¼ and the NW ¼ NW ¼ Section 35, T1S R1E FM, on Rozak Road, Old Richardson Highway and Richardson Highway. **Staff contact: Daniel Welch.**

Welch presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the subdivision with the following eight (8) conditions:

1. GVEA and ADOT&PF shall have a maximum of 30 days to review and comment on the final plat.
2. ACS and GCI shall have a maximum of 10 days to review and comment on the final plat.
3. A note shall be placed on the final plat which states "Lot 4 shall not be utilized for any purpose other than a public utility or service use per FNSBC 18.96.150."
4. The temporary access easement proposed by this plat shall cover portions of the roadway of Rozak Road within the subdivision boundary. The easement language shall include the word "public" as recommended by Condition #5.
5. The description for the 40' wide temporary access easement shall be amended to add the word public so that it states "40' wide temporary public access easement reserved..."
6. The final plat shall have a note which states, "Direct access for all lots onto the Richardson Highway is prohibited."
7. The final plat shall have a note which states, "Additional access onto Rozak Road or the Old Richardson Highway, or a modification to existing driveway requires an approved ADOT&PF driveway permit."
8. The approved variance shall be referenced as a note on the final plat.

Furthermore, staff recommended adoption of the following eight (8) Findings of Fact and the Staff Report in support of approval:

- a) The proposed subdivision creates three lots and one utility lot.
- b) FNSBC 18.96.150 states "Public utility and service uses, including communications towers, as defined in a zoning district, may be located on lots of less than the minimum lot size specified for that zoning district. In instances where a smaller lot is used, then said lot shall not thereafter be used for other than a public utility or service use."
- c) The proposed subdivision dedicates a temporary access easement for a portion of Rozak Road to be automatically vacated upon completion of the Richardson Highway MP 353-357 Access Improvements Project.
 - a. Title 17 defines Dedication as "the deliberate grant of land by an owner to the public for any general and public use, reserving to himself no other rights such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted."
- 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 onto Rozak Road and Old Richardson Highway.
 - a. The proposed subdivision will not meet the requirements of FNSBC 17.56.020.B without approval of VR021-18, a variance from FNSBC 17.56.010.F to allow direct access onto a major collector road.
- e) Rozak Road and Old Richardson Highway are DOT maintained roads, an appropriate permit is required for new, or the modification of existing access onto those roadways.

- f) Lot 1 and Lot 4 share proposed direct lot access onto the Old Richardson Highway. Direct lot access is proposed for Lot 2 onto Rozak Road. Direct lot access is proposed for Lot 3 onto the Old Richardson Highway.
- g) The plat does not proposed direct lot access onto the Richardson Highway.
- h) With the variance and eight conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Ms. Haman queried when the State wants to do the road construction. **Mr. Welch** replied FY2019.

Applicant Testimony

Jeremy Stark, Stutzmann Engineering, addressed the Platting Board. He stated that he has nothing to add that was not already covered in the staff report. He made himself available for questions.

Interested Person Testimony

None

Applicant Rebuttal

None

MOTION: A motion was made by **Mr. Meyer**, seconded by **Ms. Haman** to approve SD022-18 with the eight conditions, adopting the eight findings of fact and staff report in support of the approval.

MOTION: A motion was made by **Mr. Meyer**, seconded by **Ms. Haman** to approve VR021-18, a variance from FNSBC 17.56.010.F to allow direct lot access onto the adjacent major collector roads, adopting the three findings of fact and staff report in support of the approval.

Ms. Haman commented that she does not have any issues with this request. **Ms. Fritze** concurred.

ROLL CALL ON THE VARIANCE:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

Ms. Haman commented that she feels the same way about the subdivision that she does about the variance request.

Mr. Meyer stated that this request seems very straight forward. **Mr. Pitney** concurred.

ROLL CALL ON THE SUBDIVISION:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

2. **SD025-18 Faith Estates 1st Addition** A request by 3 TIER-Alaska Corporation, on behalf of Brannon Richart, to replat Tract 1A Faith Estates, a total of approximately 44.77 acres, into 22 lots ranging in size from .95 acres to 6.94 acres within the SW ¼ Section 1, T2S R2E FM. The property is located on Nelson Road and includes additional road dedication and construction. **Staff contact: Angela Parker.**

Parker presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the subdivision with the following six (6) conditions:

1. GVEA, IGU and ADOT shall have a maximum of 30 calendar days to review and comment on the final plat.
2. The final plat for the first phase shall be submitted by May 16, 2020; the final plat for the last phase shall be submitted by May 16, 2024.
3. Non-duplicate road names shall be provided for proposed Holm Drive and Adams Court and shall be approved by the Addressing Coordinator.
4. Proposed Lilley Court, Krepps Court and Adams Court shall be built to Local 1 road standards and shall be approved by FNSB Public Works prior to final plat submittal of the appropriate phases.
5. Proposed Holm Drive shall be built to Local 2 road standards and approved by FNSB Public Works prior to final plat submittal of each appropriate phase.
6. Culverts shall be sized and installed in locations designated by the information in the drainage plan and findings during road construction. Minimum 18" culverts shall be placed under Holm Drive in the two wetlands crossings.

Furthermore, staff recommended adoption of the following six (6) Findings of Fact and the Staff Report in support of approval:

- a) The three cul-de-sacs will be constructed to Local 1 road standards.
- b) Holm Drive will be constructed to Local 2 road standards.
- c) FNSBC 17.36.010.B states, "Street names shall neither duplicate nor be subject to confusion with the spelling or the pronunciation of any existing street name in the borough."
- d) With culverts placed in accordance with the drainage plan and at the wetlands crossings, adequate drainage is provided.
- e) This subdivision is consistent with the FNSB Regional Comprehensive Plan.
- f) With the six conditions recommended by staff, this replat meets the applicable requirements of Title 17.

Mr. Meyer queried if there was dedicated right-of-way to the subdivision. **Ms. Parker** that from Lilley Court to the west there is no dedication required.

Applicant Testimony

Ryan Hunt, 3-Tier Alaska, addressed the Platting Board. He explained the purpose of this request. He made himself available for questions.

Mr. Meyer queried if there were any cross-culverts in the wetlands crossings. **Mr. Hunt** confirmed that there will be.

Brandon Richart, applicant, addressed the Platting Board. He explained the purpose of his request. He made himself available for questions.

Interested Person Testimony

None

Applicant Rebuttal

None

MOTION: A motion by **Mr. McComas-Roe**, seconded by **Mr. Meyer** to approve Faith Estates 1st Addition with the six (6) conditions, adopting the six (6) findings of fact and the staff report in support of approval.

ROLL CALL: 6 in favor Fritze, Mendenhall, Hicks, Haman, McComas-Roe, Meyer and Pitney
0 opposed

3. **SD023-18 Chatanika Acres** A request by 3 Tier-Alaska Corporation, on behalf of Charles Donahue, to replat Lot 4, US Survey 4081, a total of five acres, into two lots of one acre and four acres, respectively. The property is located off the Steese Highway within the N ½ SW ¼ Section 30, T4N R4E, FM. **Staff Contact: Angela Parker**

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 shall be given 30 calendar days to review and comment on the final plat.
2. A non-duplicate name shall be provided for the existing ADL easement and shall be approved by the Addressing Coordinator.
3. The applicant shall work with the Addressing Coordinator to correct existing addresses to reflect the new road name.
4. A benchmark and base flood elevation shall be shown on the final plat and shall be approved by the Floodplain Administrator.
5. A note shall be added to the final plat which states, "Lots created with this subdivision may not be further subdivided until such time as legal, constructed road access is available to the lot proposed to be resubdivided."
6. A note shall be added to the final plat which states, "Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited."
7. A sign shall be installed with the accepted road name according to FNSBC standards. A photo of the sign shall be submitted with the final plat.

Furthermore, staff recommended adoption of the following eight (8) Findings of Fact and the Staff Report in support of approval:

- a) Naming the access easement and installing a road sign will help emergency personnel to more easily locate the property in case of an emergency.
- b) The ADL easement is legal access for Chatanika Acres because it meets the requirements of FNSBC Title 17.56.020.C as follows:
 - i. It is public because the State provided the easement for the public.
 - ii. It is perpetual and irrevocable because the easement document is for the use of the public until "it is no longer used for the purpose intended..." The use is public access.
 - iii. The document was recorded January 9, 2001.
 - iv. The right-of-way width is 60' wide and allows for a Title 17 road to be constructed within it.
 - v. The easement document prohibits any use incompatible with its use as a right-of-way.
- c) The property is located entirely within Flood Zone A. The inclusion of the benchmark and base flood elevation on the final plat satisfy Title 15 requirements for subdivisions.
- d) The subdivision qualifies for the five-or-fewer road construction exemption found in 17.56.020.G because it creates two lots.
- e) The temporary turnaround requirement qualifies for the road construction exemption for roads within the subdivision per FNSBC 17.56.060.A because the subdivision creates two lots and is not within a road service area.
- f) Road construction is required to the boundary of the lot proposed to be subdivided for any future subdivision of these properties.
- g) The subdivision is consistent with the FNSBC Regional Comprehensive Plan.
- h) With the seven conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Applicant Testimony

Steve Lowry, 3-Tier Alaska, addressed the Platting Board. He made himself available for questions. He further commented that he feels that this is a good use of the road construction exemption.

Interested Person Testimony

None

Applicant Rebuttal

None

MOTION: A motion was made by **Mr. Meyer**, seconded by **Ms. Fritze** to approve the subdivision with the seven (7) conditions, adopting the eight (8) findings of fact and the staff report in support of the approval.

Ms. Haman commented that she approves of this request.

ROLL CALL: 6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

- 4. SD010-18/RP008-18 Chena Bend Recreational Tracts Second Addition** A request by 3 Tier-Alaska Corporation, on behalf of Chena River Estates, LLC, to subdivide Tract A-1 of Chena Bend Recreational Tracts First Addition and Lot 9 of Chena Bend Recreational Tracts, a total of approximately 102 acres, into 15 lots ranging in size from 1.60 acres to 2.19 acres and one remainder tract of 69.27 acres. The request includes dedication and construction of rights-of-way. The following variances have been requested: FNSBC 17.56.100.C.5 to allow for a street intersection on a curve; 17.56.120.B to waive the requirement for road inspections at the time subbase and base were completed on an existing road; 17.56.100.A.5 to waive the requirement for a 220-foot minimum tangent length between single curves on a collector road; and 17.56.080.E.3 to allow for a temporary offset T-Turnaround instead of a 100ft diameter temporary turnaround. The property is located within the SE¼ Section 5 T1S R2E, FM (located on Chena Bend Dr and River Park Dr). **Staff Contact: George Stefan**

Stefan presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the variance with the following eight (8) conditions:

1. IGU and 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 variances shall be noted on the final plat.
4. Prior to final plat submittal, Chena Bend Drive and River Park Drive shall be built to minor collector standards and approved by FNSB Public Works. All road construction, including road signage, shall be approved by FNSB Public Works prior to submittal of the final plat.
5. The base flood elevation (BFE) and elevation benchmark requirements of FNSBC 17.52.040.D.18 shall be met prior to final plat approval.
6. A note shall be added to the final plat which states, "Any development including construction, grading, fill or substantial improvement to a structure in the flood hazard zone (flood zone "AO" and "AE") requires a flood plain permit from the Fairbanks North Star Borough prior to start of development."
7. Notes 3 and 6 shall be replaced by a note which states, "Portions of this subdivision contain wetlands. Prior to any discharge or placement of dredged and/or fill material into these wetlands, issuance of a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act."
8. The final plat for the first phase shall be submitted by May 16, 2020. The final plat for the last phase shall be submitted by May 16, 2022.

Furthermore, staff recommended adoption of the following seven (7) Findings of Fact and the Staff Report in support of approval:

- a) Chena Bend Drive and River Park Drive were constructed prior to submittal of this subdivision application.
- b) Chena Bend Drive and River Park Drive were not previously approved by the Borough engineer. These previously unconstructed rights-of-way were created by the parent plats, which at the time of approval were strictly river access subdivisions.
- c) Per FNSBC 17.56.070.D minor collector roads collect and distribute traffic from local roads and carry it to major collectors or the arterial system. Minor collectors serve as potential through or spine roads within subdivisions or serve nonresidential uses
- d) FNSBC 17.52.040.D.18 requires elevation bench mark monuments be established for subdivisions within Flood Zone A or AE, and that data is required to be depicted on the final plat. This replat is within Flood Zone AO and AE. Condition #5 satisfies this requirement.
- e) Based on discussions with the US Army Corps of Engineers Central Section Chief, a final plat note which states, "Portions of this subdivision contain wetlands. Prior to any discharge or placement of dredged and/or fill material into these wetlands, issuance of a Department of the Army permit may be required pursuant to Section 404 of the Clean Water Act." is sufficient for notifying the developer that they should contact the Corps to see if a permit would be required. Condition #7 satisfies this.
- f) Per FNSBC 17.12.030.J the Platting Board may provide for the later submittal of one or more phases or segments of the subdivision. Deadlines for submitting the last phase shall be set by the Platting Board at the initial preliminary subdivision hearing. Condition #8 satisfies this provision.
- g) With the eight conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Mr. Meyer questioned if this request was in a subdivision. **Mr. Stefan** responded that it is not.

Further discussion ensued regarding the "T" turnaround. **Mr. Stefan** commented that an engineers' report will be required for final plat acceptance.

Chad Hosier, FNSB Public Works Engineer, addressed the Platting Board. He stated that he does not see a problem with using a "T" turnaround as the master plan calls for a road to continue through at a later date.

Mr. Pitney asked if the fire department would be able to turn around at the "T". **Mr. Hosier** stated that they would be able to utilize the "T".

Mr. McComas-Roe questioned if the "T" turnaround was adequate for emergency response vehicles to turn around. **Mr. Hosier** stated that if it is constructed to ASHTO standards, as required, it should be adequate.

Mr. Meyer asked if this property is in a fire service area. **Mr. Stefan** replied that it is in a service area.

Mr. Pitney questioned when the "temporary" turnaround would become "not temporary". **Mr. Stefan** replied that it will be reflected on the final plat.

Applicant Testimony

Paula Hicks, 3-Tier Alaska, addressed the Platting Board. She stated that she concurs with the staff report. She further commented that they added corner roundings to the plat as well as dedicating additional public access easement to Tract A-2 to allow for a large curve in the easement in case it is ever utilized.

Ms. Hicks pointed out that this request was sent to the North Star Fire Service Area for comment. They reviewed the request and had no concerns.

Interested Person Testimony

None

Applicant Rebuttal

None

MOTION: A motion was made by **Mr. McComas-Roe**, seconded by **Mr. Meyer** to approve Chena Bend Recreational Tracts Second Addition with the eight (8) conditions, adopting the seven (7) findings of fact and the staff report in support of the approval.

MOTION ON VARIANCE #1

A motion was made by **Mr. McComas-Roe**, seconded by **Mr. Meyer**, to approve VR007-18, a variance from FNSBC 17.56.100.C.5 to allow for a curve within 100ft of an intersection, adopting the three findings of fact and staff report in support of the approval.

Mr. Meyer commented that he does not have issue with this variance request.

Ms. Haman concurred with Mr. Meyer.

ROLL CALL ON VARIANCE #1:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

MOTION ON VARIANCE #2

A motion was made by **Mr. Meyer**, seconded by **Ms. Haman**, to approve VR023-18, a variance from FNSBC 17.56.120.G to waive the requirement for road inspections at the time subbase and base were completed on the subdivision roads, adopting the three findings of fact and staff report in support of the approval.

Ms. Haman commented that the road design seems acceptable.

Ms. Fritze commented that there will be a final road inspection prior to final approval.

Mr. Meyer commented that he is in support of this request, though he does have issue with the roads.

Mr. McComas-Roe asked what would happen procedurally should the engineers report of the road fails, is this not an opportunity to then require some sort of improvement or mitigation of some kind. **Mr. Hosier** responded that in order to receive final plat approval, they must provide a report that states that the roads have been built to Title 17 standards. If they cannot provide such report, they must bring the roads up to standard before final plat approval can be granted.

ROLL CALL ON VARIANCE #2:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

MOTION ON VARIANCE #3

A motion was made by **Ms. Fritze**, seconded by **Ms. Haman**, to approve VR024-18, a variance from FNSBC 17.56.100.A.5 to waive the requirement for a minimum 220 ft tangent between road curves, adopting the three findings of fact and staff report in support of the approval.

Mr. Meyer commented that he is comfortable with this variance request. It solves a problem.

Mr. McComas-Roe commented that he feels the findings of fact are excellent.

ROLL CALL ON VARIANCE #3:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

MOTION ON VARIANCE #4

A motion was made by **Mr. McComas-Roe**, seconded by **Mr. Meyer**, to approve VR025-18, a variance from FNSBC 17.56.080.E.3 to allow for a temporary Offset T-Turnaround instead of a 100ft diameter temporary turnaround, adopting the three findings of fact and staff report in support of the approval.

Mr. McComas-Roe commented that he thinks this is an excellent suggestion. He intends to support this request.

Ms. Haman stated that she does not have an issue with the "T" turnaround.

Mr. Meyer stated that he is not in support of this request. He is not in favor of "T" turnarounds.

Mr. Mendenhall commented that in this case he feels the request is appropriate and he intends to support the request.

Mr. Pitney stated that he does not intend to support the request.

ROLL CALL ON VARIANCE #4:

4 in favor Fritze, Mendenhall, Haman and McComas-Roe
2 opposed Meyer and Pitney

Ms. Haman stated that she intends to approve the subdivision request.

Ms. Fritze commented that she also intends to recommend approval of the subdivision request.

Mr. Mendenhall stated that he will be voting in support of the request.

Mr. Meyer stated that he does not support the "T" turnaround, but he will be voting in support of the subdivision.

Mr. Pitney stated that he is in support of the request.

ROLL CALL ON THE SUBDIVISION:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

5. **SD011-18/RP009-18 Brookside Park** A request by 3 Tier-Alaska Corporation, on behalf of Ainley International Memorial Fund, LLC, to subdivide in eight phases Tracts B and C of North Star II Subdivision and Tract A-1 of North Star II Buzby, a total of approximately 208 acres, into 49 lots ranging in size from 20,000sf (0.46 acre) to 84,000sf (1.93 acres) and 7 tracts ranging in size from 7.5 acres to 45.1 acres. The request includes dedication and construction of new rights-of-way, a variance from FNSBC 17.56.120.C.2 to construct the roads without surface course (until improved to City of North Pole standards) and a variance from FNSBC 17.56.080.E.3 to allow for two temporary T-Turnarounds instead of 100ft diameter temporary turnarounds. The property is located within Section 15 T2S R2E, FM (located on Blanket Blvd, Buzby Rd, Saint Nicholas Dr, Clear Water Ct and Lake Dr). **Staff Contact: George Stefan**

Stefan presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the subdivision with the following nine (9) conditions:

1. The City of North Pole shall review and comment on the final plat.
2. The applicant shall work with GVEA on final public utility easement layout prior to final plat approval.
3. ACS and GCI shall have a maximum of 10 calendar days to review and comment on the final plat.
4. The approved variance(s) shall be noted on the final plat of the appropriate phase(s).
5. A note shall be placed on the final plat of the appropriate phase(s) which states, "Any new driveway or modification of a driveway onto Psalms Blvd, Blanket Blvd, Clear Water Ct, Glory Ct and Selah Ct shall require a permit from the City of North Pole prior to construction."
6. A note shall be placed on the final plat which states, "Development of all subdivision lots may require connection to City of North Pole water and sewer services as codified in the North Pole Municipal Code."

7. A note shall be placed on the final plat which states, "All public improvements within this subdivision are subject to the "Development Agreement for the Brookside Park" by and between the City of North Pole and Ainley International Memorial Fund, LLC (AIMF).
8. A note shall be placed on the final plat of the appropriate phase(s) which states, "Any new driveway or modification of a driveway onto Buzby Road and Saint Nicholas Drive shall require a driveway permit from ADOT&PF prior to construction."
9. The final plat for the first phase shall be submitted by May 16, 2020. The final plat for the last phase shall be submitted by May 16, 2034.

Furthermore, staff recommended adoption of the following six (6) Findings of Fact and the Staff Report in support of approval:

- a) All public improvements, including roadways and walkways, within Brookside Park have been addressed and ratified in the "Development Agreement for the Brookside Park" by and between the City of North Pole and Ainley International Memorial Fund, LLC (AIMF).
- b) The Development Agreement was approved by the City Council of North Pole at its regular meeting of April 16, 2018.
- c) The Development Agreement allows the final roads' cap and asphalt surfacing to be deferred until 80% of Lots 1-45 Block One are developed.
- d) Brookside Park is an eight-phased subdivision development, consisting of over 200 acres, which will create 49 lots ranging in size from 20,000sf (0.46 acre) to 84,000sf (1.93 acres) and 7 tracts ranging in size from 7.5 acres to 45.1 acres.
- e) Per FNSBC 17.12.030.J the Platting Board may provide for the later submittal of one or more phases or segments of the subdivision. Deadlines for submitting the last phase shall be set by the Platting Board at the initial preliminary subdivision hearing. Condition #9 satisfies this provision.
- f) With the 9 conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

Mr. Meyer queried why the difference in corner rounding requirements at Buzby Road and Psalms Boulevard. This intersection only requires 20' corner roundings and the rest of the plat indicates 25'. **Mr. Stefan** deferred the question to the applicants surveyor.

Mr. Pitney asked why the road would be paved prior to all construction being completed. Gravel trucks will be running on the paved surface. **Mr. Stefan** deferred this question to the applicant.

Applicant Testimony

Paula Hicks, 3-Tier Alaska, addressed the Platting Board. She gave a brief history recap of the development.

Ms. Hicks stated that the reason that she utilized 20' corner roundings at the intersection of Buzby Road and Psalms Boulevard is that the prior plat utilized 20' corner roundings. She wanted to be consistent with the prior plat.

Jerry Koerner, applicant, addressed the Platting Board. He gave a brief history of the property and the wishes of the deceased property owner.

Interested Person Testimony

Rhonda Erickson, interested person, addressed the Platting Board. She expressed that she has concerns regarding increased traffic.

Mr. McComas-Roe queried if Ms. Erickson has a specific reason to believe that this platting action will affect her access easement to her property. **Ms. Erickson** stated that the location is her concern and the relation to the upper left hand corner of the Ainley property.

Further discussion ensued regarding Ms. Ericksons' easement.

Applicant Rebuttal

Ms. Hicks addressed the Platting Board in rebuttal. She stated that they did submit a master plan and it shows access to the development coming from the east, not the west.

Mr. Koerner addressed the Platting Board in rebuttal. He stated that Ms. Erickson does have an easement and it is a private easement, therefore they cannot utilize the easement for access to this development.

MOTION: A motion was made by **Mr. McComas-Roe**, seconded by **Mr. Meyer**, I move to approve Brookside Park with the nine conditions, adopting the six findings of fact and the staff report in support of this decision.

MOTION ON VARIANCE #1

A motion by **Mr. McComas-Roe**, seconded by **Mr. Meyer**, to approve VR019-18, a variance from FNSBC 17.56.120.C.2 to waive the requirement for the roadway surface course, adopting the five findings of fact and staff report in support of the approval.

Ms. Haman commented that she has no objections to this variance request.

Mr. Meyer and **Mr. McComas-Roe** concurred with Ms. Haman.

Mr. Pitney commented that he is pleased with this request and plans to support it.

ROLL CALL VOTE ON VARIANCE #1

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
0 opposed

MOTION ON VARIANCE #2

A motion by **Mr. McComas-Roe**, seconded by **Mr. Meyer**, to approve VR022-18, a variance from FNSBC 17.56.080.E.3 to allow for two temporary T-Turnarounds instead of 100ft diameter temporary turnarounds, adopting the four findings of fact and staff report in support of the approval.

Mr. Meyer stated that he plans to support the subdivision but does not plan to support this particular variance request.

Mr. McComas-Roe stated that he intends to support this request.

Mr. Pitney stated that he is not in favor of "T" turnarounds. However, he intends to support this request.

ROLL CALL VOTE ON VARIANCE #2

5 in favor Fritze, Mendenhall, Haman, McComas-Roe and Pitney
1 opposed Meyer

Mr. Meyer stated that he intends to support the subdivision request. It is a very well thought out plan.

Ms. Haman concurred with Mr. Meyer.

Mr. Pitney concurred with Mr. Meyer.

ROLL CALL ON THE SUBDIVISION:

6 in favor Fritze, Mendenhall, Haman, McComas-Roe, Meyer and Pitney
1 opposed

EXCUSE FUTURE ABSENCES

None noted

CITIZENS COMMENTS

None

BOARD MEMBER COMMENTS / COMMUNICATIONS

Mr. McComas-Roe requested that a discussion be added to the next agenda to discuss the following topics:

1. Road Exemptions
2. Variances
3. Alternate "T" turnarounds

Further discussion ensued regarding this request.

ADJOURNMENT