

FNSB PLATTING BOARD
ACTION MEMO
September 19, 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

Consent Agenda

1. **SD023-16 Far Westridge Estates (extension)** A request by 3 Tier-Alaska, Corp., on behalf of Eugene H. West, for a two-year extension to the Platting Board's September 21, 2016 approval of Far Westridge Estates, the subdivision of a portion of Government Lot 3, also known as Tax Lots 639, 640 & 637; a total of 35.23 acres, into nine lots ranging in size from 1.59 acres to 16.51 acres, within the NE¼ NW¼ Section 6, T1N R1W, FM (located on Pandora Drive and Woodbine Drive). **Staff Contact: George Stefan**

APPROVED ON CONSENT

Preliminary Applications

1. **SD002-15 Happy Creek Subdivision Fourth Addition (extension)** A request by 3 Tier-Alaska, Corp., on behalf of Mark Nielson, for a second two-year extension to the preliminary approval of Happy Creek Subdivision Fourth Addition, the three-phase subdivision of Tax Lot 2801, a total of 40 acres, into 15 lots ranging in size from 1.90 acres to 4.94 acres within the SE¼ NE¼ Section 28, T1N R2W, FM (located on McFadden Lane and Saxon Avenue). The subdivision was granted preliminary approval on October 15, 2014 and a two-year extension on November 16, 2016 by the Platting Board. **Staff Contact: George Stefan**

APPROVED

The Platting Board approved a second two year extension to the original approved phasing schedule with the following condition:

1. The final plat application for the first phase shall be submitted by October 15, 2020, and the final plat application for the last phase shall be submitted by October 15, 2024 or the preliminary approval will become void.

2. **SD003-19 Chatanika Gold Camp** A request by 3 Tier-Alaska, Corp., on behalf of Chatanika Gold Camp, LLC, to subdivide TL-1, USMS 1917, a total of approximately 17.74 acres, into two lots of 4.72 and 12.68 acres. The request includes dedication of right-of-way for the Old Chatanika Road. The property is located within the SW¼ Section 1, SE¼ Section 2, and NE¼ Section 11, T3N R1E, FM (located on the Steese Highway and Old Chatanika Road). **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. A note shall be added to the final plat which states, "Direct lot access from this subdivision on to the Steese Highway is restricted to the existing access. No additional access is allowed."
4. A note shall be placed on the final plat which states, "Prior to construction, any new driveway or modification to a driveway onto the Steese Highway will require an ADOT&PF driveway permit."

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

- a) The Steese Highway 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 an arterial road shall not be allowed unless topography allows no reasonable alternative.
- c) The existing access from the Steese Highway to the parent parcel has likely existed since the highway was improved by ADOT in 1963 and presumably even earlier.
- d) The Steese Highway access has existed for decades for access to the Chatanika Gold Camp facilities and is permitted by the managing authority, ADOT&PF.
- e) It is not a reasonable alternative to disallow direct lot access from the existing Steese Highway access for proposed Lot 1 and the private driveway easement. The only other access option is from the Steese Highway onto the Old Chatanika Road over a mile away.
- f) FNSBC 17.56.010.F requires restricted access to be noted on the final plat. Condition #3 satisfies this requirement.
- g) ADOT&PF is the managing authority for the Steese Highway, and any new driveway or modification of a driveway onto the Steese requires their approval. Condition #4 satisfies this.
- h) With the four conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

3. **SD002-19 Aztec Subdivision** A request by 3 Tier-Alaska, Corp., on behalf of JELD, Inc, to subdivide TL-2220A and TL-2220B, a total of approximately 37.50 acres, into six lots ranging in size of approximately 1.00 acres to 6.90 acres, and a remainder tract of approximately 24.34 acres. The request is to create a total of seven parcels. The request includes additional dedication of right-of-way for Aztec Road and Choctaw Road. The property is located within SW¼ NE¼ Section 22, T1S R1E FM on Aztec Road, Choctaw Road, and Copper Street. **Staff Contact: Daniel Welch**

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. Access Note 1 shall be amended to state "Any new, or modification of existing access, onto Aztec Road, Copper Street, or Choctaw Road shall obtain a driveway permit from the FNSB prior to construction."
3. A note shall be added to 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."

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

- a) The proposed subdivision creates six lots and one tract, for a total of seven parcels.
- b) The subdivision plat proposes 30 feet of additional dedicated right-of-way for Aztec Road.
- c) The subdivision plat proposes 20 feet of additional dedicated right-of-way for Choctaw Road.
- d) The subdivision plat relies on Aztec Road and Copper Street for legal and constructed access meeting the requirements of FNSBC 17.56.020.B.
- e) Choctaw Road is not constructed to Title 17 Local 2 road standards.
- f) Improvement of Choctaw Road is not required by this subdivision.
- g) Choctaw Road is a public road that is usable by any member of the public for driveway access, provided that the appropriate permit is obtained through the managing authority; Aztec Road Service Area.
- h) Aztec Road, Choctaw Road, and Copper Street are maintained by the Aztec Road Service Area.
- i) The subdivision plat does not propose construction or improvements to any roads.
- j) A professional engineer's soils analysis was not submitted for this subdivision.
- k) A professional engineer's soils analysis is not required since Plat Note 3 on the preliminary plat under "Soils and Topography" expressly states that soils in this subdivision require wastewater systems to be designed by a registered professional engineer.
- l) With the three 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.