

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. **SD018-19 Pyrite Subdivision** A request by 49th Star Surveying, LLC, on behalf of the State of Alaska Department of Natural Resources, to subdivide Tract B-3 Irony Subdivision, a total of approximately 80 acres, into nine lots ranging in size from 5.00 to 13.43 acres. The request includes dedication of a new right-of-way. The property is within the E1/2 SW1/4 Section 36, T1S R2E, FM (located off of Plack Road and Farmall Drive). **Staff Contact: George Stefan**

APPROVED

The Board gave preliminary approval to the request, subject to the following four (4) conditions:

1. GVEA shall be given a maximum of 30 calendar days to review and comment on the final plat.
2. A note shall be placed on 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."
3. The Pyrite Court landing at the intersection of Plack Road shall meet the requirements of FNSBC 17.56.060(A)(4).
4. Preliminary plat note #4, which prohibits direct lot access onto Plack Road, shall be carried over to the final plat.

Futhermore, the Platting Board adopted the following five (5) Findings of Fact in support of the approval:

- a. The applicants have applied for and shall be exempted from the road construction requirements for Pyrite Court and Farmall Drive as allowed by FNSBC 17.56.060(A) because:
 - i. The proposed subdivision is within the North Star Fire Service Area, results in nine lots, and is not within a road service area.
 - ii. The proposed subdivision does not rely on roads maintained by a service area for its only access or for access that is required by the subdivision plat.
 - b. FNSBC 17.56.060(A)(2) requires that a cautionary plat note regarding road construction be placed on the final plat. Condition #2 satisfies this.
 - c. FNSBC 17.56.060(A)(4) requires that where exempted roads in exempted subdivisions intersect with existing traveled ways, landings shall be constructed with a minimum of a 30-foot length meeting the minimum standards for road materials and construction of this title and the State of Alaska DOT&PF. Condition #3 satisfies this.
 - 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. Where double-frontage lots are platted, lots shall not access onto major collector or arterial roads unless topography allows no reasonable alternative. Restricted access shall be noted on the plat." The preliminary plat contains an access restriction note and this will be carried over onto the final plat.
 - e. With the four conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.
2. **SD020-19 Huffman Lakes Subdivision Phase 2** - A request by Degerlund Engineering, LLC on behalf of Black Gold Properties, LLC, to subdivide Tract A, Huffman Lakes Subdivision Phase 1, a total of approximately 88.41 acres, into 13 lots ranging in size from 1.255 acres to 2.237 acres with a remainder tract of approximately 57.563 acres. The request includes the rights-of-way dedication within the property and for the existing Porter Avenue. The property is located within the N½ N½ Section 17, T1S R2E, FM, AK on Nordale Road and Porter Avenue. **Staff Contact: Daniel Welch**

APPROVED

The Board gave preliminary approval to the request, subject to the following five (5) conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. North Star Fire Service Area and ADOT&PF shall have a maximum of 10 calendar days to review and comment on the final plat.

3. An approved ADOT&PF driveway permit shall be submitted with the final plat for the connection of Ender Road onto Nordale Road.
4. The annotation for the 40' shared access easement shall be amended to include which lots may benefit from the shared driveway easement.
5. Proposed Bella Ct. shall be renamed and be reviewed for approval by FNSB staff.

Futhermore, the Platting Board adopted the following fifteen (15) Findings of Fact in support of the approval:

1. The proposed subdivision creates 13 lots and one remainder tract for a total of 14 parcels.
2. Nordale Road is classified as an arterial road.
3. The Comprehensive Road Plan classifies Porter Avenue as a major collector road.
4. FNSBC 17.56.080(B) requires an 80-foot wide right-of-way for major collector roads.
5. The subdivision plat proposes to dedicate 40-foot wide rights-of-way for the southern half of the Porter Avenue right-of-way.
6. Per FNSBC 17.56.020(B)(3) states that dedication of the exterior boundary right-of-way width may be shared with the adjoining property owner if the shared right-of-way exists and is public.
 - a. The applicant is only required to supply half of the 80-foot width of required right-of-way.
7. FNSBC 17.56.010(F) prohibits direct lot access onto major collector or arterial roads.
8. The plat does not propose direct lot access onto Nordale Road or Porter Avenue.
9. The plat proposes four new rights-of-way: Ender Road, Jude Court, Penelope Court, and Bella Court.
10. FNSBC 17.60.010(B) states "Road and subdivision names shall not duplicate existing road or subdivision names in spelling or sound such that they may be confused with existing names."
 - a. Bella Court sounds similar and may be confused with the nearby Belle Ave.
11. The plat proposes a double flag stem configuration from Lots 1 and 2.
12. FNSBC 17.56.010(G) requires a driveway to be constructed to pioneer access road standards within the flag stems.
13. All proposed roads end in a temporary turnaround or permanent cul-de-sac meeting the requirements of FNSBC 17.56.080(D).

14. All proposed improvements, as designed, meet the applicable requirements of Title 17.
15. With the five conditions, as recommended by staff, this subdivision meets the applicable requirements of Title 17.

- 3. RP027-19 Replat Lot 9, Bullwinkle Estates 2nd Addition:** A request by Stutzmann Engineering Associates, Inc., on behalf of Terry Oakes, to replat Lot 9 (3.611 acres) of Bullwinkle Estates 2nd Addition, into three new lots: 9A, 9B, and 9C, ranging in size from 0.93 to 1.58 AC. An additional 10 feet of right-of-way is being dedicated radiating off the cul-de-sac of Coldfoot Court to accommodate existing improvements. This property is located within the NW¼ SW¼ Section 19, T4S R4E, FM, AK in Salcha off Coldfoot Court. **Staff Contact: Julie Kotila**

APPROVED

The Board gave preliminary approval to the request, subject to the following three (3) conditions:

1. GVEA shall be given a maximum of 30 calendar days to review and comment on the final plat.
2. A note shall be placed on the final plat which states *"No lot may be further subdivided until such time as legal, constructed road access is available to the boundary of the lot proposed to be resubdivided"*.
3. A driveway permit from Public Works is required prior to any work within the public ROW. A note shall be placed on the final plat which states *"Any new driveway or modification to a driveway onto Coldfoot Court will require an approved permit from FNSB prior to construction"*.

Futhermore, the Platting Board adopted the following five (5) Findings of Fact in support of the approval:

- a) The subdivision request is exempt from improving Coldfoot Court to current Title 17 road standards as allowed by FNSBC 17.56.020(G) because:
 - i. The proposed subdivision creates fewer than five lots.
 - ii. Legal access exists to the subdivision boundary via Coldfoot Court off the Richardson Highway and previously approved by the FNSB Public Works Department in 1996.
- b) This subdivision dedicates an additional 10 feet of ROW radiating off Coldfoot Court to accommodate existing improvements for the ditch and back slope.
- c) This subdivision reserves an additional 30 foot PUE on the westerly portions of Lots 9A and 9B.
- d) This subdivision proposes a double flag stem and a common driveway constructed to pioneer road standards within the double flag stem as required by FNSBC 17.56.010(G).

- e) With the three conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

- 4. RP029-19 (Aiken's Acres Subdivision)** A request by Troy Hicks to replat Lot 13, Aiken's Acres Subdivision, a lot of approximately 5 acres, into two lots of approximately 2.4 and 2.6 acres. The request includes a variance to FNSBC 17.56.010(F) to allow for a single direct access point benefiting the proposed lots onto Chena Hot Springs Road via an existing shared driveway easement. The property is located in the SW¼ SE¼ Section 23, T1N R1E, FM, AK at the corner of Chena Hot Springs Road and Esro Road. **Staff Contact: Daniel Welch**

APPROVED

The Board gave preliminary approval to the request, subject to the following five (5) conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and FNG/IGU 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 stating *"The Department of Transportation requires the use of a common driveway for access onto Chena Hot Springs Road. The driveway must be located within the shared driveway easement shown on this plat."*
4. A note shall be added to the final plat stating *"Any new or modification to existing driveways onto Chena Hot Springs Road shall require a permit from ADOT&PF."*
5. All approved variances shall be noted on the final plat.

Futhermore, the Platting Board adopted the following fifteen (15) Findings of Fact in support of the approval:

- a) Proposed Lot 13A is a Type-II flag lot per FNSBC 17.56.010.H.2.
- b) 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."
- c) 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.
- d) FNSBC 17.56.110(A) states "The alignment of subdivision streets shall conform to the comprehensive road plan."

- e) Esro Road is classified as a minor collector within the FNSB Comprehensive Road Plan.
- f) FNSBC 17.56.110(A) states "The alignment of subdivision streets shall conform to the comprehensive road plan."
 - i. The applicant is not required to dedicate rights-of-way for Esro Road in order to meet the comprehensive road plan.
 - ii. Esro Road is located within properties under private ownership outside the control of the applicant.
 - iii. The plat does not rely on Esro Road for legal and constructed access required by Title 17.
- g) Esro Road is a private road and cannot provide the required legal and constructed access to the proposed lots.
- h) The proposed lots rely on Chena Hot Springs Road for access.
- i) Chena Hot Springs Road is classified as an arterial road.
- j) FNSBC 17.56.010.F prohibits direct lot access onto an arterial roadway unless there is no reasonable alternative.
- k) The only available legal and constructed access for proposed Lots 13A and 13B is Chena Hot Springs Road.
- l) Plat No. 82-166 permitted Lot 13 to have direct access onto Chena Hot Springs Road via a shared access easement with Lot 12.
 - i. Lot 13A still benefits from the previous approved direct lot access.
 - ii. Lot 13B is a newly introduced access and must be addressed by a variance.
- m) The applicant has submitted a variance to FNSBC 17.56.010(F) to allow Lot 13B direct lot access onto Chena Hot Springs Road.
- n) Alaska Department of Transportation is the managing and maintenance authority for Chena Hot Springs Road.
- o) With the five conditions adopted, this subdivision request meets the applicable requirements of Title 17.

Additionally, the Platting Board approved a variance to FNSBC 17.56.010(F) to allow for direct access for Lot 13B, through a shared access easement for the three lots (12, 13A and 13B), onto Chena Hot Springs Road.