

FNSB PLATTING BOARD
ACTION MEMO
AUGUST 21, 2019
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. MD004-18 / SD036-17 Halbert Meadows** A request by 3-Tier Alaska, LLC, on behalf of Samuel Halbert, for a two-year time extension to the phasing plan approved by the Platting Board on August 15, 2018. The subdivision request was to subdivide TL-803, a total of 80.00 acres, into 38 lots ranging in size from 1.05 to 3.40 acres over four phases. The property is located within the N½ SE¼ Section 8, T1S R2E FM. **Staff contact: George Stefan**

APPROVED ON CONSENT

- 2. SD019-19 / VA002-19 Two Ponds Subdivision** A request by the State of Alaska Department of Natural Resources to subdivide TL-101, a total of approximately 80.0 acres, into six lots and three tracts ranging in size from 1.9 to 18.2 acres. The request includes dedication of new road rights-of-way. A variance has been requested from 17.56.010(F) to allow direct access onto a major collector. The request includes vacation of the 50ft wide section line easement along the subdivision's east boundary. The property covers the entire N½ of the SE¼ Section 1, T.1S., R.1E., FM, AK. **Staff Contact: George Stefan**

POSTPONED AT THE REQUEST OF THE APPLICANT

- 3. NR003-19 Creek View Court** - A request by Frontier Partners, LLC, to rename Dead End Aly to Creek View Court. The road stems from University Avenue and traverses generally west to east, ending within the boundaries of TL-556, a parcel bordered by the Jennie M. Slough, Noyes Slough, and the Johansen Expressway. **Staff Contact: Daniel Welch**

WITHDRAWN – INCOMPLETE APPLICATION

4. **SD001-20 / RP004-20 / VA001-20 Greater Fairbanks Community Hospital Foundation Subdivision 1st Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of the Greater Fairbanks Community Hospital Foundation, Inc., to replat Lot 1, Greater Fairbanks Community Hospital Foundation Subdivision and Lots 1, 2, 9A, and 10A, USS 3148, a total of approximately 41.82 acres, into one lot by vacating their interior common lot lines. The replat also includes a request to vacate utility easements and to vacate the two remaining portions of 19th Avenue between Lathrop Street and Cowles Street. The property is located on Lathrop Street, Cowles Street, 19th Avenue, 20th Avenue, and 21st Avenue within the NW ¼, Section 15, T.1S., R.1W., FM, AK. **Staff Contact: George Stefan**

APPROVED

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

1. The City of Fairbanks, GVEA, and GHU 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 placed on the final plat which states, "In the future should accesses be changed or eliminated which impact public road operations, a supplemental Traffic Impact Statement may be needed to determine all impacts, and propose mitigation measures."
4. A note shall be placed on the final plat which states, "Any new driveway or modification of an existing driveway shall require a permit from the City of Fairbanks."
5. The plat graphic's annotation for the eastern portion of 19th Avenue shall be modified to state, "19th Avenue R.O.W., including the turnaround bulb, vacated by this plat (diagonally hatched). A public utility easement is reserved overlying the vacated right-of-way except for a portion of the turnaround bulb (hatched opposite)."

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

- a. The subdivision will combine five existing lots into a single remainder lot by vacating all the interior common lot lines.
- b. The City of Fairbanks is the managing authority for all roads accessing the subdivision.
- c. With the five conditions as recommended by staff, this subdivision request meets the applicable requirements of Title 17.

- 5. SD034-19 Pioneer Farm** A request by 3-Tier Alaska, LLC, on behalf of North Pole Pioneer Farm, LLC, to subdivide TL-404, a total of approximately 38.51 acres, into two lots of 3.00 and 35.51 acres. A variance has been requested from FNSBC 17.56.010(F) to allow direct lot access onto a major collector. The property is located within the SW¼ SE¼ Section 4, T.2S., R.2E., FM, AK. **Staff Contact: George Stefan**

APPROVED

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

1. GVEA and ADOT&PF 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 variance shall be noted on the final plat.
4. Prior to final plat approval, the approved conditions for the variance shall be satisfied.
5. A note shall be placed on the final plat which states, "Further subdivision of Tract A relying on Dewitt Drive for access may not occur until such time as legal, constructed road access is available to the boundary of Tract A."
6. A note shall be placed on the final plat which states, "Aside from existing current legal access, if any, or as may legally be granted in the future, no direct lot access is permitted from Tract A onto Hurst Road per Title 17 FNSB code."

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

1. Hurst Road, an ADOT&PF maintained road, is classified in the FNSB Comprehensive Road Plan as a major collector road.
2. FNSBC 17.56.010(F) requires that restricted access shall be noted on the plat for direct lot access onto a major collector road.
3. Pioneer Farm is exempt from constructing Dewitt Drive to the boundary of the subdivision as allowed by FNSBC 17.56.020(G) because it is creating five or fewer lots. Pioneer Farm is creating two lots.
4. FNSBC 17.56.020(G) requires a note regarding future subdivision of Tract A relying on Dewitt Drive and the requirement for legal, constructed access being available. Condition #5 satisfies this.
5. With the six conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

- 6. RP014-19 (Bourne Birchwood)** - A request by 3-TIER Alaska, LLC., on behalf of Sam Halbert, to replat Tract B, Bourne Birchwood Subdivision, a total of approximately 8.77 acres, into three lots ranging in size of approximately 1.875 to 4.198 acres. The request includes a 7-foot wide right-of-way dedication along Blalock Road and two variances from FNSBC 17.56.010(F), one for each direct lot access point onto major collector roads, Freeman Road and Blalock Road. The property is located within NW¼ SW¼, T1S, R2E, FM on Freeman Road and Blalock Road. **Staff Contact: Daniel Welch**

APPROVED

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

1. GVEA, ADOT&PF, and North Star Fire Service shall have a maximum of 30 calendar days to review and comment on the final plat.
2. An approved and completed DOT permit shall be submitted for the proposed shared access driveway onto Freeman Road prior to final plat approval.
3. A note shall be added to the plat stating "*Lots created by this plat may not be further subdivided until such time as legal, constructed road access is available to the boundary of the lot proposed to be resubdivided.*"
4. The access note for Freeman Road shall be changed to state "*Access onto Freeman Road is restricted to the shared driveway for Lots 1 & 2. New access onto Freeman Road is prohibited, and modification to the approved access will require an ADOT&PF driveway permit.*"
5. The access note for Blalock Road shall be changed to state "*Access onto Blalock Road is restricted to the existing driveway within the proposed Lot 3.*"
6. All approved variances shall be noted on the final plat.

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

1. The proposed subdivision creates three parcels.
2. The proposed subdivision proposes two direct lot access points onto Freeman Road and Blalock Road to serve all three lots.
3. Freeman Road is classified as major collector road.
 - a. Freeman Road is maintained by ADOT&PF.
4. The Comprehensive Road Plan classifies Blalock Road as a major collector road.
5. FNSBC 17.56.010(F) prohibits direct lot access onto major collector roads.
6. The applicant has submitted two variances applications to FNSBC 17.56.010(F), one for each access point onto a major collector.
7. FNSBC 17.56.080.B requires an 80-foot wide right-of-way for major collector roads.
 - a. Blalock Road is located within a 66-foot wide right-of-way
8. The subdivision plat proposes to dedicate 7-foot wide rights-of-way along the eastern half of the Blalock Road right-of-way.
9. 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 ensure the eastern half of the Blalock Road right-of-way is increased to 40-feet, half of the 80-foot width of required right-of-way.

10. FNSBC 17.56.020(G) exempts this application from any road construction or upgrade to Blalock Road.
11. With the six conditions and approved variances, as recommended by staff, this subdivision meets the applicable requirements of Title 17.

7. HY001-19 Noble Street Upgrades A request by the State of Alaska Department of Transportation and Public Facilities to replat 51 parcels, with 35 of the parcels being reduced in size and 16 of the parcels being affected with new public utility easements, to provide for upgrades to Noble Street, within Section 10, T1N, R1W, FM. Staff Contact: George Stefan

APPROVED

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

1. The monumentation requirements of FNSBC 17.28.030 shall be adhered to and depicted on the final plat.
2. As provided in FNSBC 17.28.040(C), the final plat shall be submitted within 60 months of the Platting Board's approval.

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

1. This project is a proposal by the Alaska Department of Transportation & Public Facilities in cooperation with the Alaska Division of the Federal Highway Administration.
2. Acquisition of the 35 parcels and 16 public utility easements is in accordance with FNSBC 17.28.030.E.
3. The applicant has satisfied the submission requirements of FNSBC 17.28.020.
4. The FNSB Planning Commission recommended approval of this project.
5. As required by AS 35.30.010, the Local Planning Authority Approval for the Fairbanks Noble Street Upgrade, Alaska Project No. 000S413 / Z617250000, was granted approval by the FNSB Assembly with Resolution No. 2012-42.
6. The FNSB Transportation Planner supports this project.

8. HY002-19 McGrath Road Upgrades A request by the State of Alaska Department of Transportation and Public Facilities to replat nine parcels, with seven of the parcels being reduced in size and two of the parcels being affected with new public utility easements, to provide for upgrades to McGrath Road, within Sections 13, 24, and 25, T.1N., R.1W., and Sections 18 and 19, T1N., R.1E., FM. **Staff Contact: George Stefan**

APPROVED

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

1. The monumentation requirements of FNSBC 17.28.030 shall be adhered to and depicted on the final plat.
2. As provided in FNSBC 17.28.040(C), the final plat shall be submitted within 60 months of the Platting Board's approval.

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

1. This project is a proposal by the Alaska Department of Transportation & Public Facilities in cooperation with the Alaska Division of the Federal Highway Administration.
2. Acquisition of the seven parcels and two public utility easements is in accordance with FNSBC 17.28.030.E.
3. The applicant has satisfied the submission requirements of FNSBC 17.28.020.
4. As required by AS 35.30.010, the Local Planning Authority Approval for the McGrath Road Upgrades, Alaska Project No. 0002300 / Z628380000, was granted approval by the FNSB Planning Commission on July 18, 2017.
5. The FNSB Transportation Planner supports this project.

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