

FNSB PLATTING BOARD
ACTION MEMO
FEBRUARY 20, 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. **DE001-19 Pete Simpson Memorial Road** A request by the State of Alaska, Department of Natural Resources, Division of Forestry, on behalf of the State of Alaska and the Fairbanks North Star Borough Division of Land Management, to dedicate a 100ft wide public access easement for the Pete Simpson Memorial Road. The access easement is accessed from Himilaya Road and is located within Sections 16, 20, 21, 29, and 30 T3N R2W and Sections 25 and 26 T3N R3W, FM. **Staff Contact: George Stefan**

POSTPONED UNTIL MARCH 20, 2019 PLATTING BOARD MEETING

2. **SD010-19 Moody Subdivison** A request by 3 Tier-Alaska, LLC, on behalf of the Heirs and Deviseses of James Edson Moody , to subdivide a portion of Gov't Lot 2, Section 13 T7S R5E, a total of approximately 3.53 acres, into two lots of 0.92 acre and 2.61 acres. Two variances from FNSB Title 17 have been requested: 17.56.100.C.5 to allow the subdivision road to intersect the Richardson Highway on a curve; and 17.56.060.A.4 to waive the requirement for construction of the subdivision road's 30ft landing at its intersection with the Richardson Highway. The property is located within the NW¼ Section 13, T7S R5E, FM. **Staff Contact: George Stefan**

APPROVED

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

1. GVEA shall be given a maximum of 30 calendar days to review and comment on the final plat.
2. ACS shall be given 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. 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."
5. A note shall be placed on the final plat which states, "Direct lot access from Tract A onto the Richardson Highway is prohibited."

Futhermore, the Platting Board adopted the following three (3) Findings of Fact in support of the approval:

- a) The applicants have applied for and shall be exempted from the road construction requirements for a road within the section line easement corridor along the subdivision's west boundary, including the proposed temporary turnaround as allowed by FNSBC 17.56.060.A because:
 - i. The proposed subdivision is not within a road service area or fire 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) A requirement for the applicant who utilizes the road construction exemption of FNSBC 17.56.060.A is that a cautionary plat note be placed on the final plat. Condition #4 satisfies this.
 - c) 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." Condition #5 satisfies this restriction.
- 3. SD013-19 Ebenezer Subdivision** - A request by Degerlund Engineering, LLC, on behalf of Nathan and Christine Carmichael, to subdivide TL-1249, a total of approximately 13.0 acres, into six lots ranging in size from 1.473 to 2.454 acres. A total of six variances are included with the application. Five variances to FNSBC 17.56.010.F have been requested to allow for five direct access points onto Hurst Road, a major collector road. One variance to FNSBC 17.56.080.B has been requested to allow for major collector road to have a trafficway of less than 24-foot in width. The request also includes a 40-foot wide dedication along the northern boundary of the proposed subdivision for Hurst Road. The property is located within the N½ NE¼ Section 12, T2S R2E, FM, AK (located Hurst Road and Nelson Road).
Staff Contact: Daniel Welch

APPROVED

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

1. GVEA and Gordon Road Service Area shall have a maximum of 30 calendar days to review and comment on the final plat.
2. A note shall be added to the final plat that states "Any access onto Hurst Road shall require an FNSB Driveway Permit."
3. 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:

4. GVEA and Gordon Road Service Area shall have a maximum of 30 calendar days to review and comment on the final plat.
5. A note shall be added to the final plat that states "Any access onto Hurst Road shall require an FNSB Driveway Permit."
6. All approved variances shall be noted on the final plat.

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

- a. The proposed subdivision creates six parcels.
- b. Nelson Road is classified as major collector road.
- c. The Comprehensive Road Plan classifies Hurst Road as a major collector road.
- d. FNSBC 17.56.080.B requires an 80-foot wide right-of-way for major collector roads.
- e. The subdivision plat proposes to dedicate 40-foot wide rights-of-way for the southern half of the Hurst Road right-of-way.
- f. 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.
 - i. The applicant is only required to supply half of the 80-foot width of required right-of-way.
- g. FNSBC 17.56.080.B requires a 24-foot wide trafficway for major collector roads.
- h. Hurst Road is constructed with a 20-foot wide trafficway.
- i. Hurst Road is maintained by the Gordon Road Service Area.
- j. The applicant has submitted a variance to the trafficway requirements of FNSBC 17.56.080.B.
- k. FNSBC 17.56.010.F prohibits direct lot access onto major collector roads.
- l. The proposed lots rely on Hurst Road, a major collector road, of their only access.
- m. The applicant has submitted five (5) variances to the requirement of FNSBC 17.56.010.F for each proposed access point.
- n. As submitted and with approval of the variance requests, road improvements within the subdivision are not proposed or required by this plat.
- o. With the three conditions and approved variances, as recommended by staff, this subdivision meets the applicable requirements of Title 17.
- p.

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