

FNSB PLATTING BOARD
ACTION MEMO
JANUARY 16, 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. WV001-19 North College Road Subdivision** A request by The Conservation Fund, on behalf of the University of Alaska, Land Management, for a subdivision by waiver of a plat of the remainder tract of Fairbanks Golf & Country Club, First Addition, a total of approximately 425 acres, into two tracts of 160 and 265 acres. A variance has been requested from FNSBC 17.20.040.B to allow for the exemption to the requirement for a survey even though one of the resultant tracts will not be strictly identified by an aliquot parts description. The request includes dedication of a portion of the Jeff Studdert Sleddog Trails. The property is located east of and south of Army Road and Iniakuk Avenue and south of NRA Lane, and lies within Section 32, T1N R1W, FM, AK. **Staff Contact: George Stefan**

WITHDRAWN AT THE REQUEST OF THE APPLICANT

- 2. RP019-19 (Phipps)** - A request by Stutzmann Engineering Associates, Inc., on behalf of Hite, Inc., to replat Lot 2 Phipps Subdivision, a total of approximately 7.95 acres, into two lots of 2.93 and 5.02 acres. Two variances have been requested: FNSBC 17.56.080.B to allow the existing 30ft wide dedication for Picket Place to meet the right-of-way width requirements; and FNSBC 17.56.080.D to allow for the alternate temporary turnaround created by Plat No. 2014-42 instead of new dedication of a 100ft diameter temporary turnaround. The property is located within the NE¼ SE¼ Section 17, T1S R1W, FM, AK (located on Picket Place). **Staff Contact: George Stefan**

APPROVED

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

1. GHU 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.

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

1. With the three conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

- 3. NR001-19 Louis Demontfort Drive** A request by Joseph Belegrin to name an unnamed road, located off of Coolidge St and traversing along the section line common to Sections 25 & 36, T5S, R4E, FM and Sections 30 & 31, T5S, R5E, FM. **Staff Contact: Daniel Welch**

APPROVED

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

1. The applicant shall install signage which meet the requirements of FNSBC 17.60.010.D for road name signs.
2. Photo verification shall be submitted showing that all required signage has been installed.

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

- a) The proposed road follows section lines, and the vast majority of the road appears to be contained within existing section line easements.
- b) FNSBC 17.36.020.A.1 requires that a road naming petition be "signed by at least 75% of the adjoining property owners".
- c) All seven adjoining property owners (100%) have signed the road naming application.
- d) The proposed name "Louis Demontfort Drive" is not a duplicate of, nor does it conflict with, any existing street names.
- e) FNSBC 17.60.010.D provides specific regulations on road signs and support structures.
- f) The Street Addressing Coordinator agrees that "Drive" is an appropriate tag for the proposed road name.
- g) The Street Addressing Coordinator supports naming the road "Louis Demontfort Drive."
- h) FNSBC 17.36.010.D states "Nothing in this section should be construed so as to prevent the platting board from consideration of other tag names for unique or historical purposes."
- i) Louis Demontfort Drive has been the historically used name of the generally east-west coursing road since 1983.
- j) FNSBC 17.36.030.I requires that the applicant install street name signs if the road naming request is approved. Conditions 1 and 2 fulfill this requirement.
- k) With the conditions recommended by staff, this public road naming request meets the applicable requirements of Title 17.

- 4. NR002-19 Hermitage Drive** A request by Joseph Belegrin to name an unnamed road, located near Harding Lake lying along the section line common to Sections 31 & 32, T5S, R5E, FM. **Staff Contact: Daniel Welch**

APPROVED

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

1. The applicant shall install signage which meet the requirements of FNSBC 17.60.010.D for road name signs.
2. Photo verification shall be submitted showing that all required signage has been installed

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

- a) The proposed road follows section lines, and significant portions of the road are likely contained within existing section line easements.
- b) FNSBC 17.36.020.A.1 requires that a road naming petition be "signed by at least 75% of the adjoining property owners".
- c) Owners of the five adjoining properties (100%) have signed the road naming application.
- d) The proposed name "Hermitage Drive" is not a duplicate of, nor does it conflict with, any existing street names.
- e) FNSBC 17.60.010.D provides specific regulations on road signs and support structures.

- f) The Street Addressing Coordinator agrees that “Drive” is an appropriate tag for the proposed road name.
- g) The Street Addressing Coordinator supports naming the road “Hermitage Drive.”
- h) FNSBC 17.36.010.C.4 states “Thoroughfares which follow a curving course, thus making multiple directional changes, shall be designated ‘Drive’ or ‘Road’.”
- i) Hermitage Drive has been the historically used name of the generally north-south coursing road since 1983.
- j) FNSBC 17.36.010.D states “Nothing in this section should be construed so as to prevent the platting board from consideration of other tag names for unique or historical purposes.”
- k) FNSBC 17.36.030.I requires that the applicant install street name signs if the road naming request is approved. Conditions 1 and 2 fulfill this requirement.
- l) With the conditions recommended by staff, this public road naming request 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.