

FNSB PLATTING BOARD
ACTION MEMO
JUNE 19, 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

Consent Agenda

- 1. SD023-17/RP029-17 Peridot Business Park (Extension)** A request by 3-TIER ALASKA, LLC, on behalf of Badger Properties, LLC, for a two-year extension of all three phases to the Platting Board's June 21, 2017 approval of Peridot Business Park, the subdivision of Lot 2, Quinnell Subdivision, 1st Addition, a total of approximately 13.037 acres, into ten lots ranging in size from approximately 0.92 to 1.60 acres. This property is located within the NW ¼ SW ¼ Section 4, T2S, R2E, FM. Located on Peridot Street and Quinnell Lane.

APPROVED ON CONSENT

Preliminary Applications

- 1. SD029-19 Pleasant Places Subdivision** - A request by Nils Degerlund (Degerlund Engineering, LLC), to subdivide Parcel 4 (Plat No. 79-76W FRD), a total of approximately 40 acres, into eight lots ranging in size of approximately 4.086 acres to 6.105 acres. The request includes dedication of a 40-foot wide right-of-way for Pleasant Places Ct. The property is located within SE¼ SE¼, Section 36, T1S, R2E, FM on Plack Road and Gordon Road

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

1. GVEA and FNG 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 stating "Direct lot access from Lots 1 and 8 is prohibited onto Plack Road."
3. A note shall be added to the final plat stating "Any new driveway or modification of an existing driveway onto a service area road requires an FNSB driveway permit."
4. An approved FNSB driveway permit shall be submitted with the final plat for the connection of Pleasant Places Court with Plack Road.

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

- a) The proposed subdivision creates 8 parcels.
- b) The proposed lots cannot be further subdivided under the current RE-4 Zoning.
- c) Plack Road is classified as a major collector road.
- d) FNSBC 17.56.010(F) prohibits direct lot access onto major collector or arterial roads.
 - i. The plat does not propose direct lot access onto Plack Road.
- e) The property is located within the Moose Meadows Road Service Area.
- f) Plack Road, at this location, is maintained by the Moose Meadows Road Service Area.
- g) The subdivision plat proposes to dedicate and construct Pleasant Places Ct to the applicable standards of Title 17.
- h) FNSBC 17.56.080(B) requires a 40-foot wide right-of-way for Local 1 Roads.
- i) The proposed road ends in a permanent cul-de-sac meeting the requirements of FNSBC 17.56.080(D).
 - i. The proposed cul-de-sac road meets the applicable requirements under FNSBC 17.56.080(E).
- j) All proposed improvements, as designed, meet the applicable requirements of Title 17.
- k) With the four conditions, as recommended by staff, this subdivision meets the applicable requirements of Title 17.

APPROVED

2. **MD004-19 / SD025-18 Faith Estates 1st Addition** A request by 3-Tier Alaska, LLC, on behalf of Brannon Richart, to modify the typical subdivision road cross sections for Faith Estates 1st Addition, which was approved by the FNSB Platting Board at its May 16, 2018 meeting. The subdivision is a replat of Tract 1A Faith Estates, a total of approximately 44.77 acres, into 22 lots ranging in size from .95 acres to 6.94 acres within the SW¼ Section 1, T2S, R2E, FM. The subdivision is located on Nelson Road.

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

1. GVEA, IGU and ADOT shall have a maximum of 30 calendar days to review and comment on the final plat.
2. The final plat for the first phase shall be submitted by May 16, 2020; the final plat for the last phase shall be submitted by May 16, 2024.
3. Non-duplicate road names shall be provided for proposed Holm Drive and Adams Court and shall be approved by the Addressing Coordinator.
4. Proposed Lilley Court, Krepps Court and Adams Court shall be built to Local 1 road standards and shall be approved by FNSB Public Works prior to final plat submittal of the appropriate phases.
5. Proposed Holm Drive shall be built to Local 2 road standards and approved by FNSB Public Works prior to final plat submittal of each appropriate phase.
6. Culverts shall be sized and installed in locations designated by the information in the drainage plan and findings during road construction. Minimum 18" culverts shall be placed under Holm Drive in the two wetlands crossings.

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

- a) The modified typical road sections meet the minimum requirements of FNSBC 17.56.120.
- b) FNSB Public Works does not object to the modified typical road sections.
- c) There does not appear to be any change to the subject property or surrounding development that would warrant a new preliminary review by the Platting Board.

APPROVED

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