

FNSB PLATTING BOARD
ACTION MEMO
MAY 15, 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. **SD026-19 Cogan Subdivision** - A request by 3-TIER Alaska, LLC., on behalf of the Cogan Family Homestead, LLC, to subdivide TL-3500, a total of approximately 159.96 acres, into five lots ranging in size of approximately 24.7 acres to 44.9 acres. The request includes dedication of an 80-foot wide right-of-way for Cogan Drive. The property encompasses all of U.S. Survey 6596, located within protracted Sections 35 and 36, T4N, R1W, FM on Cogan Drive. **Staff Contact: Daniel Welch**

REMANDED BACK TO PLATTING STAFF

2. **SD021-19/RP030-19 Coincidence Subdivision-** A request by Windy Creek Surveys, LLC on behalf of Darrel W. Colburn and Michael S. Slabaugh to replat Lot 8, Block 3, Bear's Den Subdivision, a total of 15.19 acres, into two lots of approximately 5.00 acres and 10.19 acres. The plat also vacates the existing 300 foot building setback easement within Lot 8, Block 3 created by General Note 16 from the plat of Bear's Den Subdivision. The property is located within the NE ¼ NW ¼ Section 9, T3N, R1W, FM. **Staff Contact: George Stefan**

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

1. GVEA and ACS shall have a maximum of 10 calendar days to review and comment on the final plat.
2. A note shall be placed on the final plat stating, "Access for Lot 1 shall be from Yogi Drive. Direct access onto the Elliott Highway is prohibited".
3. A note shall be placed on the final plat stating, "No subdivision 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".
4. The vicinity map shall correct the "Elliott Highway" spelling.

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

- a. The subdivision request is exempt from improving Yogi Drive to current Title 17 road standards as allowed by FNSBC 17.56.020(G) because:

1. The proposed subdivision creates fewer than five lots.
 2. Legal access exists to the subdivision boundary originating from the Elliott Highway to Yogi Drive, which is an existing dedicated right-of-way created by the parent plat, Bear's Den Subdivision.
- b. As required by FNSBC 17.56.020(G) a lot created under this subsection 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. Condition #3 satisfies this requirement.
- c. As required by FNSBC 17.56.010(F) direct lot access onto the Elliott Highway, an arterial road, shall not be allowed unless topography allows no reasonable alternative, and restricted access shall be noted on the plat. Condition #2 satisfies this requirement.
- d. With the four conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

APPROVED

3. **SD023-19 Moonlight Acres 1st Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Felix Krause and Silke Schiewer, to replat Tracts C and J, Moonlight Acres Subdivision, a total of approximately 46.19 acres, into eleven lots ranging in size from 2.08 to 8.12 acres in two phases. Two variances have been requested: FNSBC 17.56.010(F) to allow direct lot access onto a major collector; and FNSBC 17.56.080(E)(3) to allow for an alternate temporary turnaround instead of a 100ft diameter temporary turnaround. The property is located within Section 8, T1N, R2W, FM, AK (located on Murphy Dome Road, Spinach Creek Road, Hardluck Drive, and South Harvest Moon Drive). **Staff Contact: George Stefan**

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

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and the Chena Goldstream Fire Service Area 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.
4. The final plat application for Phase 1 shall be submitted by May 15, 2021, and the final plat application for Phase II shall be submitted by May 15, 2023, or the preliminary approval will become void.
5. The alternate temporary turnaround shall be approved by FNSB Public Works prior to final plat approval.
6. The plat graphic annotation for the public turnaround easement shall indicate it is temporary and will be vacated upon extension of South Harvest Moon Drive.

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

- a) FNSBC 17.12.030(J)(1) allows the Platting Board to provide for the later submittal of one or more phases of the subdivision.
- b) With the five conditions recommended by staff, this subdivision meets the applicable requirements of Title 17.

APPROVED

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