

**FNSB ADMINISTRATIVE HEARING
JULY 2, 2019 10:30 AM
ACTION MEMO**

APPLICATIONS

Preliminary Applications

1. Quick Plats

- a. **RP040-19 (Lazelle Estates & Lazelle Estates Northern Addition)** A request by 3-Stutzmann Engineering Associates, Inc., on behalf of Wilfredo Gallo and the Corporation of the Presiding Bishop of the Church of Latter-Day Saints, to replat Lot 12, Lazelle Estates and Tract B, Lazelle Estates Northern Addition, a total of approximately 2.33 acres, by shifting the common lot line to the north. The request results in one lot of approximately 10,180 square feet and one tract of approximately 2.13 acres. The property is located within the SW¼ NW¼ Section 1 and Section 36, T1S, R1W FM, on Joyce Drive, D Street, Lazelle Road, and the Steese Highway. **Staff Contact: Daniel Welch**

Audio Track 1

CONDITIONS OF APPROVAL

Staff recommends preliminary approval for the replat of Lot 12, Lazelle Estates and Tract B, Lazelle Estates Northern Addition with the following conditions:

1. GVEA, GHU and the City of Fairbanks 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. In conformance with the City of Fairbanks request, an optional drainage easement may be shown and described within proposed Tract B-1.
4. The name "Steese Highway" shall replace all the names "New Steese Highway" and "Steese Expressway."

FINDINGS OF FACT

Staff further recommends adoption of the following findings of fact:

- a. FNSBC 17.52.050 exempts this platting application from the design and public improvements requirements of Title 17 because:

- i. The lots were legally created by Plat No. 2006-89 and Plat No. 2016-44 FRD.
 - ii. The request does not increase the number of lots.
 - iii. The request does not create a new violation of the design and public improvement requirements of Title 17.
 - iv. The request does not increase the non-conformity of any lot under this or any other FNSB title.
- b. FNSBC 17.56.010.F prohibits direct lot access onto arterial roads.
 - c. The Steese Highway, an arterial road, is maintained by ADOT&PF.
 - d. The plat proposes a plat note prohibiting direct lot access from Tract B-1 onto the Steese Highway.
 - i. The plat proposes for Lot 12A and Tract B-1 to access adjacent local roads.
 - e. Lazelle Road is a collector road managed by the City of Fairbanks.
 - f. Joyce Drive and D Street are local roads managed by the City of Fairbanks.
 - g. The proposed lots are located within the City of Fairbanks.
 - h. All restrictive and informative notes relevant to Lot 12 or Tract B from Plat No. 2006-89 and Plat No. 2016-44 are adequately restated in under "NOTES" of this plat.
 - i. This plat request does not deny legal and physical access to any lot or tract.
 - j. This plat does not vacate a public road, trail, public area or any easements other than public utility easement.
 - k. This plat does not alter a dedicated street or right-of-way or require dedication.
 - l. This plat request does not require road construction or improvement.
 - m. This plat request does not require a variance from a subdivision regulation.
 - n. With the four conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

APPROVED

Appeal of this decision must be made in writing within ten (10) working days of the decision. Request an appeal form from the Community Planning Department at 459-1260 or 907 Terminal Street, Fairbanks, AK 99701.

- b. **RP041-19 (Taurus Heights Subdivision)** A request by 3-TIER Alaska, LLC, on behalf of Sahn Investments LLC to replat Tract C, Taurus Heights Subdivision, a total of approximately 6.882 acres, into three lots ranging in size from approximately 2.012 acres to 2.620 acres. The property is located within the SE¼ SE¼ Section 14, T1N, R1W FM, on Zuckerman Drive, Taurus Road, and Skyline Drive. **Staff Contact: Daniel Welch**

Audio Track 1

CONDITIONS OF APPROVAL

Staff recommends preliminary approval for the replat of Tact C, Taurus Heights Subdivision with the following conditions:

1. GVEA and the Steese Volunteer Fire Service shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and GCI 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 "Lots created by this plat may not be further subdivided until such time as legal and constructed road access meeting FNSB Title 17 standards is available to the boundary of the lot proposed to be resubdivided."
4. A note for the relevant covenants shall be added to the plat which must satisfy the requirements of FNSC 17.52.040.E.9.

FINDINGS OF FACT

Staff further recommends adoption of the following findings of fact:

- a. FNSBC 17.52.040.E.9 states "The plat shall contain a statement referring to covenants governing the subdivision..."
 - i. The property is subject to the covenants found on Instrument No. 2010-015617 Fairbanks Recording District
- b. Skyline Drive, a major collector road, is maintained by ADOT&PF.
- c. FNSBC 17.56.010(F) prohibits direct lot access onto major collector roads.
 - i. The plat does not propose direct lot access onto Skyline Drive.
- d. The plat proposes direct lot access onto Zuckerman Drive, a local road.
- e. The request relies on FNSBC 17.56.020.G, a road construction exemption for Zuckerman Drive.
- f. The plat is applicable to use the road construction exemption of FNSBC 17.56.020.G because:
 - i. The plat is creating five or fewer lots. The plat is creating three lots.
 - ii. The roadway is located completely outside of the replat boundary and within the legal right-of-way established by Plat No. 2009-91.
- g. This plat request does not deny legal and physical access to any lot or tract.

- h. This plat does not vacate a public road, trail, public area or any easements.
- i. This plat does not alter a dedicated street or right-of-way or require dedication.
- j. This plat request does not require road construction or improvement because of FNSBC 17.56.020.G.
- k. This plat request does not require a variance from a subdivision regulation.
- l. With the four conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

APPROVED

Appeal of this decision must be made in writing within ten (10) working days of the decision. Request an appeal form from the Community Planning Department at 459-1260 or 907 Terminal Street, Fairbanks, AK 99701.