

**FNSB ADMINISTRATIVE HEARING**  
**October 17, 2019 10:30 AM**  
**ACTION MEMO**

**APPLICATIONS**

*Preliminary Applications*

**1. Quick Plats**

- a. SD007-20/RP011-20 Swift Subdivision 2nd Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Alaska Industrial, LLC, to subdivide Lot 2-A Midland Acres First Addition and TL-2702, a total of approximately 38.3 acres, by readjusting the common boundary to create two lots of approximately 33.0 acres and 5.3 acres. This plat will not create additional lots. The property is located within the W $\frac{1}{2}$  SW $\frac{1}{4}$  Section 27, T1S, R1E FM, on the Richardson Highway and Bethany Street. **Staff Contact: Daniel Welch**

**Audio Track 1**

**CONDITIONS OF APPROVAL:**

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, GCI, ADOT&PF, North Star Fire Service, and Cooper Estates Service Area shall have a maximum of 10 calendar days to review and comment on the final plat.
3. A note shall be added to the plat stating: This property has been determined to be located, in whole or in part, within a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with federal regulations and FNSBC Title 15.
4. The benchmark requirements of benchmark requirements of FNSBC 17.52.040(D)(18)(a) shall be included on the final plat.
5. The Base Flood Elevation requirements of FNSBC 17.52.040(D)(18)(b) shall be included on the final plat.
6. Bethany Street shall be appropriately labeled on the final plat and FNSB Addressing shall have an opportunity to review the final plat.
7. A note shall be added to the final plat stating: Any new, or modification of existing access onto an ADOT&PF maintained roadway shall require a driveway permit from ADOT&PF.
8. A note shall be added to the final plat stating: Any new, or modification of existing access onto a Service Area Road requires an FNSB driveway permit.

**FINDINGS OF FACT:**

- 1) TL-2702 was not legally created so TL-2702 and Tract 2A are regarded as a single lot; however, this application rectifies the illegal creation of an unplatted lot. This plat meets the applicable Title 17 requirements for a subdivision.

- 2) The Richardson Highway Frontage Road and Bethany Street are local roads.
- 3) The Richardson Highway Frontage Road is maintained by ADOT&PF.
- 4) Bethany Street is maintained by Cooper Estates Road Service.
- 5) The proposed subdivision is located within Flood Zone A.
- 6) FNSBC 17.52.040(D)(18)(a) requires "...that benchmarks be placed within the subdivision as primary monuments and be stamped and noted on the plat with the North American Vertical Datum of 1988 (NAVD88) elevation determined to National Geodetic Survey third order vertical standards. The monumentation shall be placed so that no lot within Flood Zone A or AE is more than 1,000 feet from a benchmark."
- 7) FNSBC 17.52.040(D)(18)(b) requires that the "base flood elevation (BFE) determined by a method approved by the floodplain administrator, or as published by the Federal Emergency Management Agency, shall be noted prominently on the final plat."
- 8) This plat request does not deny legal and physical access to any lot or tract.
- 9) This plat does not vacate a public road, trail, public area or any easements.
- 10) This plat does not alter a dedicated street or right-of-way or require dedication.
- 11) This plat request does not require road construction or improvement.
- 12) This plat request does not require a variance from a subdivision regulation.
- 13) With the eight 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.

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- b. SD006-20 Smoot Subdivision** A request by Design Alaska, on behalf of Rodney Kromer, John Smoot, and Teresa Smoot, to subdivide NW portion and C portion of the Welton Property (WV 151-76, 2017-021332-0 FRD), a total of approximately 9.2 acres, by shifting the common lot line west and creating two lots of approximately 4.6 acres each. This plat will not create additional lots. The property is located within the NW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 26, T4S, R4E FM, on Johnson Road. **Staff Contact: Daniel Welch**

#### **Audio Track 2**

#### **CONDITIONS OF APPROVAL:**

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS, GCI, FNG, and ADOT&PF shall have a maximum of 10 calendar days to review and comment on the final plat.
3. A note shall be added to the plat stating "Any new driveway or modification of an

existing driveway onto Johnson Road shall require a permit from ADOT&&PF”.

**FINDINGS OF FACT:**

- 1) This request may benefit from FNSBC 17.52.050 because:
  - a) The lots involved were legally created.
  - b) The proposed replat does not result in an increase in the number of lots.
  - c) The proposed replat does not create a new violation of Title 17 or any other FNSB title.
- 2) Johnson Road is a Major Collector Road maintained by ADOT&PF.
- 3) 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.*
  - a) This plat is exempt from the design and public improvement requirements of Title 17 so it does not violate FNSBC 17.56.010(F).
  - b) The parent lots were allowed direct access onto Johnson Road through prior waiver of plat approval, WV151-76 (Instrument No. 2017-021332-0 FRD).
- 4) This plat request does not deny legal and physical access to any lot or tract.
- 5) This plat does not vacate a public road, trail, public area or any easements.
- 6) This plat does not alter a dedicated street or right-of-way or require dedication.
- 7) This plat request does not require road construction or improvement.
- 8) This plat request does not require a variance from a subdivision regulation.
- 9) With the three 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.

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- c. **RP009-20 (Slater Subdivision)** A request by DMLS LLC, on behalf of Edward and Mary Carlson, Kenneth Gieser and Jeannette Okinczyc, to replat Lot 12 and Lot 13, Block D, Slater Subdivision and TL-1152, a total of approximately 29,250 square feet, by vacating a common lot line and creating two lots of approximately 15,064 and 14,189 square feet. This plat will not create additional lots. The property is located within the N½ SW¼ Section 11, T1S, R1W FM, on Slater Drive and the Chena River. **Staff Contact: Daniel Welch**

**Audio Track 2**

**CONDITIONS OF APPROVAL:**

1. GVEA and GHU shall have a maximum of 30 calendar days to review and

comment on the final plat.

2. ACS and the City of Fairbanks shall have a maximum of 10 calendar days to review and comment on the final plat.

3. A note shall be added to the plat stating "Any new driveway or modification of an existing driveway onto Slater Drive shall require a permit from the City of Fairbanks."

4. Benchmarks meeting the requirements of FNSBC 17.52.040(D)(18)(a) shall be shown on the final plat. The FNSB Floodplain Administrator shall review the final plat.

5. The Steese Hwy shall be relabeled appropriately on the final plat. FNSB Addressing shall review the final plat.

### **FINDINGS OF FACT:**

1) This request may benefit from FNSBC 17.52.050 because:

- a) The lots involved were legally created.
- b) The proposed replat does not result in an increase in the number of lots.
- c) The proposed replat does not create a new violation of Title 17 or any other FNSB title.

2) Slater Drive is a local road maintained by the City of Fairbanks.

3) Portions of the replat are located in Flood Zone AE: Regulatory Floodway.

4) FNSBC 17.52.040(D)(18) states: *Flood Zone of property. If the property lies within Flood Zone A or AE, a note shall be included on the final plat, stating that "This property has been determined to be located, in whole or in part, within Flood Zone A or AE, a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with federal regulations and FNSBC Title 15."*

5) FNSBC 17.52.040(D)(18)(a) states: *Platting board shall require that benchmarks be placed within the subdivision as primary monuments and be stamped and noted on the plat with the North American Vertical Datum of 1988 (NAVD88) elevation determined to National Geodetic Survey third order vertical standards. The monumentation shall be placed so that no lot within Flood Zone A or AE is more than 1,000 feet from a benchmark.*

6) FNSBC 17.52.040(D)(18)(b) states: *Base flood elevation (BFE) determined by a method approved by the floodplain administrator, or as published by the Federal Emergency Management Agency, shall be noted prominently on the final plat.*

7) The proposed lots can access a community sewer and water system.

8) This plat request does not deny legal and physical access to any lot or tract.

9) This plat does not vacate a public road, trail, public area or any easements.

10) This plat does not alter a dedicated street or right-of-way or require dedication.

- 11) This plat request does not require road construction or improvement.
- 12) This plat request does not require a variance from a subdivision regulation.
- 13) With the five 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.