

**FNSB PLATTING BOARD**  
**ACTION MEMO**  
**JANUARY 20, 2021**  
**VIA ZOOM FROM THE JUANITA HELMS ADMINISTRATION CENTER**  
**907 TERMINAL STREET, FAIRBANKS, AK**  
**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. **RP021-21 Birkebakke Subdivision** A request by Degerlund Engineering, LLC, on behalf of Sven and Laura Grage, to replat Lot 2, Birkebakke Subdivision, a total of approximately 31.4 acres, into two lots of 16.0 and 15.4 acres. A variance has been requested from FNSBC 17.56.010(H)(2)(b) to allow a Type II flag lot in which a borough-standard road cannot be constructed within the flag stem. The property is located within the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 26, T.1N., R.2W., FM (located on Hafele Avenue). **Staff Contact: George Stefan**

### APPROVED

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

1. The Chena Goldstream Fire Service Area and GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. GCI and the OUR Road Service Area shall have a maximum of 10 calendar days to review and comment on the final plat.
3. The approved variance shall be noted on the final plat.

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

- a) The applicant has submitted a variance request from FNSBC 17.56.010(H)(2)(b) to allow a Type II flag lot in which a borough-standard road cannot be constructed within the flag stem.
- b) With the amended three conditions and approved variance, as recommended by staff, this subdivision meets the applicable requirements of Title 17.

2. **MD002-21 / SD056-07 / RP069-07 Northside Business Park** A request by Stutzmann Engineering Associates, Inc., on behalf of North Side Investors Limited Partnership, to modify the preliminary approval for Northside Business Park to include a phase that vacates existing public utility easements and eliminates the conservation area tracts and associated development restrictions. The Platting Board originally approved the preliminary plat at its December 17, 2008 meeting. The property is located within the N½ Section 2, T.1S., R.1W., FM (located on Harold Bentley Avenue, Northside Boulevard, Johansen Expressway, and the Steese Highway). **Staff Contact: George Stefan**

APPROVED

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

1. A final plat creating Tract D-1-A shall be submitted no later than December 17, 2021. A final plat creating all remaining lots shall be submitted no later than December 17, 2022. The approved flexible phasing plan approved by the Platting Board in September 2012 is not valid and no longer effective. The applicant may submit an application for modification of the preliminary plat in order to provide for a new phasing plan in which the final plat of the last phase shall be submitted no later than December 17, 2022.
2. The subdivision road network shall conform to the preliminary plat approved May 12, 2012; the final number of lots created by all phases of Northside Business Park shall not exceed 34 lots; road construction and other required improvements shall be constructed incrementally, as determined necessary by the City of Fairbanks, to serve the lots and tracts created by each phase.
3. Standard wetland advisory note be placed on the final plat of each phase that includes area designated as wetlands by the Army Corps of Engineers and the Army Corps of Engineers be given 10 days to review and comment on any phase that involves wetlands.
4. Access control lines be shown on the final plat, and access restriction notes be placed on the applicable final plats as follows: Direct lot access onto the Johansen Expressway and Steese Expressway is prohibited for all lots and tracts within this subdivision. Direct lot access onto Farmers Loop Extension from Lot 30 and Tract B is prohibited. Any road connection to Farmers Loop Road Extension will require approval and a permit from ADOT. ADOT review and comment on the final plats.
5. The developer coordinate with GVEA, ACS, and GHU to determine plat notes and location of utility easements to be reserved on the final plats, and GVEA, ACS, and GHU review and comment on the final plat of each phase.
6. Prior to final plat approval, the requested items in the City of Fairbanks review letters dated October 31, 2008, December 5, 2008 and April 12, 2012 be addressed to the satisfaction of the City, and the City review and approve the final plat and public improvements for each phase of the subdivision.
7. The City of Fairbanks determine whether a 40' wide easement for a transportation corridor connecting Wayne's Way to Harold Bentley Avenue per the City's Dec. 5, 2008 letter is still necessary to be reserved and constructed and if so, on what phase of the subdivision.

8. A note be placed on the final plat limiting access from Lots 1 and 2 onto Northside Blvd to "right only" and stipulating that any driveway permit issued by the City is not permanent and may be revoked at the discretion of the City Engineer. The wording for the note to be approved by the City of Fairbanks.

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

- a) This subdivision modification appears to be in accordance with the approved May 5, 2020 permit modification for the Army Corps of Engineers Permit POA-2004-01127-M7, Isabella Creek.
  - b) There does not appear to be any change to the subject property or surrounding development that would warrant a new preliminary plat review by the Platting Board.
3. **MD001-21 / SD036-17 Halbert Meadows** A request by 3-Tier Alaska, LLC, on behalf of Samuel Halbert, to modify the subdivision's typical road sections approved by the Platting Board at its July 19, 2017 meeting. The property is located within the N½ SE¼ Section 8, T.1S., R.2E., FM (located on Freeman Road and Blalock Road). **Staff Contact: George Stefan**

#### APPROVED

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

1. GVEA and IGU shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and GCI shall be given a maximum of 10 calendar days to review and comment on the final plat.
3. Approved ADOT&PF approach road permits for Venessha Loop and Deanna Way shall be submitted prior to final plat approval.
4. The second sentence of the plat's access note shall be revised to state, "Any new access or modification to access onto Freeman Road will require an approved ADOT&PF permit."
5. Venessha Loop and Deanna Way shall be built to FNSB Local 2 road standards and Samuel Edwards Way shall be built to FNSB Local 1 road standards. These roads shall be approved by FNSB Public Works prior to submittal of the final plat application.

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

- a) The modified typical road sections exceed the minimum requirements of FNSBC 17.56.
- b) FNSB 17.56.060(D) states, "*Road construction must be built taking into account the conclusions/recommendations based on the typical roadway cross-sections.*"
- c) FNSB Public Works does not object to the modified typical road sections.
- d) There does not appear to be any change to the subject property or surrounding development that would warrant a new preliminary plat review by the Platting

Board.

4. **RP021-21 Shanly Homestead Subdivision** A request by 3-Tier Alaska, LLC, on behalf of Evon and Enei Peter, to replat Lot 2, Block C, Shanly Homestead Subdivision, a total of approximately 26,320 square feet, into two lots of 13,020 and 13,300 square feet. A variance has been requested from FNSBC 17.56.080(D) to waive the requirement for dedication of a temporary turnaround. The property is located within the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 5, T.1S., R.1W., FM (located on Hayes Avenue and Shanly Street). **Staff Contact: George Stefan**

APPROVED

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

1. A 7.5-foot wide PUE shall be placed on the final plat, south of the northern border of proposed lot 2A, beginning at the northwest corner of Lot 2A, running east 35-feet more-or-less, as determined by GVEA and the applicant.
2. GCI, IGU, and the College Road Service Area shall have a maximum of 10 calendar days to review and comment on the final plat.
3. The approved variance shall be noted on the final plat.

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

- a) The applicant has submitted a variance request from FNSBC 17.56.080(D) to waive the requirement for dedication of a temporary turnaround.
- b) FNSBC 17.56.030 requires reservation of utility easements along lot lines or rights-of-way within a subdivision when a utility company demonstrates a specific need for them.
- c) With the three conditions and approved variance, as recommended by staff, this subdivision meets the applicable requirements of Title 17.

Further information can be obtained from FNSB Platting at 459-1260 or [FNSBPB@fnsb.gov](mailto:FNSBPB@fnsb.gov)