

**FNSB PLATTING BOARD
MINUTES
June 16, 2021**

A regular meeting of the Fairbanks North Star Borough Platting Board was hosted from the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administrative Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:00 p.m. by Randy Pitney, Chair.

A. ROLL CALL

Members Present: Steven Brooks, Troy Hicks, Mike Kwasinski, Jackie Morton, Ginger Orem, Traci Schachle and Randy Pitney

Members Absent: Kellie Fritze (excused)

Others Present: Justin Powell, interested person; Jeremy Stark, Stutzmann Engineering; David Bredlie, FNSB Public Works Engineer; Dave Ruzicka, FNSB Platting Officer; Billy Cardentey, FNSB Platting Officer; George Stefan, FNSB Platting Officer; Wendy Dau, FNSB Assistant Borough Attorney; Daniel Welch, FNSB Land Management manager; Christine Nelson, FNSB Community Planning Director and Laura Melotte, FNSB Recording Clerk

B. MESSAGES

Citizens Comments – limited to three (3) minutes

None

Disclosure and Statement of Conflict of Interest

Ms. Schachle commented that she may have a perceived conflict of interest as she, from time to time, works with area surveyors to have Mortgage Location Surveys done for her clients. **Mr. Pitney** queried Ms. Schachle and determined that she does not have a conflict and will hear the item.

Ms. Orem commented that she may have a perceived conflict of interest as she, from time to time, works with area surveyors to have Mortgage Location Surveys done for her clients. **Mr. Pitney** queried Ms. Orem and determined that she does not have a conflict and will hear the item.

C. APPROVAL OF AGENDA AND CONSENT AGENDA

Motion to approve the agenda and consent agenda, including the minutes of February 17, 2021, made by **Mr. Kwasinski**, seconded by **Ms. Schachle**.
Motion carried without objection.

D. MINUTES*

*Minutes of October 25, 2017

E. CONSENT AGENDA ITEMS

None

F. QUASI-JUDICIAL HEARING

Administer the Oath

1. **SD010-21 Thirtieth Avenue Subdivision** A request by Stutzmann Engineering Assoc., Inc., on behalf of Fairbanks North Star Borough, Fairbanks Montessori Assoc., Inc., and Via Vita Health Project, Inc to subdivide Tract H-3 ASLS 87-17 (Plat No. 96-39), Lot 1A of Fairbanks Montessori, and Lot-2A of ASLS 87-17 (Plat No.96-39), totaling approximately 18.49 acres, into eight (8) lots ranging in size from 2.09 acres to 2.79 acres. The property is located within the S $\frac{1}{2}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16, T.1S., R.1W., F.M. on 30th Avenue.

Mr. Cardentey presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the variance with the following six (6) conditions:

1. GVEA, the City of Fairbanks shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ACS and ADOT&PF shall have a maximum of 10 calendar days to review and comment on the final plat.
3. A plat note shall be added to the plat that states, "*Any new driveway or modification of an existing driveway onto 30th Avenue shall require a permit from the City of Fairbanks.*"
4. Plat note No. 10 shall be amended to state, "*At the time that this plat was recorded, the westerly 50' of Lot 1 was zone Open Space Buffer, which limits the use of this portion of Lot 1 to those mentioned in Title 18.24.*"
5. All easements of record shall be shown on the final plat.

6. The Informational plat note regarding wetlands included in the preliminary plat shall be placed on the final plat, as well as the Mitchell Expressway access restriction note.

Furthermore, staff recommended adoption of the following five (5) Findings of Fact and the Staff Report in support of approval:

1. The proposed Subdivision creates eight lots from three lots.
2. The proposed Subdivision relies on Thirtieth Avenue for legal and constructed access.
3. The City of Fairbanks maintains Thirtieth Avenue, a roadway classified by FNSB as a minor collector.
4. The proposed subdivision does not require road construction or improvements, as the existing Thirtieth Avenue meets that requirement.
5. The City of Fairbanks standards shall govern, as they are more restrictive and with higher standards.

Mr. Brooks queried what interest the Fairbanks North Star Borough has in this property. **Mr. Cardentey** responded that the Borough owns Tract H-3.

Applicant Testimony

Jeremy Stark, Stutzmann Engineering, addressed the Platting Board. He stated that the purpose of this request is to create 8 lots from 3. He further clarified questions that Mr. Brooks had with regard to the purpose of a Traffic Impact Analysis.

Mr. Hicks queried there is anything in City Code that requires a Traffic Impact Analysis to get a driveway permit. **Mr. Stark** responded "No."

Interested Person Testimony

Justin Powell, interested person, addressed the Platting Board in opposition to this request. Mr. Powell was concerned with the added traffic on 30th Avenue if more lots are created.

Applicant Rebuttal

Mr. Stark addressed the Platting Board in rebuttal to Mr. Powell's comments. He commented that he sympathizes with Mr. Powell's traffic comments but believes the traffic issue on 30th Avenue are by-pass trips during business hours.

MAIN MOTION:

A motion by **Mr. Kwasinski**, seconded by **Mr. Brooks**, to approve SD010-21, 30th Avenue Subdivision, with the six (6) Conditions, adopting the five (5) Findings of Fact and the Staff Report in support of the approval.

Mr. Brooks commented that he understands the neighbors concern but believes any future development of the created lots would require the applicants to come back to the Platting Board.

Mr. Hicks commented that the lots being created are +/- 2 acres each and lots to the north and south of 30th Avenue each have a right to utilize the road.

Mr. Hicks commented that he has issue with Note 14 on the Preliminary plat. He stated that the second sentence on Note 14 should not be required on the plat.

Mr. Brooks concurred with Mr. Hicks.

AMENDED MOTION:

A motion by **Mr. Hicks** seconded by **Mr. Brooks**, to remove the 2nd sentence of Plat Note #14.

ROLL CALL ON THE AMENDED MOTION:

*Ms. Mortons' connectivity to the Zoom meeting was lost during the roll call vote.

Six (6) in Favor: Hicks, Orem, Schachle, Brooks, Kwasinski and Pitney

Zero (0) Opposed: None

ROLL CALL ON THE MAIN MOTION:

Six (6) in Favor: Hicks, Orem, Schachle, Brooks, Kwasinski and Pitney

Zero (0) Opposed: None

2. **SD009-21 / RP039-21 Bella Vista Heights Third Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of R. Ann Lott, to subdivide Tract A-1-A, Bella Vista Heights Second Addition, a total of approximately 4.55 acres, into two lots of 2.69 and 1.86 acres. The property is located within the E½ NE¼ Section 20, T.1S., R.2W., F.M., located on Ermosa Vista Drive and Bella Vista Drive.

Mr. Stefan presented the Staff Report. Based on Staff analysis, the Department of Community Planning recommends APPROVAL of the variance with the following six (6) conditions:

1. GVEA and the Chena Hills Road Service Area shall have a maximum of 30 calendar days to review and comment on the final plat.
2. A note shall be placed on the final plat which states, "From the Ermosa Vista Drive temporary turnaround created by Ruiz's View Subdivision, 2nd Addition (Plat No. 2007-14), Ermosa Vista Drive was not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-round or their availability may be severely limited."
3. A minimum 30-foot long landing meeting minor collector road standards shall be constructed for Ermosa Vista Drive at its intersection with the temporary turnaround created by Plat No. 2007-14.
4. Ermosa Vista Drive shall be constructed to meet or exceed the minimum requirements of a pioneer road, and the borough engineer shall inspect and approve Ermosa Vista Drive prior to final plat approval.
5. A note shall be placed on the final plat which states, "As required by FNSBC 17.56.065(C)(5)(d) at the time of subdivision, Lot 13 shall not be further subdivided until such time as legal, constructed road access meeting the standards of this title is available to the boundary of Lot 13.
6. The spelling of Ellesmere Drive shall be corrected in the vicinity map.

Furthermore, staff recommended adoption of the following two (2) Findings of Fact and the Staff Report in support of approval:

- a. The applicants have applied for and shall be exempted from the minimum road materials and construction standards per FNSBC 17.56.065(C) for Ermosa Vista Drive because the subdivision creates two or fewer lots and the following have been satisfied:
 - i. The applicant provided a road design which meets the requirements of Chapter 17.48 FNSBC and Chapter 17.56 FNSBC.
 - ii. Ermosa Vista Drive shall be constructed to meet or exceed the minimum requirements of a pioneer access road. Condition #4 satisfies this.
 - iii. FNSBC 17.56.065(C)(5)(b) requires that a cautionary plat note regarding road construction be placed on the final plat. Condition #2 satisfies this.
 - iv. FNSBC 17.56.060(C)(5)(c) requires a landing to be constructed for Ermosa Vista Drive at its intersection with the temporary turnaround created by Plat No. 2007-14 meeting the minimum standards for minor collector road materials and construction of this title. Condition #3 satisfies this.
 - v. FNSBC 17.56.065(C)(5)(d) states that 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 further subdivided. Condition #5 satisfies this.
- b. With the amended six conditions as recommended by staff, this subdivision meets the applicable requirements of Title 17.

Mr. Brooks queried what would make the temporary turnaround easement go away. **Mr. Stefan** responded that with any temporary turnaround, if the roadway is continued, accepted and approved by the FNSB Engineer, the easement would be vacated.

Applicant Testimony

Jeremy Stark, Stutzmann Engineering, addressed the Platting Board. He stated that he concurs with the Staff Report and does not have any questions of staff.

Interested Person Testimony

None

Applicant Rebuttal

None

MAIN MOTION:

A motion by **Mr. Kwasinski**, seconded by **Mr. Brooks**, to approve SD009-21 / RP039-21, Bella Vista Heights Third Addition, with the six (6) amended Conditions, adopting the amended two (2) Findings of Fact and the Staff Report in support of the approval.

Mr. Brooks commented that he concurs with this request. **Mr. Pitney** echoed Mr. Brooks' comments.

ROLL CALL ON THE MOTION:

Seven (7) in Favor: Hicks, Orem, Schachle, Brooks, Morton, Kwasinski and Pitney

Zero (0) Opposed:

G. EXCUSE FUTURE ABSENCES

Mr. Pitney and Mr. Kwasinski commented that there is a possibility that they may not be in attendance for the next meeting. **Ms. Morton** and **Ms. Schachle** both commented that they will not be in attendance for the July 21, 2021 Platting Board meeting.

H. BOARD MEMBER COMMENTS / COMMUNICATIONS

The Platting Board members thanked Ms. Melotte for commitment over the years to the Platting Board.

I. ADJOURNMENT