

FNSB PLATTING BOARD

Mona Lisa Drexler Assembly Chambers at the Juanita Helms Administrative Center
907 Terminal Street, Fairbanks, Alaska

AGENDA

6:00 pm

August 16, 2017

A. ROLL CALL

B. INFORMATION FOR THE PUBLIC.

If you wish to speak regarding an item not on this agenda or listed as non-public hearing, you must do so during Citizens Comments at either the beginning or the end of the meeting.

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at fnsb.us/Meetings/PlattingBoard/. Hearings are audio-streamed when possible from the link on the Borough web page or fnsb.us/pages/webcast.aspx

C. MESSAGES

1. Chair's Comments
 - a. Introduction of Staff
2. Citizen's Comments – limited to three (3) minutes
 - a. Agenda items not scheduled for public hearing
 - b. Items other than those appearing on the agenda
3. Disclosure and Statement of Conflict of Interest

D. ***APPROVAL OF AGENDA AND CONSENT AGENDA** (Approval of Consent Agenda passes all routine items indicated by asterisk (*) on the agenda. Consent Agenda items are not considered separately unless so requested, in which event the item is returned to the general agenda.)

E. ***APPROVAL OF THE MINUTES** (July 19, 2017)

F. QUASI-JUDICIAL HEARING

Persons who have not received direct notice by mail from the Fairbanks North Star Borough regarding a particular subdivision application, and who wish to testify on that subdivision application, must apply to participate in the hearing. Applications are available at the Department of Community Planning Office and must be received by the Community Planning Department at least five (5) working days prior to the hearing date, or by **August 9, 2017**.

On any legislative applications such as street vacations, trail easements or Title 17 amendments, the public may submit written comments and/or testify before the Platting Board.

ADMINISTER GROUP OATH

1. **SD031-17 Mansker** A request by Ralph Mathews, on behalf of Jonathan J. Mansker and Rebecca A. Cave-Mansker, to replat Parcels A and B per the Statutory Warranty Deed recorded in Book 661 Page 842 Fairbanks Recording District, a total of 5.01 acres, by vacating the common lot line to create one resultant tract. The request includes a variance to additional dedication for a major collector road. The property is located within the SW¼ Section 21, T1N, R1E, FM (located on Bennett Road). **Staff Contact: George Stefan**

2. **SD039-17 Mount Ryan RRCS 1st Addition** A request by the Alaska Department of Natural Resources, Division of Mining, Land and Water, Land Sales Section, for a reoffer to open approximately 35,700 acres within Township 6 North Range 7 East; Township 6 North Range 8 East; and Township 5 North Range 8 East, Fairbanks Meridian for remote recreational cabin site staking. Authorizations to stake up to 30 parcels, ranging in size from 5 to 20 acres, for a maximum of 600 acres will be offered. The staking project area is located approximately 50 miles northeast of Fairbanks, and approximately 1.5 miles southwest of the Twelvemile Summit Wayside on the Steese Highway (milepost 85). The request includes an application for the road construction exemption, variances for access both to the subdivision and within the subdivision, as well as a variance for extending the submittal deadline for the final plat application. **Staff Contact: George Stefan**

3. **SD040-17 Holden Woods Subdivision** A request by Northland Surveying & Consulting, LLC, on behalf of Thomas T Benson, to subdivide Gov't Lots 14 and 15 in two phases, totaling approximately 5 acres, into four lots ranging in size from 1.15 to 1.34 acres. The property is located within the SE¼ NW¼, Section 17, T1S R1W, FM (located on Holden Road). The road construction exemption has been applied for and the request includes additional dedication of right-of-way for a temporary turnaround. **Staff Contact: George Stefan**

4. **SD029-17 Goldstream Dream Subdivision** A request by Design Alaska, Incorporated, on behalf of Fairbanks North Star Borough Land Management Division, to subdivide Government Lot 1 (also known as Tax Lots 641 and 642) Section 6, T1N R1W, FM, a total of 31.8 acres; into 5 lots ranging in size from 4.6 to 10.2 acres. The subdivision proposal includes dedication of right-of-way and a request for a variance for an intersection on a curve. The property is located on Goldstream Road. **Staff Contact: Angela Parker**

5. **SD061-07 / RP080-07 Eagle Estates (Extension)** A request by Stutzmann Engineering Associates, Inc., for a two-year extension to the Platting Board's preliminary approval of Eagle Estates, a request to subdivide Lots B2 through B5, Eagle Estates, totaling 23.9 acres, into 87 lots ranging in size from 7,032 sq ft to 17,993 sq ft, and to dedicate public rights of way in the City of North Pole within the N½ N½ Section 16, T2S R2E, FM. **Staff Contact: George Stefan**

G. EXCUSE ABSENT MEMBERS

H. COMMENTS/COMMUNICATIONS TO THE BOARD

Citizens

Platting Staff

Board Members

I. ADJOURNMENT