

# FAIRBANKS NORTH STAR BOROUGH PLATTING BOARD MEETING

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

## AGENDA

6:00 PM

December 20, 2017

### A. CALL TO ORDER and ROLL CALL

### B. MESSAGES

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

### C. 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 and Commission or Board member or citizen so requests. In the event of such request, the item is returned to the general agenda,

### D. \*MINUTES

Minutes of the November 15, 2017 meeting

### E. CONSENT AGENDA ITEMS

### F. ADMINISTER GROUP OATH

### G. QUASI-JUDICIAL HEARING

1. **SD015-18 Page Subdivision** A request by Blizzard Alaska Surveys, on behalf of George Allen Page, to subdivide the NE ¼ NW ¼ SE ¼ NE ¼ and W ½ NW ¼ SE ¼ NE ¼ Section 20, T1S R2E FM, also known as Tax Lot 2017, into two lots of 3.984 and 2.756 acres (Located on Muskeg Lane). This request includes a variance from construction of Muskeg Lane. **Staff Contact: Angela Parker**
2. **VR010-18/SD008-13/RP017-13 Morning Sun Subdivision First Addition** A request by 3 Tier Alaska, Corp., on behalf of Edward and Galilee Halbert, for a variance from FNSBC 17.56.100.C.7.a to allow the through road grade of Bruhn Road to exceed six percent 75-feet each side of its intersection with the proposed subdivision road, Galilee Drive. The property is located within the SW¼ NE¼ Section 21 T1N R1W FM (located on Bruhn Road). **Staff Contact: George Stefan**

3. **SD013-18 Garden Subdivision 1<sup>st</sup> Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Lee Schut, Jomarie Kougl-Schut, and Josephine Kougl, to subdivide TL-3233 and TL3205, parcels of approximately 4.39 acres and 1.29 acres in size, by shifting a common lot line to the west and creating two lots of approximately 3.4 acres and 2.3 acres in size. The request includes a variance from FNSBC 17.56.080.D to not require dedication of a temporary turnaround or cul-de-sac at the end of a public road. The parcels are located within the SW¼ NW¼ Section 32, T1S R2E FM (Located on Woll Road). **(Staff Contact: Daniel Welch)**
4. **SD016-18 Chena Point Lake Subdivision 1<sup>st</sup> Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Chena Point Gravel, L.L.C., to subdivide Lot 1, Chena Point Lake Subdivision, a parcel of approximately 40.2 acres, into two lots of approximately 35.73 acres and 3.0 acres, and dedicating a 33 foot wide right-of-way along the western boundary of the subdivision over the existing section line easement and portions of the existing Raven Lake Street. The parcel is located within the NW¼ Section 27, T1S R2W FM (Located Chena Pump Road and Raven Lake Street). **(Staff Contact: Daniel Welch)**
5. **SD017-18 Chena Landings Subdivision First Addition** A request by Northland Surveying & Consulting LLC, on behalf of the Alaska Railroad Corporation, to subdivide Tracts 4 and 5 of Chena Landings Subdivision, totaling approximately 12.6 acres, in three phases into 23 lots ranging in size from 9,000 to 57,000 square feet and a remainder tract of 5.1 acres. The subdivision proposal includes a request for a variance to allow the six proposed flag lots to have 20ft wide flag stems. The property is located within the W½ Section 9, T1S R1W, FM (located on Chena Landings Loop Road and Phillips Field Road). **Staff Contact: George Stefan**
6. **SD018-18/RP013-18 TanChena Bluff** A request by Northland Surveying & Consulting LLC, on behalf of Fairhill, Inc., to subdivide Lot 2 Hopkins Subdivision, totaling approximately 13.05 acres, in three phases into five lots ranging in size from 1.75 to 3.22 acres and to dedicate new right-of-way for Edby Road. The property is located within the S½ Section 28, T1S R2W FM (located on Edby Road, Pickering Drive and Chena Pump Road). **Staff Contact: George Stefan**
7. **SD007-18/RP006-18 Sholes Subdivision First Addition** A request by Northland Surveying & Consulting, LLC, on behalf of R.C. & Joyce Swarthout, Jeffrey & Molly Green, and Ralph & Marilyn Swarthout, to subdivide Tract A Sholes Subdivision and TL-2311, totaling approximately 127.8 acres, into two lots of 59.0 and 68.8 acres. The request includes a variance to the requirement to provide road design data for the existing flag stem north of Mink Lane. The parcel is located within the SE¼ Section 23, T1N R2E FM (Located on Buffalo Lane and Mink Lane). **Staff Contact: Angela Parker**

#### H. UNFINISHED BUSINESS

#### I. NEW BUSINESS

Boards and Commissions Policy

#### J. EXCUSE FUTURE ABSENCES

#### K. CITIZENS COMMENTS

#### L. COMMISSIONERS COMMENTS / COMMUNICATIONS

#### M. ADJOURNMENT

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 **December 13, 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.

*Any questions, please contact the Clerk of the Platting Board at 907-459-1273 or via email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us)*