



December 5, 2017

**RE: SD015-18 Page Subdivision**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

A request by Blizzard Alaska Surveys, on behalf of George Allen Page, to subdivide the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  and W  $\frac{1}{2}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  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.

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to **testify telephonically** or **testify by affidavit** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **Angela Parker**, FNSB Platting Officer, at 459-1260 or e-mail [aparker@fnsb.us](mailto:aparker@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: VR010-18/SD008-13/RP017-13 Morning Sun Subdivision First Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

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).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to **testify telephonically** or **testify by affidavit** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **George Stefan**, FNSB Platting Officer, at 459-1260 or e-mail [gstefan@fnsb.us](mailto:gstefan@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD013-18 Garden Subdivision 1<sup>st</sup> Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

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 SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 32, T1S R2E FM (Located on Woll Road).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **Daniel Welch**, FNSB Platting Officer, at 459-1260 or e-mail [dwelch@fnsb.us](mailto:dwelch@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD016-18 Chena Point Lake Subdivision 1<sup>st</sup> Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

**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).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **Daniel Welch**, FNSB Platting Officer, at 459-1260 or e-mail [dwelch@fnsb.us](mailto:dwelch@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD017-18 Chena Landings Subdivision First Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

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).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to **testify telephonically** or **testify by affidavit** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **George Stefan**, FNSB Platting Officer, at 459-1260 or e-mail [gstefan@fnsb.us](mailto:gstefan@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD018-18/RP013-18 TanChena Bluff**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

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).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **George Stefan**, FNSB Platting Officer, at 459-1260 or e-mail [gstefan@fnsb.us](mailto:gstefan@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD007-18/RP006-18 Sholes Subdivision First Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

A request by Northland Surveying & Consulting, LLC, on behalf of R.C. & Joyce Swarhout, Jeffrey & Molly Green, and Ralph & Marilyn Swarhout, 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).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **Angela Parker**, FNSB Platting Officer, at 459-1260 or e-mail [aparker@fnsb.us](mailto:aparker@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



December 5, 2017

**RE: SD014-18 Santa Land First Addition**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, December 20, 2017** beginning at 6:00 p.m. or after in the Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following:

A request by Northland Surveying & Consulting, LLC, on behalf of SCH Inc and the Fairbanks North Star Borough, to replat Lots 1C, 1D & 1G, Santa's Village; Tract 2, Santa Land; Tract A, North Pole Elementary School Tract; and a portion of the E ½ Section 9, T2S, R2E (also known as Tax Lot 901); a total of approximately 53.4 acres. The properties are located within the E ½ Section 9 & the SW ¼ Section 10, T2S, R2E, FM and will be replatted into nine lots ranging in size from 1.12 acres to 14.27 acres in three phases. The request includes a variance for a turnaround at the north end of Davis Boulevard (located on Snowman Lane, Davis Boulevard, Fourth Avenue, Fifth Avenue, Cary Ave and Saint Nicholas Drive).

As a person receiving this notice, you are an interested person pursuant to Title 17.12.030.C.2, which means you can give verbal testimony at the hearing. A party, witness, or interested person wishing to ***testify telephonically*** or ***testify by affidavit*** at this hearing may apply to do so. For testimony by affidavit, the applicant must submit the affidavit containing the proposed testimony with the application. The application must be submitted to the Clerk of the Platting Board before the close of business (5 p.m.) on December 13, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto:FNSBPB@fnsb.us).

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, must apply to participate in the hearing. Applications are available at the Community Planning office and must be received 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.

If you have questions, concerns, or comments regarding this request, contact **Angela Parker**, FNSB Platting Officer, at 459-1260 or e-mail [aparker@fnsb.us](mailto:aparker@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).