

FNSB PLATTING BOARD

AGENDA

June 21, 2017

Juanita Helms Administration Center

6:00 PM

CALL TO ORDER and ROLL CALL

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

CITIZENS' COMMENTS (On items not scheduled for public hearing, including consent agenda items)

***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.)

*APPROVAL OF THE MINUTES

CHAIR'S COMMENTS

INTRODUCTION OF STAFF

COMMUNICATIONS TO THE BOARD

DISCLOSURE AND STATEMENT OF CONFLICT

ADMINISTER GROUP OATH

PUBLIC HEARING ITEMS

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 **June 14, 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.

Preliminary Applications

- 1. SD030-17 Silver Creek Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of the University of Alaska Department of Land Management, to subdivide the SW $\frac{1}{4}$ Section 26 and a portion of the W $\frac{1}{2}$ Section 35, T2N, R1W, FM (located on Goldstream Road), a total of 434 acres; into nine lots ranging in size from 6 acres to 160 acres. The request includes the dedication of right-of-way and a request for the road construction exemption. **Staff Contact: Angela Parker**

2. **SD028-17 Byler Estates** A request by 3 TIER-Alaska, Corp, on behalf of Trevor J Ponsford, to subdivide a portion of Government Lot 3, Section 30, T1S, R2W, FM (located on Benn Lane), a total of 15.2 acres, into 8 lots ranging in size from 1.6 to 2.3 acres. The request includes dedication of right-of-way. **Staff Contact: Angela Parker**
SD026-17/RP032-17 Heartland Ranch Subdivision 1st Addition A request by 3 TIER-Alaska, Corp on behalf of Adam & Kimberly Bjornstad to subdivide Lot 1, Heartland Ranch Subdivision, a total of 41.775 acres, into 12 lots ranging in size from 2.332 acres to 12.616 acres within the S ½ NW ¼ Section 8, T1S, R2E, FM (located on Nordale Road, Freeman Road and Heartland Avenue). This request includes the dedication of rights-of-way. **Staff Contact: Angela Parker**
3. **SD026-17/RP032-17 Heartland Ranch Subdivision 1st Addition** A request by 3 TIER-Alaska, Corp on behalf of Adam & Kimberly Bjornstad to subdivide Lot 1, Heartland Ranch Subdivision, a total of 41.775 acres, into 12 lots ranging in size from 2.332 acres to 12.616 acres within the S ½ NW ¼ Section 8, T1S, R2E, FM (located on Nordale Road, Freeman Road and Heartland Avenue). This request includes the dedication of rights-of-way. **Staff Contact: Angela Parker**
4. **SD025-17/RP031-17 Ashley Acres** A request by 3 TIER-Alaska, Corporation on behalf of Jerry Lymburner, to subdivide Tract B, Howell Estates, a total of 38.03 acres, into 30 lots ranging in size from 1.0 to 1.5 acres and including the dedication of rights-of-way. This property is located within the SW ¼ NE ¼ Section 24, T1S, R1E, FM (located on Toolik Drive, Jace Avenue and Atigun Street). **Staff Contact: Angela Parker**
5. **SD036-11/RP028-11 Tanchena Bluff Subdivision (extension request)** A request by Northland Surveying & Consulting, LLC, on behalf of Fairhill Inc, to grant a two-year time extension to the preliminary approval of Tanchena Bluff Subdivision, a request to subdivide Lot 2, Hopkins Subdivision, a total of approximately 13.05 acres, into five lots ranging in size from 0.92 to 1.43 acres and one tract of 6.98 acres, within the SE¼ Section 28, T1S, R2W, FM (located on Edby Road, Pickering Drive and Chena Pump Road). This application was granted an extension by Consent Agenda by the Platting Board on May 14, 2013. The application was granted a second extension by the Platting Board on June 17, 2015. **Staff Contact: Daniel Welch**
6. **SD023-17/RP029-17 Peridot Business Park** A request by Northland Surveying & Consulting, LLC, on behalf of Badger Properties, LLC, to subdivide Lot 2, Quinnell Subdivision, 1st Addition, a total of approximately 13.037 acres, into 10 lots ranging in size from approximately 0.92 acres to 1.60 acres, to be completed in three phases. The request also proposes the dedication of a 60 foot wide right-of-way. This property is located within the NW ¼ SW ¼ Section 4, T2S, R2E, FM (located on Peridot Street and Quinnell Lane.) **Staff Contact: Daniel Welch**
7. **SD024-17/RP030-17 Bentley Brothers Subdivision, 5th Addition** A request by Northland Surveying & Consulting, LLC, on behalf of J & J Development, LLC to subdivide Tract A of Bentley Brothers Subdivision, 4th Addition, a total of approximately 27.4 acres, into 13 lots ranging in size from approximately 1.41 acres to 5.51 acres, to be completed in five phases. The request includes a variance from FNSBC 17.56.100.C.6 to allow a Type II flag stem lot to intersect Merhar Avenue on a curve. This property is located within Sections 2 and 3, T1S, R1W, FM (located on Merhar Avenue, Helmericks Avenue, College Road and the Johansen Expressway.) **Staff Contact: Daniel Welch**

OLD BUSINESS

New Applications for Quasi-Judicial Pre-Hearing Determinations

NEW BUSINESS

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Platting Staff

Board Members

ADJOURNMENT