



October 11, 2017

RE: SD001-18 Green Mountain Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, October 25, 2017** beginning at 6:00 p.m. or after in the 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:

SD001-18 Green Mountain Subdivision A request by Ralph Mathews, on behalf of Danny James Wood and Irene Grace Wood, to subdivide TL-2207, totaling approximately 55 acres, into two tracts of 15 and 39 acres. The subdivision proposal includes a request for a variance to allow direct access onto a major collector road. The road construction exemption has been applied for, and the request includes additional dedication of Steele Creek Road and dedication of a temporary turnaround along a section line easement corridor. The property is located within the SW $\frac{1}{4}$ Section 22, T1N, R1E, FM (located on Steele Creek Road and Eastwood Lane). **Staff Contact: George Stefan**

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 October 18, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at 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 October 18, 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.

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/fnsbwebcast/fnsbwebcast.htm.

Christine Nelson, Director
Department of Community Planning

CN/lm



October 11, 2017

RE: SD003-18 Valentine Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, October 25, 2017** beginning at 6:00 p.m. or after in the 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:

SD003-18 Valentine Subdivision A request by Alaska Survey Innovations, on behalf of David & Virginia Valentine, to subdivide a portion of the S ½ Section 12, T1S, R3W, FM; a total of 3.93 acres, into two lots of 1.60 and 2.33 acres. The property is located on Krogstie Lane and the Old Nenana Highway. This subdivision includes dedication of a small portion of right-of-way for Krogstie Lane as well as a variance request to waive the requirement to construct the portion of Krogstie Lane that is within the subdivision to FNSB standards. **Staff Contact: Angela Parker**

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 October 18, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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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.

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Christine Nelson, Director
Department of Community Planning

CN/lm

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



October 11, 2017

RE: SD005-18 Golden View Subdivision

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, October 25, 2017** beginning at 6:00 p.m. or after in the 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:

SD005-18 Golden View Subdivision A request by Degerlund Engineering, on behalf of Karl & Florine Benson, to subdivide the SE ¼ SW ¼ Section 21, T1N, R2E, FM; a total of approximately 40 acres, into five lots ranging in size from 3.03 acres to 23.92 acres. The property is located off Chena Hot Springs Road. The subdivision includes dedication of right-of-way. **Staff Contact: Angela Parker**

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 October 18, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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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.

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FAIRBANKS NORTH STAR BOROUGH

907 Terminal Street ☆ P.O. Box 71267 ☆ Fairbanks, Alaska 99707-1267

Community Planning

(907) 459-1260 ☆ FAX (907) 205-5169

October 11, 2017

RE: SD006-18 River Front Estates

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, October 25, 2017** beginning at 6:00 p.m. or after in the 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:

SD006-18 River Front Estates A request by Northland Surveying & Consulting LLC, on behalf of Debra and Bruce Hanson, to subdivide TL-725, totaling approximately 9.13 acres, into two lots of 4.56 and 4.57 acres. The subdivision proposal includes a request for a variance to allow an existing private easement for access to the subdivision that does not meet Title 17 standards. The road construction exemption has been applied for, and the request includes dedication of a right-of-way. The property is located within the NE¼, Section 7, T1S R2E, FM (located on Patterson Lane). **Staff Contact: George Stefan**

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 October 18, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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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.

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Christine Nelson, Director
Department of Community Planning

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October 11, 2017

RE: SD043-17 Straight Alder Subdivision

Dear Property Owner:

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SD043-17 Straight Alder Subdivision A request by PDC, Inc., on behalf of the Fairbanks North Star Borough Land Management Division, to subdivide TL-1603, totaling approximately 190.69 acres, into five lots ranging in size from 5.57 to 148.14 acres and to dedicate a portion of Old Ridge Trail. The property is located within the NW¼, SW¼ and NE¼ of Section 16, T1S R3W FM (located on the Old Nenana Highway, Old Ridge Trail and Deraco Lane). **Staff Contact: George Stefan**

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 October 18, 2017. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at FNSBPB@fnsb.us.

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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.

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