

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
August 15, 2018

A. CALL TO ORDER and ROLL CALL

B. MESSAGES

1. Opening
2. Information for the public
3. Chairs Comments
 - i. Introduction of new Platting Board members
4. Introduction of Staff
 - ii. Communications to the Board
 - iii. Citizens Comments – limited to three (3) minutes
5. Agenda items not scheduled for public hearing
6. Items other than those appearing on the agenda
7. 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

None

E. CONSENT AGENDA ITEMS

F. ADMINISTER GROUP OATH

G. QUASI-JUDICIAL HEARING

1. **SD035-18 North Lake Estates** A request by Stutzmann Engineering Associates, Inc., on behalf of Lakeview Enterprises, Inc., to subdivide Tax Lot 2330, a total of approximately 79.0 acres, into two lots of 4.6 and 73.4 acres. Additional right-of-way for Easy Street will be dedicated. The request includes a variance from FNSBC 17.56.010.I to allow Tract A to exceed the 4:1 lot depth to width ratio. The property is located within the E½ Section 23 T1S R1W, FM. (located on Easy Street). **Staff Contact: George Stefan**

2. **SD036-18 Nalak Subdivision** A request by Scarborough & Associates, on behalf of Todd and Mary Groat, to subdivide Tax Lots 1133 and 11119, a total of approximately 11.26 acres, into eight lots ranging in size from 1.00 to 1.53 acres. The request includes dedication and construction of new rights-of-way. Two variances have been requested: 17.56.110.B to waive the requirement for Edsson Avenue right-of-way dedication to the subdivision boundary; and 17.56.100.C.2 to waive the requirement for dedicating the northern corner rounding at the street intersection. The property is located within the NW¼ Section 11 T2S R2E, FM. (located on Edsson Avenue). **Staff Contact: George Stefan**

3. **SD037-18 Arctic Winter Adventures Subdivision** A request by 3 Tier-Alaska, Corp., on behalf of Sven Haltmann and the Fairbanks North Star Borough, to subdivide TL-1401, a total of approximately 342.00 acres, into one lot of approximately 19.30 acres and a remainder tract of approximately 322.90 acres. The property is located within Section 14, T2N R1W FM on Old Murphy Dome Road. This request includes a variance request from the monumentation requirements of the remainder tract. The request also includes variances to several construction requirements of Old Murphy Dome Road, which include: two foot-wide shoulders, surface course, and a minimum three percent crown for the roadway. **Staff Contact: Daniel Welch**

4. **MD004-18/SD036-17 Halbert Meadows** A request by 3 Tier-Alaska, Corp., on behalf of Sam Halbert, to modify the approved preliminary plat of Halbert Meadows, a request to subdivide TL-803, a total of 80.00 acres, into 38 lots ranging in size from 1.05 to 3.40 acres. The subdivision request was granted preliminary approval on July 19, 2017 by the Platting Board. The modification is to incorporate four phases into the subdivision plan, which provides for the following final plat application deadlines: Phase One—July 19, 2019; Phase Two—July 19, 2021; Phase Three—July 19, 2023; Phase Four—July 19, 2025. The property is located within the N½ SE¼ Section 8, T1S R2E FM (located on Freeman Road and Blalock Road). **Staff Contact: George Stefan**

5. **VR040-18/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 intersecting road grade of Galilee Drive to exceed four percent within 100 feet of the through road shoulder of Bruhn Road. The subdivision request was originally granted preliminary approval on May 14, 2013 by the Platting Board. The property is located within the NW¼ NE¼ Section 21 T1N R1W FM (located on Bruhn Road). **Staff Contact: George Stefan**

H. UNFINISHED BUSINESS

Alternative Turnarounds

I. NEW BUSINESS

J. EXCUSE FUTURE ABSENCES

K. CITIZENS COMMENTS

L. PLATTING BOARD MEMBER 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 **August 7, 2018**.

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