



January 26, 2018

RE: RP015-18 (Mitchell Farms Estates Phase I)

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, FEBRUARY 21, 2018** 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 Lanser Builders, Inc, to replat Lots 2 and 3, Block 1 Mitchell Farms Estates Phase 1, a total of approximately 11.10 acres, into five lots ranging in size from 1.51 to 2.87 acres. The request includes dedication of a new right-of-way and a variance from FNSBC 17.56.100.C.2 to waive the requirement for dedicating one of the two corner roundings at the street intersection. The property is located within the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 6, T3S R3E FM (located on Old Valdez Trail).

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 February 13, 2018. 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 February 13, 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.

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.

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.