

# 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

July 18, 2018

**A. CALL TO ORDER and ROLL CALL**

**B. MESSAGES**

1. Citizens Comments – limited to three (3) minutes
  - a. Agenda items not scheduled for public hearing
  - b. Items other than those appearing on the agenda
2. Communications to the Board
3. Chair's Comments
4. Introduction of staff
5. 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****

**E. CONSENT AGENDA ITEMS**

**F. ADMINISTER GROUP OATH**

**G. QUASI-JUDICIAL HEARING**

**H. UNFINISHED BUSINESS**

1. **SD028-18/RP024-18 Golden View Subdivision First Addition-Phase 1** A request by Degerlund Engineering, LLC, on behalf of Karl & Florine Benson; to subdivide Lot 1 Leonid Subdivision, a total of 115 acres, into 10 lots ranging in size from 1.4 to 2.3 acres with two remainder tracts of 62 and 32.5 acres, respectively. The property is located on Chena Hot Springs Road. The request includes a variance request for intersection requirements (for the intersection of proposed Nels Jackson Road and the section line easement to the north); and a variance to deviate from the comprehensive road plan.  
**Staff Contact: Angela Parker**

2. **SD034-18 Isabella Acres** A request by Mathews Land Surveying, on behalf of Emily Jayne, to subdivide Tax Lot 2700, a total of approximately 80.0 acres, into four lots ranging in size from 5.0 to 9.2 acres and a remainder tract of 51.3 acres. The request includes dedication and construction of an extension to the Browsing Avenue right-of-way. Two variances have been requested: FNSBC 17.56.120.G to waive the requirement for road inspection at the time the existing subdivision road was constructed; and 17.56.080.E.3 to allow for an alternate turnaround instead of a 100ft diameter temporary turnaround. The property is located within the SE¼ NW¼ and NE¼ SW¼ Section 27 T1N R1W, FM (located on Browsing Ave). **Staff Contact: George Stefan**
3. **SD029-18/RP025-18 Brownwood Subdivision** A request by 3 TIER-Alaska Corporation, on behalf of Arctic Dirtworks, Inc, to subdivide Lot 5 Nelson Subdivision, a total of 19.31 acres, into 19 lots ranging in size from 40,004 square feet to 48,049 square feet. The subdivision will be developed in four phases and includes road construction. The property is located on Nelson Road within the W ½ NE ¼ Section 13, T2S R2E FM. **Staff Contact: Angela Parker**
4. **SD030-18 Bylers Ownby Subdivision** A request by 3-Tier Alaska, LLC, on behalf of Dennis Byler; to subdivide TL-3002, a total of 40 acres, into 23 lots ranging in size from 1.05 to 2.47 acres. The request includes dedication and construction of new rights-of-way, and a variance from FNSBC 17.56.010.F to allow direct lot access onto a major collector. The property is located within the SE¼ SE¼ Section 30, T1S R2E on Woll Road and Ownby Road. **Staff Contact: Daniel Welch**
5. **RP026-18 (Merry)** A request by 3-Tier Alaska, LLC, on behalf of Michael D. and Patricia S. Behner, to subdivide Lot 2 Merry Subdivision, a total of approximately 83,800 sf (1.93 ac), into two lots of 40,000 sf (0.92 ac) and 43,800 sf (1.01 ac). The request includes a variance from FNSBC 17.56.010.F to allow direct lot access onto a major collector road. The property is located within NW¼ NW¼ NW¼ Section 22 T1S R1E, FM (located on Dennis Rd and Vicki Ln). **Staff Contact: George Stefan**

#### **I. NEW BUSINESS**

1. Alternate turnarounds
2. Meeting processes

#### **J. EXCUSE FUTURE ABSENCES**

#### **K. CITIZENS COMMENTS**

#### **L. COMMISSIONERS 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 **July 10, 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](mailto:FNSBPB@fnsb.us)*