



July 3, 2018

**RE: SD028-18/RP024-18 Golden View Subdivision First Addition-Phase 1**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, July 18, 2018** 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:

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.

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 July 10, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto: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 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.

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](mailto:aparker@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).



July 3, 2018

**RE: SD034-18 Isabella Acres**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, July 18, 2018** 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:

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).

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 July 10, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto: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 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.

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](mailto:gstefan@fnsb.us).

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July 3, 2018

**RE: SD029-18/RP025-18 Brownwood Subdivision**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, July 18, 2018** 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:

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.

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 July 10, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto: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 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.

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](mailto:aparker@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://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.



July 3, 2018

**RE: SD030-18 Bylers Ownby Subdivision**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, July 18, 2018** 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:

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.

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 July 10, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto: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 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.

If you have questions, concerns, or comments regarding this request, contact **Daniel Welch**, FNSB Platting Officer, at 459-1260 or e-mail [dwelch@fnsb.us](mailto:dwelch@fnsb.us).

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at [fnsb.us/Meetings/PlattingBoard/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://fnsb.us/fnsbwebcast/fnsbwebcast.htm).

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July 3, 2018

**RE: RP026-18 (Merry)**

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, July 18, 2018** 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:

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).

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 July 10, 2018. The Clerk of the Platting Board is located at the FNSB Department of Community Planning or by email at [FNSBPB@fnsb.us](mailto: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 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.

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](mailto:gstefan@fnsb.us).

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