

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
June 20, 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****

None.

(Minutes of the May 16, 2018 Platting Board meeting are NOT prepared. They will be available at the July 18, 2018 meeting.)

E. CONSENT AGENDA ITEMS

F. ADMINISTER GROUP OATH

G. QUASI-JUDICIAL HEARING

1. **NR002-18 Straight and Narrow Road** A request by Ken Bailey to name ADL 417710, a currently un-named road, located off of the Steese Highway within Section 12, T1N, R2E, FM. **Staff Contact: Angela Parker**
2. **RP019-18 (Musher Subdivision)** A request by Troy Hicks, on behalf of April Huisman, to replat of Lot 1, Musher Subdivision, totaling 9.43 acres, into two lots of approximately 1.84 and 7.59 acres. The request includes a variance from FNSBC 17.56.100.C.4 to allow for a Type II flag stem that will be less than 200 feet from an existing intersection of another road. The property is located within the NE¼ NW¼ Section 27 T1N R1W, FM, on Musers Road. **Staff Contact: Daniel Welch**

3. **SD031-18/RP027-18 Fox Estates** A request by 3 Tier-Alaska Corporation, on behalf of Robert P. and Karen L. Fox, to subdivide Lot 6 Nelson Subdivision, a total of approximately 23.77 acres, into 19 lots ranging in size from 1.01 acres to 1.78 acres. The request includes dedication and construction of a new right-of-way. The following three variances have been requested: FNSBC 17.56.110.B to waive the requirement for connecting the new subdivision road to an existing adjacent subdivision road; 17.56.100.C.2 to waive the requirement for dedicating the northern corner rounding at the road intersection; and 17.56.010.F to allow direct lot access onto a major collector. The property is located within the SW¼ NE¼ Section 13 T2S R2E, FM (located on Nelson Rd and Ismo Dr). **Staff Contact: George Stefan**
4. **MD002-18/SD023-13 Richardson Acres** A request by Degerlund Engineering, LLC, on behalf of J. Andrew and Bea Bachner, to modify the approved preliminary plat of Richardson Acres, a request to subdivide a 70.05 acre tract (TL-2244) into 35 lots ranging from 1.20 to 2.54 acres, within a portion of GL-48 & 49, Section 22 and a portion of the SW¼ Section 23 T5S R4E, FM. The modification is to incorporate three phases into the subdivision plan, which provides for the following final plat application deadlines: Phase One—April 17, 2019; Phase Two—April 17, 2021; Phase Three—April 17, 2023. This application was granted preliminary approval on April 17, 2013, a two-year extension on April 15, 2015, and a second two-year extension on April 19, 2017 by the Platting Board. The property is located within GL-48 & 49, Section 22 and the SW¼ Section 23 T5S R4E, FM (located on Sanshore Dr, Price Dr and Richardson Hwy). **Staff Contact: George Stefan**
5. **MD003-18/SD022-14/RP047-14/VA007-14 T40 Subdivision** A request by Kalen & Associates, Inc, on behalf of James Binkley, Charles Binkley and John Binkley, to modify the approved preliminary plat of T40 Subdivision, a request to vacate a portion of the section line easements along Sections 12 and 13, T2S, R3W, FM, and to subdivide the following lots which total approximately 368 acres: Government Lot 1, Section 13, T2S, R3W, FM; Government Lot 3, Section 12, T2S, R3W, FM; Tract B, Tanana 440 Subdivision, Section 12, T2S, R3W, FM. The subdivision will create four tracts ranging in size from 5 to 288 acres. The modification is to dedicate proposed Tract A as a public access easement. The property is located within Section 12 and the NW¼ Section 13 T2S R3W, FM (located on Kallenberg Rd). **Staff Contact: George Stefan**

H. UNFINISHED BUSINESS

I. NEW BUSINESS

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 **June 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.

Any questions, please contact the Clerk of the Platting Board at 907-459-1260 or via email at FNSBPB@fnsb.us