

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
May 16, 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****

Minutes of the April 18, 2018 meeting

E. ADMINISTER GROUP OATH

F. QUASI-JUDICIAL HEARING

1. **SD022-18 / VR021-18 Rivers Wood Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of Rivers Wood Products, LLC, to subdivided TL-3519 and TL-3521, a total of approximately 10.89 acres, into four lots, which includes a utility lot, ranging in size from 1,200 square feet to 6.52 acres. The request includes an access easement dedication for Rozak Road and a variance from FNSBC 17.56.010.F to allow for direct lot access onto Rozak Road and Old Richardson Highway. The parcels are located within a portion of the SW ¼ NW ¼ and the NW ¼ NW ¼ Section 35, T1S R1E FM, on Rozak Road, Old Richardson Highway and Richardson Highway. **Staff contact: Daniel Welch.**

2. **SD025-18 Faith Estates 1st Addition** A request by 3 TIER-Alaska Corporation, on behalf of Brannon Richart, to replat Tract 1A Faith Estates, a total of approximately 44.77 acres, into 22 lots ranging in size from .95 acres to 6.94 acres within the SW ¼ Section 1, T2S R2E FM. The property is located on Nelson Road and includes additional road dedication and construction. **Staff contact: Angela Parker.**
3. **SD023-18 Chatanika Acres** A request by 3 Tier-Alaska Corporation, on behalf of Charles Donahue, to replat Lot 4, US Survey 4081, a total of five acres, into two lots of one acre and four acres, respectively. The property is located off the Steese Highway within the N ½ SW ¼ Section 30, T4N R4E, FM. **Staff Contact: Angela Parker**
4. **SD010-18/RP008-18 Chena Bend Recreational Tracts Second Addition** A request by 3 Tier-Alaska Corporation, on behalf of Chena River Estates, LLC, to subdivide Tract A-1 of Chena Bend Recreational Tracts First Addition and Lot 9 of Chena Bend Recreational Tracts, a total of approximately 102 acres, into 15 lots ranging in size from 1.60 acres to 2.19 acres and one remainder tract of 69.27 acres. The request includes dedication and construction of rights-of-way. The following variances have been requested: FNSBC 17.56.100.C.5 to allow for a street intersection on a curve; 17.56.120.B to waive the requirement for road inspections at the time subbase and base were completed on an existing road; 17.56.100.A.5 to waive the requirement for a 220-foot minimum tangent length between single curves on a collector road; and 17.56.080.E.3 to allow for a temporary offset T-Turnaround instead of a 100ft diameter temporary turnaround. The property is located within the SE¼ Section 5 T1S R2E, FM (located on Chena Bend Dr and River Park Dr). **Staff Contact: George Stefan**
5. **SD011-18/RP009-18 Brookside Park** A request by 3 Tier-Alaska Corporation, on behalf of Ainley International Memorial Fund, LLC, to subdivide in eight phases Tracts B and C of North Star II Subdivision and Tract A-1 of North Star II Buzby, a total of approximately 208 acres, into 49 lots ranging in size from 20,000sf (0.46 acre) to 84,000sf (1.93 acres) and 7 tracts ranging in size from 7.5 acres to 45.1 acres. The request includes dedication and construction of new rights-of-way, a variance from FNSBC 17.56.120.C.2 to construct the roads without surface course (until improved to City of North Pole standards) and a variance from FNSBC 17.56.080.E.3 to allow for two temporary T-Turnarounds instead of 100ft diameter temporary turnarounds. The property is located within Section 15 T2S R2E, FM (located on Blanket Blvd, Buzby Rd, Saint Nicholas Dr, Clear Water Ct and Lake Dr). **Staff Contact: George Stefan**

G. EXCUSE FUTURE ABSENCES

H. CITIZENS COMMENTS

I. COMMISSIONERS COMMENTS / COMMUNICATIONS

J. 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 **May 11, 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