

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

November 21, 2018

A. CALL TO ORDER and ROLL CALL

B. MESSAGES

1. Opening
2. Information for the public
3. Chairs Comments
4. Introduction of Staff
 - i. Communications to the Board
 - ii. Citizens Comments – limited to three (3) minutes
5. Agenda items not scheduled for public hearing
6. Items other than those appearing on the agenda
7. 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 May 16, 2018 and June 20, 2018 meetings.

E. CONSENT AGENDA ITEMS

1. **SD009-15/RP010-15 Moonshine Subdivision (Extension)** A request by Pat Kalen for a two-year extension to the Platting Board's October 19, 2016 approval of Moonshine Subdivision, the replat of Lots 1-3, Block 1 Esterview Subdivision, Tract B Northridge Subdivision, TL-1706, and TL-1707, a total of approximately 20.87 acres, into ten lots ranging in size from 1.81 to 2.59 acres. The lots are located within the SE¼ SE¼ Section 17, T1S, R2W FM (located on Moonshine Run, Chena Ridge Road and Northridge Road). **Staff Contact: George Stefan**

F. ADMINISTER GROUP OATH**G. QUASI-JUDICIAL HEARING**

1. **VR003-19/SD005-18 Golden View Subdivision** A request by Degerlund Engineering, LLC, on behalf of Karl and Florine Benson, for a variance from FNSBC 17.56.100.C.1 to allow the intersection angle of Chena Valley View Lane and a private access easement to be less than 60 degrees. The subdivision request was originally granted preliminary approval on October 25, 2017 by the FNSB Platting Board. The property is located within the SE¼ SW¼ Section 21, T1N, R2E, FM (located on Chena Valley View Lane). **Staff Contact: George Stefan**
2. **SD056-07/RP069-07 Northside Business Park (Extension)** A request by Stutzmann Engineering Associates, Inc, on behalf of North Side Investors Limited Partnership, for a four-year extension to the Platting Board's May 16, 2012 approval of Northside Business Park, the subdivision of Tract C, Bentley Trust North Subdivision, a total of approximately 89.8 acres, into 34 lots and two tracts ranging in size from 1.0 acre to 9.7 acres in four phases. The property is located within the NE¼ Section 2, T1S, R1W FM (located on Northside Boulevard, Harold Bentley Avenue, Johansen Expressway, and Steese Highway). **Staff Contact: George Stefan**
3. **VA001-19 (Pagh Subdivision)** A request by Ralph Mathews, RLS, on behalf of Maud Lee Pagh for the Pagh Trust, to vacate portions of the 50-foot public access easement created by Deed recorded in Book 216, Page 128 F.R.D. The proposed vacation area is located within Lots 3 & 7, Pagh Subdivision, lying west of the Steese Highway and intersecting with Maud Lee Court, within NW¼ Section 6, T1N R1W FM. **Staff Contact: Daniel Welch**
4. **VR002-19/SD028-15 North River Bend Estates** A request by 3 Tier-Alaska, Corp., on behalf of North River Bend, LLC and the University of Alaska, for a variance from FNSBC 17.44.010.A.2.b to allow a second one-year time extension to the bond for construction of a temporary turnaround on Dieringer Avenue. The subdivision request was originally granted preliminary approval on September 16, 2015 by the FNSB Platting Board. The property is located within the W½ of Section 5 T1S R2E FM (located on Nordale Road, Dieringer Avenue, Colt Drive and Chief Nickoli Loop). **Staff Contact: George Stefan**
5. **MD001-19/SD037-11/RP032-11 Karamea Heights** A request by Alonzo Kelly, on behalf of Pelican Properties, LLC, to modify the approved preliminary plat and phasing plan of Karamea Heights, a subdivision of Tract A Moose Mountain South Subdivision, a total of approximately 33.02 acres, into 11 lots ranging in size from 1.62 acres to 4.44 acres in four phases. The subdivision request was granted preliminary approval on May 18, 2011 by the FNSB Platting Board. The modification is to create one additional lot and to extend completion of the final two phases by two years. The property is located within the SE¼ NE¼ Section 8 and SW¼ NW¼ Section 9, T1N R2W FM (located on Jackson Hole Road and Moose Mountain Road). **Staff Contact: George Stefan**
6. **MD002-18/SD037-18 Arctic Winter Adventures Subdivision** A request by 3 Tier-Alaska, Corp., on behalf of Sven Haltmann and the Fairbanks North Star Borough, to modify the approved preliminary plat of Arctic Winter Adventures Subdivision, a request to subdivide TL-1401, a total of approximately 342.00 acres, into one lot of approximately 19.30 acres and a remainder tract of approximately 322.90 acres. The subdivision request with a variance was granted preliminary approval on August 15, 2018 by the Platting Board. The modification is to include four additional variances to the subdivision approval. The variances request relief or modification from requirements for the monumentation, two foot road shoulders, a temporary turnaround, and the base and sub-base inspection. The property is located within Section 14, T2N R1W FM on Old Murphy Dome Road. **Staff Contact: Daniel Welch**

7. **SD004-19 Breckenridge Subdivision** A request by 3 Tier-Alaska, Corp., on behalf of Ryan and Sabrina Binkley, to subdivide TL-2318, a total of approximately 6.29 acres, into three lots ranging in size from 0.92 acre to 4.45 acres. The request includes dedication of a corner rounding at the intersection of Cheyenne Court and Chena Pump Road. The property is located within the NW $\frac{1}{4}$ Section 23, T1S R2W, FM. **Staff Contact: George Stefan**

H. **UNFINISHED BUSINESS**

I. **NEW BUSINESS**

J. **EXCUSE FUTURE ABSENCES**

K. **CITIZENS COMMENTS**

L. **BOARD MEMBERS 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 **November 14, 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