

# FAIRBANKS NORTH STAR BOROUGH AGENDA PLATTING BOARD MEETING

Mona Lisa Drexler Assembly Chambers at the  
Juanita Helms Administration Center  
907 Terminal Street, Fairbanks, Alaska

6:00 PM

April 17, 2019

## 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

5. Citizens Comments – limited to three (3) minutes

6. 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 March 6, 2019 meeting  
Minutes of the March 20, 2019 meeting

## E. CONSENT AGENDA ITEMS

## F. OATH

## G. QUASI-JUDICIAL HEARING

1. **SD018-19 Pyrite Subdivision** A request by 49<sup>th</sup> Star Surveying, LLC, on behalf of the State of Alaska Department of Natural Resources, to subdivide Tract B-3 Irony Subdivision, a total of approximately 80 acres, into nine lots ranging in size from 5.00 to 13.43 acres. The request includes dedication of a new right-of-way. The property is within the E1/2 SW1/4 Section 36, T1S R2E, FM (located off of Plack Road and Farmall Drive). **Staff Contact: George Stefan**

2. **SD020-19 Huffman Lakes Subdivision Phase 2** - A request by Degerlund Engineering, LLC on behalf of Black Gold Properties, LLC, to subdivide Tract A, Huffman Lakes Subdivision Phase 1, a total of approximately 88.41 acres, into 13 lots ranging in size from 1.255 acres to 2.237 acres with a remainder tract of approximately 57.563 acres. The request includes the rights-of-way dedication within the property and for the existing Porter Avenue. The property is located within the N½ N½ Section 17, T1S R2E, FM, AK on Nordale Road and Porter Avenue. **Staff Contact: Daniel Welch**
3. **RP027-19 Replat Lot 9, Bullwinkle Estates 2nd Addition:** A request by Stutzmann Engineering Associates, Inc., on behalf of Terry Oakes, to replat Lot 9 (3.611 acres) of Bullwinkle Estates 2nd Addition, into three new lots: 9A, 9B, and 9C, ranging in size from 0.93 to 1.58 AC. An additional 10 feet of right-of-way is being dedicated radiating off the cul-de-sac of Coldfoot Court to accommodate existing improvements. This property is located within the NW¼ SW¼ Section 19, T4S R4E, FM, AK in Salcha off Coldfoot Court. **Staff Contact: Julie Kotila**
4. **RP029-19 (Aiken's Acres Subdivision)** A request by Troy Hicks to replat Lot 13, Aiken's Acres Subdivision, a lot of approximately 5 acres, into two lots of approximately 2.4 and 2.6 acres. The request includes a variance to FNSBC 17.56.010(F) to allow for a single direct access point benefiting the proposed lots onto Chena Hot Springs Road via an existing shared driveway easement. The property is located in the SW¼ SE¼ Section 23, T1N R1E, FM, AK at the corner of Chena Hot Springs Road and Esro Road. **Staff Contact: Daniel**

#### **H. UNFINISHED BUSINESS**

Status of Ordinance 2019-01, Road Construction Exemption

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

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

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

#### **L. BOARD MEMBER 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 **April 12, 2019**.

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](mailto:FNSBPB@fnsb.us)*