

**FAIRBANKS NORTH STAR BOROUGH
PLATTING BOARD MEETING AGENDA
Mona Lisa Drexler Assembly Chambers at the
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, Alaska
August 21, 2019 6:00 pm**

A. CALL TO ORDER and ROLL CALL

B. MESSAGES

1. Opening
2. Information for the public
3. Chairs Comments
4. Introduction of Staff
5. Communications to the Platting Board
6. Citizens Comments – Limited to three (3) minutes
 - i. Agenda items not scheduled for public hearing
 - ii. 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 July 17, 2019 meeting

E. *CONSENT AGENDA ITEMS

1. **MD004-18 / SD036-17 Halbert Meadows** A request by 3-Tier Alaska, LLC, on behalf of Samuel Halbert, for a two-year time extension to the phasing plan approved by the Platting Board on August 15, 2018. The subdivision request was to subdivide TL-803, a total of 80.00 acres, into 38 lots ranging in size from 1.05 to 3.40 acres over four phases. The property is located within the N½ SE¼ Section 8, T1S R2E FM. **Staff contact: George Stefan**

F. ADMINISTER GROUP OATH

G. PUBLIC HEARING

1. **SD019-19 / VA002-19 Two Ponds Subdivision** A request by the State of Alaska Department of Natural Resources to subdivide TL-101, a total of approximately 80.0 acres, into six lots and three tracts ranging in size from 1.9 to 18.2 acres. The request includes dedication of new road rights-of-way. A variance has been requested from 17.56.010(F) to allow direct access onto a major collector. The request includes vacation of the 50ft wide section line easement along the subdivision's east boundary. The property covers the entire N½ of the SE¼ Section 1, T.1S., R.1E., FM, AK. **Staff Contact: George Stefan**

2. **NR003-19 Creek View Court** - A request by Frontier Partners, LLC, to rename Dead End Aly to Creek View Court. The road stems from University Avenue and traverses generally westward within the boundaries of TL-556, a parcel bordered by the Jenks Slough, Noyes Slough, and the Johansen Expressway. **Staff Contact: Daniel Welch**
3. **SD001-20 / RP004-20 / VA001-20 Greater Fairbanks Community Hospital Foundation Subdivision 1st Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of the Greater Fairbanks Community Hospital Foundation, Inc., to replat Lot 1, Greater Fairbanks Community Hospital Foundation Subdivision and Lots 1, 2, 9A, and 10A, USS 3148, a total of approximately 41.82 acres, into one lot by vacating their interior common lot lines. The replat also includes a request to vacate utility easements and to vacate the two remaining portions of 19th Avenue between Lathrop Street and Cowles Street. The property is located on Lathrop Street, Cowles Street, 19th Avenue, 20th Avenue, and 21st Avenue within the NW ¼, Section 15, T.1S., R.1W., FM, AK. **Staff Contact: George Stefan**
4. **SD034-19 Pioneer Farm** A request by 3-Tier Alaska, LLC, on behalf of North Pole Pioneer Farm, LLC, to subdivide TL-404, a total of approximately 38.51 acres, into two lots of 3.00 and 35.51 acres. A variance has been requested from FNSBC 17.56.010(F) to allow direct lot access onto a major collector. The property is located within the SW¼ SE¼ Section 4, T.2S., R.2E., FM, AK. **Staff Contact: George Stefan**
5. **RP014-19 (Bourne Birchwood)** - A request by 3-TIER Alaska, LLC., on behalf of Sam Halbert, to replat Tract B, Bourne Birchwood Subdivision, a total of approximately 8.77 acres, into three lots ranging in size of approximately 1.875 to 4.198 acres. The request includes a 7-foot wide right-of-way dedication along Blalock Road and two variances from FNSBC 17.56.010(F), one for each direct lot access point onto major collector roads, Freeman Road and Blalock Road. The property is located within NW¼ SW¼, T1S, R2E, FM on Freeman Road and Blalock Road. **Staff Contact: Daniel Welch**
6. **HY001-19 Noble Street Upgrades** A request by the State of Alaska Department of Transportation and Public Facilities to replat 51 parcels, with 35 of the parcels being reduced in size and 16 of the parcels being affected with new public utility easements, to provide for upgrades to Noble Street, within Section 10, T1N, R1W, FM. **Staff Contact: George Stefan**
7. **HY002-19 McGrath Road Upgrades** A request by the State of Alaska Department of Transportation and Public Facilities to replat nine parcels, with seven of the parcels being reduced in size and two of the parcels being affected with new public utility easements, to provide for upgrades to McGrath Road, within Sections 13, 24, and 25, T.1N., R.1W., and Sections 18 and 19, T1N., R.1E., FM. **Staff Contact: George Stefan**

H. CITIZENS COMMENTS**I. EXCUSE FUTURE ABSENCES****J. BOARD MEMBER COMMENTS / COMMUNICATIONS****K. 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 **August 14, 2019**. A request to testify may also be made at the Platting Board meeting.

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