

**FAIRBANKS NORTH STAR BOROUGH
PLATTING BOARD MEETING AGENDA
Mona Lisa Drexler Assembly Chambers at the
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, Alaska**

**6:00 PM
March 20, 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
 - ii. Citizens Comments – limited to three (3) minutes
5. Items other than those appearing on the agenda
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 February 20, 2019 meeting.

E. CONSENT AGENDA ITEMS

F. ADMINISTER GROUP OATH

G. UNFINISHED BUSINESS

1. **ORDINANCE NO. 2019-01:** An Ordinance Amending FNSBC Title 17 Regarding Legal And Constructed Road Access For Subdivisions. – Referred to the Platting Board with recommendation due back no later than March 29, 2019. (Sponsor: Mayor Ward)

2. **DE001-19 Pete Simpson Memorial Road** A request by the State of Alaska, Department of Natural Resources, Division of Forestry, on behalf of the State of Alaska and the Fairbanks North Star Borough Division of Land Management, to dedicate a 100ft wide public access easement for the Pete Simpson Memorial Road. The access easement is accessed from Himilaya Road and is located within Sections 16, 20, 21, 29, and 30, T3N R2W and Sections 25 and 26, T3N R3W, FM. **Staff Contact: George Stefan**

H. QUASI-JUDICIAL HEARING

1. **WV002-19 / RP025-19 Irony Subdivision** A request by 49th State Surveying, on behalf of the State of Alaska Department of Natural Resources, to subdivide, by Waiver of a Plat, TL-3600, a total of approximately 240 acres, into three tracts of 40, 80, and 120 acres. The property is located off of Plack Road, Parham-McCormick Road, Repp Road, and Farmall Drive and lies within Section 36, T1S R2E, FM, AK. **Staff Contact: George Stefan**
2. **SD018-19 Pyrite Subdivision** A request by 49th State Surveying, on behalf of the State of Alaska Department of Natural Resources, to subdivide the E1/2 SW1/4 Section 36, T1S R2E, FM, 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 located off of Plack Road and Farmall Drive. **Staff Contact: George Stefan**
3. **SD014-19 Pine Meadows Subdivision 2nd Addition** - A request by Stutzmann Engineering Assoc., Inc. on behalf of Jason Franklin to subdivide TL1006, a total of approximately 75.0 acres, into seven lots ranging in size from 1.88 acres to 2.54 acres with two remainder tracts of approximately 8.02 acres and 47.6 acres. The request includes the rights-of-way dedication for Pine Meadows Ave, a temporary turnaround ofr Gunning Drive, and the continuation of Cartlieb Road. Two variances are included with the application: a variance to FNSBC 17.56.100.A from the minimum curve radius requirements for Pine Meadows Ave, and another variance to FNSBC 17.56.080.E.3 to allow for an alternative design to a temporary turnaround at the end of Gunning Drive. The property is located within the N½ NW¼ Section 10, T1N R1E, FM, AK (located Gilmore Trl, Pine Meadows Ave, Cartlieb Rd, and Gunning Drive). **Staff Contact: Daniel Welch**
4. **SD009-19 Fox Creek Subdivision** A request by Stutzmann Engineering Associates, Inc., on behalf of KGM, LLC, to replat TL-3179 and TL-3103, a total of approximately 12.97 acres into three lots ranging in size of approximately 1.60 acres to 8.07 acres. The request includes a variance to FNSBC 17.56.010.F to allow for direct lot access onto the Elliot Highway, an arterial road. The properties are located within the E½ NW¼ and the NW¼ NE¼ Section 31 T2N R1E FM (located on the Elliott Hwy). **Staff Contact: Daniel Welch**

5. **RP026-19 (Krogstie Heights Subdivision)** A request by 3-TIER ALASKA, LLC, on behalf of McGill Properties, LLC, to replat Lot 3, Block 1, Krogstie Heights Subdivision, a total of approximately 8.42 acres, into two lots of approximately 4.22 and 4.20 acres each. One variance to FNSBC 17.56.010.I has been requested to allow for each lot to exceed the minimum 4:1 depth to width ratio. The property is located within the NE¼ SE¼ Section 12, T1S R3W, FM, AK (located on Old Wood Road). **Staff Contact: Daniel Welch**
6. **SD017-19 Aaron Estates Second Addition Subdivision:** A specific request by 3 Tier Alaska on behalf of Green Diamond Properties, LLC to replat Aaron Estates (Plat 2011-74) and Aaron Estates First Addition (Plat 2017-31) into a new configuration being called "Aaron Estates Second Addition". It proposes to combine 43 lots, a total of 44 acres, into 21 lots, varying from a minimum size of 1.839 AC to 4.236 AC. The property is located within the S1/2 of the SW1/4 of Section 30, T1S R2E, FM located on Aaron Avenue, Crazy Frank Street and Stormin Norman Avenue. **Staff Contact: Julie Kotila**

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 **March 13, 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.