

1. Agenda

Documents:

[2021JAN20\\_PB\\_AGENDA.PDF](#)

## **FAIRBANKS NORTH STAR BOROUGH PLATTING BOARD MEETING AGENDA**

### **THIS MEETING WILL BE HELD VIA ZOOM**

HOSTED FROM THE MONA LISA DREXLER ASSEMBLY CHAMBERS AT THE  
JUANITA HELMS ADMINISTRATION CENTER  
907 Terminal Street, Fairbanks, Alaska

**January 20, 2020 at 6:00 PM**

Please use the link below to join the webinar:

<https://fnsb-gov.zoomgov.com/j/1615391434>

Or Dial (Toll Free) 833 568 8864 Webinar ID: 161 539 1434

### **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
  - a. Agenda items not scheduled for public hearing
  - b. 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 December 16, 2020.

### **E. ADMINISTER GROUP OATH**

### **F. QUASI-JUDICIAL HEARING**

1. **RP021-21 Birkebakke Subdivision** A request by Degerlund Engineering, LLC, on behalf of Sven and Laura Grage, to replat Lot 2, Birkebakke Subdivision, a total of approximately 31.4 acres, into two lots of 16.0 and 15.4 acres. A variance has been requested from FNSBC 17.56.010(H)(2)(b) to allow a Type II flag lot in which a borough-standard road cannot be constructed within the flag stem. The property

is located within the SE¼ NW¼ of Section 26, T.1N., R.2W., FM (located on Hafele Avenue). **Staff Contact: George Stefan**

2. **MD002-21 / SD056-07 / RP069-07 Northside Business Park** A request by Stutzmann Engineering Associates, Inc., on behalf of North Side Investors Limited Partnership, to modify the preliminary approval for Northside Business Park to include a phase that vacates existing public utility easements and eliminates the conservation area tracts and associated development restrictions. The Platting Board originally approved the preliminary plat at its December 17, 2008 meeting. The property is located within the N½ Section 2, T.1S., R.1W., FM (located on Harold Bentley Avenue, Northside Boulevard, Johansen Expressway, and the Steese Highway). **Staff Contact: George Stefan**
3. **MD001-21 / SD036-17 Halbert Meadows** A request by 3-Tier Alaska, LLC, on behalf of Samuel Halbert, to modify the subdivision's typical road sections approved by the Platting Board at its July 19, 2017 meeting. The property is located within the N½ SE¼ Section 8, T.1S., R.2E., FM (located on Freeman Road and Blalock Road). **Staff Contact: George Stefan**
4. **RP021-21 Shanly Homestead Subdivision** A request by 3-Tier Alaska, LLC, on behalf of Evon and Enei Peter, to replat Lot 2, Block C, Shanly Homestead Subdivision, a total of approximately 26,320 square feet, into two lots of 13,020 and 13,300 square feet. A variance has been requested from FNSBC 17.56.080(D) to waive the requirement for dedication of a temporary turnaround. The property is located within the NW¼ SW¼ of Section 5, T.1S., R.1W., FM (located on Hayes Avenue and Shanly Street). **Staff Contact: George Stefan**

#### **G. NEW BUSINESS**

1. Platting Board Chair and Vice-Chair Elections

#### **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 register to participate in the hearing. The request to testify will be determined 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.

This meeting will be held via Zoom. More specific information will be posted on the Stay Connected with the Platting Board webpage at <https://ak-fairbanksnorthstarborough.civicplus.com/806/Stay-Connected-with-the-Platting-Board> prior to the meeting.

Due to the current public health emergency, participants may testify either by telephone or other electronic means. Testimony can be provided under the procedures established by the Platting Board and the Mayor. Deadline for submitting a request for written testimony on quasi-judicial items is **5:00 P.M. on Tuesday, January 12, 2021.**

For more information about how you can provide verbal or written testimony, contact the Department of Community Planning by calling 459-1260 or emailing [fnsbpb@fnsb.gov](mailto:fnsbpb@fnsb.gov)