

PLATTING BOARD MEETING AGENDA

July 21, 2021 at 6:00 p.m.

This meeting will be held at or hosted from the
Mona Lisa Drexler Assembly Chambers
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, AK

This meeting will be conducted in-person and by zoom or zoom-only with consideration given to the Borough Operational Status and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/481/Platting-Board> or contact the Borough Clerk's Office (907) 459-1401.

A. CALL TO ORDER

B. ROLL CALL

C. MESSAGES

B.1. Opening

B.2. Chair's Comments

B.3. Introduction to Staff

B.4. Communications to the Platting Board

B.5. Citizens' Comments - limited to three (3) minutes

B.5.a. Agenda items not scheduled for public hearing

B.5.b. Items other than those appearing on the agenda

B.6. Disclosure and Statement of Conflict of Interest

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of consent agenda passes all routine items indicated by asterisk (*) on agenda. Consent agenda items are not considered separately unless any Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

E. MINUTES

E.1. *Minutes of the June 16, 2021 meeting.

F. QUASI-JUDICIAL HEARING

Administer Group Oath

F.1. HY001-21 Gillam Way

A request by the State of Alaska Department of Transportation and Public Facilities to replat four (4) parcels, with two (2) of the parcels being reduced in size and (2) of the parcels being affected with new public right-of-way easements, to provide for Gillam Way reconstruction. The property is located within United States Survey No. 849 and within Sections 10 and 15, T.1S., R.1W., F.M., specifically on the eastside of Gillam Way between 22nd Avenue to 14th Avenue within the City of Fairbanks, Alaska. **(Staff Contact: Billy Cardentey)**

F.2. SD013-21 Golden View Subdivision First Addition

A request by Degerlund Engineering, LLC, on behalf of Karl and Florine Benson, to subdivide Lot 1, Leonid Subdivision, totaling approximately 115.5 acres, into ten lots ranging in size from 1.4 to 2.3 acres and two tracts of 32.5 and 62.0 acres. The request includes dedication and construction of a new subdivision road. The property is located within the N½ Section 28, T.1N., R.2E., F.M., on Chena Hot Springs Road. **(Staff Contact: George Stefan)**

F.3. RP044-21 Greenfield Subdivision

A request by Stutzmann Engineering Associates, Inc., on behalf of Lauren & Alice Pennington and Robert & Frances Schulz, to replat Lots 2A and 2B, Greenfield Subdivision by vacating a 40-foot-wide driveway easement. The property is located within the NW¼ NW¼ Section 20, T.1N., R.1E., F.M., on Deep Freeze Court. **(Staff Contact: Dave Ruzicka)**

F.4. SD015-21 Solski Subdivision

A request by Design Alaska, Inc., on behalf of Stanley Solski, to subdivide Tract A, Lyle Subdivision Phase I, totaling approximately 11.38 acres, into two lots of 3.80 and 6.88 acres and a utility lot of 0.71 acre. Three variances have been requested: (1) FNSBC 17.56.080(B) to allow access to the subdivision from a Local 2 Road that includes one section of 30ft wide right-of-way; (2) FNSBC 17.56.060(A) to allow for a portion of the existing constructed road leading to the subdivision to not be within the legal access; and (3) FNSBC 17.56.010(B) to allow a subdivision lot to have 20ft of frontage rather than the required 40ft. The property is located within the W½ SW¼ Section 16, T.1S., R.1W., F.M., on Eberhardt Road and Laura Ann Avenue. **(Staff Contact: George Stefan)**

G. PUBLIC HEARING

G.1. VA001-21 Chatanika Drive

A request by 3-Tier Alaska, on behalf of Raymond Brooks, Catherine A. Brooks and Charles Hegdal to vacate a 40ft wide by 201 ft long portion of Chatanika Drive between Lot 2, Eyinck Subdivision, and Lot 2, R. Leonard Property. The property is located within the S½ SW¼ Section 30, T.1N., R.1W., F.M., on Chatanika Drive. **(Staff Contact: Billy Cardentey)**

H. EXCUSE FUTURE ABSENCES

I. BOARD MEMBERS' COMMENTS/COMMUNICATIONS

J. ADJOURNMENT

K. DPO LETTERS

Documents:

[2021Jul21_PB_DPOLetters.pdf](#)



planning@fnsb.gov
Main: (907) 459-1260
Fax: (907) 459-1255

June 30, 2021

RE: HY001-21 Gillam Way

Dear Property Owner:

A public hearing will be held before the Platting Board beginning at **6:00 p.m.**, or after, on **WEDNESDAY, July 21, 2021** to hear comments, if any, on the following:

A request by the State of Alaska Department of Transportation and Public Facilities to replat four (4) parcels, with two (2) of the parcels being reduced in size and (2) of the parcels being affected with new public right-of-way easements, to provide for Gillam Way reconstruction. The property is located within United States Survey No. 849 and within Sections 10 and 15, T.1S., R.1W., F.M., specifically on the east side of Gillam Way between 22nd Avenue to 14th Avenue within the City of Fairbanks, Alaska. **Staff Contact: Billy Cardentey**

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/806/Stay-Connected-with-the-Platting-Board> or contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.

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, July 13, 2021.**

As a person receiving this notice, you are an "interested person" pursuant to Title 17.04.010, which means you can give verbal testimony during the hearing. Please sign-up to speak on the webpage or contact the FNSB Clerks office by calling 459-1401 or emailing clerks@fnsb.gov if you plan on participating telephonically, electronically or in person.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, may sign-up to participate in the hearing as an interested person and the Chair will make a determination of whether you qualify for interested person status at the hearing. You may also attend the meeting either electronically or in person and request "Interested Persons Status."

The Full Agenda Packet will be available online on **July 6, 2021** at: <https://www.fnsb.gov/AgendaCenter/Platting-Board-18>; under the meeting date.

Hearings are audio-streamed from the link on the Borough web page or <https://www.fnsb.gov/737/Streaming-Audio-of-Assembly-Meetings> .

For more information about how you can provide verbal or written testimony, contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.



planning@fnsb.gov
Main: (907) 459-1260
Fax: (907) 459-1255

June 30, 2021

RE: VA001-21 Chatanika Drive

Dear Property Owner:

A public hearing will be held before the Platting Board beginning at **6:00 p.m.**, or after, on **WEDNESDAY, July 21, 2021** to hear comments, if any, on the following:

A request by 3-Tier Alaska, on behalf of Raymond Brooks, Catherine A. Brooks and Charles Hegdal to vacate a 40ft wide by 201 ft long portion of Chatanika Drive between Lot 2, Eyinck Subdivision, and Lot 2, R. Leonard Property. The property is located within the S½ SW¼ Section 30, T.1N., R.1W., F.M., on Chatanika Drive. **Staff Contact: Billy Cardentey**

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/806/Stay-Connected-with-the-Platting-Board> or contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.

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, July 13, 2021.**

As a person receiving this notice, you are an "interested person" pursuant to Title 17.04.010, which means you can give verbal testimony during the hearing. Please sign-up to speak on the webpage or contact the FNSB Clerks office by calling 459-1401 or emailing clerks@fnsb.gov if you plan on participating telephonically, electronically or in person.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, may sign-up to participate in the hearing as an interested person and the Chair will make a determination of whether you qualify for interested person status at the hearing. You may also attend the meeting either electronically or in person and request "Interested Persons Status."

The Full Agenda Packet will be available online on **July 6, 2021** at: <https://www.fnsb.gov/AgendaCenter/Platting-Board-18>; under the meeting date.

Hearings are audio-streamed from the link on the Borough web page or <https://www.fnsb.gov/737/Streaming-Audio-of-Assembly-Meetings> .

For more information about how you can provide verbal or written testimony, contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.



planning@fnsb.gov
Main: (907) 459-1260
Fax: (907) 459-1255

June 30, 2021

RE: SD013-21 Golden View Subdivision First Addition

Dear Property Owner:

A public hearing will be held before the Platting Board beginning at **6:00 p.m.**, or after, on **WEDNESDAY, July 21, 2021** to hear comments, if any, on the following:

A request by Degerlund Engineering, LLC, on behalf of Karl and Florine Benson, to subdivide Lot 1, Leonid Subdivision, totaling approximately 115.5 acres, into ten lots ranging in size from 1.4 to 2.3 acres and two tracts of 32.5 and 62.0 acres. The request includes dedication and construction of a new subdivision road. The property is located within the N½ Section 28, T.1N., R.2E., F.M., on Chena Hot Springs Road. **Staff Contact: George Stefan**

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/806/Stay-Connected-with-the-Platting-Board> or contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.

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, July 13, 2021.**

As a person receiving this notice, you are an "interested person" pursuant to Title 17.04.010, which means you can give verbal testimony during the hearing. Please sign-up to speak on the webpage or contact the FNSB Clerks office by calling 459-1401 or emailing clerks@fnsb.gov if you plan on participating telephonically, electronically or in person.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, may sign-up to participate in the hearing as an interested person and the Chair will make a determination of whether you qualify for interested person status at the hearing. You may also attend the meeting either electronically or in person and request "Interested Persons Status."

The Full Agenda Packet will be available online on **July 6, 2021** at: <https://www.fnsb.gov/AgendaCenter/Platting-Board-18>; under the meeting date.

Hearings are audio-streamed from the link on the Borough web page or <https://www.fnsb.gov/737/Streaming-Audio-of-Assembly-Meetings>.

For more information about how you can provide verbal or written testimony, contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.



planning@fnsb.gov
Main: (907) 459-1260
Fax: (907) 459-1255

June 30, 2021

RE: RP044-21 Greenfield Subdivision

Dear Property Owner:

A public hearing will be held before the Platting Board beginning at **6:00 p.m.**, or after, on **WEDNESDAY, July 21, 2021** to hear comments, if any, on the following:

A request by Stutzmann Engineering Associates, Inc., on behalf of Lauren & Alice Pennington and Robert & Frances Schulz, to replat Lots 2A and 2B, Greenfield Subdivision by vacating a 40-foot-wide driveway easement. The property is located within the NW¹/₄ NW¹/₄ Section 20, T.1N., R.1E., F.M., on Deep Freeze Court. **Staff Contact: Dave Ruzicka**

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/806/Stay-Connected-with-the-Platting-Board> or contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.

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, July 13, 2021**.

As a person receiving this notice, you are an "interested person" pursuant to Title 17.04.010, which means you can give verbal testimony during the hearing. Please sign-up to speak on the webpage or contact the FNSB Clerks office by calling 459-1401 or emailing clerks@fnsb.gov if you plan on participating telephonically, electronically or in person.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, may sign-up to participate in the hearing as an interested person and the Chair will make a determination of whether you qualify for interested person status at the hearing. You may also attend the meeting either electronically or in person and request "Interested Persons Status."

The Full Agenda Packet will be available online on **July 6, 2021** at: <https://www.fnsb.gov/AgendaCenter/Platting-Board-18>; under the meeting date.

Hearings are audio-streamed from the link on the Borough web page or <https://www.fnsb.gov/737/Streaming-Audio-of-Assembly-Meetings> .

For more information about how you can provide verbal or written testimony, contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.



planning@fnsb.gov
Main: (907) 459-1260
Fax: (907) 459-1255

June 30, 2021

RE: SD015-21 Solski Subdivision

Dear Property Owner:

A public hearing will be held before the Platting Board beginning at **6:00 p.m.**, or after, on **WEDNESDAY, July 21, 2021** to hear comments, if any, on the following:

A request by Design Alaska, Inc., on behalf of Stanley Solski, to subdivide Tract A, Lyle Subdivision Phase I, totaling approximately 11.38 acres, into two lots of 3.80 and 6.88 acres and a utility lot of 0.71 acre. Three variances have been requested: (1) FNSBC 17.56.080(B) to allow access to the subdivision from a Local 2 Road that includes one section of 30ft wide right-of-way; (2) FNSBC 17.56.060(A) to allow for a portion of the existing constructed road leading to the subdivision to not be within the legal access; and (3) FNSBC 17.56.010(B) to allow a subdivision lot to have 20ft of frontage rather than the required 40ft. The property is located within the W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 16, T.1S., R.1W., F.M., on Eberhardt Road and Laura Ann Avenue.

Staff Contact: George Stefan

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/806/Stay-Connected-with-the-Platting-Board> or contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.

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, July 13, 2021.**

As a person receiving this notice, you are an "interested person" pursuant to Title 17.04.010, which means you can give verbal testimony during the hearing. Please sign-up to speak on the webpage or contact the FNSB Clerks office by calling 459-1401 or emailing clerks@fnsb.gov if you plan on participating telephonically, electronically or in person.

Persons not receiving this notice directly from the Borough, who wish to testify at this hearing, may sign-up to participate in the hearing as an interested person and the Chair will make a determination of whether you qualify for interested person status at the hearing. You may also attend the meeting either electronically or in person and request "Interested Persons Status."

The Full Agenda Packet will be available online on **July 6, 2021** at: <https://www.fnsb.gov/AgendaCenter/Platting-Board-18>; under the meeting date.

Hearings are audio-streamed from the link on the Borough web page or <https://www.fnsb.gov/737/Streaming-Audio-of-Assembly-Meetings>.

For more information about how you can provide verbal or written testimony, contact the Clerks Office by calling 459-1401 or emailing clerks@fnsb.gov.