



Administrative Hearing Agenda

September 17, 2026 at 10:00 a.m.

Mona Lisa Drexler Assembly Chambers

Juanita Helms Administration Center

907 Terminal Street, Fairbanks, AK

A. CALL TO ORDER

B. INTRODUCTION

This hearing may include Quick Plat, Legal Nonconforming (Grandfather Rights), Amnesty Relief and Administrative Variance requests. Public testimony will be requested as each agenda item comes up. Any action taken during this meeting or as a result of this meeting may be appealed. Appeal of a Hearing Officer decision must be submitted in writing to the Borough Clerk's Office. Agendas and meeting audio are posted at <https://www.fnsb.gov/meetings>.

C. QUASI-JUDICIAL HEARINGS

C.1. Quick Plats

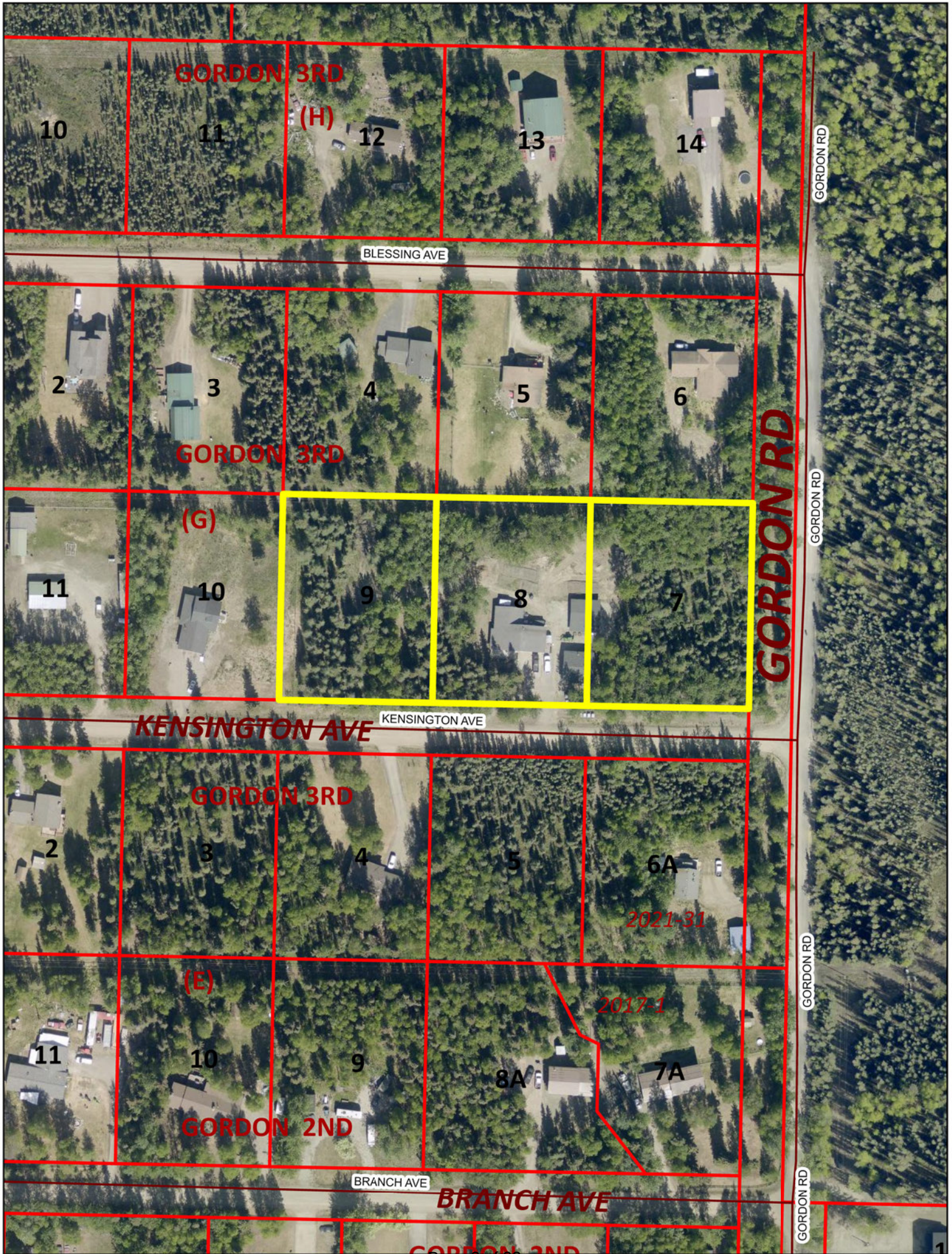
C.1.a. RP001-27: Gordon Subdivision

A request by Bennett Engineering, on behalf of John E. Karish and Marie A. Lee, to vacate the common interior lot lines between Lots 7, 8, and 9, Block G, Third Addition Gordon Subdivision, resulting in one lot of approximately 2.94 acres. The property is located within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12, T.2S., R.2E., F.M., on Gordon Road and Kensington Avenue. **(Staff Contact: Zak Lee)**

C.1.b. RP002-27: Phipps Subdivision

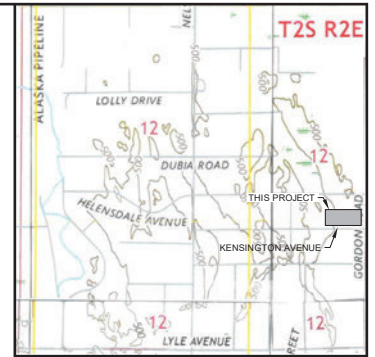
A request by Stutzmann Engineering Associates, Inc., on behalf of Irish Luck, LLC, Hite Inc., and McKinley Industrial, LLC to replat Lots 1, 2-A, and 2-B, Phipps Subdivision into four lots ranging in size from approximately 1.37 acres and 5.56 acres. The property is located within the N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 17, T.1S., R.1W., F.M. on Picket Place. **(Staff Contact: Zak Lee)**

D. ADJOURNMENT

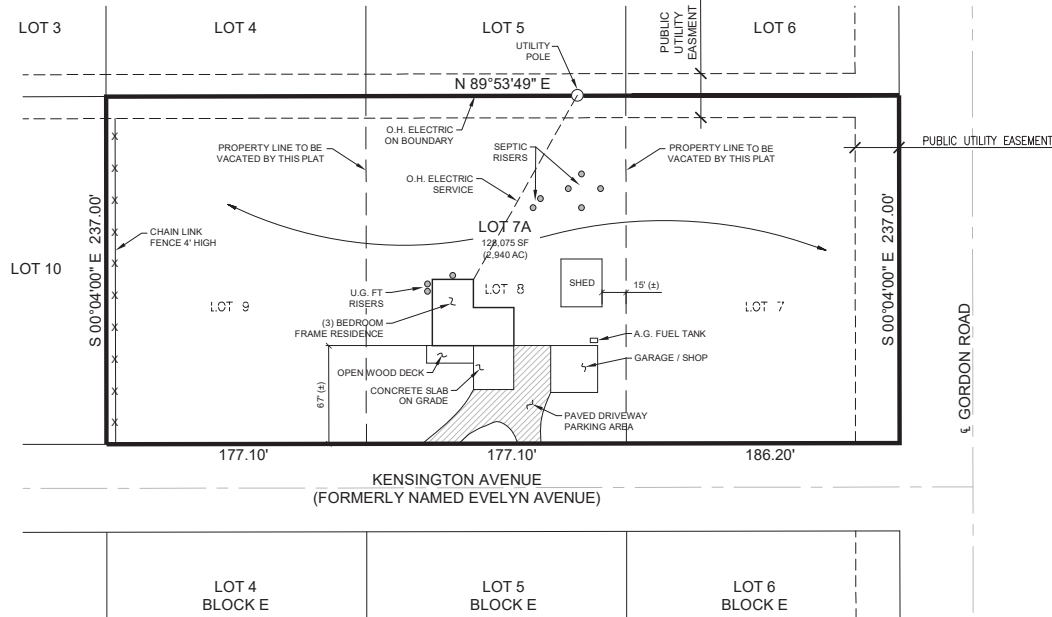


NOTES:

1. The purpose of this replat is to combine Lots 7, 8 and 9, Block G, Gordon Subdivision into a single lot designated Lot 7A.
2. Well is located inside residence.
3. This area is overlain by Salchaket soil series as per U.S.D.A., S.C.S PUBL. No. 25 (1959).



Vicinity Map from USGS
Fairbanks C-1 NE & NW AK 2021
Fairbanks D-1 SE & SW AK 2024
Scale: 1" = 1/4 mile



CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY
I hereby certify that this subdivision plat has been found to comply with the regulations of Chapter 17.52, FNSBC, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.

NOTARY'S ACKNOWLEDGEMENT

This is to certify that on this ____ day of ____ 2026, before me, a notary public for the State of Alaska, duly commissioned and sworn, personally appeared John E. Karish, to me known to be the identical individual mentioned and who executed the within plat, and he acknowledged to me that he signed the same freely and voluntarily for the use and purpose therein specified.

Notary Public in and for the State of _____
My commission expires: _____

NOTARY'S ACKNOWLEDGEMENT

This is to certify that on this ____ day of ____ 2026, before me, a notary public for the State of Alaska, duly commissioned and sworn, personally appeared Marie A. Lee, to me known to be the identical individual mentioned and who executed the within plat, and she acknowledged to me that she signed the same freely and voluntarily for the use and purpose therein specified.

Notary Public in and for the State of _____
My commission expires: _____

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified tax collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is carried on the tax records in the name of:

Description: _____

and that, according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough are paid in full for tax year 2026.

Dated at Fairbanks, Alaska, this ____ day of _____, 20__

Treasury Division Official
Fairbanks North Star Borough

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to the public use. We further certify that all required improvements comply with the standards established in Title 17, subdivisions, Fairbanks North Star Borough Code.

Date: _____
Owner: _____
John E. Karish
Date: _____
Owner: _____
Marie A. Lee

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, F. Lawrence Bennett, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands included in this replat, according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code. The distances and bearing are based on referenced records. No monuments were set.

Registration No. 3224-S Date _____

**PRELIMINARY
VERSION
JULY 30, 2026**



**A REPLAT OF LOTS 7, 8 & 9 BLOCK G OF GORDON
SUBDIVISION 3rd ADDITION**

Within SE $\frac{1}{4}$ of Sec 12, T.2S R.2E, F.M., Alaska
Plat No. 75-120 Fairbanks Recording District
Located at 3910 & 3922 Kensington Avenue and
2537 Gordon Road
North Pole, AK 99705

for
John E. Karish and Marie A. Lee
3922 Kensington Avenue, North Pole, AK 99705
by
BENNETT ENGINEERING
F. Lawrence Bennett, P.E., RLS
2825 Chief William Drive, Suite 12
Fairbanks, AK 99709

Drafter: djl

August ??, 2026

Checker: flb



STAFF REPORT AND ACTION FORM

QUICK PLAT

To: Fairbanks North Star Borough Administrative Hearing Officer

Through: George Stefan, Platting Officer IV
Department of Community Planning *GS*

From: Zakariah Lee, Platting Officer II
Department of Community Planning *ZL*

Date: September 17, 2026

Subject: **RP001-27 Third Addition Gordon Subdivision** A request by Bennett Engineering, on behalf of John E. Karish and Marie A. Lee, to vacate the common interior lot lines between Lots 7, 8, and 9, Block G, Third Addition Gordon Subdivision, resulting in one lot of approximately 2.94 acres.

Location: The property is located within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12, T.2S., R.2E., F.M., on Gordon Road and Kensington Avenue.

I. REQUEST SUMMARY

A request by Bennett Engineering, on behalf of John E. Karish and Marie A. Lee, to vacate the interior lot lines between Lots 7, 8, and 9, Block G, Third Addition Gordon Subdivision, resulting in one lot of approximately 2.94 acres. The property is located within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12, T.2S., R.2E., F.M., on Gordon Road and Kensington Avenue.

The preliminary plat graphic is shown below (**Figure 1**).

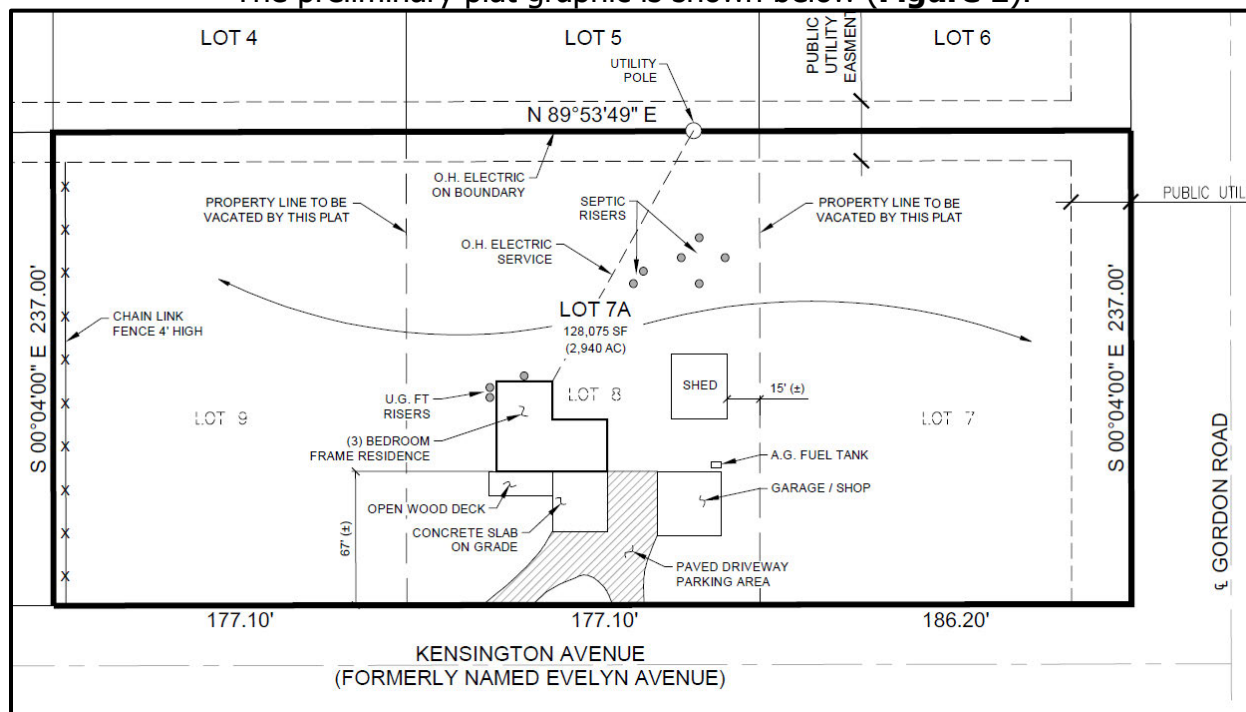


Figure 1: Preliminary Plat Graph

II. GENERAL INFORMATION

Property Owner(s)	John E. Karish and Marie A. Lee
Applicant	Bennett Engineering 2825 Chief William Drive Ste #12 Fairbanks, AK 99709
Existing Land Use	Residential and Vacant Land
Current Zoning	Rural Residential (RR) <u>Minimum Lot Area:</u> 40,000 square feet (0.92 acre) <u>RR Setback Requirements:</u> 25' front, side, and rear yards
Comprehensive Plan	Urban Adjacent - SBR (100%)
Soils	Salchaket Soils
Flood Zone	Flood Zone X (100%)
Wetlands	The property does not appear to contain wetlands based on FNSB GIS mapping of the National Wetlands Inventory.
Road Service	Gordon
Fire Service	North Star

III. PROPERTY HISTORY

Parent Lots 7, 8, and 9, Block G, Third Addition Gordon Subdivision were created by the recording of Plat No. 75-120 on August 20, 1975 (**Attachment 1**). The lots have not undergone any platting changes since their creation in 1975.

IV. APPLICABILITY

This request is exempt from meeting the design and public improvement requirements of Title 17, including Chapter 17.56. FNSBC 17.52.050 states "Any application to subdivide any number of lots that have been approved by the relevant platting authority when created or were exempt from platting authority approval when created shall not be subject to the design and public improvement requirements of this Title provided that all of the following criteria are met:

- A. The proposed subdivision does not result in an increase in the number of lots.
- B. The proposed subdivision does not create a new violation of the design and public improvement requirements of this title.
- C. The proposed subdivision does not increase the non-conformity of any lot under this or any other FNSB title."

This request proposes to vacate the interior lot lines between three lots, resulting in one lot. The replat will not increase the number of lots; it is a replat of three lots into one. No new lots will be created by this request, which is one reason the plat is applicable to meet FNSBC 17.52.050. This portion of Title 17 exempts the plat from any design and public improvement of Title 17, including Chapter 17.56 Design and Public Improvement Requirements.

This proposed subdivision meets the requirements of FNSBC 17.52.050 because:

1. The request only involves lots that have been approved by the relevant platting authority when created;
 - Lots 7, 8, and 9, Block G, Third Addition Gordon Subdivision were created by the recording of Plat No. 75-120
2. The request does not result in an increase in the number of lots;
3. The application does not create a new violation of the design and public improvement requirements of Title 17, and;
4. The proposed replat does not increase the non-conformity of any lot under this or any other FNSB title, including lot size.

By meeting the requirements of FNSBC 17.52.050, the proposed subdivision shall not be subject to the design and public improvement requirements of Title 17.

V. ACCESS

The subdivision has legal access on Gordon Road and Kensington Avenue. Further improvements or dedication to the access roads is not required as the request benefits from FNSBC 17.52.050 (Applicability).

An aerial image of the replat area and existing lot configuration is shown below (**Figure 2**).

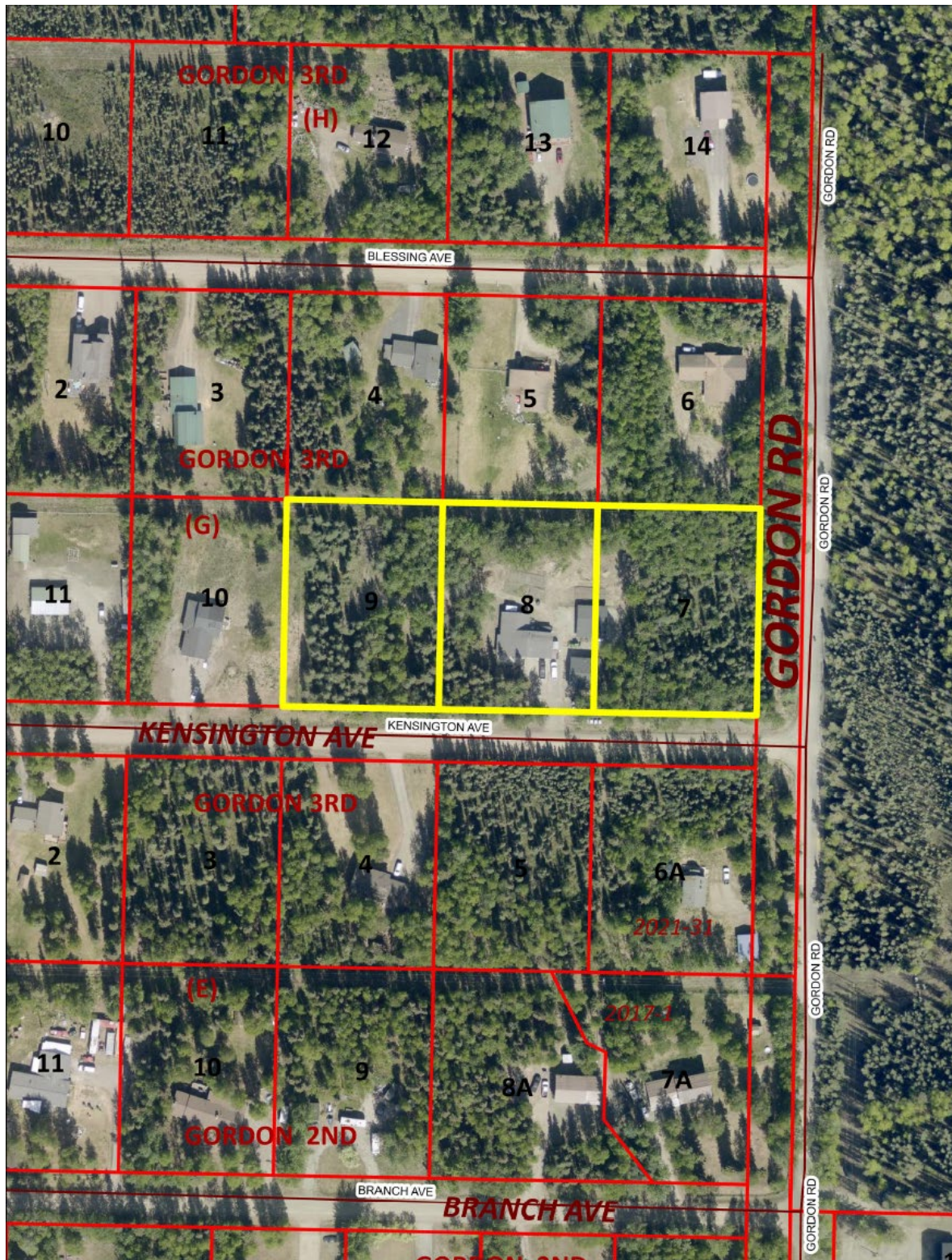


Figure 2: 2026 Aerial Image

VI. SOILS REPORT

A professional engineer's soils analysis is not required because this request benefits from FNSBC 17.52.050 Applicability.

VII. FNSB IN-HOUSE REVIEW

Transportation Planning (D. Galligan, Transportation Planner IV):

The Gordon Subdivision Plat is bordered by Kensington and Gordon Roads. Both are minor collectors and without access restriction. There are no road plan connections that impact this subdivision. This plat also has applicability so it is not subject to design and public improvement requirements in Title 17.56.

Community Planning—Transportation has no further comments.

Street Addressing (D. Weatherly, Emergency Services GIS Tech I):

Roads: All roads are correct on this plat.

Addressing: No addressing issues related to this plat.

Vicinity map: All roads are correct.

Public Works Engineering (D. Bredlie, Public Works Director):

No comments from PW.

Zoning (J. Dixon, Planner II):

No objections, zoned RR, compatible with zoning and meets required minimum lot size.

Flood (S. Bingham, Acting Floodplain Administrator):

RP001-27 is located in the "X" flood zone. Development occurring in this flood zone is not required to meet FNSBC 15.04 Floodplain Management Regulations.

Rural Services (F. Sheesley, Rural Services Engineer):

Rural Services has no comment.

Parks and Recreation (N. Swensgard, Trails Coordinator):

Parks and Recreation was given an opportunity to comment on August 11, 2026. No response has been received to date.

Natural Resources Development (B. Sehmel, Land Officer):

Natural Resources Development has no objections to the preliminary plat as proposed; there is no Borough land affected by it.

Assessing (R. Benish Shepard, Title Examiner I):

There are no area splits. Title has no comments.

VIII. AGENCY AND UTILITY REVIEW

GVEA:

Responded with no objection, with the following comments/conditions:

- GVEA asks that all easements of record be shown on the final plat; and
- GVEA requests review of the final plat prior to approval by the FNSB.

GCI:

Responded with no objection.

IGU:

Responded with no objection.

ACS:

Responded with no objection.

North Star Fire Department:

Responded with no objection.

IX. SUBDIVISION ANALYSIS

The purpose of this plat is to vacate the common interior lot lines between three lots, resulting in one lot of approximately 2.94 acres

This request qualifies as a quick plat because it is a "*movement or elimination of lot lines resulting in no more than four lots*," meeting the requirements of 17.16.010(A)(1). As described in the access section above, the plat will continue to rely on Kensington Avenue and Gordon Road for access to the boundary of the subdivision. Because this request benefits from FNSBC 17.52.050 (Applicability), it is exempt from the design and public improvement requirements of Title 17. Further improvements or dedication to the access roads is not required as the request benefits from Applicability.

GVEA, GCI, ACS, IGU, and the North Star Fire Department have no objections to the preliminary approval of this request. GVEA requested review of the final plat prior to approval and requested that all easements of record be shown on the final plat.

X. SUBDIVISION RECOMMENDATION

Staff recommends preliminary approval for RP001-27 Third Addition Gordon Subdivision with the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. All easements of record shall be shown on the final plat.

3. A plat note shall be added to read "Any new driveway or modification of an existing driveway shall require a permit from FNSB Rural Services prior to construction."

XI. FINDINGS OF FACT

Staff further recommends adoption of the following findings of fact:

- A. The request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(1) as it is "*a movement or elimination of lot lines resulting in no more than four lots.*"
- B. The request is to vacate the common interior lot lines between three lots, resulting in one lot of approximately 2.94 acres
- C. FNSBC 17.52.050 exempts this platting application from the design and public improvements requirements of Title 17 because:
 - i. The lots were legally created by Plat No. 75-120.
 - ii. The request does not increase the number of lots.
 - iii. The request does not create a new violation of the design and public improvement requirements of Title 17.
 - iv. The request does not increase the non-conformity of any lot under this or any other FNSB title.

With the conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

ACTION by hearing officer at a public hearing on September 17, 2026: The above-named file was

- ☐ *Approved* with the three conditions and adopting the staff report and Findings of Fact A through C. A final plat must be prepared by a registered land surveyor and submitted to the Community Planning Department within 24 months, or the preliminary approval will become void.
- ☐ *Denied*. Any appeal must be filed within ten (10) working days of this decision.
- ☐ *Recommended for hearing* by the Platting Board.

Kellen Spillman

Date

FNSB Administrative Hearing Officer

September 17, 2026

APPEAL of this decision must be made in writing and filed with the FNSB Clerks Office within ten working days of the decision (FNSBC 17.16.030.H). Appeal forms may be obtained from the Fairbanks North Star Borough Clerk's Office.

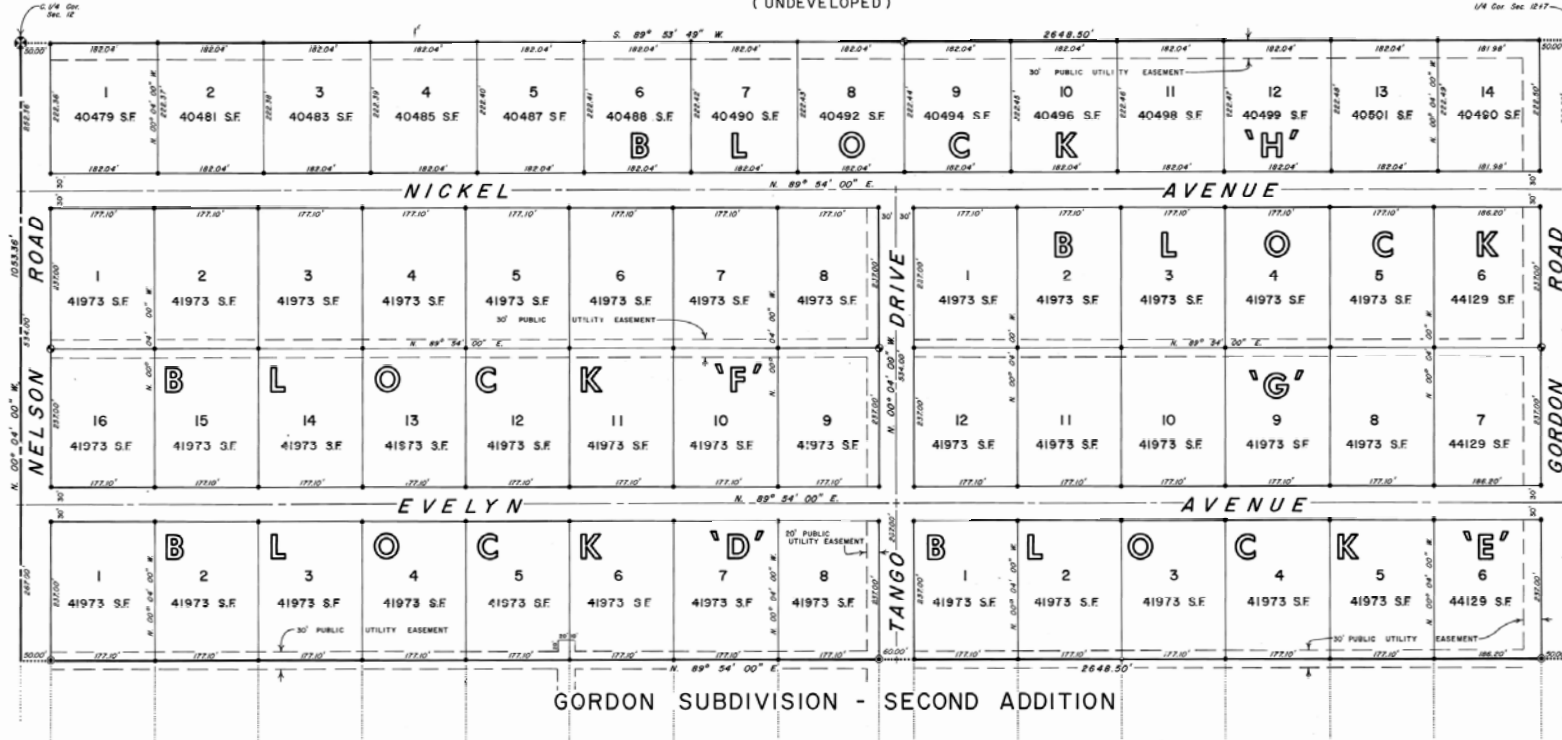
Cc:

John E. Karish and Marie A. Lee, Applicants; Larry Bennett, Bennett Engineering; FNSB Clerk's Office

Attachment 1

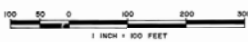
CORDON SUB. 3rd ADD.
N/2 Sec. 12 T2S R2E F.M.
8/10/75

(UNDEVELOPED)



GORDON SUBDIVISION - SECOND ADDITION

SCALE



LEGEND

- ⊗ RECOVERED STANDARD BRASS-CAPPED MONUMENT.
- ⊙ 2" PIPE WITH CAP, SET PREVIOUS SURVEY.
- ⊙ 2" PIPE WITH CAP, SET THIS SURVEY.
- ⊙ 5/8" REBAR WITH CURV CAP, SET THIS SURVEY.

NOTES

- 1) THIS AREA NOT FLOODED IN AUGUST 1967.
- 2) THIS AREA OVERLAIN BY BALCHAMET SOIL SERIES AS PER USDA, SCS. PUBL. NO. 25 (1959).
- 3) LOT 1, BLOCK 'H', LOTS 1-8, BLOCK 'H', LOT 1, BLOCK 'G' SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO NELSON ROAD.

VICINITY MAP



GORDON SUBDIVISION - THIRD ADDITION

Described as a portion of the N/2 SE 1/4 Sec. 12, T2S, R2E, Fairbanks Meridian
Containing 53.631 Lot Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown on this plan. Date 7-28-75
Owner Stutzmann Engineering Company

UNITED STATES OF AMERICA) SS.

STATE OF ALASKA
before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared
Stutzmann Engineering Company

to be known to be the identical individuals mentioned in and who executed the within plan, and they acknowledge to me that they signed the same and they voluntarily for the uses and purposes therein specified. Witness my hand and official seal the day and year in this Certificate first hereon written.

Stutzmann Engineering Company
Notary Public in and for the State of Alaska
My Commission expires 12/31/76

CERTIFICATE OF REGISTERED LAND SURVEYOR

L. Paul L. Stutzmann, a professional land surveyor duly registered under the laws of the State of Alaska, do hereby certify that this plan represents the survey made by me or under my direct supervision and that this is a true and correct representation of the lands surveyed and that no consideration has been made with all of the applicable requirements of Fairbanks North Star Borough Regulation Section 49.10.00 Amendments.

Registration No. 285-S

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified Clerk for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is carried on the tax records in the name of: Stutzmann Engineering Company
Description: TH-1204 & 1209, Section 12, T2S, R2E, F.M.

and that, according to the records in my possession, all taxes assessed and due against said land and taxes assessed and due against said land and taxes assessed and due against said land are paid in full. Dated at Fairbanks, Alaska, this 28th day of August, 1975.
Clerk Stutzmann Engineering Company
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plan shown hereon has been found to comply with the regulations of Title 49, Planning and Zoning, of the Fairbanks North Star Borough Code of Ordinances, and that said plan has been approved by the Commission, motion of August 5, 1975, and that the plan shown hereon has been approved for recording in the Fairbanks Recording District, Fairbanks, Alaska, Dated at Fairbanks, Alaska, this 28th day of August, 1975.

Attest:
Chairman, Fairbanks North Star Borough Planning Commission,
Stutzmann Engineering Company
Clerk

Stutzmann Engineering Company
Date 20 August 1975

75-120
75-120
8-20-75
11:03 A
FNSB

STUTZMANN ENGINEERING COMPANY
9 ADAM STREET P.O. BOX 1429
FAIRBANKS, ALASKA, 99701

THIRD ADDITION
GORDON SUBDIVISION
Located within Section 12, T2S, R2E, F.M.

FOR: MR. VINCE GUZZARDI
SURVEYED BY: STUTZMANN ENGINEERING COMPANY DATE: 20 AUGUST 1975
DRAWN BY: LEE MYRAN SHEET NO. 1 SCALE: 1" = 100'

DATE OF PLAT: 9 JULY 1975



Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/ P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260
plattin@fnsb.gov

For Office Use Only

Received By: _____

Receipt No.: _____

Date Submitted: _____

PRELIMINARY QUICK PLAT APPLICATION

File # _____

****FEES ARE NON-REFUNDABLE****

FEES: ☒ \$500 Preliminary Quick Plat Application (plus per lot fee)
☒ \$100 Per Resultant Lot / Tract

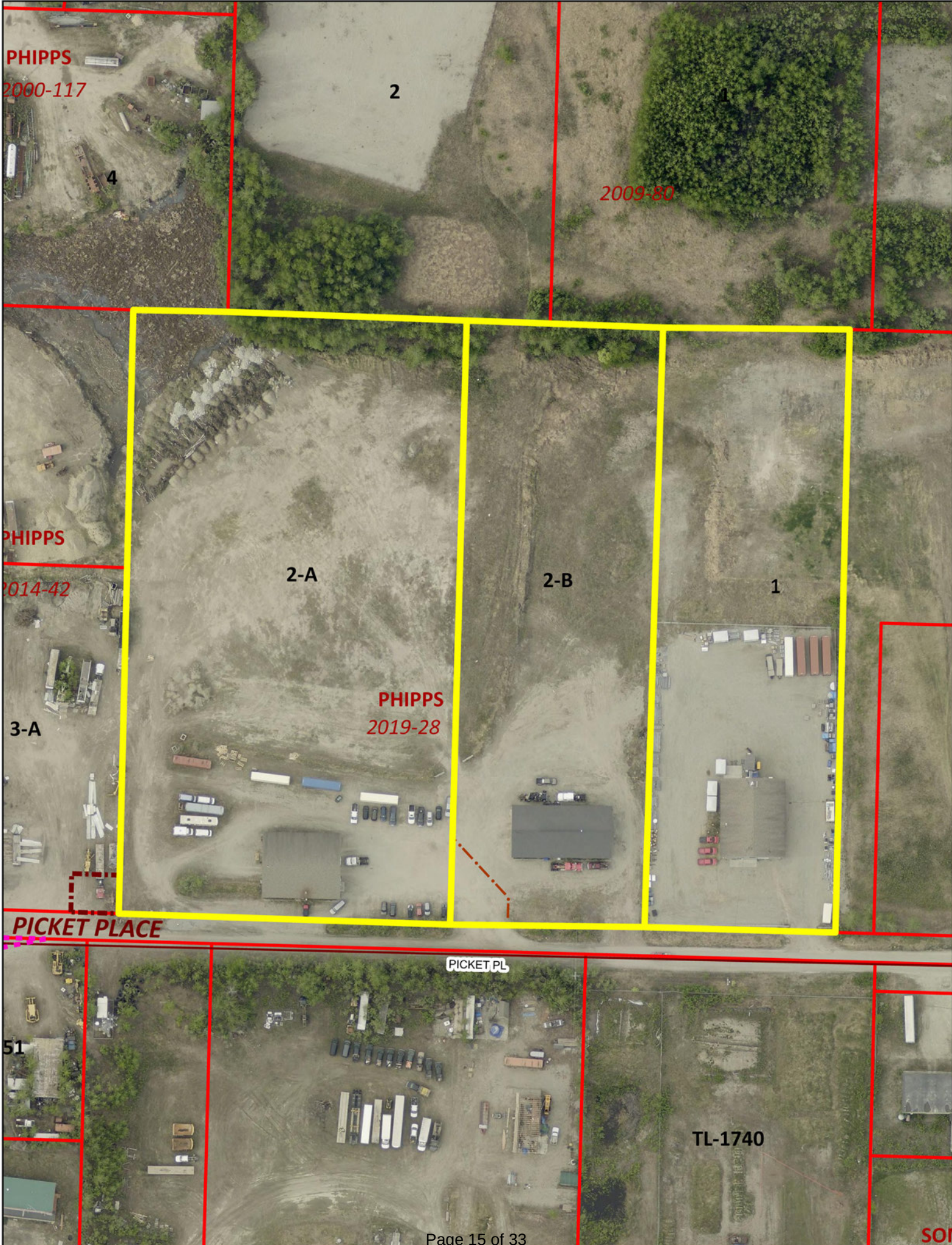
*There is a 50% fee reduction for commonly owned parcels just eliminating lot lines/combining lots.

Applicant:	Surveyor:
Contact Name: John E Karish & Marie A Lee	Business Name: Bennett Engineering
Business Name:	Contact Person: F. Lawrence Bennett, P.E., RLS
Mailing Address: 3922 Kensington Avenue	Mailing Address: 2825 Chief William Drive #12
City, State Zip: North Pole AK 99705	City, State Zip: Fairbanks AK 99709
Contact Phone: [REDACTED]	Phone: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Property Information:							
Section:	Township:	Range:	Lot (or TL):	Block:	Subdivision:	FSA? Y/N:	RSA? Y/N:
12	2S	2E	7,8,9	G	Gordon, 3rd Addition	Y	Y
Total Acreage: 2.93				# of Lots Resulting: 1			
Proposed Subdivision Name (if applicable): N/A							

Signatures of <u>all</u> legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.	
Printed name: John E Karish	E-mail: [REDACTED]
Signature: <i>John E Karish</i>	Phone: [REDACTED]
Mailing address: 3922 KENSINGTON AVE, NORTH POLE, AK 99705	
Property owned: Lots 7, 8 & 9 Block G Gordon Subdivision	
Printed name: Marie A Lee	E-mail: [REDACTED]
Signature: <i>Marie A Lee</i>	Phone: [REDACTED]
Mailing address: 3922 KENSINGTON AVE, NORTH POLE, AK 99705	
Property owned: Lots 7, 8 & 9 Block G Gordon Subdivision	

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



PHIPPS
2000-117

2

1

2009-80

4

PHIPPS
2014-42

2-A

2-B

1

3-A

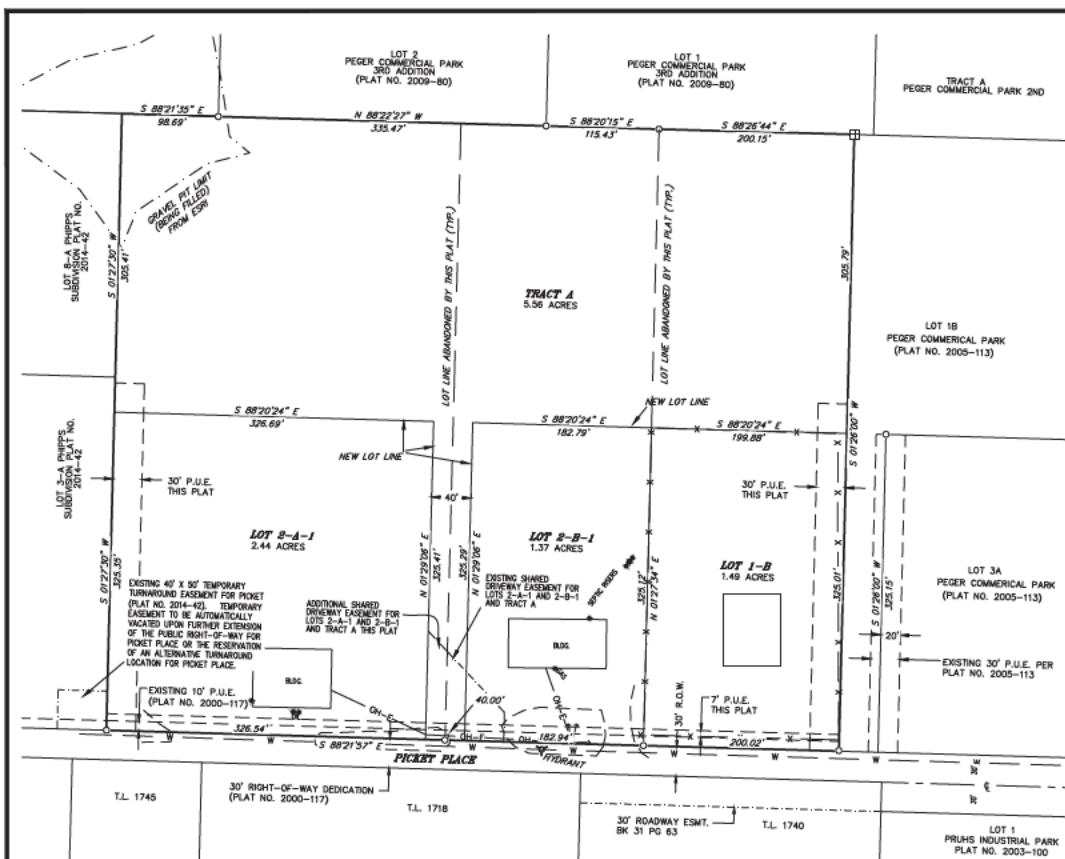
PHIPPS
2019-28

PICKET PLACE

PICKET PL

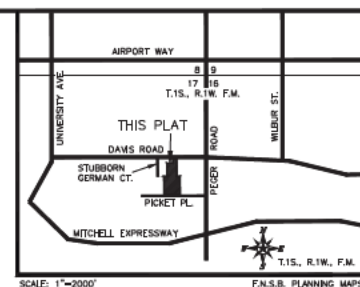
51

TL-1740



NOTES

- There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
- A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
- The utility companies shall have the right to identify and then remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement.
- An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
- A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or any other water of the state. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound. The construction of any new on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
- This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4358J dated March 17, 2014.
- This area is overlain by Gravel Pz and Urban Land soils per NRCS Web Soil Survey 2018. This area is overlain by Salschalet and Brodeur Soils per USDA Soil Conservation Series No. 25, 1959.
- The purpose of this plat is to create 4 lots from 3.
- Aerial photography is 2023 PMSB.
- The Basis of Bearing for this survey is a high precision GPS Survey projected in Alaska State Plane, Zone 3 (NAD83). Dimensions are ground distances expressed in U.S. Survey Feet.



VICINITY MAP

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, James H. Athert, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands actually surveyed by me or under my direct supervision according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code and that the distances and bearings are shown correctly and that all monuments required have been set.



Registration No. 7621-S

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified Tax Collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is carried on the tax records in the name of:

Description: _____

and that according to the records in my possession, at taxes levied against said land and in favor of the Fairbanks North Star Borough are paid in full for Tax Year _____ Dated at Fairbanks, Alaska, this _____ day of _____ 20____

Fairbanks North Star Borough Treasury Division Official

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.52, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.

PRELIMINARY PLAT

STUTZMANN ENGINEERING ASSOCIATES, INC.
P.O. BOX 91428, FAIRBANKS, ALASKA 99709-1428
OFFICE AT 9 ADAM AVENUE I AK C-627

REPLAT LOTS 1, 2A AND 2B, PHIPPS SUBDIVISION

(PLAT NO. 2019-28 AND 2000-117)

WITHIN NE1/4 SEC. 17, T.15, R.1W, F.W. ALASKA

FAIRBANKS RECORDING DISTRICT

FOR: HITE INC, MCKINLEY INDUSTRIAL, LLC, IRISH LUCK, LLC

SURVEYED BY: S.E.A. DATE: JUNE, 2026

DRAWN BY: J.D.S. DATE: 8/8/2026

CHECKED BY: J.D.S. SCALE: 1"=60' SHEET 1 OF 1

RP 000-27



STAFF REPORT AND ACTION FORM

QUICK PLAT

To: Fairbanks North Star Borough Administrative Hearing Officer

Through: George Stefan, Platting Officer IV *GS*
Department of Community Planning

From: Zakariah Lee, Platting Officer II *ZL*
Department of Community Planning

Date: September 17, 2026

Subject: **RP002-27 Phipps Subdivision** A request by Stutzmann Engineering Associates, Inc., on behalf of Irish Luck, LLC, Hite Inc., and McKinley Industrial, LLC, to replat Lots 1, 2A, and 2B, Phipps Subdivision into four lots ranging in size between approximately 1.37 acres and 5.56 acres.

Location: The property is located within the N½ SE¼ Section 17, T.1S., R.1W., F.M. on Picket Place.

I. REQUEST SUMMARY

A request by Stutzmann Engineering Associates, Inc., on behalf of Irish Luck, LLC, Hite Inc., and McKinley Industrial, LLC, to replat Lots 1, 2A, and 2B, Phipps Subdivision into four lots ranging in size between approximately 1.37 acres and 5.56 acres. The property is located within the N½ SE¼ Section 17, T.1S., R.1W., F.M. on Picket Place.

The preliminary plat graphic is shown below (**Figure 1**).



Figure 1: Preliminary Plat Graphic

II. GENERAL INFORMATION

Property Owner(s)	Irish Luck, LLC, Hite Inc., and Mckinley Industrial, LLC
Applicant	Stutzmann Engineering Associates, Inc. P.O. Box 71429 Fairbanks, AK 99707
Existing Land Use	Residential
Current Zoning	Light Industrial (LI) <u>Minimum Lot Area: None</u> <u>LI Setback Requirements: 20' front, 0' rear and side yards</u>
Comprehensive Plan	Light Industrial Area (100%), Urban Boundary (100%)
Soils	Gravel Pit and Urban Land Soils

Flood Zone	Flood Zone X: Protected by Levee (100%)
Wetlands	The property appears to contain wetlands based on FNSB GIS mapping of the National Wetlands Inventory.
Road Service	None
Fire Service	University

III. PROPERTY HISTORY

Lot 1, Phipps Subdivision was created by Plat No. 2000-117, recorded November 15, 2000 (**Attachment 1**). Lots 2-A and 2-B, Phipps Subdivision were created by Plat No. 2019-28, recorded April 10, 2019 (**Attachment 2**). The lots have not undergone any platting changes since their creation in 2000 and 2019, respectively.

IV. ACCESS

The subdivision has legal and constructed access on Picket Place. Picket Place originates from Peger Road, a state-maintained roadway, meeting FNSBC 17.56.020(A) and 17.56.060(A). Picket Place was improved to minor collector standards for the parent subdivision, Phipps Subdivision, Plat No. 2000-117, and approved by the Borough Engineer.

Proposed Tract A is a Type II Flag Lot. Per FNSBC 17.56.010(H)(2)(b), the applicant has submitted evidence that a borough standard road can be constructed within the flag stem in the event of a future dedication (**Attachment 3**).

An aerial image of the replat area and existing lot configuration is shown below (**Figure 2**).

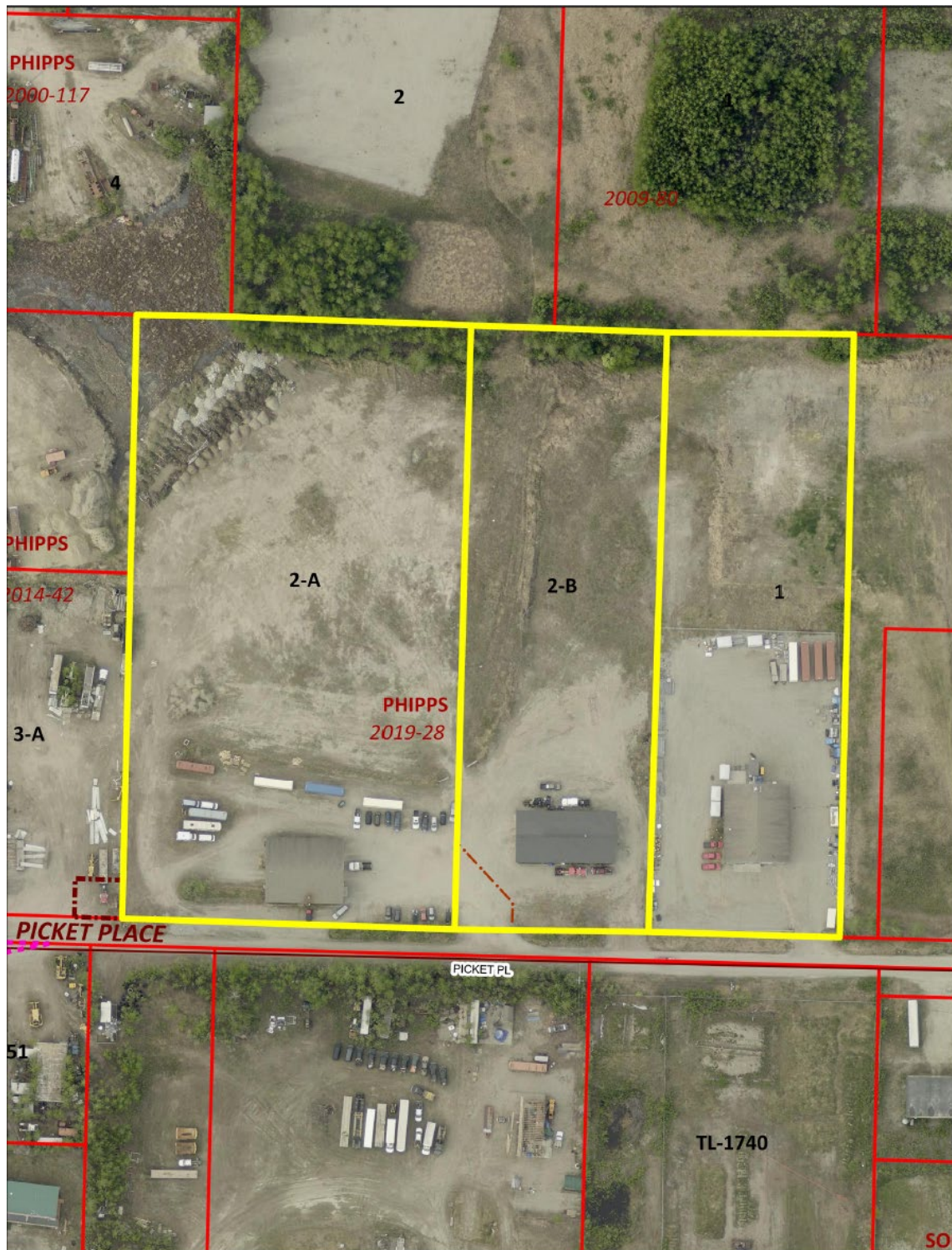


Figure 2: 2026 Aerial Image

V. SOILS REPORT

A professional engineer's soils analysis was submitted by the applicant's registered professional on August 11, 2026 (**Attachment 4**). The report finds that the soils in proposed lots 2A1, 2B1, and 1B are suitable for conventional onsite water disposal systems. A soils report is not required for proposed Tract A per FNSBC 17.56.050(B)(1), as the tract exceeds 200,000 square feet (4.59 acres).

VI. FNSB IN-HOUSE REVIEW

Transportation Planning (D. Galligan, Transportation Planner IV):

The Phipps Subdivision is reconfiguring 3 lots into 4 along Picket Place. Picket Place is a local road and as such has no access restrictions. This part of Picket Place is not impacted by the road plan, and has no road plan connections that impact this subdivision. Tract A can be further subdivided, so a Borough Standard Road must be able to be constructed within the flag stem. The typical section included with the submittal shows that this can be done. Community Planning—Transportation has no further comments.

Street Addressing (D. Weatherly, Emergency Services GIS Tech I):

Roads: All roads are correct on this plat.

Addressing: No addressing issues related to this plat.

Vicinity Map: "University Avenue" should be "S University Avenue".

Public Works Engineering (D. Bredlie, Public Works Director):

No comments from PW.

Zoning (J. Dixon, Planner II):

Planners have no objections. This is in the LI zoning district. Seems structures meet the front yard setbacks as submitted.

The lot sizes took in account for ADEC septic requirements.

Flood (S. Bingham, Acting Floodplain Administrator):

RP002-27 is located in the "X" flood zone. Development occurring in this flood zone is not required to meet FNSBC 15.04 Floodplain Management Regulations. Note #6 is accurate.

Rural Services (F. Sheesley, Rural Services Engineer):

Rural Services has no comment.

Parks and Recreation (N. Swensgard, Trails Coordinator):

Parks and Recreation was given an opportunity to comment on August 11, 2026; No response has been received to date.

Natural Resources Development (B. Sehmel, Land Officer):

Natural Resources Development has no objections to the preliminary plat as proposed; there is no Borough land affected by it.

Assessing (R. Benish Shepard, Title Examiner I):

There are no area splits. Title has no comments.

VII. AGENCY AND UTILITY REVIEW

ADOT&PF

ADOT&PF was given an opportunity to comment on July 14, 2026; no response has been received to date.

GVEA:

Responded with no objection, with the following comments/conditions:

- GVEA requests review of the final plat prior to approval by the FNSB; and
- GVEA asks that all easements of record be shown on the final plat.

GCI:

Responded with no objection.

IGU:

Responded with no objection.

ACS:

Responded with no objection.

Utility Services of Alaska:

Responded with no objection.

University Fire Department:

The University Fire Department was given an opportunity to comment on July 14, 2026; no response has been received to date.

VIII. SUBDIVISION ANALYSIS

The purpose of this plat is to replat three lots into four lots ranging in size between approximately 1.37 acres and 5.56 acres.

This request qualifies as a quick plat because it is a "*a subdivision resulting in four or fewer tracts or lots meeting the access standards of 17.56 FNSBC.*," meeting the requirements of FNSBC 17.16.010(A)(2). As described in the access section above, the

subdivision has legal and constructed access on Picket Place. Picket Place originates from Peger Road, a state-maintained roadway, meeting FNSBC 17.56.020(A) and 17.56.060(A). Picket Place was improved to minor collector standards for the parent subdivision, Phipps Subdivision, Plat No. 2000-117, and approved by the Borough Engineer.

Proposed Tract A is a Type II Flag Lot. Per FNSBC 17.56.010(H)(2)(b), the applicant has submitted evidence that a borough standard road can be constructed within the flag stem in the event of a future dedication (**Attachment 3**).

GVEA, GCI, IGU, ACS, and the Utility Services of Alaska have no objections to the preliminary approval of this request. GVEA requested review of the final plat prior to approval and requested that all easements of record be shown on the final plat. ADOT&PF and the University Fire Department were given an opportunity to comment on July 14th, 2026; no response has been received to date.

IX. SUBDIVISION RECOMMENDATION

Staff recommends preliminary approval for RP002-27 Phipps Subdivision with the following conditions:

1. GVEA shall have a maximum of 30 calendar days to review and comment on the final plat.
2. ADOT&PF and the University Fire Department shall have a maximum of 10 calendar days to review and comment on the final plat.
3. All roads shall be shown correctly on the final plat.
4. All easements of record shall be shown on the final plat.

X. FINDINGS OF FACT

Staff further recommends adoption of the following findings of fact:

- A. The request qualifies as a quick plat because it meets the requirements of FNSBC 17.16.010(A)(2) as it is a "*a subdivision resulting in four or fewer tracts or lots meeting the access standards of 17.56 FNSBC.*"
- B. This request proposes to replat three lots into four lots ranging in size between approximately 1.37 acres and 5.56 acres.
- C. Picket Place was improved to minor collector road standards for the parent plat, Phipps Subdivision, Plat No. 2000-117, and approved by the Borough Engineer.
- D. Tract A is a Type II Flag Lot that can be further subdivided under this title, per FNSBC 17.56.010(H)(2).
 - i. 17.56.010(H)(2)(b) states "*Evidence has been submitted by the applicant that a Borough-standard road can be constructed in the stem in the event of a future dedication.*"
 - ii. The applicant has submitted evidence showing that a future borough-standard road can be built in the event of future dedication.

With the conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

ACTION by hearing officer at a public hearing on September 17, 2026: The above-named file was

- ☐ *Approved* with the four conditions adopting the staff report and Findings of Fact A through D. A final plat must be prepared by a registered land surveyor and submitted to the Community Planning Department within 24 months, or the preliminary approval will become void.
- ☐ *Denied*. Any appeal must be filed within ten (10) working days of this decision.
- ☐ *Recommended for hearing* by the Platting Board.

Kellen Spillman

Date

FNSB Administrative Hearing Officer

September 17, 2026

APPEAL of this decision must be made in writing and filed with the FNSB Clerks Office within ten working days of the decision (FNSBC 17.16.030.H). Appeal forms may be obtained from the Fairbanks North Star Borough Clerk's Office.

Cc:

Irish Luck, LLC, Hite Inc., and McKinley Industrial, LLC, Applicants; Jeremy Stark, Stutzmann Engineering Associates, Inc.; FNSB Clerk's Office

Attachment 1



FROM: CITY OF FAIRBANKS ENGINEER'S MAP SCALE: NONE

C1/4 COR. SEC. 17

VICINITY MAP

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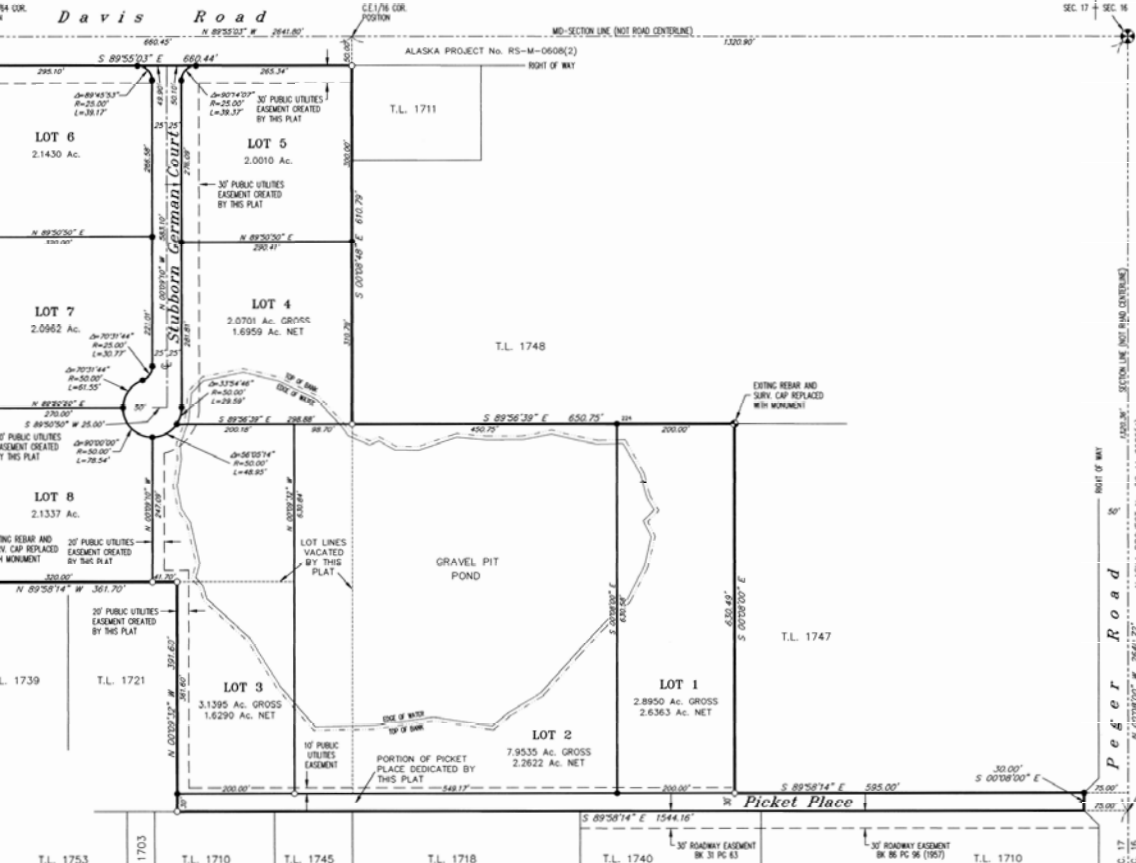
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NOTES

- There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
- A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
- The utility companies shall have the right to identify and then remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement.
- A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or any other water of the state.
- The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound.
- This property is within Flood Zone "X" shaded as per the Flood Insurance Rate Map, Community/Panel No. 025009 0183 G, January 2, 1992.
- This area is overlain by Salchaket & Broadway soils per U.S.D.A. Soil Conservation Series No. 25, 1959.
- Direct access onto Davis road from Lot 5 is limited to the one existing driveway. Direct access onto Davis Road from Lot 6 is prohibited.
- Lots 6, 7 & 8 have been identified, by the Alaska Department of Environmental Conservation, as sites which are possibly contaminated. The condition of the existing wastewater disposal systems is unknown; therefore the Alaska Department of Environmental Conservation should be contacted before the installation of any new water well or wastewater disposal system.



T.L. 1753 T.L. 1703 T.L. 1710 T.L. 1745 T.L. 1718 T.L. 1740 T.L. 1710

ACREAGE SUMMARY

NET LOT AREA:	24.5221 Acres
DEDICATED ROADS R.O.W.:	1.8759 Acres
TOTAL AREA:	26.3980 Acres

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

We hereby certify that we are the owners of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

We further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code, Alaska, as amended.

[Signature] *[Signature]*

[Signature] *[Signature]*

UNITED STATES OF AMERICA } S. S.

STATE OF ALASKA

This is to certify that on this 24th day of October 2000

before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Loren E. Hite, Bari N. Hite,

Vicky N. Phipps

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified.

In witness my hand and notarial seal the day and year as this certificate first herein written.

[Signature]

Notary Public in and for the State of Alaska

My Commission Expires January 31, 2001

[Signature]

My Commission Expires January 31, 2001

[Signature]

My Commission Expires January 31, 2001

[Signature]

My Commission Expires January 31, 2001

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My Commission Expires January 31, 2001

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My Commission Expires January 31, 2001

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My Commission Expires January 31, 2001

STUTZMANN ENGINEERING ASSOCIATES, INC.
P.O. BOX 71420, FAIRBANKS, ALASKA 99707-1420
OFFICE AT 9 ADAM AVENUE (907) 452-4094

PHIPPS SUBDIVISION

WITHIN THE N1/2 SE1/4, SEC. 17, T. 1 S., R. 1 W., F.M. AK.
FAIRBANKS RECORDING DISTRICT

FOR: HITE & PHIPPS

SURVEYED BY: D.A.M. DATE: Sept., 2000

PREPARED BY: G.L.K. DATE: Sept., 2000

CHECKED BY: N.K.E. SCALE: 1"=100' SHEET 1 OF 1

SD 004-01

Fairbanks 2000-117

Attachment 2

CERTIFICATE OF CORPORATE OWNERSHIP, DEDICATION AND COMPLIANCE

I hereby certify that Hite, Inc. is the owner of the herein specified property shown and described hereon and that we hereby adopt this plan of subdivision with our consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

We further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

Loren Hite
Loren Hite, President, Hite, Inc.

UNITED STATES OF AMERICA } S. S.
STATE OF ALASKA

This is to certify that on this 17 day of April, 2019, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared:

Loren Hite

to me known to be the identical individuals mentioned and who executed the within plat, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein specified in his capacity as President of said corporate owner and that at the time they presented this plat that they were clothed with the power and authority to sign this plat on behalf of said corporation.

Witness my hand and notarial seal the day and year in this certificate first herein written.

[Signature]
Notary Public in and for the State of Alaska

My Commission Expires: 1/15/2013



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, James H. Altherr, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands actually surveyed by me or under my direct supervision according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code and that the distances and bearings are shown correctly and that all monuments required have been set.

James H. Altherr 4/4/2019
Registration No. 7621-S



CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified Tax Collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough, the following described property is carried on the tax records in the name of:

Hite, Inc.

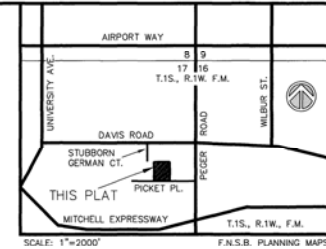
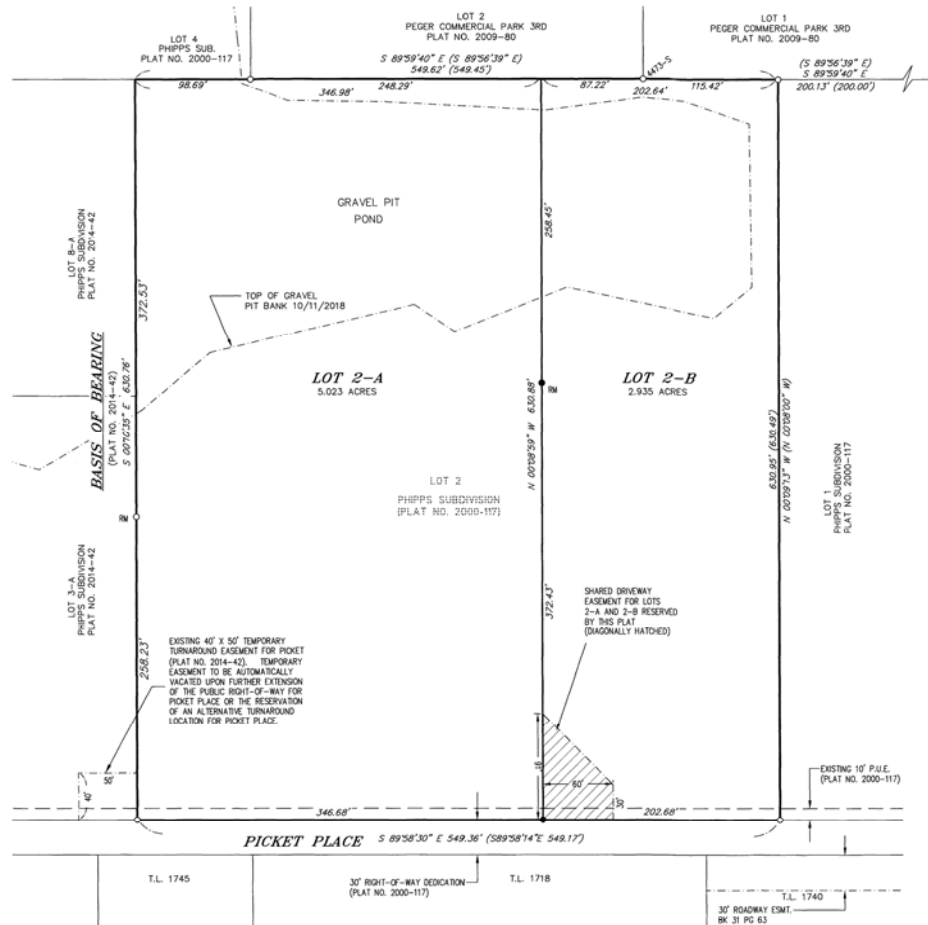
Description: Lot 2 Phipps Subdivision

and that according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough are paid in full for tax year 2018. Dated at Fairbanks, Alaska, this 16 day of April, 2019.

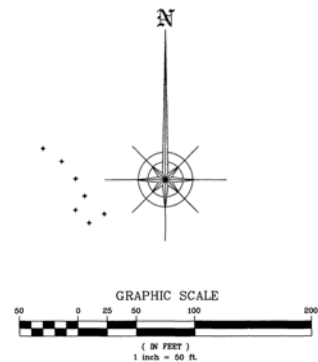
James A. Wilson
Fairbanks North Star Borough Treasury Division Official

NOTES

- There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
- A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
- The utility companies shall have the right to identify and then remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement.
- An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
- A septic tank and its soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or any other water of the state. The bottom of the soil absorption field must be a minimum of four feet above the seasonal high ground water level. This may require the construction of an alternative wastewater disposal system, such as a mound. The construction of any new on-site wastewater disposal systems must meet the regulatory requirements of the State of Alaska Department of Environmental Conservation.
- This property is located within Flood Zone "X" per Federal Emergency Management Agency Flood Insurance Rate Map 02090C4358J dated March 17, 2014.
- This area is overlain by Gravel Pit and Urban Land soils per NRCS Web Soil Survey 2018. This area is overlain by Salchaket and Broadway soils per USDA Soil Conservation Series No. 25, 1959.
- The purpose of this plat is to create 2 lots from 1.
- The Platting Board approved a variance to FNSB 17.56.080.B to allow the existing 30' wide dedication for Picket Place to meet the right-of-way width requirements.
- The Platting Board approved a variance to FNSB 17.56.080.D to allow for the alternate temporary turnaround created by Plat No. 2014-42 instead of new dedication of a 100' diameter temporary turnaround.



VICINITY MAP



LEGEND

- 3 1/4" DIA. ALUMINUM CAP MONUMENT WITH MAGNETS, RECOVERED (705-S UNLESS NOTED OTHERWISE)
- 5/8" REBAR AND 1 1/2" ALUMINUM SURVEY CAP, RECOVERED THIS SURVEY. (705-S UNLESS NOTED OTHERWISE)
- 5/8" X 30" REBAR AND 1 1/2" ALUMINUM SURVEY CAP, SET THIS SURVEY, STAMPED 7621-S.
- RECORD INFORMATION

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17.52, Final Plats, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved.



STUTZMANN ENGINEERING ASSOCIATES, INC.
P.O. BOX 71489, FAIRBANKS, ALASKA 99707-1489
OFFICE AT 9 ADAM AVENUE | (907) 452-4084 | AK C-627

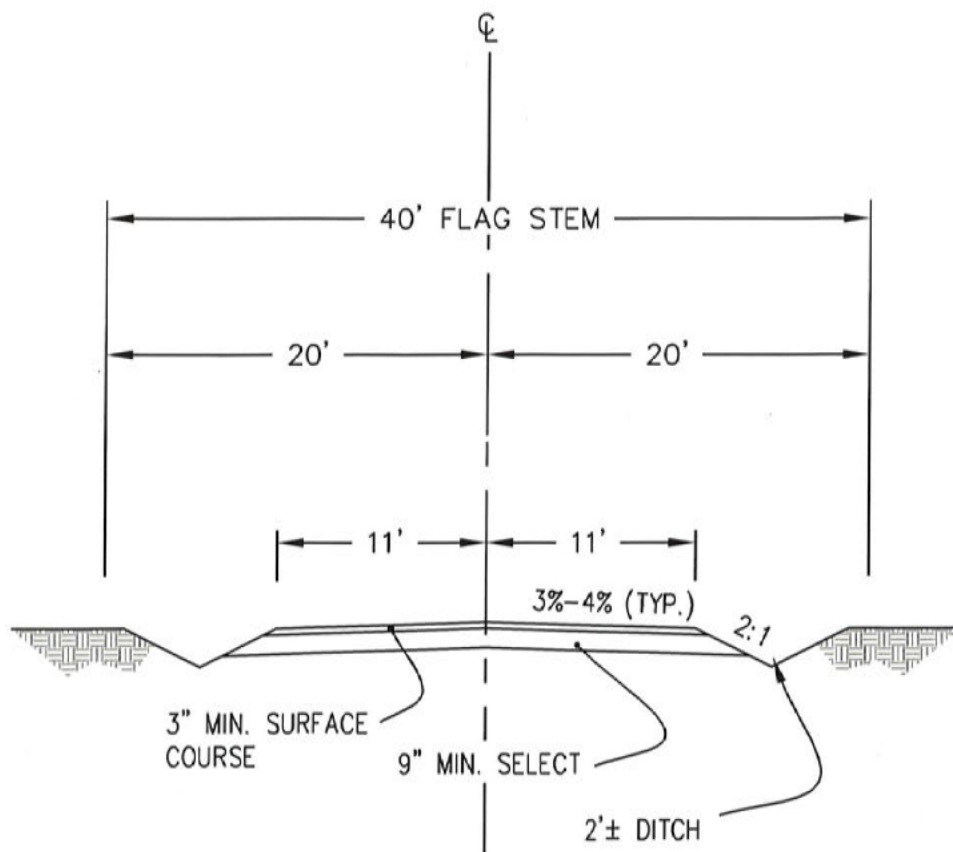
REPLAT LOT 2, PHIPPS SUBDIVISION

PLAT NO. 2000-117 F.R.D.
WITHIN THE NE1/4 SE1/4 SEC. 17, T.1S., R.1W., F.M. AK
FAIRBANKS RECORDING DISTRICT

FOR: HITE, INC.
SURVEYED BY: S.E.A. DATE: OCT. 2018
DRAWN BY: J.D.S. DATE: 04/03/2019
CHECKED BY: S.E.A. SCALE: 1"=50' SHEET: 1 OF 1

RP019-19

Attachment 3



FNSB LOCAL 1 ROAD
WITHIN 40' FLAG STEM (NTS)



7/14/2026

STUTZMANN
ENGINEERING
ASSOCIATES, INC.

P.O. BOX 71429, FAIRBANKS, AK 99707
9 ADAK AVE., FAIRBANKS AK 99701

(C 627)

PHIPPS SUB. FLAG STEM

TYPICAL SECTION

FOR: SHIELDS

DRAWN BY: JDS

CHECKED BY: JDS

DATE: 7/14/2026

DRAWING NO.

C1

1 OF 1

X:\Drawings-R14\T01s\01w\SEC17\26-028 Phipps sub Shields\26-028 Phipps Shields Prelim.dwg

Attachment 4

STUTZMANN ENGINEERING ASSOCIATES, INC.

9 Adak Avenue • P.O. Box 71429 • Fairbanks, Alaska 99707-1429

[REDACTED]
[REDACTED]

August 8, 2026

Preliminary Soils/ Wastewater Report
Replat Lots 1, 2A and 2B Phipps Subdivision
Within: Sec. 17, T.1S., R.1W., F.M., AK

Owner:
Hite, Inc.

Proposed Activity

This property is zoned Light Industrial. The property is served by community water but community sewer is currently unavailable. The light industrial zone has no minimum lot size except as required for on-site wastewater disposal systems where community sewer and water are unavailable. The proposed replat of Lot 1, 2A and 2B Phipps Subdivision creates 4 lots from 3. Proposed Lot 2A1 is 2.4 Acres, Lot 2B1 is 1.4 Acres and Lot 1B is 1.5 Acres. This soils report is intended to describe the soil conditions on these 3 lots. Tract A is over 5 Acres and consists mostly of a filled in gravel pit.

Existing Conditions

Phipps Subdivision is located within Section 17, T.1S., R.1W., F.M. The property is located on Picket Place off Peger Road. The northerly portion of these lots has been developed as a gravel pit, although the pit is mostly filled in. Lots 2A1, 2B1 AND 1B each have a single commercial structure and existing functional septic systems.

Soils Data

As per the USDA Web Soil Survey, Phipps Subdivision is overlain by Salchaket soils. This soil type consists of well drained sandy silts overlying alluvial sands and gravels. Adjacent septic reports and the presence of a gravel pit on the property along with an additional gravel pit to the south of this property supports this classification. The records indicate that soils in this area typically consist of 2 – 5 feet of silt overlying sands and gravels. The water table in this area is typically at around 10 feet.

Conclusion and recommendations

Based on the surface and surrounding conditions, soils data, and the existing functional septic systems, it is our opinion that the soils on proposed Lots 1B, 2A1 and 2B1 are suitable for conventional onsite wastewater disposal systems. Construction of the resulting system should follow ADEC requirements with regard to leach field sizing and the requirement for a sand liner if necessary. Sufficient lot area exists on the lots to construct an onsite wastewater disposal system and/or replacement drain fields if necessary. Adequate separation from the gravel pit must be maintained during construction of any future replacement drain fields.

As per ADEC requirements, is our recommendation that prior to the installation of any onsite wastewater disposal system, a site specific test hole should be evaluated by an

ADEC certified installer or professional engineer to determine the size and type of system required. The opinions herein are based on a visual inspection of the site along with available data from USDA, ADEC, previous records and other sources.

We recommend that the standard wastewater notes be added to the final plat.

 8/8/26

Jeremy Stark, PE, PLS
STUTZMANN ENGINEERING ASSOC., INC.



8/8/26



Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/ P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260
plattng@fnsb.gov

For Office Use Only

Received By: _____
Receipt No.: _____
Date Submitted: _____

PRELIMINARY QUICK PLAT APPLICATION

File # _____

****FEES ARE NON-REFUNDABLE****

FEES: ☒ \$500 Preliminary Quick Plat Application (plus per lot fee)
☒ \$100 Per Resultant Lot / Tract

*There is a 50% fee reduction for commonly owned parcels just eliminating lot lines/combining lots.

Applicant:	Surveyor:
Contact Name: KEVIN SHIELDS	Business Name: STUTZMANN ENGINEERING ASSOCIATES, INC.
Business Name:	Contact Person: JEREMY STARK
Mailing Address: PO BOX 11330	Mailing Address: PO BOX 71429
City, State Zip: LAHAINA, HI, 96761-6330	City, State Zip: FAIRBANKS, AK 99707
Contact Phone:	Phone: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Property Information:							
Section:	Township:	Range:	Lot (or TL):	Block:	Subdivision:	FSA? Y/N:	RSA? Y/N:
Total Acreage:				# of Lots Resulting:			
Proposed Subdivision Name (if applicable):							

Signatures of <u>all</u> legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.	
Printed name:	E-mail:
Signature: SEE ATTACHED	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



Fairbanks North Star Borough
Department of Community Planning
907 Pioneer Road/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 459-1255
plattting@fnsb.us

For Office Use Only

Received By: _____

Receipt No.: _____

Date Submitted: _____

PRELIMINARY PLAT SIGNATURE PAGE

File # _____

Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.

Printed name: Irish Luck, LLC

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: Lot 1, Phipps Subdivision

Printed name: Mckinley Development, LLC

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: Lot 2B Phipps Subdivision

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____



Fairbanks North Star Borough
Department of Community Planning
907 Pioneer Road/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 459-1255
planning@fnsb.us

For Office Use Only

Received By: _____

Receipt No.: _____

Date Submitted: _____

PRELIMINARY PLAT SIGNATURE PAGE

File # _____

Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.

Printed name: Hite, Inc.

E-mail: _____

Signature: *Sam Hite*

Phone: _____

Mailing address: PO Box 80708

Property owned: Lot 2A, Phipps Subdivision

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____

Printed name: _____

E-mail: _____

Signature: _____

Phone: _____

Mailing address: _____

Property owned: _____