

**NOTICE: Platting Staff may be unable to process all the applications shown on this agenda.** A reconvened Platting Board meeting is tentatively scheduled for WEDNESDAY, April 2 at 3:00 pm in the Assembly Chambers if needed for applications ready for public hearing but not heard at the March 26 meeting. Those not ready for hearing will be placed on the agenda for April 23, 2003.

**FNSB PLATTING BOARD**  
**AGENDA**  
**March 26, 2003**  
Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (February 26, 2003)

**APPROVAL OF AGENDA**

**INFORMATION FOR THE PUBLIC.** Public testimony will be requested as each agenda item comes up. The Platting Board's review is limited to the technical requirements of the state and borough subdivision ordinances, codes and statutes, health and safety issues, or hazards to property. Please note: testimony may be limited to three minutes per person.

Before testifying, please state your name, print it and your mailing address on the sheet at the microphone, and identify the agenda item about which you are speaking. If you wish to ask questions of the Board or staff, secure approval from the Chairman to do so.

If you wish to speak regarding an item not on this agenda, you may do so during Citizens Comments (at the end of the agenda).

The meeting will recess approximately 6:15-7:00 p.m. and will adjourn by 9:00 p.m.

*Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Platting Board member (who voted on the prevailing side) before the close of business the day following the meeting.*

*Appeal of a Platting Board decision must be submitted in writing within seven days of the decision. Appeal forms may be obtained from the Community Planning office.*

*When possible, on the day following the meeting, Platting Board decisions will be posted on the Internet in an Action Memo identified by the meeting date. The FNSB home page address is <http://www.co.fairbanks.ak.us/>*

**COMMUNICATIONS TO THE BOARD**

**APPLICATIONS**

*Preliminary Applications*

1. **SD 053-02 Lozo Subdivision (modification)** – A request by Marie S. Lozo for a variance from monumentation of the subdivision of a 20-acre parcel into two lots of 4.3 acres and 15.7 acres, respectively, within the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Sec 4, T1S R2W, FM AK (TL 400) (located on Judge Ahrend Ave). PRELIMINARY APPROVED JUNE 26, 2002.

2. **SD 031-03 Braun Subdivision** – A request by Karl and Rebecca Braun to subdivide a 4.9-acre parcel (TL 2205) into four lots ranging in size from 1.075 to 1.125 acres within the SE¼, Sec 22, T1S R2W, FM AK (located on Shypoke Dr and Chena Pump Rd).
3. **VA 004-03 / RP 040-03 (request for reconsideration)** – A request by Scarborough & Associates on behalf of Ralph and Constance Seekins and Mary Lou Davis to vacate the roadway and public utility easement on the southern 33' of Lot 24 and the northern 33' of Lot 25, Small Tracts Subdivision, Sec 13, T1S R2W, FM AK (located off Chena Small Tracts Rd). VACATION DENIED AT THE FEBRUARY 26, 2003 PLATTING BOARD MEETING.
4. **SD 038-03 / RP 047-03 Sadler Business Park** – A request by Airport Equipment Rentals to replat Lot 24, Derby Tracts, and Tract A, Maija Subdivision, into 4 lots ranging in size from approximately 1.1 acres to 1.55 acres and one tract of approximately 11.08 acres within Sec 2, T1S R1W, FM AK (located on the Old Steese Hwy).
5. **SD 035-03 Banjo Subdivision** – A request by Anna Groff to subdivide a 95-acre parcel (TL 2803) into two lots of 40 and 55 acres within the SW¼, Sec 28, T4S R4E, FM AK (located on Foster Rd).
6. **SD 033-03 Calder Creek Subdivision** – A request by Donald Swarner on behalf of the SS&M Company to subdivide a 32-acre parcel (TL 1443) into five lots ranging in size from 4.624 to 6.29 acres, within the NW¼ NE¼, Sec 14, T1N R1W, FM AK (located on Skyline Dr).
7. **SD 030-03 Ligia Heights Subdivision** – A request by Shawn Davis and Ligia Maria Vilchez to subdivide a 4.9-acre parcel (TL 615) into two lots of 2.005 acres and 2.938 acres within the W½ NW¼ SW¼ NE¼, Sec 6, T1N R1W, FM AK (located on Goldstream Rd and Pandora Dr).
8. **SD 034-03 / RP 043-03 Lakeside Subdivision** – A request by Fountainhead Development Co on behalf of Atlas Investments, LLC, to subdivide Lots 2 and 3, Block 8A, Salchaket Townsite, USS 1901, totaling 5.44 acres, into eight lots ranging in size from 10,804 to 26,964 sq ft and one tract of 2.321 acres within Sec 12, T6S R4E, FM AK (located on Salcha Dr).
9. **RP 044-03 / VA 005-03** – A request by Brett E. King to vacate a 136' x 60' portion of Koba Way, dedicate a 60'-radius cul-de-sac, and replat Lots 3, 4, 8, and 9 of Royal Industrial Park 1<sup>st</sup> Addition from 4 lots into 5 lots ranging in size from 2.0 to 4.0 acres each within the SE¼ NE¼, Sec 20, T1S R1W, FM AK (located along Peger Rd, Koba Way, and Trailer St).
10. **SD 039-03 / RP 048-03 Moon Shadow Subdivision** – A request by RCH & Associates for Tom Roberts on behalf of Paul L. Greimann, Jr, and Willis E. Greimann, co-trustees of testamentary trust for Paul G. Greimann and Flora K. Greimann to subdivide Tr A-2, Greimann Subd, a parcel of 57 acres, into 50 lots varying in size from 0.9 acres to 1.8 acres. Development is to occur in 3 phases, the last to be completed in 2009. All within the NE¼, Sec 30, T1S R2E, FM AK (located on Woll Rd).

11. **SD 036-03 / RP 045-03 Evergreen Estates 1<sup>st</sup> Addition** – A request by RCH & Associates on behalf of Hugh B. Fate, Jr., to replat Lot 5, Blk 1 and Lot 8, Blk 2, Evergreen Subd, and to vacate the reserved utility easements for sewer, water, gas, electric, and telephone on the plat of Evergreen Estates Subd, and to subdivide Tax Lot 2202, all within the NE¼, Sec 22, T1N R1W, FM AK, totaling approximately 106 acres, into 77 lots varying in size from 1 to 2.3 acres each. Development to occur in four phases, with the last phase due in 2011. (Accessed by Farmers Loop Rd and Crestwood Ave.)

Ordinance Review

1. **Ord 2003-10** – An ordinance amending Title 17 as regards vacation of easements (other than utility easements) to make such vacation mandatory if any of certain criteria is met.

**EXCUSE ABSENT MEMBERS**

**COMMENTS**

Citizens

Planning Staff

Board Members

**ADJOURNMENT**

/r