

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, OCT 1, 2003 at 3:00 pm in the Assembly Chambers if needed for applications ready for public hearing but not heard at the Sept 24 meeting. Those not ready for hearing will be placed on the agenda for Oct 22, 2003.

FNSB PLATTING BOARD

AGENDA

**September 24, 2003
Borough Assembly Chambers
3:00 p.m**

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (August 27, 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 023-01 Lynch Estates** – A request by Ben Lynch to subdivide a 5-acre parcel (TL 2041) into two lots of 2.11 and 2.25 acres within the NE¼ NW¼, Sec 20, T1S R2E, FM AK (located on Peede Rd, Meadow Rue Ave, and Eliz St). PRELIMINARY APPROVAL GIVEN FEBRUARY 28, 2001.

2. **RP 038-01 / VA 011-01** – A request by Michael and Carol Augustus, Jed and Joyce Grover, and Kenneth Pleasants to replat Lots 2C, 2D, 4, and 6, Blk Two, White Birch Subdivision, within the NW¼ NE¼, Sec 3, T2S R2E, FM AK, totaling 11.17 acres, into five lots ranging from 1.10 to 4.56 acres and to vacate a 5'-wide public walkway easement within Lots 4 and 6 (located on Plack Rd and Otter Dr). PRELIMINARY APPROVAL GIVEN MARCH 28, 2001; ASSEMBLY CONCURRENCE WITH VACATION REQUEST APRIL 2001.
3. **SD 021-04 Slivowitz Subdivision** – A request by 3 Tier Alaska on behalf of David and Bermel Jamieson, Carol and Raymond Barnhardt, William Timme and Laura Timme to subdivide TL 1402, 1404, 1406, and 1409, approximately 29 acres, into three lots within the NE¼ NW¼, Sec 14, T1S R3W, FM AK (located off the Old Nenana Hwy).
4. **HY 001-04 Chena River Bicycle / Pedestrian Path Centennial Bridge** – A request by the State of Alaska for preliminary approval of the Chena River Bicycle / Pedestrian Path Centennial Bridge to Steese Expressway Project TEA-0002(33)/65988 (located along the southern Chena River bank from the new Centennial Bridge easterly to the Steese Expressway).
5. **RP 016-04** – A request by Craig Capoun and Linda Caldwell to replat Lot 15-A, Blk C, Dakota Estates, a parcel of 5.193 acres, into five lots ranging in size from 0.962 to 1.145 ac within Sec 2, T1S R2W, FM AK (located on Wecota Dr).
6. **SD 044-97 Lakeshore Subdivision (extension)** – A request by RCH Surveys on behalf of Bachner Investment, Inc, for a one-year extension of the Platting Board's July 30, 1997 preliminary approval and March 1, 2000 modification approval to subdivide TL 2312 within the W½, Sec 23, T1S R2W, FM AK (approximately 60 acres) into 15 lots varying in size from 2 to 5 acres to be developed in three phases, with the last phase to be completed in 2006 (located off Chena Pump Rd). ONE-YEAR EXTENSION GIVEN AUGUST 28, 2002.
7. **SD 027-03 Silver Birch Estates, Ph II (modification)** - A request by Dennis Reiner on behalf of himself and Mary Mayberry to modify the Platting Board's July 30, 2003 preliminary approval by allowing a variance from Title 17 road grade requirement of 10% to allow up to a 12% grade for 700 feet along Suncrest Dr east of its intersection with Golden Morn St within the N½ S½, Section 20, T1N R1E, FM AK (accessed by Ruth Estates Rd). PRELIMINARY APPROVAL GIVEN APRIL 23, 2003, MODIFICATION APPROVED JULY 30, 2003.
8. **RP 022-04** – A request by the Union Bank of CA, N.A. and Clifford C. Burglin as co-trustees of the Bentley Trust, aka Bentley Family Trust, to replat Lot 1 and Tr A of Bentley Brothers Subd by moving the western lot line and associated 30' public utility easement 100' to the west within Sec 2 and 3, T1S R1W, FM AK (located off Johansen Expressway – in the vicinity of the new Wal-Mart).
9. **SD 020-04 Cloud Road Estates** – A request by Darwin Lundeen to subdivide approximately 126 acres into 39 lots varying in size from 2 to 5 acres within the W½ of Sec 7, T1S R2E, FM AK. Development to occur in four phases with the last phase due in 2011 (located on Cloud Rd).

10. **SD 018-04 Woodbrook Subdivision** – A request by Kalen & Assoc on behalf of Set Builders, Inc to subdivide Tax Lots 1224 and 1225, approximately 2 acres, into 13 lots varying in size from 5000 to 8850 sq ft within the SW $\frac{1}{4}$, Sec 12, T1S R2W, FM AK (located on Palo Verde Ave and Trinidad Dr south of Woodriver Elementary School).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r