

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, MAY 5 at 3:00 pm in the Assembly Chambers if needed for applications ready for public hearing but not heard at the April 28 meeting. Those not ready for hearing will be placed on the agenda for May 26, 2004.

FNSB PLATTING BOARD

AGENDA

April 28, 2004

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (March 24, 2004)

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

Findings of Fact

1. **SD 042-04 / RP 059-04 / VA 012-04 Chena Point Heights Subdivision Fourth Addition -**
A request by Michael Craft to subdivide approximately 150 acres into 66 lots varying in size from 80,000 square feet to 155,000 square feet within the SE¼, Section 20, T1S R2W, FM AK and replat Lot 1 Block 1, combine Lots 1 and 2 Block 2 and vacate/relocate a portion of Hillary Avenue within Chena Point Heights Subdivision Third Addition (located off Hillary Avenue, Craft Avenue and Chena Point Drive). PRELIMINARY APPROVAL GIVEN FEBRUARY 25, 2004.

Preliminary Applications

1. **Rebecca Subd - SD 061-04 / RP 071-04 -** A request by Eric Nicolier and Rebecca Chandler to subdivide Tract B, Black Spruce Subd, into two lots of 19.4 acres each within the SW¼ NW¼, Sec 24, T1N R2W, FM AK (located on Miller Hill Extension).
2. **Doyon Industrial Facility - RP 069-04 - VA 015-04 - SD 056-04 -** A request by Design Alaska for Doyon Properties, Inc. and the City of Fairbanks to vacate and realign portions of Bidwill Avenue and to replat Tracts B-1 and B-3, North Star Industrial Park, Tract 1-A1 of Fifth Addition to Rees Subdivision and Lots 6A and 7A, Block 1 and Lot 1A, Block 2, Second Addition to Rees Subdivision, and Lots 4 and 5, Block 1, Amended First Addition and Second Addition to Rees Subdivision into three tracts ranging in size from 1.88 acres to 23.24 acres, and to vacate portions of public utility easements and Restricted Areas of record, within the NE¼, Sec. 22, T1S R1W, FM (located on Bidwill Avenue west of Cushman Street).
3. **Tamarack Woods Subd - SD 027-97 / RP 043-97 (modification) -** A request by RCH Surveys on behalf of Dillon General Construction to modify the phasing for Tamarack Woods Subd within the SW¼, Sec 22, T1S R1E, FM AK. PRELIMINARY APPROVAL GIVEN MAY 5, 1997.
4. **Mountain View Subd 6th Add'n - SD 047-04 / VA 013-04 -** A request by Design Alaska on behalf of Arvil and Linda Still, Marilyn and Randy Stowell, and Eleanor Chinn to subdivide TL 2323, a 19.2-acre parcel, into two lots of 3.0 and 16.2 acres, and to vacate an unconstructed portion of the 60'-wide right-of-way for Skylane Rd within TL 2304, 2318, and 2323, SE¼, Sec 23, T1N R1W, FM AK (located on Farmers Loop, Fairweather Dr, and Skyline Dr).
5. **RP 072-04 -** A request by Darrell R. Kniffen, II, to subdivide Lot 2A, Salisbury-Bullwinkle Subd into two lots of 80,000 sq ft each and one of 1.93 acres within the SW¼ SE¼, Sec 31, T1S R2W, FM AK (located on Becker Ridge Rd).
6. **Axtell Subd - SD 059-04 -** A request by Howard Axtell on behalf of the Patricia Axtell Trust to subdivide TL 2010, a 9-acre parcel, into two lots of 1.9 acres and one of 5 acres within the NW¼ NE¼, Sec 20, T1N R1E, FM AK (located at the intersection of Steele Creek Rd and Bennett Rd).
7. **Blueberry Hill Subd - SD 063-04 -** A request by John and Artha DeRuyter to subdivide TL 705, a 26.1-acre parcel into two lots of 5.2 acres each and one of 15.7 acres within the E½ SW¼, Sec 7, T1N R2W, FM AK (located on Murphy Dome Rd).

8. **McKee Subd 3rd - SD 062-04 / RP 073-04** - A request by Eileen and Gene Duval to subdivide Tract D, McKee Subd, into six lots ranging in size from 1.8 to 2.5 acres within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 29, T1N R4E, FM AK (located on McKee Farm Rd, Makalie St, and CHSR).
9. **White Meadow Estates 1st Add'n - SD 060-04** - A request by RCH Surveys on behalf of Candace Waugaman to subdivide TL 3216, a 24.4-acre parcel, into 20 lots ranging in size from 1 to 1.8 acres, within the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 32, T1S R2E, FM AK (accessed by Willeda St, Belle Ave, and Boulder Ave).
10. **Howard Ranch Subd - SD 058-04** - A request by Warren Howard on behalf of himself and Nathan Howard to subdivide Gov't Lot 7 (TL 3100) and the S $\frac{1}{2}$ NE $\frac{1}{4}$, Sec 31, T1N R4E, FM AK, two parcels totaling 92.26 acres, into three lots of 5.62 acres, 20 acres, and 66.64 acres (located on Chena Hot Springs Rd).
11. **Crossman Subd - SD 057-03 (variance)** - A request by Kevin Temple and Max Cordova for a variance from 17.100.070.D, to reduce the culvert size from 18" to 12". PRELIMINARY APPROVAL GIVEN JUNE 25, 2003.
12. **Park Place Subdivision 3rd Addition - SD 037-04 / RP 055-04 / VA 010-04 (modification)** - A request by Walter and Mary Lou Weese for modification of condition #1 of the Platting Board's January 28, 2004 preliminary approval to replat Lots 1-4 and Tract B, Park Place Subd 2nd Addition and portions of Sec 30 and 31, T1N R1E, FM AK (TL 3005, 3014, and 3023), totaling approximately 64 acres, into 18 lots varying in size from approximately 1.8 to 6.1 acres each and to vacate portions of the section line easement common to Sections 30 and 31 (located on East Birch Hill and Acadia Dr).
13. **Skyfire Subd - SD 064-04** - A request by Skyfire Developers, LLC, on behalf of themselves, Margery Kniffen Family Trust, Tanana Valley Television Co, and Tanana Valley Holdings, LLC to subdivide approximately 240 acres into 38 lots varying in size from 1.4 to 2.7 acres, two tracts of approximately 13 and 2 acres, and two large remainders of approximately 64 and 78 acres, respectively, within the E $\frac{1}{2}$, Sec 10, T1N R1W, FM AK. Subdivision is being proposed in five phases in two-year increments with the last phase to be completed by 2014 (located on Crestline Dr).
14. **Bradley Sky Ranch Airport Subd - SD 053-04 / RP 067-04 / VA 016-04** - A request by Robert H. Bradley, Leslie Bradley, and James Bradley to replat portions of Gov't Lot 4, Gov't Lot 5, and a portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$, Sec 8, T2S R2E, FM AK, totaling 120 acres, into two parcels of approximately 63 and 57 acres respectively and to vacate a portion of a 50' and 60' access easement reserved on FRD #78-45W (Bradley Sky Ranch area off the Old Richardson Hwy).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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