

FNSB PLATTING BOARD

AGENDA

May 26, 2004

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (April 28, 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

Emergency Services Presentation

1. **Emergency Services / Street Addressing Presentation** - Dave Tyler, Acting Director, FNSB Emergency Services, and Karin Wolfe, FNSB Street Naming Coordinator will explain the street naming and addressing procedure and its needs as they relate to the Platting Board's actions.

Preliminary Applications

1. **SD 068-04 / RP 077-04 Riddle Estates 1st** - A request by 3 Tier Alaska on behalf of RCON, Inc to subdivide Lot 2A, Greimann Subd and Lot 4, Riddle Estates, a 27.8-acre and a 12.5-acre parcel into 28 lots ranging in size from 41,500 sq ft to 66,900 sq ft within the SW¼, Sec 29, T1S R2E, FM AK (located on Woll Rd and Riddle Ct).
2. **SD 071-04 / RP 081-04 Rosebud Subd** - A request by Kalen & Assoc, Inc, to subdivide the East Portion of Gov't Lot 9, Sec 12, T1S R2W, FM AK into two lots of approximately 40,000 sq ft and 1.09 acres within the SE¼, Sec 12, T1S R2W, FM AK (located on Rosebud St west off Hoselton Rd).
3. **SD 070-04 / RP 080-04 MV Industrial Park** - A request by MV Investments, LLC, to replat Tract E-1-D, Fountainhead Ind Pk 1st into six lots ranging in size from approximately 41,234 sq ft to 1.17 acres within the S½, Sec 22, T1S R1W, FM AK (located on Riley Ct off Stoneridge St off Van Horn Rd).
4. **SD 069-04 / RP 079-04 Fountainhead Industrial Park 2nd** - A request by Snow West Enterprises, Inc and Gene's, Inc to replat Tract F, Fountainhead Ind Park and Tracts E-5 and E-6, Fountainhead Ind Park 1st into 11 parcels ranging in size from approximately 1.5 acres to 2.37 acres within the NE¼, Sec 22, T1S R1W, FM AK (located on Van Horn Rd approximately 700' west of Cushman St).
5. **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 E½, 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).
6. **RP 078-04** - A request by RCH Surveys on behalf of Lane and Julie Nichols to replat seven lots totaling 1.23 acres into 14 lots of 3,840 sq ft each comprised of Lots 148B, 148C, 159A, 159B, 159C, 160B, and 160C of USS 3148 within Sec 15, T1S R1W, FM AK (fronting on 27th and 28th avenues).
7. **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).
8. **SD 010-04 / RP 012-04 / VA 004-04 Blueberry Acres, 1st Addition** – A request by Blueberry Acres, LLC to replat Tr 24, 25, and 26 of Blueberry Acres Subd, approx 14 acres, into 13 lots of approx 40,000 sq ft each, to vacate the 10' public utility easements along the common interior lot lines, and to vacate the 40'-wide easement for construction of frontage roads per plat #60.5287, all within Sec 26, T1S R1E, FM AK (located on Bradway Rd).
9. **SD 044-03 / RP 056-03 Lakloey Annex (modification)** - A request by Valley Water Co to subdivide Tracts B and D, Katsandres Subdivision, two tracts totaling 22.7 acres, into 22 lots ranging from 30,000 to 42,00 sq ft each within Sec 15, T1S R1E, FM AK (located on Lakloey Dr and Rangeview Rd).
10. **SD 046-04 Robson Tracts (modification)** - A request by RCH Surveys on behalf of

Howard and Renee Otis to subdivide TL 2219, a 37.6-acre parcel, into seven lots ranging in size from 4.6 to 6.3 acres within the NW¼ SE¼, Sec 22, T1S R1E, FM AK (located off Tamarack Woods Dr).

11. **SD 008-03 Crazy H Subd (modification)** - A request by RCH Surveys on behalf of the Marjoree A. Hilcoske Family Trust to subdivide TL 1211, a 53-acre parcel into four lots ranging in size from 4.6 acres to 6.4 acres and one 33-acre tract within the N½ NE¼, Sec 12, T4S R3E, FM AK (located on the Richardson Hwy and Crazy H Lane).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r