

FNSB PLATTING BOARD

AGENDA

June 30, 2004
Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (May 26, 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

Extension of Time

1. **SD 031-01 Bog View Subdivision (extension)** - A request by David Ways for a one-year extension of the Platting Board's June 27, 2001 preliminary approval to subdivide a 193-acre parcel into two tracts of 66.8 acres and 126 acres within Sec 126, T1S R2W, FM AK (located on Chena Ridge Rd). ONE-YEAR EXTENSION GIVEN JUNE 25, 2003.

Preliminary Applications

1. **SD 047-04 / VA 013-04 Mountain View Subd 6th Add'n (modification)** - A request by

- Design Alaska on behalf of Arvil and Linda Still, Marilyn and Randy Stowell, and Eleanor Chinn to modify the vacation approval granted by the Platting Board at the April 28, 2004 hearing for 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).
2. **SD 075-04 Grace Estates** - A request by Laurence Irving on behalf of Greg Sikorski and Jim Diethelm to subdivide a 70-acre parcel (TL 3402) into 20 lots ranging in size from 1 acre to 41.4 acres within the S½ NW¼ , Sec 34, T1S R2E, FM AK (located on Hollowell Rd).
 3. **SD 076-04 Otterslide Subdivision** - A request by James Dietz to subdivide a 7.65-acre parcel (TL 3229) into three lots ranging from 1.82 to 3.7 acres within the NW¼ NW¼ SW¼ , Sec 32, T1S R2W, FM AK (located on Rosie Creek Rd).
 4. **SD 078-04 Peppler Subdivision** - A request by Wayne M. Peppler to subdivide a 21.2-acre parcel (TL 2717) into eight lots ranging in size from 2.09 to 3.58 acres within the SW¼ NE¼ , Sec 27, T1N R2W, FM AK (located on Saxon Dr).
 5. **VA 016-04 / RP 090-04** - A request by Tanana Valley Farmers Market Assoc and H&H Contractors to vacate the 33' section line easement along the north boundaries of Lots 1 and 2, North College Subd and along the east boundary of Lot 2, North College Subd within a portion of GL 1, NE¼ NE¼ , Sec 5, T1S R1W, FM AK (located on College Rd).
 6. **SD 071-04 / RP 081-04 Rosebud Subd** - A request by Kalen & Assoc on behalf of Veva D. Becker to subdivide the East Portion of Gov't Lot 9, within the SE¼, Sec 12, T1S R2W, FM AK into two lots of approximately 40,000 sq ft and 1.09 acres (located on Rosebud St west off Hoselton Rd).
 7. **RP 093-04** A request by RCH Surveys on behalf of Stillmeyer Corp to replat a portion of Tract B, ASLS 84-16 into three tracts ranging in size from 1.33 acres to 17 acres within Sec 16, T2S R2E, FM AK (located on Patriot Dr. and N.P.H.S. Blvd).
 8. **SD 077-04 / RP 089-04 Prax Tracts** - A request by RCH Surveys on behalf of William Stroecker and Warren W. Prax to subdivide a 25-acre parcel (TL 728) and proposed lots 1 and 8 of Cloud Rd Estates Phase I, totaling 8.22 acres, into 12 lots ranging from 1.8 to 6 acres within the SE¼ SW¼ and the W½ SW¼ , Sec 7, T1S R2E, FM AK (located on Cloud Rd).
 9. **WS 073-04 D & I Farmstead** - A request by Dan and Irene Coben on behalf of the Coben Trust and Thomas and Joni Simpson to subdivide Gov't Lots 3 and 4 and the S½ NW¼ , the SW¼ NE¼ , the NW¼ SE¼ , and the SW¼, Sec 5, T3S R3E, FM AK (portion of TL 500) into five aliquot parts ranging in size from 40 acres to 120 acres (located on Eielson Farm Rd).
 10. **SD 081-04 Lakewood Subdivision, 1st Addition** - A request by RCH Surveys on behalf of Roxanne J. Brewer to subdivide a 9-acre parcel (TL 108) within the SW¼ SW¼ NE¼ , Sec 1 T2S R2E, AM AK into five lots ranging in size from approximately 40,100 sq ft to 3 acres (located on Nelson Rd and Lakewood Lp).
 11. **SD 080-04 Woodland Heights, 2nd, 3rd, and 4th Additions** - A request by RCH Surveys on behalf of Henry N. Gettinger and the Estate of Patricia L. Gettinger to subdivide approximately 67 acres within the E½ NE¼ and the W½ NE¼ , Sec 16, T1N R1E, FM AK (TL 1600, 1602, 1605, and 1609) into 16 lots ranging in size from approximately 1.8 acres to 2.3 acres and one tract of approximately 32.6 acres. To be developed in three phases with the last phase to be completed in 2010 (located on Violet Dr off Steele Creek Rd).

1. **FNSB PB Resolution 2004-2** - Platting Board resolution clarifying the Quick Plat criteria as it relates to dedications.
2. **FNSB PB Resolution 2004-3** - Platting Board resolution clarifying the variance requirements for direct access onto a major collector or arterial road.

EXCUSE ABSENT MEMBERS**COMMENTS**

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r