

FNSB PLATTING BOARD

AGENDA

July 28, 2004

**Borough Assembly Chambers
3:00 p.m**

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (June 30, 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

Preliminary Applications

- 1. SD 074-04 Skolai Subdivision** - A request by the State of Alaska, DNR/DMLW, to subdivide six parcels totaling 60 acres into 8 lots ranging in size from 5 to 10 acres within the W½, Sec 33, T1S R2E, FM AK (located on Hollowell Rd, Repp Rd, Drum Ave, and Bear Ave).
- 2. RP 006-05** - A request by Norman and Karen Amstrup to replat three lots totaling 3.3195 acres into two new lots of 1.79 and 1.53 acres respectively and to vacate a 6' x 65' portion of a 190' building height restriction on Lots 7, 8, and 9, Blk 13, Metro Industrial Airpark 1st Addn, within the S½, Sec 21, T1S R1W, FM AK (located on Donald Ave and Taxiway Ave).

3. **SD 049-03 / RP 059-03/ VA 008-03 Greater Fairbanks Community Hospital Foundation Subdivision (modification)** – A request by Greater Fairbanks Community Hospital Foundation, Inc; and Medical & Dental Arts Condominium Association to vacate a portion of 19th and 20th Avenues; combine Lots 3A, 4A, 6A, 7A, 11A, 13A, 14, 15A, 17, 18, 19A, 22A, 32, and 33A of a replat of portions of USS 3148, and Lots 1 and 2, Blk 208, Rickert Homestead Subd, into one lot; and to vacate all public utility easements within the proposed new boundary, all within Sec 15, T1S R1W, FM AK (bounded by East Cowles, West Cowles, Lathrop, and portions of 20th and 21st avenues).
4. **SD 005-05 Spinach Creek II** - A request by RCH Surveys on behalf of the FNSB to subdivide Tract B, ASCS # 84-132, a 92-acre tract, into an 8-acre and two 42-acre lots within Sec 35, T2N R3W, FM AK (located on Spinach Creek Rd and Old Murphy Dome Rd).
5. **SD 003-05 / RP 005-05 Morgan Park Subdivision** - A request by RCH Surveys on behalf of Terrence and Marilyn Vraniak to subdivide Lots 1 and 2, Blk 4 and Lots 1 and 2, Blk 5, E.M. Jones Homestead, four lots totaling 3.4 acres, into 16 lots ranging in size from 7,750 to 14,000 sq ft, within the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 17, T1S R1W, FM AK (located on 17th Ave, Kiana Ave, Ada St, and Lillian St).
6. **SD 008-99 / VA 005-99 / RP 008-99 Sun Island Estates** - A request by RCH Surveys on behalf of Fritz Kuykendall to subdivide Gov't Lots 45 and 51 and the island portion of Renee Subdivision, a total of 4.4 acres, into 12 lots varying in size from 10,000 to 20,000 sq ft and to vacate the 33' road and utility easement along the west boundary of Gov't Lots 45 and 51 and the east side of Renee Subdivision island, within the S $\frac{1}{2}$, Sec 7, T1S R1W, FM AK (located on Fairbanks St).
7. **SD 018-02 / RP 024-02 Eastside Subdivision 1st (2nd modification)** - A request by RCH Surveys on behalf of Donna M. Patrick and Walter Tape to subdivide Tract B and A-1, Eastside Subdivision and TL 1520, three parcels totaling 36.6 acres, into three lots of 6.7, 12.6 and 17.3 acres within the E $\frac{1}{2}$ NE $\frac{1}{4}$, Sec 15, T1S R2W, FM AK (located on Old Chena Ridge Rd).
8. **SD 006-05 Griffith Subdivision** - A request by Brett Griffith to subdivide two parcels totaling 19.5 acres into four lots ranging in size from 1.07 to 12.19 acres comprised of a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ (TL 2913) and a portion of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ (TL 2930), Sec 29, T1N R2E, FM AK (located on Chena Hot Springs Rd at approximately 8-Mile).
9. **SD 004-05 / VA 001-04 CRS Subdivision** - A request by Peter Sandberg on behalf of himself, Roland Castillo, and Claire Vanderbilt to vacate the 33'-wide roadway and utility easement for Decathlon Ave between King Rd and Discovery Dr within the south boundary of Gov't Lots 45 and 46 and incorporate portions of a 30' wide by 600' strip of land (TL-1324) Sec 13, T1S R2W, FM AK (between King Rd and Discovery Dr).

Platting Board Resolution

1. **FNSB PB Resolution 2004-2** - A Platting Board resolution confirming Department of Community Planning Policies 2004-2 and 2004-3. Policy 2004-2 interprets Title 17 to allow the Quick Plat hearing officer to approve a plat that dedicates an existing easement within a parcel being subdivided. Policy 2004-3 interprets Title 17 to clarify that a variance is not required for existing direct lot access onto a major collector or arterial road, provided the FNSB Transportation Planner or the entity with managing authority over the road has no objection.

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r