

FNSB PLATTING BOARD

AGENDA

August 25, 2004

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (July 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

UNFINISHED BUSINESS

1. **SD 003-05 / RP 005-05 Morgan Park Subdivision (findings of fact)** - Findings of fact for the Platting Board's July 28, 2004 approval with conditions of 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 NE¼ NE ¼, Sec 17, T1S R1W, FM AK (located on 17th Ave, Kiana Ave, Ada St, and Lillian St).

2. **SD 004-05 / VA 001-04 CRS Subdivision (findings of fact)** - Findings of fact for the Platting Board's July 28, 2004 denial of 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).

APPLICATIONS

Application for Extension of Time

1. **RP 015-03 (extension)** - A request by RCH Surveys on behalf of Brad King for a two-year extension of the Platting Board's August 28, 2002 preliminary approval to replat Lots 21 and 22, Blk 2, Wise Industrial Park 2nd Addition, totaling 5.15 acres, into five 1-acre lots within the SW $\frac{1}{4}$, Sec 23, T1S R1W, FM AK (located on Alta Way).

Naming of the Road

1. **NR 001-05 Conger St** - A request by Arthur Conger to name to Conger St the previously unnamed 33'-wide roadway easement within the east boundary of Government Lots 21, 28, 37, and the western boundary of Government Lots 4, 5, 12, 13, 20, 29, 36 and 45 within the NW $\frac{1}{4}$, Sec 20, T1S R1W, FM. AK (located along the western 1/16th line from the Robert Mitchell Expwy 1320' south to Van Horn Rd).

Preliminary Applications

1. **SD 002-05 Webeck Subd** - A request by Kenneth Webeck to subdivide TL 2729, Sec 27, T1S R1E, FM AK into two lots of approximately 0.9 acres and 1.7 acres (located on Old Richardson Hwy).
2. **SD 009-05 Crestline Subd 1st Add'n** - A request by Tanana Valley Television Co to subdivide a 15-acre parcel (TL 1005) into 11 lots ranging in size from 0.96 to 1.97 acres within the E $\frac{1}{2}$ SW $\frac{1}{4}$, Sec 10, T1N R1W, FM AK (located on Crestline Dr).
3. **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 Add'n, within the S $\frac{1}{2}$, Sec 21, T1S R1W, FM AK (located on Donald Ave and Taxiway Ave).
4. **SD 008-04 / RP 010-04 / VA 002-04 University Gardens Subd 1st Add'n (fka Raml Subd) (modification)** - A request by Garden Properties, LLP, on behalf of themselves and Ryan and Kelly Stong to modify the preliminary approval granted by the Platting Board on July 30, 2003 for Raml Subd to add Lot 3-A-1, University Gardens, into Tract E, Blk D, University Gardens Subd within the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 12, T1S R2W, FM AK (accessed by Garay St, Kuykendall St, and Costa Ave).
5. **SD 044-03 / RP 056-03 Lakloey Annex (modification #2)** - A request by RCH Surveys on behalf of Valley Water Co to subdivide Tracts B and D, Katsandres Subd, totaling 22.7 acres, into 25 lots ranging in size from 30,080 to 47,000 sf within Sec 15, T1S R1E, FM AK (located on Lakloey Dr and Rangeview Rd).

6. **RP 015-05** - A request by George and Margaret Roberts to replat Lots 10A, 10B, 10C, and 10D, Blk 42, Aurora Subd 4th Add'n to Revision A into one lot of approximately 37,805 sf and to vacate the existing driveway and utility easement along the south boundaries reserved for the benefit of Lot 9 and Lots 10A-D, Blk 42 within the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 4, T1S R1W, FM AK (located on Dogwood St).
7. **RP 014-05** - A request by RCH Surveys on behalf of Larry and Melanie Hinzman to replat Lot 12, Blk 1, Peregrine Hts, Phase One into seven lots of approximately 1.88 acres each within the S $\frac{1}{2}$, Sec 16, T1S R2W, FM AK (located on Ellesmere Dr off Chena Ridge Rd).
8. **SD 010-05 / RP 016-04 Waugstroe Park 2nd Add'n** - A request by RCH Surveys on behalf of William G. Stroecker and Candace G. Waugaman to replat Tract B-1, Waugstroe Park Subd 1st Add'n into 13 lots ranging in size from approximately 1.2 acres to 1.9 acres within the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 14, T1S R2W, FM AK (a modification of Waugstroe Park, 1st Add'n, phase III granted preliminary approval on 6-27-01) (located on Waugstroe Dr).
9. **RP 010-05 / VA 001-05** - A request by Robert Fox to vacate a 215' long portion of the eastern end of Crestwood Ave within Lot 7, Evergreen Estates and to replat that 1.578-acre parcel into two lots of 40,810 sf with the NE $\frac{1}{4}$, Sec 22, T1N R1W, FM AK (located on Crestwood Ave and Chickadee Lp).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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