

FNSB PLATTING BOARD

AGENDA

September 22, 2004
Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (August 25, 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

CITIZENS' COMMENTS

APPLICATIONS

Preliminary Applications

1. **RP 023-05** - A request by 3 Tier Alaska for Robert D. and Sherry L. Witt to replat Lot 5, Block 21, Bjerremark Homestead Subdivision into four lots ranging in size from approximately 2,509 sq ft to 4,994 sq ft within the SE¼, Sec15, T1S R1W, FM (located on 24th Ave).

2. **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).
3. **SD 013-05 Pheasant Farm** - A request by FNSB Land Management to subdivide two parcels totaling 16.3 acres into four lots ranging in size from 2.6 to 5.4 acres within the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 28 and the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 29, T1N R4E, FM AK (TL 2805 and 2900) (located on Chena Hot Springs Rd, Grange Hall Rd, and Pheasant Farm Rd).
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 014-05 / RP 021-05 Max Subd** - A request by Danny O'Leary to subdivide Tract A, Orlina Subd 2nd Add'n, a 33.655-acre parcel, into 23 lots ranging in size from 1.04 to 1.95 acres within Sec 4, T2S R2E, FM AK (located on Maurice Ave).
6. **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).
7. **SD 015-05 King Residential Subd** - A request by RCH Surveys on behalf of Edwin Wayne King to subdivide a 36-acre parcel (TL 2713) into 20 one-acre lots and an 11-acre tract within the E $\frac{1}{2}$, Sec 27, T1S R1E, FM AK (located on Spur Ct and Daniel St).

Reconsideration

SD 044-03 / RP 056-03 Lakloey Annex (modification #2) - A request by Ron McIntosh, Chairman, FNSB Platting Board, for reconsideration of the Platting Board's 8-25-04 denial of 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). DENIED AT THE 8-25-04 PLATTING BOARD MEETING.

Preliminary Applications, cont

8. **RP 014-05** - A request by RCH Surveys on behalf of Larry and Melanie Hinzman to replat Lot 12, Block 1, Peregrine Hts, Phase One into five lots ranging in size from approximately 1.84 acres to 3.97 acres within the S $\frac{1}{2}$, Sec 16, T1S R2W, FM AK (located on Ellesmere Dr off Chena Ridge Rd).

Proposed Ordinance

1. **Ord 2004-#** - An ordinance amending the FNSB Code of Ordinances Chapter 17.80 by enacting a section relating to restrictive plat notes.

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r