

**FNSB PLATTING BOARD**

**AGENDA**

**October 27, 2004**

Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (September 22, 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**

*Naming of the Road*

1. **NR 003-05** - A request by the North Pole Youth Sports Council to rename Forest Rose Ct to Monk Ct within Blk 5, Morning Star Subdivision, Sec 4, T2S R2E, FM AK (located west off Badger Rd).

Preliminary Applications

1. **SD 012-03 ASCS 2001-12** - A request by the State of Alaska DNR to subdivide a 421.28-acre parcel from a 21,476-acre tract located within the S½, Sec 29 and 30, T5S R5E, FM AK (located 1 mile east of Coolidge St at the end of Harding Dr).
2. **RP 014-05** - A request by Margery Kniffen for reconsideration of the Platting Board's 9-22-04 denial of 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 S½, Sec 16, T1S R2W, FM AK (located on Ellesmere Dr off Chena Ridge Rd).
3. **SD 005-05 Perfect Perch Subd (fka 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 one parcel of 5+ acres and two parcels of approximately 40 acres and 42 acres within Sec 35, T2N R3W, FM AK (located on Spinach Creek Rd and Old Murphy Dome Rd).
4. **SD 018-05 / VA 002-05 Chena Meander Too** - A request by Design Alaska on behalf of the FNSB to subdivide Govt Lots 14, 17, and 18, totaling 20.6 acres, into three lot of 6.486 acres, 7.049 acres, and 7.089 acres within Sec 24, T1S R2E, FM AK and to vacate 150' of a 200' public easement along the Chena River (located on the Chena River).
5. **SD 013-05 Pheasant Farm** - A request by FNSB Land Management to subdivide two parcels totaling 16.3 acres into three lots ranging in size from 2.78 to 8.00 acres within the N½ SW¼ SW¼ SW¼ , Sec 28 and the SW¼ SE ¼ , Sec 29, T1N R4E, FM AK (TL 2805 and 2900) (located on Chena Hot Springs Rd, Grange Hall Rd, and Pheasant Farm Rd).
6. **RP 028-05** - A request by RCH Surveys on behalf of Antoinette Brewer and Donald and Louise Lowell to resubdivide a 11.8-acre parcel (TL 2128) and a 6,000 sq ft parcel (TL 2123) by relocating their common boundary southwesterly 66' to create a 9,000 sq ft lot and a 11.2-acre tract, being a portion of the M.G. Bradway Property within Sec 21, T1S R1E, FM AK (accessed from the Old Richardson Hwy).
7. **SD 017-05 / RP 027-05 Fox Bluffs Subd** - A request by RCH Surveys on behalf of Darrell R. Kniffen II and Margery T. Kniffen to subdivide Lot 5, Blk 8, Gold Country Estates, 1<sup>st</sup> Add'n and First Chance Association, MS 1980 (TL 806) and a portion of TL 804 into 55 lots ranging in size from approximately 1.0 acres to 2.9 acres to be developed in five phases with the final phase due in 2014, all within Sec 7 and 8, T1N R1E FM AK (located on Bullion Dr off Goldmine Trail).
8. **SD 016-05 / RP 033-05 Wallis Subd 2<sup>nd</sup>** - A request by Kedrick and Estell Wallis to replat Tract A, Wallis Subd 1<sup>st</sup> Add'n into 5 lots ranging in size from approximately 2.65 acres to 4.45 acres within the E½ SE¼ , Sec 26, T1N R4E, FM AK (located on Zuendel St and Chena Hot Springs Rd).
9. **RP 034-05** - A request by Vernon and Patricia Carlson to replat Tract A, Arctic Swan Subd into two lots of approximately 5.5 acres and 11.5 acres within the SE¼ SE¼ , Sec 9, T1S R1E, FM AK (accessed by Homestead Rd).

**EXCUSE ABSENT MEMBERS**

**COMMENTS**

Citizens

Planning Staff

Board Members

**ADJOURNMENT**

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