

**FNSB PLATTING BOARD**

**AGENDA**

**November 17, 2004**  
Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (October 27, 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 either the beginning or the end of the meeting.

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**

*Findings of Fact*

- 1. RP 014-05 (findings of fact)** - Findings of fact for the Platting Board's 10-27-04 preliminary approval 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). PRELIMINARY APPROVAL GIVEN 10-27-04.

Preliminary Applications

1. **RP 023-05 (modification)** - A request by Robert D. and Sherry L. Witt to remove condition #6 of the Platting Board's 9-22-04 preliminary approval 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 AK (located on 24th Ave).
2. **SD 019-05 / RP 037-05 Bentley Brothers Subd 3<sup>rd</sup> Add'n** - A request by P.O.B. Montgomery & Co on behalf of Union Bank of California and Bentley Trust to resubdivide Lot 11C, Bentley Brothers Subd 2<sup>nd</sup> Add'n, a parcel of 47.84 acres, into one lot of 113,700 sq ft, two lots of 40,000 sq ft, and a remainder of 43.39 acres within Sec 2 and 3, T1S R1W, FM AK (located on Merhar Ave off Hunter St and the Johansen Expw).
3. **SD 020-05 / RP 039-05 Haydon Subd** - A request by Jacquelin Haydon to resubdivide the E½ of Blk 13, E.M. Jones Homestead, a parcel of 1.6 acres, into two lots of 27,446 sq ft and 42,666 sq ft, respectively, within Sec 17, T1S R1W, FM AK (located on Ada St, 20<sup>th</sup> and 21<sup>st</sup> Avenues).
4. **SD 022-05 Emma Creek East Subd** - A request by FNSB Land Management to subdivide a portion of the S½ of Sec 10 and a portion of the NE¼ of Sec 16, T1S R3W, FM AK (TL 900, 1007, and a portion of 1700) into 11 lots ranging in size from 5 acres to 30.7 acres (located on the Old Nenana Hwy between 4 and 6 Mile).
5. **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). POSTPONED FROM 10-27-04.
6. **SD 018-05 North Star Gold Course Subd** - A request by RCH Surveys on behalf of North Star Golf Club, Inc and Dickerson's Folly, Inc, to subdivide two parcels totaling 134 acres into parcels lots of 14 acres and 120 acres within the NE¼ SE¼ (TL 1904) and Gov't Lot 3, NE¼ SW¼, NW¼ SE¼ (TL 1900), Sec 19, T1N R1E, FM AK (located on Golf Club Dr and Deadhorse Way).
7. **VA 003-05 / RP 038-05** - A request by RCH Surveys on behalf of Kevin Shields to vacate a 305'-long portion of Shoreline Dr within Lots 9 and 10, Blk 2 and Lots 15, 16, and Tr A, Blk 1, Twin Lakes Subd (located on Shoreline Dr, Roland Rd, and Sea-Way Dr).
8. **SD 021-05 / VA 004-05 Dale Industrial Park, 1<sup>st</sup> Add'n** - A request by RCH Surveys on behalf of Airport Equipment Rentals, Inc to subdivide three parcels totaling 9.8 acres into six 1-acre lots and a 2.3-acre lot and to vacate a 30'-wide public road easement along the south boundary within the NE¼ SW¼, Sec 13, T1S R2W, FM AK (TL 1339, 1341, and 1342) (located on Decathlon Ave, Broadmoor Ave, and Discovery Dr).

Election of Officers**EXCUSE ABSENT MEMBERS**

**COMMENTS**

Citizens

Planning Staff

Board Members

**ADJOURNMENT**

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