

FNSB PLATTING BOARD

AGENDA
(Revised)

January 26, 2005
Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (December 15, 2004)

APPROVAL OF AGENDA

INFORMATION FOR THE PUBLIC. Public testimony will be requested as each public hearing 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 or listed as non-public testimony, 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

Public testimony will be taken on the following applications:

Application for Extension of Time

1. **SD 046-03 Mitchell Industrial Park (extension)** – A request by RCH & Associates on behalf of M. T. Killion for a two-year extension of the Platting Board's April 23, 2003 preliminary approval to subdivide approximately 34 acres into 8 lots varying in size from 1.3 acres to 2.7 acres and one tract of approximately 18 acres within the NW¼ NE¼, Sec 28, T1S R1W, FM AK (located on Sanduri Ave).

Preliminary Applications

1. **SD 032-05 Twin Springs Subd 5th Addn** - A request by Julia E. Wood to subdivide a portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$, Sec 21, T1N R1E, FM AK (TL 2100) into two lots of approximately 8.5 and 13.4 acres (located on Steele Creek Rd and Spudwood Rd).
2. **SD 022-05 Emma Creek East Subd (request for rehearing of the Platting Board's 12-15-04 preliminary approval)** - A request by FNSB Land Management to rehear the preliminary plat application to subdivide a portion of the S $\frac{1}{2}$ of Sec 10 and a portion of the NE $\frac{1}{4}$ 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). **Upon consent of the Platting Board, this item will be reheard.**
3. **RP 052-05** - A request by Brenton and Shelley Burbank and Don Thompson and Mary Lou Jorissen to rotate the lot line common to Lots 12 and 13, Wildgreen Acres Subd in an easterly direction to correct an encroachment and to remove 26.2' of a driveway access restriction along Gold Mine Trail within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 5, T1N R1E, FM AK (located on Gold Mine Trail).
4. **SD 028-05 / RP 048-05 / VA 005-05 Timberline Heights Subd** - A request by Henrik Wessel and Hans Axelsson to subdivide Tract A, Graceland Subd, an 89.9-acre parcel, into 39 lots ranging in size from 1.89 acres to 3.5 acres and to vacate a 30'-wide portion of a 50' public access easement within ASLS 97-41, Sec 19, T1S R2W, FM AK (located on Isberg Rd).
5. **SD 026-05 Ford Subdivision 1st Addn** - A request by Liberty Homes, Inc, to subdivide two parcels totaling 75.5 acres (TL 924 and 926) into 63 lots ranging in size from 20,000 sf to 55,615 sf and two tracts of 3 acres each within the S $\frac{1}{2}$ SW $\frac{1}{4}$, Sec 9, T2S R2E, FM AK (located on Fifth Ave, Homestead Dr, Sixth Ave, and North Pole HS Blvd).
6. **SD 030-05 / RP 049-05 / VA 006-05 Chena Rose Subd** - A request by Craig and Karla O'Donoghue to resubdivide Tr D, Ptarmigan Hts 6th and Lot 6-A-2, Blk 3, Denali Estates Subd, two parcels totaling 41.91 acres into three new lots of 3.72, 7.0, and 31.19 acres respectively and to vacate a 100' portion and dedicate a new 235' segment of the right-of-way for Heather Dr within Sec 29, T1S R2W, FM AK (located on Gateway Dr, Heather Dr, and Chetana Dr).
7. **SD 031-05 / RP 050-05 ALSL 94-63** - A request by the State of Alaska, Dept of Natural Resources, DMLW for land owned by Ralph Dobrovolny and Ronald and Louise Bean to resubdivide Tract A, ASLS 76-129, a parcel of 4.87 acres, into two tracts of 2.08 and 2.40 acres within Sec 3, T2N R2W, FM AK (accessed by the Chatanika River).

Unfinished Business - Public Hearing has been closed on the following issues:Findings of Fact

1. **SD 022-05 Emma Creek East Subd (findings of fact for preliminary approval of this request)** - A request by FNSB Land Management to rehear the preliminary plat application to subdivide a portion of the S $\frac{1}{2}$ of Sec 10 and a portion of the NE $\frac{1}{4}$ 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).

2. **SD 017-05 / RP 027-05 Fox Bluffs Subd (findings of fact for 12-15-04 preliminary approval of this request)** - 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, 1st 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).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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