

**FNSB PLATTING BOARD**

**AGENDA**

**August 3, 2005**

Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (June 29, 2005)

**APPROVAL OF AGENDA**

**INFORMATION FOR THE PUBLIC.** Public testimony will be requested as each public testimony 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://co.fairbanks.ak.us/>*

**COMMUNICATIONS TO THE BOARD**

**CITIZENS' COMMENTS**

**APPLICATIONS**

*Preliminary Applications*

1. **SD 047-05 / RP 081-05 Mill Pond Estates** - A request by Margery Kniffen to reconsider the Platting Board's June 29, 2005 decision by entertaining a variance from the radius requirements for the road within Tracts 17-21, Blueberry Acres Subd, NE¼ NW¼ , Sec 26, T1S R1E, FM AK (located on Bradway Rd).

2. **RP 001-06** - A request by Huntleigh Development, Inc to replat Lot 7, Blk 1, Metro Industrial Airpark into two lots of approximately 37,440 sq ft each within the S½, Sec 21, T1S R1W, FM AK (located on Van Horn Rd).
3. **SD 002-06 / RP 005-06 North Star Business Park** - A request by North Star, Inc, et al, to subdivide Tract B-5, North Star Industrial Park into four lots ranging in size from approximately 1.6 acres to 7.0 acres within the NE¼, Sec 22, T1S R1W, FM AK (located on Bidwill Ave off Cushman St).
4. **RP 009-06** - A request by Berniy and Nola Croppi to replat Lot 2, Bingo Subd, a 2.29-acre parcel, into two lots of 0.93 acres and 1.36 acres within Sec 13, T1S R1E, FM AK (located on Persinger Dr).
5. **SD 006-06 / RP 007-06 Bentley Brothers 4<sup>th</sup> Addn** - A request by Lonestar Steakhouse and Saloon and the Bentley Family Trust to resubdivide Tract 11C-4 into two lots of approximately 1.84 acres and 41.55 acres within the NW¼, Sec 2 and the NE¼, Sec 3, T1S R1W, FM AK (located on Merhar Ave off Hunter St and the Johansen Expw).
6. **SD 004-06 / VA 004-06 West Cartwright Industrial Park** - A request by Great Northwest, Inc to subdivide the NW¼ NE¼ SW¼, Sec 20, T1S R1W, FM AK (TL 2035) into two lots of approximately 2.87 acres and 6.6 acres and to vacate an existing 33' access easement along the east boundary (located on Van Horn Rd).
7. **SD 009-06 Twin Owl Subd** - A request by ACE Investments, LLC on behalf of themselves and Alyeska Pipeline Service Co to reconfigure the common lot line between two parcels totaling 10.72 acres to create two lots of 3.43 acres and 7.29 acres within Twin Claim Placer, USMS 822 and Owl Association, USMS 1643, Sec 1 and 12, T1N R2W, FM AK (located on Old Steese Hwy).
8. **SD 010-06 Ellingson Subd** - A request by Design Alaska, Inc. on behalf of ACE Investments, LLC to subdivide two parcels totaling 11.3 acres into six lots ranging in size from 1.0 acres to 2.09 acres within Creek Claim No. 13 Below Discovery Placer, USMS 1767 and No 13 Below Discovery First Tier Lower Limit, USMS 1758 (TL 3153 and 3154), Sec 31, T2N R1E, FM AK (located on the Old Steese Hwy).
9. **VA 001-06** - A request by RCH Surveys on behalf of Cassiar Heights Properties, Inc., et al, to vacate a portion of the 66' section line easement common to Sections 20 and 29 within Lots 5, 6, 7, and 12, Blk 3, Cassiar Heights; Lot 13, Blk 3, Cassiar Heights 2<sup>nd</sup> Addn; and TL 2066; to vacate a portion of the 66' section line easement common to Sections 28 and 29 within TL 2047, 2849, Lots 13 and 14, Blk 3, Cassiar Heights 2<sup>nd</sup> Addn, and Tract A-2, Cassiar Heights 3<sup>rd</sup> Addn; and to vacate a portion of the section line easement along the north boundary of Section 28 within TL 2847; all within T1N R2E, FM AK (located east off Misty Fjords Ct).
10. **RP 008-06** - A request by RCH Surveys on behalf of Lori and Gregory Peterson to replat Lot 5, Peter Hawk Subd, 4.99 acres, into four lots ranging in size from 40,000 sq ft to 2.04 acres within the NE¼ SE¼, Sec 1, T2S R2E, FM AK (located on Peter Hawk Ave).
11. **VA 002-06 / RP 006-06** - A request by RCH Surveys on behalf of Church of the Living Word to vacate a 10' x 139' length of the 100' wide right-of-way for Schutzen St adjacent to the eastern boundary of Lot 14, Blk 2, Beaver Subd within the SW¼ NE¼, Sec 10, T2S R2E, FM AK (located on Schutzen St and Doughchee Ave).

12. **SD 053-05 Birch Hollow Subd** - A request by RCH Surveys to subdivide a portion of the NE¼ SE¼ , Sec 12, T1N R1W, FM AK (TL 1206) into 14 lots ranging in size from approximately 1.4 acres to 5.6 acres (located on Skyridge Dr off the Old Steese Hwy).
13. **SD 003-06 Clark Subd** - A request by RCH Surveys on behalf of Clark H. Simpson to subdivide a portion of the SE¼, Sec 21, T1S R1W, FM AK (TL 2103), approximately 4.5 acres, into two lots of approximately 2.24 acres each (located on Van Horn Rd).
14. **SD 007-06 / RP 010-06 / VA 003-06 Highway North Ph III and IV** - A request by RCH Surveys on behalf of T.H.E. Co, Jeanette Therriault, and Joe and Linda Hoy to subdivide two tracts totaling 50.7 acres into six one-acre lots, to subdivide four tracts ranging in size from 1.5 acres to 30 acres, and to vacate the 50'-wide right-of-way for Segundo St adjacent to Lot C-2, Highway Park 3<sup>rd</sup> and Tract E-4, Highway North Ph II within Sec 9, T2S R2E, FM AK (located on Segundo St, Ruby Dr, Theriault Dr, Andrea Dr, and Finnell Dr).

#### EXCUSE ABSENT MEMBERS

#### COMMENTS

Citizens

Planning Staff

Board Members

#### ADJOURNMENT

/r