

FNSB PLATTING BOARD

AGENDA

August 24, 2005

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (August 3, 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 011-06 Sawmill Subd** – A request by Karl and Susan Monetti to subdivide a 160-acre parcel (TL 2100) into eight lots ranging in size from 5.0 to 6.93 acres and one tract of 112 acres within the NW¼, Sec 21, T3S R3E, FM AK (located on Old Valdez Trail).

2. **SD 022-06 Roccasecca Subd** – A request by the Estate of John A. Roccasecca to subdivide Gov't Lots 10, 11, 12, 13, 14, 15, 18, and 19, Sec 5, T7S R5E, FM AK into seven lots ranging in size from approximately 4,792 sq ft to 40 ac (located on the Richardson Hwy between Harding Lake and Birch Lake).
3. **SD 017-06 Sunnyside Subd 5th Add'n** – A request by Ruben and Thela Clayton on behalf of themselves and John Gamble and Dona Brande-Boylan to subdivide two parcels (TL 606 and 611) into two lots of 1.927 ac and 2.603 ac and to realign a portion of the Eva Creek Trail within Gov't Lot 1, Sec 6, T1S R2W, FM AK (located on Pebble Dr).
4. **SD 016-06 Mot's Acres** – A request by Tim and Lorraine Keltner on behalf of Ted Collins to subdivide a 7.04-acre parcel into two lots of 1.84 ac and 5.2 ac within the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 15, T1N R1W, FM AK (located on Noel Dr and MIA St).
5. **SD 020-06 / RP 017-06 Arctic Fox Estates 1st Add'n** – A request by Robert and Norma Williams to subdivide Tracts 2 and 3 of Arctic Fox Subd, totaling 105.3 acres, into 47 lots ranging in size from 1.2 ac to 4.5 ac within the NW $\frac{1}{4}$, Sec 8, T3S R3E, FM AK (located on Eielson Farm Rd and Joline Ave).
6. **SD 015-06 Little Subd** – A request by Michael Danhauser to subdivide a 24.6-acre parcel (TL 1710) into eight lots ranging in size from 2.55 to 3.59 acres within the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 17, T1N R1E, FM AK (located on the New Steese Hwy, Winch Rd, and Tera Rd).
7. **SD 021-06 / RP 018-06 Mattie Lee Herning Subd 1st Add'n** – A request by Phyllis Herning Clark on behalf of herself and Kelvin Eugene Swaim and Shirley Ruth Herning-Swaim to subdivide Lot 1 of Mattie Lee Herning Estates, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ (TL 2548), and a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ (TL 2549), Sec 25, T1N R1E, FM AK into three lots of approximately 12.5 ac, 22.5 ac, and 52.0 ac (located on Funk Rd, Chena Hot Springs Rd, and Eberhardt Rd).
8. **SD 056-03 Sandberg Estates (modification)** – A request by Construction Services on behalf of Shane Sandberg to modify the preliminary plat to create four lots ranging in size from approximately 1.04 acres to 1.09 acres within the N $\frac{1}{2}$ NW $\frac{1}{4}$, Sec 10, T1N, R1E, FM AK (TL 1011) and to modify condition # 2 of the preliminary approval to allow access onto Gilmore Trail at the discretion of ADOT (located on Gilmore Trail approx $\frac{1}{4}$ -mile north of the intersection with Gold Mine Trail). Postponed from the June 29, 2005 Platting Board Meeting.
9. **VA 005-06** – A request by RCH Surveys on behalf of Ralph Harman to vacate a 35' x 390' public parking and access reservation adjacent to the south boundary of Lots 3-8, Blk 5, Addition to Riverside Park Subd and to combine Lots 3 and 4 into one lot of approximately 24,300 sq ft within the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 8, T1S R1W, FM AK (located on Geraghty St, Washington Dr, and Airport Rd).
10. **RP 019-06** – A request by RCH Surveys on behalf of Larry and Melanie Hinzman and Mark and Cindy Wade to replat Lots 12A and 12C, into one lot of approximately 3.77 acres and to vacate the shared driveway easement within Lots 12A, 12B, and 12C and to dedicate a shared driveway easement within Lots 12D and 12E, all within Blk 1, Peregrine Heights Subd Ph I, S $\frac{1}{2}$, Sec 16, T1S R1W, FM AK (located on Ellesmere Dr off Chena Ridge Rd).

11. **RP 020-06** – A request by RCH Surveys on behalf of Gayle Edris, Gina Cook, and the estate of Lloyd H. Tarpinning to replat Blocks 4 and 5 and the western portion of Blocks 6 and 7, Richardson Park Subd into two parcels of 1.037 ac and 1.44 ac within the NE¼, Sec 28, T1S R1E, FM AK (located on the Old Richardson Hwy and Davidson St).
12. **SD 015-04 Diamond Estates 1st Addition (extension)** – A request by RCH Surveys for a two-year extension of the Platting Board's August 27, 2003 preliminary approval to subdivide a 55-acre parcel (TL 2406) into 33 lots within the E½ E½, Sec 24, T1S R1E, FM AK (located on Alamo Ave, Baguette Dr, and Carat Lp).
13. **SD 013-06 Cranberry Pond Subd** – A request by Charles Whitaker and Maria Berger to subdivide a 25-acre parcel into two lots of 4.8 acres and one of 15.0 acres within the SE¼ SW¼, Sec 6, T1N R1W, FM AK (located on Willow Run Rd and Snowhook Trl).
14. **SD 014-06 / RP 016-06 / VA 006-06 Botanical Gardens 1st Add'n** – A request by FNSB Land Management to subdivide four parcels totaling 233 acres into seven lots ranging in size from 18 to 74 acres and to reduce the 60' recreational trail easement by vacating 30' within Tracts A-1 and B-2, Botanical Gardens Subd within the N½ SE¼, Sec 14 and the W½ NW¼ and W½ SW¼, (TL 1308 and 1318) Sec 13, T6S R4E, FM AK (located on Wrong Way Ln).
15. **SD 018-06 Shields Commercial Subd** – A request by RCH Surveys on behalf of McKinley Development, Inc to subdivide a portion of the N½ NE¼, Sec 28, T1S R1E, FM AK (TL 2824, 2831, and 2858) into 14 lots ranging in size from approximately 1.5 ac to 3.5 ac to be developed in two phases (located approximately 6.5 Mile Richardson Hwy).
16. **SD 019-06 Birch Dell Estates** – A request by RCH Surveys on behalf of Badger Investments and American Exchange Properties to subdivide a 20-acre parcel (TL 1320) into sixteen lots ranging in size from 42,000 sq ft to 1.9 acres within the S½ NE¼ NW¼, Sec 13, T2S R2E, FM AK (located on Nelson Rd).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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