

**FNSB PLATTING BOARD**

**AGENDA**

**September 21, 2005**  
Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (August 24, 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. **RP 033-06** – A request by RCH Surveys on behalf of Michael and Ellen Shields to replat Tract A, Prospect Park 1<sup>st</sup> Addn into two parcels of approximately 1.44 ac and 3.29 ac within the NE¼ NE¼, Sec 19, T1N R1E, FM AK (located on Old Steese Hwy).
2. **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).
3. **RP 032-04 (extension)** – A request by Stutzmann Engineering Associates, Inc. on behalf of Thomas A.

Murray for a one-year extension of the preliminary approval of the replat of Lot 4, Cooper Estates 2<sup>nd</sup> Addition, a 2.22-acre lot, into two lots of 1.07 and 1.69 acres within Sec 34, T1S, R1E, FM, AK (located on Manna Way). Preliminary approval given October 22, 2003.

4. **SD 029-06 Raven Forest Subd 1<sup>st</sup> Addn** – A request by Joseph Maas to subdivide a portion of the S½ SE¼, Sec 30, T1S R2W, FM AK (TL 3003) into 10 lots ranging in size from approximately 1.99 ac to 4.0 ac and a remainder of approximately 39.8 ac (located on Becker Ridge Rd).
5. **SD 022-06 Roccasecca Subd** – A request by Kalen & Assoc., Inc. for 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 26,136 sq ft to 44.4 ac (located on the Richardson Hwy between Harding Lake and Birch Lake).
6. **SD 028-06 / RP 032-06 Ruiz's View Subd 1<sup>st</sup> Addn** – A request by Kalen & Assoc on behalf of Louis and Ruiz Kegler and Arthur and Phyllis Movius to re-subdivide Lots 2 and 3 and Tract A of Ruiz's View Subd into 31 lots and one tract ranging in size from approximately 1.85 ac to 4.9 ac within Sec 20, T1S R2W, FM AK (located on Chena Ridge Rd).
7. **SD 030-06 / RP 034-06 Benson's Subd** – A request by Karl and Florine Benson to subdivide the SW¼ NW¼ SW¼ and the SE¼ NW¼ SW¼, Sec 24, T1N R2E and Tr A, Secretariat Subd into 13 lots ranging in size from 1.95 ac to 4.91 ac within the W½ SW¼, Sec 24, T1N R2E, FM AK (located on Adventure Rd off Chena Hot Springs Rd).

## EXECUTIVE SESSION

1. The Platting Board will go into executive session to discuss litigation and settlement strategies re Gold Country Estates Preservation Group, Inc v. FNSB and Kniffen Case No. 4FA-05-1190.

## EXCUSE ABSENT MEMBERS

## COMMENTS

Citizens

Planning Staff

Board Members

## ADJOURNMENT

/r