

**FNSB PLATTING BOARD**

**AGENDA**

**February 22, 2006**  
Borough Assembly Chambers  
(see times listed below)

**EXECUTIVE SESSION - 2:00 p.m.**

**Facts and Strategies Concerning Potential Litigation**

**PLATTING BOARD PUBLIC HEARING – 3:00 p.m.**

**CALL TO ORDER and ROLL CALL**

**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.

Platting Board decisions may be found at [www.co.fairbanks.ak.us/Meetings/Platting Board/](http://www.co.fairbanks.ak.us/Meetings/Platting Board/) . Staff reports may be available until the meeting at [ftp://co.fairbanks.ak.us/Platting Board/](http://co.fairbanks.ak.us/Platting Board/) .

**COMMUNICATIONS TO THE BOARD**

**CITIZENS' COMMENTS**

**UNFINISHED BUSINESS**

1. **SD 046-06 / VA 007-06 Mendone Subdivision –(findings of fact)** – Finding of facts for the Platting Board's February 1, 2006 denial of a request by Ralph Mathews on behalf of Interior Regional Housing Authority to subdivide SE¼ NW¼ and the NE¼ SW¼ , Gov't Lots 5 and 10 (Tax Lot 1247) and a portion of Gov't Lot 1 (Tax Lot 1365), 145.3 acres, into 62 lots varying in size from 1.8 acres to 2.2 acres and to vacate a portion of the 66 ft wide section line easement between Sections 12 and 13 and a portion of a 20 ft-wide access easement off Persinger Drive within Sections 12 and 13, T1S R1E, FM AK (located on Persinger Drive and Pleasure Drive).

**APPLICATIONS**Application for Extension of Time

1. **SD 033-03 Calder Creek Subdivision (ext)** – A request by Stutzmann Engineering Assoc. for a two-year extension of the Platting Board's March 26, 2003 preliminary approval for Donald Swarner and the SS&M Company to subdivide a 32-acre parcel (TL 1443) into five lots ranging in size from 4.624 to 6.29 acres, within the NW¼ NE¼, Sec 14, T1N R1W, FM AK (located on Skyline Dr). One-year extension given March 2, 2005.
2. **SD 041-04 / RP 058-04 Telemark Acres Subd (ext)** - A request by Stutzmann Engineering Assoc for a two-year extension of the Platting Board's February 25, 2004 preliminary approval for Egil Fjellheim, Mountain Homes, LLC, to resubdivide Lot 2-B, Osborn Homestead 1<sup>st</sup> Add, a 40-acre parcel, into 8 lots ranging in size from 4.7 to 5.0 acres within the NE¼, Sec 21, T1N R2W, FM AK (located on Trilby Ave).
3. **SD 045-99 Hansen Subd (ext)** – A request by Eric Hansen for a two-year extension of the Platting Board's May 26, 1999 approval for Erik and Sonya Hansen to subdivide an 18-acre parcel into eight lots ranging from 1.8 to 3.18 acres with the NE¼ NE¼, Sec 18, T1S R2E, FM AK (located on Porter Ave). Phasing modification approved April 24, 2002.

Preliminary Applications

4. **SD 043-06 Bakkenwood Estates, Phases II, III, IV** - A request by RCH Surveys on behalf of Edward and Michelle Daml to subdivide a portion of the SE ¼ NW ¼ , Sec 30, T1S R2E, FM AK (Tax Lot 3010) into 29 lots ranging in size from 0.92 acres to 1.3 acres to be developed in three phases (located on Scougal Rd off Bradway Rd). Postponed from the February 1, 2006 Platting Board meeting.
5. **SD 050-06 Heritage Estates** – A request by Darrell Russell dba Denali Builders, Inc on behalf of themselves, Gavora, Inc and Aspen, Inc to subdivide a 3.5-acre parcel (TL 1200) and a 5.0-acre parcel (TL 1220) into 38 lots ranging in size from 7,000 sq ft to 12,000 sq ft within the NW¼ SW¼ , Sec 12, T1S R2W, FM AK (located on Chena Pump Rd, Palo Verde Ave, Vassar Cir, and Clarkson Dr).
6. **SD 049-06 / RP 063-06 / VA 009-06 Alpencrest Additions** – A request by Martin Gutoski and Phil Rulon to re-subdivide Tract C, ASCS plat #84-132 into 13 lots ranging in size from approximately 3.2 acres to 4.0 acres to be developed as 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions of Alpencrest Subd and to vacate 30' of the 50' section line easement adjacent to the south and east boundaries within the SE¼, Sec 35, T2N R3W (located on Old Murphy Dome Rd and Spinach Creek Rd).

**EXCUSE ABSENT MEMBERS**

**COMMENTS**

Citizens

Planning Staff

Board Members

**ADJOURNMENT**

**TRAINING SESSION** - Immediately following adjournment.

**Legal Role and Responsibilities of the Platting Board.**

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