

FNSB PLATTING BOARD

AGENDA

March 22, 2006

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (February 22, 2006)

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/ . Staff reports may be available until the meeting at <ftp://co.fairbanks.ak.us/Platting Board/> .

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS

APPLICATIONS

Preliminary Applications

1. **SD 008-99 / VA 006-99 / RP 008-99 Sun Island Estates (extension)** - A request by Fritz Kuykendall for a two-year extension of the preliminary approval to subdivide Gov't Lots 45 and 51 and the island portion of Renee Subdivision, a total of 4.4 acres, into 12 lots varying in size from 10,000 sq. ft. to 19, 100 sq. ft; to vacate the 33' road and utility easement along the north and west boundary of Gov't Lot 45 and along the west boundary of Gov't Lot 51; and to vacate 33' of road and utility easement along the east side of Renee Subdivision island, all within the S½, Sec. 7, T1S, R1W, F.M. (accessed by Fairbanks Street). Preliminary approval given July 28, 2004.

2. **SD 026-05 / RP 007-06 Ford Subdivision Phasing (modification)** – A request by 3 Tier Alaska for Liberty Homes, Inc. to modify preliminary approval granted on January 26, 2005 by the FNSB Platting Board 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 S½ SW¼, Sec 9, T2S R2E, FM AK. (located on Fifth Ave, Homestead Dr, Sixth Ave, and North Pole HS Blvd).
3. **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).
4. **HY 001-66 / RP 070-07** – A request by ADOT&PF to subdivide six parcels totaling 16.27 acres by acquiring a total of 0.91 acres for right-of-way for the Badger Interchange Ramp and Intersection Improvements within Sec 9, T2S R2E, FM AK (located between intersections of St Nicholas Dr, Santa Claus Lane, and Richardson Hwy at Badger Rd overpass).
5. **SD 055-06 / RP 068-06 Haggland Subdivision 2nd Addn** – A request by Phyllis Haggland to replat Tr A-1, Haggland Subd 1st Addn, into three parcels ranging in size from approximately 4.6 acres to 13.3 acres within the NW¼ SW¼ NE¼ and the SE¼ NW¼, Sec 6, T2S R2W, FM AK (located on Becker Ridge Rd).
6. **SD 006-06 / RP 007-06 Bentley Brothers, 4th Addition (modification)** – A request by Stutzmann Engineering Assoc., Inc. for J & J Development, LLC for a modification of the preliminary plat to request a variance in conjunction with the replat Lot 11C-4, Bentley Brothers Subdivision, 3rd Addition into seven lots ranging in size from approximately 40,000 square feet to 4.13 acres and one tract of approximately 21.4 acres within Sec. 2 and 3, T1S, R1W, F.M. (located on Merhar Ave off Hunter St and the Johansen Expw).
7. **SD 053-06 / RP 067-06 MVI Industrial Park 1st Addn** – A request by MV Investments, LLC to replat Tr E-1-A, Fountainhead Industrial Park, First Addition into two lots of approximately 40,000 sq ft and 1.5 acres within the S½, Sec 22, T1S R1W, FM AK (located on Van Horn Rd and Riley Ct).
8. **SD 056-096 / RP 069-06 Lazelle Estates** – A request by Eastside Estates, LLC to subdivide a 50.8-acre tract remainder of Shannon Park 4th Addn being a portion of the W½ W½, Sec 1 and a portion of the NE¼ SE¼, Sec 2, T1S R1W, FM AK (located at the end of D St, Joyce Dr, Shannon Dr, and Lazelle Rd).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r