

FNSB PLATTING BOARD

AGENDA

April 26, 2006

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (March 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 co.fairbanks.ak.us/Meetings/PlattingBoard/ . Staff reports may be available until the meeting at [ftp://co.fairbanks.ak.us/PlattingBoard/](http://co.fairbanks.ak.us/PlattingBoard/) .

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS

APPLICATIONS

Preliminary Applications

1. **SD 064-04 Skyfire Subdivision (ext)** - A request by Skyfire Developers, LLC, on behalf of themselves, Margery Kniffen Family Trust, Tanana Valley Television Co, and Tanana Valley Holdings, LLC for a two-year extension of the Platting Board's April 28, 2004 preliminary approval to subdivide approximately 240 acres into 38 lots varying in size from 1.4 to 2.7 acres, two tracts of approximately 13 and 2 acres, and two large remainders of approximately 64 and 78 acres, respectively, within the E½, Sec 10, T1N R1W, FM AK. Subdivision is being proposed in five phases in two-year increments with the last phase to be completed by 2014 (located on Crestline Dr).

2. **SD 061-06 / RP 075-06 Deuce Moose Subdivision** – A request by Robert and Debra Mantei to subdivide Tr D-1, Johnson Homestead, a parcel of 1.4 acres, into four lots ranging in size from 2.52 ac to 2.74 ac within the SE¼, Sec 21 and the SW¼, Sec 22, T4S R4E, FM AK (located on Johnson Rd).
3. **SD 060-06 / RP 074-06 South Fairbanks Subdivision** – A request by Design Alaska on behalf of the Alaska Mental health Trust Authority to subdivide Tract B-1-B, Fountainhead Industrial Park, a parcel of 6.872 ac, into five lots ranging in size from .934 ac to 1.847 ac within the SE¼ SE¼, Sec 22, T1S R1W, FM AK (located on South Cushman St Extension).
4. **SD 030-98 Shields Subdivision** - A request by RCH Surveys on behalf of Michael J. Shields to subdivide a 19½-acre portion of Gov't Lot 1 into four lots ranging in size from 4.2 to 5.0 acres, within the S½ NW¼ NW¼, Sec 30, T1N R2E, FM AK (located on Herning Rd).
5. **SD 058-06 Peger Commercial Park, 2nd Addition** – A request by RCH Surveys on behalf of Alaska Western, Inc to subdivide a portion of the NE¼ NE¼ SE¼, Sec 17, T1S R1W, FM AK (TL 1732) a parcel of approximately 6.7 acres, into three lots ranging in size from 34,180 sf to 4± acres (located on Davis Rd and Peger Rd).
6. **SD 062-06 College Estates** – A request by RCH Surveys on behalf of Set Builders, Inc, and Tanana Valley Farmer's Market Assoc to subdivide a portion of Gov't Lot 1 within the NW¼ NE¼ NE¼, Sec 5, T1S R1W, FM AK (TL 531 and 548) two parcels totaling approx 9 acres, into 21 lots ranging in size from approx 6,130 sf to 10,690 sf and two tracts of approx 1.9 ac and 2.2 ac (located on College Rd opposite Westwood Way).
7. **SD 063-06 Premier Arctic Estates** – A request by Roland and Lisa Elizardo to subdivide the SW¼ NE¼, Sec 17, T1S R2E, FM AK (TL 1750), a parcel of approx 40 acres, into 12 lots ranging in size from approx 1.3 ac to 3.0 ac (located on Narcissus Way and Agnes Ln).
8. **RP 072-06** – A request by Stutzmann Engineering Assoc on behalf of Michael Craft and Kathryn Craft to reconfigure Lots 9, 10, 11, 12, 13, and 14, Blk 8, Chena Point Heights Subdivision 5th Addition into six lots ranging in size from 1.8 ac to 1.9 ac within the SE¼, Sec 20, T1S R2W, FM AK (located on Hillary Ave off Chena Point Dr).
9. **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). Postponed from the March 22, 2006 Platting Board meeting.

Platting Policy

1. **FNSB PB Policy 2006-1** - Clarification of the Quick Plat criteria 17.60.060.G regarding construction of common driveways within flag stems.

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r