

FNSB PLATTING BOARD
AMENDED AGENDA
[reconvened from May 24, 2006]
June 5, 2006
Borough Assembly Chambers
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 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 ON NON-AGENDA ITEMS

APPLICATIONS

Preliminary Applications

1. **SD 038-06 Deitz Estates** – A request by Bud Deitz to subdivide Gov't Lot 42, Sec 17, T1S R1W, FM into two lots of approximately 1.25 acres each (located on Vian Way off Alston Rd).
2. **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). Postponed from the Platting Board meeting of 4-26-06.

3. **SD 065-06 Badger Industrial Park** – A request by RCH Surveys, Ltd, on behalf of Badger Investments, LLC to subdivide a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 27, T1S R1E, FM AK (TL 2731), two parcels totaling approximately 20 acres, into 17 lots ranging in size from approximately 42,000 sf (.94 acres) to 1.6 acres (located at the intersection of El Paso St with the Richardson Hwy frontage road).
4. **SD 067-06 / RP 082-06 Brighton Heights Subd** – A request by RCH Surveys, Ltd, on behalf of Videlicet, LP to subdivide the west portion of Tract F, Sunny Hills Terrace 1st Addn, a parcel of approximately 7.8 acres, into 7 lots ranging in size from 1.0 acres to 1.22 acres within the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 18, T1N R1E, FM AK (located on McGrath Rd).
5. **SD 068-06 / RP 083-06 Perfect Perch 1st Addn** – A request by RCH Surveys, Ltd, on behalf of Thomas Krause and Silke Schiewer to re-subdivide Lot 2, Perfect Perch Subd into four lots ranging in size from approximately 5.1 acres to 6.0 acres and one tract of approximately 19.1 acres within the S $\frac{1}{4}$, Sec 35, T2N R3W, FM AK (located on Old Murphy Dome Rd west of Spinach Creek Rd).
6. **SD 071-06 North Star Two 1st Addn** – A request by RCH Surveys on behalf of David H. Ainley, trustee, of the David H. Ainley Revocable Trust to subdivide a portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$, Sec 15, T2S R2E, FM AK (TL 1515), a parcel of approximately 140 acres, into 55 lots ranging in size from 9,390 sf to 21,290 sf and one large remainder of approximately 120 acres (located on Blanket Blvd and Lake Dr).
7. **SD 072-06 / RP 085-06 Blueberry Hill Subd 1st Addn** – A request by RCH Surveys on behalf of John and Artha DeRuyter to subdivide Tract A, Blueberry Hill Subd and a portion of Gov't Lot 3, Sec 7, T1N R2E, FM AK (TL 704), two parcels totaling approximately 44 acres, into 13 lots ranging in size from 2.92 acres to 6.98 acres (located on New Murphy Dome Rd).
8. **SD 066-06 / RP 081-06** – A request by Kalen & Associates on behalf of Dalton Construction, Inc and David C. Lanning to re-subdivide the remainder of Block B, Wrangell II Subd, Phase I into 16 lots ranging in size from 40,510 sf± to 2.1 acres to be developed in four phases within the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 33, T1S R2E, FM AK (located on Mount Wrangell St and Bear Ave).
9. **Josie Subd, Ph II** – A request by John W. Kougl, trustee of the John W. Kougl Family Trust to subdivide that parcel described as the "Future Development" on the plat of Josie Subd, Ph I, into six lots ranging in size from approximately 40,946 sf (.94 acres) to 1.1 acres within the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 33, T1S R2E, FM AK (located at the corner of Repp Rd and Hollowell Rd).
10. **SD 063-06 Premier Arctic Estates** – A request by Roland and Lisa Elizardo to subdivide the SW $\frac{1}{4}$ NE $\frac{1}{4}$, 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). Postponed from the Platting Board meeting of 4-26-06.
11. **SD 074-06 / RP 088-06 Anders Field Subd, 1st Addn** – A request by Eddie L. Anders to subdivide Lot 3, Anders Field Subd and a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 35, T1N R4E, FM AK (TL 3500), two parcels totaling approximately 54 acres, into 22 lots ranging in size from 1.747 acres to 7 acres (located on Chena Hot Springs Rd, Cory Ranch Rd, and Anders Ave).

UNFINISHED BUSINESS

1. **SD 057-06 Mary A. Hirn Subd – Variance Findings of Fact.** A request by Tanana Chiefs Conference on behalf of Mary A. Hirn to subdivide US Survey 8029, a 160-acre parcel, into 24 lots ranging in size from 5 acres to 20 acres within Sec 26, 27, 34, and 35, T2N R3E, FM AK (located on Anaconda Creek approximately 25½ miles NE of Fairbanks).
2. **RP 087-06 – Variance Findings of Fact.** A request by Vernon and Christa Hines and Stanley and Geraldine Leaphart to replat Tract B, ASLS 74-105 within Sec 23, T3S R9E, FM AK, a parcel of 3.65 acres, into two lots of 1.82 acres and 1.83 acres (accessed by the Salcha River).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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