

NOTICE: Platting Staff may be unable to process all the applications shown on this agenda.

FNSB PLATTING BOARD

AGENDA

June 28, 2006

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (May 24, 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 ON NON-AGENDA ITEMS

APPLICATIONS

Preliminary Applications

1. **RP 097-06** – A request by Charles and Anita Claffey to vacate the plat note requirement for 50' sewer and water setback distances for Lot 16, Blk 4, Anchor Subd, a lot of 60,025 sq ft, within the SW¼ NW¼, Sec 23, T1S R2W, FM AK (located on Shanks Mare Rd and Stock Rd).
2. **SD 028-06 / RP 032-06 Ruiz's View, 1st (modification)** – A request by Kalen & Associates on behalf of Louis and Ruiz Anne Kegler and Arthur and Phyllis Movius for a modification of the preliminary approval of the request 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 and Ridgepointe Dr).

3. **SD 080-06 / RP 100-06 Destination Acres** – A request by Plumb Line Enterprises, LLC to re-subdivide Tr C-2-A, Ault Subd into four lots ranging in size from approx 43,082 sf to 1.1 acres within the NE¼, Sec 13, T1N R2W, FM AK (located on Destination Ave off Ballaine Rd).
4. **SD 056-04 / RP 069-04 / VA 015-04 Doyon Industrial Facility (extension)** – A request by Design Alaska on behalf of Doyon Properties for a two-year extension of the preliminary approval of the request to vacate and realign portions of Bidwill Avenue and to replat Tracts B-1 and B-3, North Star Industrial Park, Tract 1-A1 of Fifth Addition to Rees Subdivision and Lots 6A and 7A, Block 1 and Lot 1A, Block 2, Second Addition to Rees Subdivision, and Lots 4 and 5, Block 1, Amended First Addition and Second Addition to Rees Subdivision into three tracts ranging in size from 1.88 acres to 23.24 acres, and to vacate portions of public utility easements and restricted areas of record within the NE¼, Sec. 22, T1S R1W, FM (located on Bidwill Ave off S. Cushman St).
5. **HY 002-06 / RP 103-06 Richardson Hwy / North Pole Interchange** – A request by Design Alaska, Inc on behalf of ADOT&PF to subdivide 10 parcels totaling 131.8 acres by acquiring a total of 5.13 acres for right-of-way for the Badger Interchange Ramp and Intersection Improvements, located within Secs 10, 11, and 14, T2S R2E, FM AK (located on the Richardson Hwy between the intersections of Eighth Ave and Dawson Rd).
6. **RP 098-06** – A request by Scarborough & Associates on behalf of North Pole Community Chamber of Commerce, Lunar Yong Chin, and Thomas Tsakalos to replat Lot 1, Blk 3, Beaver Subd East Addition, a parcel of 1.193 ac, into two lots of 40,000 sq ft and 11,978 sq ft within the SE¼ SW¼, Sec 10, T2S R2E, FM AK (located on Old Mission Rd, Blitzen Dr, and Richardson Hwy frontage rd).
7. **RP 099-06** – A request by James and Leslie Bradley to subdivide Lot 1, Bradley Sky Ranch Airport Subd, a 58.7-acre lot, into one lot of 3.881 acres and a 53-acre remainder within Sec 8, T2S R2E, FM AK (located on the Old Richardson Hwy).
8. **VA 011-06 / RP 102-06** – A request by Rick Halbert on behalf of Dale and Ruby Fowler, et al, to vacate the 33' section line easement adjacent to Lots 13, 14, 15, 16, 17, and 18, Blk 1, Lakewood Subd, within Sec 1, T2S R2E, FM AK (located on Lakewood Lp).
9. **SD 046-05 Wilshire Glenn Estates (modification)** – A request by RCH Surveys on behalf of SAHN Investments 2 LLC, et al, for a modification of the preliminary approval of the request to subdivide Gov't Lot 2 and the E½ NW¼, Sec 19, T1N R1E, FM AK (TL 1913), approximately 120 acres, into 66 lots ranging in size from approximately 1.12 acres to 5.9 acres to be developed in five phases (located on Emerald St off Woodland Ave and the Old Steese Hwy).
10. **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 S½, Sec 35, T2N R3W, FM AK (located on Old Murphy Dome Rd west of Spinach Creek Rd).

11. **SD 070-06 / RP 084-06 Eagle Estates** – A request by RCH Surveys on behalf of White Eagle, Inc, to replat Tr B, ASLS 84-16 into five lots ranging in size from approximately 2.7 acres to 6.0 acres within the N½ N½, Sec 16, T2S R2E, FM AK (located on Patriot Blvd)
12. **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 S½ NW¼ and N½ SW¼, 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).
13. **SD 072-06 / RP 085-06 Blueberry Hill Sud 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 11 lots ranging in size from 2.08 acres to 6.98 acres (located on New Murphy Dome Rd).
14. **SD 076-06 Harding Lake Recreational Tracts** – A request by the Britaker Co to subdivide a 19.43-acre parcel (TL 1201) into nine lots ranging in size from 1.8 to 2.0 acres within the N½ NW¼ SW¼, Sec 12, T6S R4E, FM AK (located on Salcha Dr).
15. **SD 077-06 / RP 095-06 Bakkenwood Estates North** – A request by RCH Surveys on behalf of Edward and Michelle Daml to re-subdivide lots 5, 6, 7, and 8 of Tr A, H. D. Scougal Subd, into 13 lots ranging in size from approx 42,680 sq ft to 2.0 acres within the NE¼ NW¼, Sec 30, T1S R2E, FM AK (located on Bradway Rd).
16. **SD 078-06 Farmall Tracts** – A request by RCH Surveys on behalf of Badger Investments, LLC to subdivide a 40-acre parcel into 35 lots ranging in size from 40,000 sq ft to 1.22 acres within the NW¼ SE¼, Sec 36, T1S, R2E, FM AK (TL 3606) (located off Plack Rd).
17. **SD 081-06 / RP 101-06 Salcha Reserve Subd, 1st Addn** – A request by RCH Surveys on behalf of Rolling Stone, Inc and the Senior Citizens of Interior Alaska, Inc to re-subdivide Parcel A, Salcha Reserve Subd into seven lots ranging in size from approx 1.9 ac to 3.2 ac and to reserve a 60'-wide access easement within Tr D, ASLS 81-92 within the SW¼ SE¼, Sec 19 and the N½ N½, Sec 30, T4S R4E, FM AK (located on Salcha Star St off Johnson Rd).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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