

FNSB PLATTING BOARD

AGENDA

October 25, 2006

Borough Assembly Chambers
3:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF THE MINUTES (September 27, 2006)

APPROVAL OF AGENDA

INFORMATION FOR THE PUBLIC. Public testimony will be requested as each 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 at ftp://co.fairbanks.ak.us/plattingboard/ .

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS ON NON-AGENDA ITEMS

APPLICATIONS

Preliminary Applications

1. **RP 044-07** - A request by Ramey and Karen Wood to replat Lots 1 and 2, Halbeisen Subd into four lots ranging in size from approximately 2.45 acres to 4.89 acres within the SW¼, Sec 31, T1S R2W, FM AK (located on Becker Ridge Rd).
2. **SD 032-07 Reliance Subdivision** – A request by Design Alaska on behalf of Goldstream Exploration, LLC to subdivide two parcels totaling 69.6 acres into 11 lots of approximately 1.5 acres each and one tract of 44.8 acres within USMS 1661 Rose Association and USMS 2172 Reliance Association within Secs 2, 3, 10, and 11, T1S R2W, FM AK (located on the Old Fairbanks–Nenana Hwy).

3. **SD 033-07 Moonlight Acres Subdivision** – A request by Design Alaska on behalf of the Fairbanks North Star Borough to subdivide two parcels of land known as TL 801 and 810 totaling 375.412 acres into three lots ranging in size from 2.327 acres to 2.350 acres and 10 tracts ranging in size from 4.833 acres to 113.673 acres within the N½ SW¼ and the W½ SE¼ and a portion of the N½, Sec 8, T1N R2W, FM AK (located off Murphy Dome Rd, Spinach Creek Rd, and Moose Mtn Rd).
4. **VA 004-07 / DE 001-07** – A request by the State of Alaska DNR, Div of MLW, on behalf of W. T and Alice Reeves and Rhonda Frarey to vacate a 25' and a 35' public access easement and to dedicate new 50' and 35' public access easements within Tracts C, E, and F, ASLS 89-149 within Secs 8 and 17, T1S R5E, FM AK (located on the Chena River and an airstrip).
5. **SD 028-06 / RP 032-06 Ruiz's View – (2nd modification)** - A request by Kalen & Associates for Arthur J. and Phyllis D. Movius for a modification of the conditions imposed on 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 (Preliminary plat approved September 28, 2005. Modification of preliminary plat approved June 28, 2006.)
6. **SD 019-06 Birch Dell Estates (modification)**– A request by RCH Surveys on behalf of Badger Investments to subdivide a 20-acre parcel (TL 1320) into sixteen lots ranging in size from 42,000 sq ft to 1.9 acres within the S½ NE¼ NW¼ , Sec 13, T2S R2E, FM AK (located on Nelson Rd). Preliminary approval given August 24, 2005.
7. **SD 077-04 / RP 089-04 Prax Tracts (modification)** - A request by RCH Surveys on behalf of William Stroecker, et al, to subdivide a 25-acre parcel (TL 728) and proposed lots 1 and 8 of Cloud Rd Estates Phase I, totaling 8.22 acres, into 12 lots ranging in size from 1.8 to 6 acres within the SE¼ SW¼ and the W½ SW¼ , Sec 7, T1S R2E, FM AK (located on Cloud Rd). Preliminary approval granted 6-30-04. Postponed from the August 2, 2006 Platting Board meeting.
8. **SD 034-07 / RP 045-07 Royal Estates** – A request by RCH Surveys on behalf of Homestead Pumping & Thawing Inc and Delyse R. Born and Kenneth J. Born to subdivide Tax Lot 2251 into 4 lots ranging in size from 0.927 acres to 1.12 acres and one tract of 23 acres, and to replat Lots 4 and 5, Blk 2, Robson Tracts Subdivision into seven lots ranging in size from 0.97 acres to 1.75 acres, and to replat Lot 4, Sjoblom Acres into three lots ranging in size from 1.29 acres to 1.72 acres, all within the N½ SE¼, Sec 22, T1S R1E, FM AK (located on Lakloey Dr and Copper St).
9. **SD 035-07 E T Subdivision** – A request by E. T. Homes, Inc to subdivide a portion of No. 6 Below Left Limit Bench Placer USMS 1948, a parcel of approximately 4.8 acres, into two lots of approximately 1.6 acres and 2.8 acres within Secs 8 and 9, T1S R2W, FM AK (located on the Parks Hwy across from Gold Hill Rd).
10. **SD 030-07 / RP 042-07 Tanana Levee Industrial Park 1st Addn** – A request by Stutzmann Engineering Assoc., Inc on behalf of Tanana River Industrial Area, aka TRIA, and Interior Excavating & Trucking, Inc to subdivide a 6.553-acre parcel (TL 2905) into five lots ranging in size from 1.137 acres to 1.777 acres and a 21.31-acre parcel (TL 2901) into one tract, all within the N½ NE¼, Sec 29, T1S R1W, FM AK (located on Peger Rd and TRIA Rd).

11. **SD 031-07 / RP 043-07 Tanana Levee Industrial Park 2nd Addn** – A request by Stutzmann Engineering Assoc., Inc on behalf of Tanana River Industrial Area, aka TRIA, to subdivide a 9.931-acre parcel (TL 2902) into seven lots ranging in size from 1.297 acres to 1.748 acres within the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 29, T1S R1W, FM AK (located on Peger Rd and TRIA Rd).
12. **SD 029-07 / RP 033-07 Audrey Subdivision** – A request by Craig E. Ketzler to replat Lots 1, 2, and 3, Blk B, Austin Subd 1st Addn, three lots totaling 16.6 acres, into eight lots of 40,000 sq ft each within the NW $\frac{1}{4}$, Sec 22, T1S R2W, FM AK (located on Pickering Dr).
13. **SD 029-06 Raven Forest, 1st Addn – (2nd modification)** - A request by Stutzmann Engineering Assoc Inc for Joseph A. Maas for a second modification of the preliminary approval to subdivide a portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec 30, T1S, R2W, FM (TL 3003) into 10 lots ranging in size from approximately 1.99 acres to 4.0 acres and a remainder of approximately 39.8 acres (Preliminary plat approved September 28, 2005. Modification of the preliminary plat approved August 2, 2006).
14. **SD 003-07 Raven Forest, 2nd Addn – (modification)** - A request by Stutzmann Engineering Assoc Inc for Kenelm Philip for a modification of the preliminary plat approval given August 2, 2006 to subdivide the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 30, T1S, R2W, F.M. (TL 3004) into three lots of approximately 6.1 acres, 2.1 acres, and 10.6 acres (located on Becker Ridge Rd).
15. **SD 036-07 / RP 046-07 Kovalsky Subdivision, 1st Addn** – A request by Jerad and Catherine Brown and Richard and Maggie Kovalsky to replat Lots 1 and 2, Kovalsky Subd into four lots ranging in size from approximately 1.4 acres to 7.3 acres within the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 24, T1N R1E, FM AK (located on Rifle Rd and Lilac Ave).

EXCUSE ABSENT MEMBERS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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