

FNSB PLATTING BOARD

AGENDA

May 29, 2007

Borough Assembly Chambers
6:00 p.m

CALL TO ORDER and ROLL CALL

APPROVAL OF CONSENT AGENDA (Approval of Consent Agenda passes all routine items indicated by asterisk (*) on the agenda. Consent Agenda items are not considered separately unless so requested, in which event the item is returned to the general agenda.)

***APPROVAL OF THE MINUTES** (April 25, 2007)

APPROVAL OF AGENDA

INFORMATION FOR THE PUBLIC. Public testimony will be requested as each public hearing 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 hearing, you must do so during Citizens Comments at either the beginning or the end of the meeting.**

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/](http://co.fairbanks.ak.us/plattingboard/) .

CHAIR'S COMMENTS

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS ON NON-PUBLIC-HEARING ITEMS

NON-PUBLIC HEARING ITEM

Findings of Fact

1. **SD 085-07 Brice 1st Addition** – Findings of fact for the Platting Board's 4-25-07 approval of a variance to allow three adjacent flagstems in a request by Andy and Lois Brice to re-subdivide Lot 2, Brice Subd, a 12.2072 acre lot, into 4 lots ranging in size from 2.957 acres to 3.167 acres, within the SW¼ NE¼, Sec 22, T1N R1E, FM AK (located on Trianon Drive, off of Steele Creek Road).

PUBLIC HEARING ITEMS*Preliminary Applications*

1. **SD 069-07 Hunt's Creek Remote Recreational Cabin Sites** – A request by State of Alaska, DNR, to make available 11,200 acres within Sec 3, 4, 7-10, 13-18, N½ Sec 19-24, T1S R5E and Sec 16-18, N½ Sec 19-21, T1S R6E, FM AK for up to 48 lots ranging in size from 5 acres to 20 acres (accessed off 25 Mile Chena Hot Springs Rd).
2. **SD 020-06 / RP 017-06 Arctic Fox Estates 1st** – A request by Lanser Builders, Inc to subdivide Tracts 2 and 3 of Arctic Fox Subd, totaling 105.3 acres, into 23 lots ranging in size from 2.63 ac to 6.89 ac within the NW¼, Sec 8, T3S R3E, FM AK (located on Eielson Farm Rd and Joline Ave).
3. **VA 010-07 / RP 091-07** – A request by 3 Tier Alaska on behalf of Byron Adams and First Baptist Church of North Pole to vacate a 10-foot wide pedestrian r-o-w path along the common lot line of Lots 9A & 10 and Lots 11A & 12, Block 13, Beaver Subdivision, between Beaver Boulevard and the Richardson Highway frontage road know as St. Nicholas Drive, within Sec 10, T2S R2E, FM AK (located north of 5th Avenue on Beaver Boulevard).
4. **SD 068-07 Trestrail Subdivision** – A request by Design Alaska on behalf of the James E. and Nela Mae Dawson Trust to subdivide one tract totaling 37.615 acres into 21 lots ranging in size from 1.175 acres to 3.689 acres and to dedicate public right-of-way within the NE¼ SE¼, Sec 3, T2S R2E, FM AK (TL 305) (located on Dawson Road north of Hurst Road, and easement for Airway Drive).
5. **SD 019-07 / VA 001-07 Greer Subdivision (modification)** – A request by Mark Greer on behalf of himself, the Estate of Ruth L. Greer, Stephen G. Helms for a modification of the platting board's August 23, 2006 preliminary approval to subdivide a portion of the NW¼ NW¼ and the SE¼ NW¼ and Gov't Lots 1 and 3, Sec 20, T1S R2E, FM AK and Lots 1, 2, and 5 of Waiver #76-91W (TL 2000, 2050, 2051, and 2054), a total of approximately 129.2 acres, into 58 lots ranging in size from approximately 1.32 acres to 10.55 acres and to vacate portions of a public utility easement and a portion of a public road easement within the W½, Sec 20, T1S R2E, FM AK (Nordale Rd and Peede Rd).
6. **SD 080-04 Woodland Heights 3rd (modification)** – A request by RCH Surveys, Ltd on behalf of Henry Gettinger and the Estate of Patricia L. Gettinger for a modification of the Platting Board's June 30, 2004 preliminary approval to subdivide approximately 67 acres within the E½ NE¼ and the W½ NE¼, Sec 16, T1N R1E, FM AK (TL 1600, 1602, 1605, and 1609) into 16 lots ranging in size from approximately 1.8 acres to 2.3 acres and one tract of approximately 32.6 acres. To be developed in three phases with the last phase to be completed in 2010 (located on Violet Dr off Steele Creek Rd).
7. **SD 015-05 King Residential Subd-(modification)** – A request by RCH Surveys, Ltd on behalf of Wayne King for a modification of the Platting Board's September 22, 2004 preliminary approval to subdivide a 36-acre parcel (TL 2713) into 20 one-acre lots and an 11-acre tract within the E½, Sec 27, T1S R1E, FM AK (located on Spur Ct and Daniel St).

8. **SD 007-00 Happy Creek Subdivision (modification and extension)** – A request by RCH Surveys, Ltd on behalf of Mark A. Nielsen for a modification and extension of the Platting Board's June 27, 2001 preliminary approval to subdivide two parcels totaling 56.58 acres into 21 lots ranging from 2.20 ac to 4.84 ac comprised of Tracts A and B of Happy Creek Subd, within the NW¼, Sec 27, T1N R2W, FM AK (located on McFadden Lane and Saxon Dr).

OLD BUSINESS

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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