

NOTICE: Platting Staff may be unable to process all the applications shown on this agenda. A reconvened Platting Board meeting is tentatively scheduled for WEDNESDAY, August 22, 2007, at 6:00 pm in the Assembly Chambers if needed for applications ready for public hearing but not heard at the June 28 meeting. Those not ready for hearing will be placed on the agenda for September 19, 2007.

FNSB PLATTING BOARD

AGENDA

August 22, 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** (July 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

PUBLIC HEARING ITEMS

Preliminary Applications

1. **SD 003-08 / VA 002-08 Taurus Heights Subd** - A request by RCH Surveys on behalf of SAHN Investments LLC to subdivide three parcels of land (Tax Lots 1406, 1430, and 1453) containing approximately 20 acres into 1 tract containing 1.4 acres, and 8 lots ranging in size from 1.9 acres to 2.1 acres, and to vacate a portion of Taurus Road within the SE¼ SE¼ , Section 14, T1N R1W, FM AK (off Skyline Drive and Taurus Road), postponed from the July 25, 2007 Platting Board Hearing.
2. **RP 071-05 - Modification** - A request by Stutzmann Engineering Associates on behalf of David L. Schlesinger for a modification of the April 29, 2005 approval of a request to replat Tract A, Lance Lots Subd into two tracts of approximately 5.7 acres and 11.66 acres within N½ NE¼ NW¼, Sec 11, T1N, R2W, FM AK.
3. **SD 008-08 Anjraya Subdivision** - A request by 3-Tier Alaska and Carey Bliss on behalf of Marie Ludecker and Linda Jorza to subdivide Government Lot 10, Sec. 27, T1S, R2W, F.M. (TL 2705), currently three parcels totaling approximately 42 acres, into four lots ranging in size from 5.86 acres to 18.57 acres (located on Chena Pump Road and Ludecker Street).
4. **SD 006-08 – Hess Estates** - A request by Laurence Irving on behalf of Daniel and Thelma Hess to subdivide 12.7 acre parcel into a 2 acre and 10.72 acre lot respectively, being a portion of the NW ¼, Section 15, T1N R1E, FM AK (TL-1544) (located on Great View Lane).
5. **SD 004-08 / RP 004-08 Prospect Acres Subdivision** - A request by Stutzmann Engineering Assoc. on behalf of Northlink, Inc to replat Lot 1, Block 4, Lyndon Acres Subdivision into four parcels of approximately 1.01 acres each within the NE¼ SE¼ of Sec 26, T1N R1E, FM AK (accessed by Marburger Dr, Moose Trot Ave, and Funk Rd).
6. **SD 007-08 / RP 008-08 Arbor Estates 2nd & 3rd Addn** – A request by RCH Surveys on behalf of Donovan Ketzler to replat two parcels totaling 13.76 acres into seven lots ranging from 1.90 to 2.30 acres, comprised of Lot 2 and Tract A, Block C, Arbor Estates, First Addition, within Sections 14 and 15, T1N, R1W, FM (located on Manchester Loop and Senate Drive).
7. **VA 001-08** – A request by Design Alaska on behalf of Rick and Susan Brainard to vacate 2175' of a 40'-wide trail easement and relocate it to a new 40' reservation along the south and north boundaries of Lot 9, **Old Saulich Subd** within the S½, Sec 12, T1N R3W, FM AK (located on Murphy Dome Rd), postponed from the July 25, 2007 Platting Board Meeting.

UNFINISHED BUSINESS (Non Public Hearing Items)

Findings of Fact

SD 002-08 Slivowitz Subd, 1st Addn – Findings of Fact for the July 25, 2007 Platting Board approval of a variance from Title 17.60.160.A in conjunction with the approval of the subdivision requested by Stutzmann Engineering Assoc, Inc. on behalf of Ann Jamieson and the State of Alaska Mental Health to subdivide two parcels of land (Tax Lot 1408 and a portion of Tax Lot 1900) into one tract of land containing 10.93 acres, within the NW¼, Section 14, T1S R3W, FM AK (off Old Nenana Highway)

NEW BUSINESS

Reconsideration

SD 001-08 / RP 003-08 Howard Jones Subd, 2nd Addn – A request by Merle Jantz for reconsideration of the July 25, 2007 Platting Board approval of the request by Stutzmann

Engineering Assoc, Inc. on behalf of Joe Westwood, and Christopher and Serena Lewellyn to replat Lot 1, Howard Jones Subd, and Tract 3, Howard Jones Subd, 1st Addn, containing 45 acres, into 1 lot of 4.706 acres and 4 tracts ranging in size from 5.039 acres to 29.748 acres within the S½ SW¼, Section 1, T2S R2E, FM AK (at Hurst and Nelson Roads).

COMMENTS

Planning Staff

Board Members

ADJOURNMENT

/b