

**FNSB PLATTING BOARD**

**AGENDA**

**October 16, 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** (September 19, 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 calendar days of the decision. Appeal forms may be obtained from the Community Planning office.

A few days prior to the meeting, agenda packets, staff reports, and associated material may be available at <ftp://co.fairbanks.ak.us/plattingboard/> .

Public meetings are audio-streamed when possible from the link on the Borough web page **or** [co.fairbanks.ak.us/fnsbwebcast/fnsbwebcast.htm](http://co.fairbanks.ak.us/fnsbwebcast/fnsbwebcast.htm) . Platting Board decisions may be found at [co.fairbanks.ak.us/Meetings/PlattingBoard/](http://co.fairbanks.ak.us/Meetings/PlattingBoard/) .

**CHAIR'S COMMENTS**

**COMMUNICATIONS TO THE BOARD**

**CITIZENS' COMMENTS ON NON-PUBLIC-HEARING ITEMS**

**PUBLIC HEARING ITEMS**

Preliminary Applications

1. **RP 013-08** – A request by Far North Surveys on behalf of Ian and Jill Hebert to replat Lot 7, Blk C, Crestline Subdivision, a 5.0-acre lot, into two lots of approx 2.5 acres each within the SE¼ SE¼ , Sec 10, T1N R1W, FM AK (located on Crestline Dr).

2. **SD 016-08 Littlefoot Forest** – A request by James S. McCormick to subdivide a 21.1-acre parcel (TL 1204) into two tracts of 3.89 and 17.22 acres, respectively, within the SW¼ NW¼ , Sec 12, T1N R3W, FM AK (located on Murphy Dome Rd).
3. **RP 001-08** – A request by Jason Burgess for a variance from the requirement to install a temporary turnaround on Silverleaf Ave in Diamond Willow Subdivision within the NW¼ NE¼ SW¼ of Sec 13, T2S R2E, FM AK. Preliminary approval of the replat was given on July 25, 2007.
4. **SD 018-06 Shields Commercial Subd (extension)** – A request by RCH Surveys on behalf of McKinley Development, Inc for an extension of the Platting Board's September 28, 2005 preliminary approval to subdivide a portion of the N½ NE ¼ , Sec 28, T1S R1E, FM AK (TL 2824, 2831, and 2858) into 14 lots ranging in size from approximately 1.5 ac to 3.5 ac to be developed in two phases (located approximately 6.5 Mile Richardson Hwy).
5. **SD 017-08 Thomas Industrial Park** – A request by RCH Surveys on behalf of Michael Thomas and Constance Thomas to subdivide the S½ NE¼ NE¼ , Sec 29, T1S R1W, FM AK (TL 2910), into four lots of approximately 1.1 acres each (located at the corner of Peger Rd and TRIA Rd).
6. **SD 007-08 / RP 008-08 Arbor Estates 2<sup>nd</sup> & 3<sup>rd</sup> Add'ns** – A request by 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 at Manchester Loop and Senate Drive).
7. **SD 007-00 Happy Creek 1<sup>st</sup> (modification)** – A request by RCH Surveys on behalf of Mark A. Nielsen to modify the phasing for the subdivision of Tracts A and B, Happy Creek Subd, within the NW¼, Sec 27, T1N R2W, FM AK (McFadden Lane and Saxon Dr). Preliminary approval given May 29, 2007.
8. **SD 034-07 / RP 045-07 / Royal Estates (modification)** - A request by RCH Surveys on behalf of Homestead Pumping & Thawing, Inc., Ken and Delyse Born, and Kittnont Rutiglan to subdivide Tax Lots 2251 and 2253 and replat Lots 4 & 5, Block 2, Robson Tracts Subd and Lot 4, Sjoblom Acres Subd into 14 lots ranging in size from .92 to 2.25 acres and one tract of approximately 21.6 acres, all within the N½ SE¼ , Sec 22, T1S R1E, FM AK (located on Lakloey Drive, Copper Street and Groundsel Avenue). (A modification of the preliminary plat of Royal Estates approved by the Platting Board on October 26, 2006.)
9. **SD 012-07 / VA 002-07 Fox North Subdivision (modification)** - A request by Doug Welton on behalf of Summit Telephone & Telegraph, Inc. and David and Jeanette Olson to modify the preliminary approval of Fox North Subdivision (a subdivision of 6 parcels within USMS 521, 1770, and 1775 totaling approximately 16.9 acres into two lots and two tracts approved by the Platting Board on August 23, 2006) in order to request three variances relating to the construction of Dirt Road within the NW¼ NW ¼ , Sec. 32, T2N, R1E, FM AK.

**NEW BUSINESS**Ordinance

1. **Ordinance No. 2007-42** – An ordinance amending section 18.50.160 of the Fairbanks North Star Borough Code of Ordinances as it relates to standards for residential cluster development. (Sponsor: Assemblymember Foote).

**COMMENTS**CitizensPlanning StaffBoard Members**ADJOURNMENT**

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