

FNSB PLATTING BOARD

AGENDA

March 26, 2008

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** (February 20, 2008)

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, six minutes for the applicant.

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. Actions on vacation requests may not be appealed.

Two weeks prior to the meeting, staff reports and associated material may be available at <ftp://co.fairbanks.ak.us/plattingboard/> . Hearings are audio-streamed when possible from the link on the Borough web page **or** <http://co.fairbanks.ak.us/fnsbwebcast/fnsbwebcast.htm> . Platting Board decisions and meeting audio may be found at co.fairbanks.ak.us/Meetings/PlattingBoard/ .

CHAIR'S COMMENTS

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING

PUBLIC HEARING ITEMS

Preliminary Applications

1. **SD 071-07 Aaron Estates (modification)** – A request by 4 S, Inc to modify approval granted by the Platting Board on June 27, 2007 to subdivide three tax lots (3005, 3006, and 3008), totaling 70.54 acres, into 59 lots ranging in size from 40,034 sq ft to 46,130 sq ft as part of a two phase development, and to dedicate public r-o-w within the S½ SW¼, Sec 30, T1S R2E, FM AK (located on Ownby Rd west of Woll Rd).

2. **SD 018-08 East Bias Drive Subd** – A request by RCH Surveys, Ltd, on behalf of Pete, Susan, and James Vogt, et al, to subdivide three parcels (TL 3202, 3211, and L 4, Blk 4, Beacon Hill Subd), totaling 19.5 acres, into four lots ranging in size from 10 acres to 2.0 acres within the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and a portion of the N $\frac{1}{2}$, Sec 32, T1N R1E, FM AK (located on East Bias Dr).
3. **SD 028-08 / RP 028-08 / VA 004-08 Silver Lake 1st** – A request by PDC, Inc on behalf of the FNSB Dept of Land Management to replat Lot 1, Silver Lake Subd into seven lots ranging in size from 2.5 to 5.2 acres and two tracts of 44.3 and 62.5 acres and to vacate the western portion of Silver Lake Dr within Sec 36, T6S R4E, FM AK (located on the Richardson Hwy and Silver Lake Dr).
4. **SD 030-08 / RP 029-08 Sunrise Mountain Subd** – A request by Uncommon Ground Neighborhood Initiative, LLC to re-subdivide Tracts G and H of Moonlight Acres Subd, two parcels totaling 164.5 acres, into 50 lots and one tract ranging in size from 1.1 to 5.2 acres (located on Moose Mountain Rd and Spinach Creek Rd).
5. **SD 029-08 Emma Creek West Subd** – A request by Design Alaska on behalf of the the FNSB Dept of Land Management to subdivide two parcels (TL 1602 and 1719), totaling 271.7 acres, into 32 lots ranging in size from 1.9 to 3.0 acres and one tract of 139.4 acres within Sec 16 and 17, T1S R3W, FM AK (located on the Old Nenana Hwy).
6. **SD 049-06 / RP 063-06 / VA 009-06 Alpencrest Additions (modification)** – A request by Martin Gutoski and Phillip Rulon for a modification of the preliminary plat approved by the Platting Board February 22, 2006 for the subdivision of Tract C, ASCS plat #84-132 and vacation of 30' of the 50' section line easement adjacent to the south and east boundaries within the SE $\frac{1}{4}$, Sec 35, T2N R3W (located on Murphy Dome Road and Spinach Creek Road).

NON- PUBLIC HEARING ITEMS

Election of Vice Chair

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

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