

FNSB PLATTING BOARD

AGENDA

April 15, 2015

Borough Assembly Chambers

6:00 PM

CALL TO ORDER and ROLL CALL

INFORMATION FOR THE PUBLIC.

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.

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at fnsb.us/Meetings/PlattingBoard/. Hearings are audio-streamed when possible from the link on the Borough web page or fnsb.us/fnsbwebcast/fnsbwebcast.htm

CITIZENS' COMMENTS (On items not scheduled for public hearing, including consent agenda items)

***APPROVAL OF AGENDA AND 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** (March 18, 2015 Meeting)

CHAIR'S COMMENTS

COMMUNICATIONS TO THE BOARD

- Potential Code Amendments

DISCLOSURE AND STATEMENT OF CONFLICT

ADMINISTER GROUP OATH

PUBLIC HEARING ITEMS

Persons who have not received direct notice by mail from the Fairbanks North Star Borough regarding a particular subdivision application, and who wish to testify on that subdivision application, must apply to participate in the hearing. Applications are available at the Department of Community Planning Office and must be received by the Community Planning Department at least five (5) working days prior to the hearing date, or by **April 8, 2015**.

On any legislative applications such as street vacations, trail easements or Title 17 amendments, the public may submit written comments and/or testify before the Platting Board.

Consent Agenda

- *1. **SD 023-13 Richardson Acres** A request by Nils Degerlund, on behalf of J. Andrew and Bea Bachner, to grant a two-year time extension to the preliminary approval of Richardson Acres, a request to subdivide a 70.05 acre tract (TL-2244) into 35 lots ranging from 1.20 to 2.54 acres, within a portion of GL-48 & 49, Section 22 and a portion of the SW¼, Section 23, T5S, R4E, FM. This application was granted preliminary approval by the Platting Board on April 17, 2013.

Preliminary Applications

1. **SD008-15 Seay Subdivision** A request by Kalen & Associates, Inc, on behalf of Connie Seay, Shirley Rae Seay and Joshua B. Coghill, to subdivide TL-1310 and TL-1339, totaling approximately 6.3 acres, into three lots of 1.2, 1.5 and 3.6 acres, within the NE $\frac{1}{4}$ of Section 13, T1S, R1E, F.M., including a request for two variances from FNSBC Title 17 (located on Clint Street and Persinger Drive).**(Continued from the March 18, 2015 Platting Board meeting)**
2. **NR001-15 Ethel Stoneman Boulevard** A request by Hank Bartos to rename Marian Drive within the NW $\frac{1}{4}$ of Section 8 T1S R1W F.M.
3. **RP024-15/VA002-15 (Koponen Homestead)** A request by Stutzmann Engineering Associates, Inc, on behalf of Lael and Angela Fullford, to replat Lots 11 & 12, Koponen Homestead, into one lot of 4.022 acres within the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15, T1S, R2W, FM (located on Haman Street). This replat also proposes to vacate the trail easement between Lots 11 & 12 and create a new trail easement along the western boundary of Lot 11.
4. **SD023-14/RP048-14 Bella Vista Subdivision** A request by Northland Surveying & Consulting, LLC, on behalf of Louis Kegler and Ruiz Anne Rozell, to subdivide in five phases Tract A, Esterview Subdivision, and Tract A-2 & Lot 3 , Block 3, Ruiz's View Subdivision 2nd Addition, totaling approximately 44.9 acres, into 16 lots ranging in size from 1.9 to 3.1 acres, within the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17 and the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20 T1S R2W F.M., including a request for three variances from FNSBC Title 17 (located on Chena Ridge Road, Ridgepointe Drive, Bella Vista Drive and Ermosa Vista Drive).
5. **RP029-15 (Windfall Subdivision)** A request by Northland Surveying & Consulting, LLC, on behalf of Richard D. Lang to subdivide Lot 2A Windfall subdivision into two lots of 3.3 and 2.5 acres, within the NE $\frac{1}{4}$ of Section 15 T1N R1W F.M., including a request for one variance from FNSB Title 17 (located on Windfall Way).
6. **SD036-11/RP028-11 Tanchena Bluff Subdivision** A request by Northland Surveying and Consulting, LLC, on behalf of Fairhill, Inc, for a second two-year extension of the preliminary approval of Tanchena Bluff Subdivision, a 5-lot subdivision totaling 13.05 acres within the S $\frac{1}{2}$ Section 28, T1S, R2W, FM (located on Chena Pump Road, Pickering Drive and Edby Road). Preliminary approval was received from the Platting Board on May 18, 2011 and the first extension was approved by the Platting Board on May 14, 2013.
7. **SD028-15/RP032-15 North River Bend Estates** A request by Northland Surveying and Consulting, LLC, on behalf of North River Bend, LLC & University of Alaska, to replat Tract A, River Bend Estates Phase 1; Tract B, River Bend Estates Phase 2; and a portion of the NW $\frac{1}{4}$ Section 5; a total of 53.75 acres, into 25 lots ranging in size from 1.0 to 16.3 acres within the W $\frac{1}{2}$ Section 5 T1S R2E, FM (located on Nordale Road and Chief Nickoli Loop). Two variances have been requested from Title 17 with this platting action.

EXCUSE ABSENT MEMBERS**COMMENTS**CitizensPlatting StaffBoard Members**ADJOURNMENT**