

# FNSB PLATTING BOARD

## AGENDA

May 28, 2015 (Thursday)  
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/](http://fnsb.us/Meetings/PlattingBoard/). Hearings are audio-streamed when possible from the link on the Borough web page or [fnsb.us/fnsbwebcast/fnsbwebcast.htm](http://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** (April 15, 2015 Meeting)

### CHAIR'S COMMENTS

### COMMUNICATIONS TO THE BOARD

Platting staff would like the board to consider sponsoring the following amendments to Title 17:

1. Create a separate process for lot line elimination/modification, also adding wording that platting requests will not result in a violation of other FNSB Titles. (Title 17 Article 3)
2. Revise the monumentation requirements to match current surveying practices. (Title 17, Article 4)
3. Add wording to include the Planning Director as Ex-officio to Platting Board (Title 2)
4. Cleanup of some wording in Title 17, as follows:
  - o Change Type II flag staff size to "a minimum of 40 feet" rather than "between 40 feet and 60 feet". (17.60.060.H.2.a)
  - o Correct the discrepancy between 17.60.150.A.1 and the corresponding table. A Local 2 road should have a 205 ft minimum curve radius, which is noted in the table but not in the corresponding written description.
  - o Change the corner rounding requirement to "a minimum of 20 feet" to allow greater dedication without a variance. (Title 17.60.150.C.2).

### 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 **May 21, 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 025-13/RP047-13/VA005-13 HJD Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of Harvey Drake & Linda Leonard Revocable Trust and the Fairbanks North Star Borough, to grant a two-year time extension to the section line easement vacation portion of the preliminary approval of HJD Subdivision by the FNSB Platting Board on June 19, 2013, a request to vacate a 165' x 50' portion of the section line easement along the western boundary of Tract C, Grieme Farm Subdivision, and a 267' x 50' portion of the section line easement along the eastern boundary of TL 1312, TL 1343, TL 1345, and TL 1346, and to resubdivide the properties into four lots ranging in size from approximately 1.1 acres to 31.3 acres within the E ½ NE ¼ NE ¼ Section 13, T4S R3E, FM, AK and the W ½ W ½ Section 18, T4S R4E, FM, AK (located on the Richardson Highway).

Preliminary Applications

1. **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 ½ 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.
2. **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 NE¼ 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 April 15, 2015 Platting Board meeting)
3. **RP007-15 (Bentley Brothers 1<sup>st</sup> Addition)** A request by Stutzmann Engineering Associates, Inc. on behalf of Fred Meyer Stores, Inc. to modify a previously approved public utility easement modification within Lot 8 Bentley Brothers 1<sup>st</sup> Addition by requesting a variance to not depict the data necessary to delineate all easements to which the lot is subject to on the final plat, within Section 2 T1S R1W F.M. (located on Old Steese Highway, Helmericks Avenue and Herb Miller Boulevard).

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