

FNSB PLATTING BOARD

ACTION MEMO

September 16, 2015

6:00PM

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) by the close of business the day following the meeting.

There is a seven-day appeal period for any preliminary action of the Platting Board other than those regarding vacations.

APPLICATIONS

Preliminary Applications

1. **SD031-15/VR005-16/VR006-16 Gabe's Subdivision** An application by 3 Tier-Alaska Corp. on behalf of Angie T. Rich to subdivide the NW1/4 NW1/4 NE1/4 Section 27 T1N R2E F.M. into three 2.5 acre lots including a request for a variance from FNSBC 17.60.150.C.7.a., in order to not meet intersection grade requirements, and a variance from FNSBC 17.60.150.C.6, in order to allow an intersection on a curve (located on John Cole Road).

APPROVED

2. **VA003-16/PU001-16/RP004-16 (Northridge Subdivision)** An application by Laurence Chapman Byrne to vacate a section line easement and to relocate a portion of a public utility easement within Lot 5, Bock 2 Northridge Subdivision within the SE1/4 Section 17 T1S R2W F.M. (located on Moonshine Run and Danhill Drive).

DENIED

3. **SD006-16/VR003-16/VR004-16 Clear Skies Acres** A request by Caleb & Jennifer Herkstroeter to subdivide a portion of the SW ¼ Section 7, T1N R2E, known as Tax Lot 728, a total of 25 acres, into five lots ranging in size from 1.95 acres to 14.06 acres within the SW ¼ Section 7, T1S, R2E, FM (located on Porter Avenue and Cloud Road). The request includes a variance from FNSBC 17.60.110.A to not construct landings and a variance from FNSBC 17.60.160.A regarding dedication of right-of-way.

APPROVED

4. **SD002-16/VR007-16 Yukon Sloughs Subdivision** A request by William R. and Linda D. Pfisterer to subdivide a portion of the NW1/4 of Section 14 T1S R3W F.M. (known as TL-1407) creating two lots of 2.0 and 5.5 acres including a request for a variance from FNSBC 17.60.070.B.1 to not dedicate Jamieson Drive as a public access easement (Located on the Old Nenana Highway).

POSTPONED AT THE REQUEST OF THE APPLICANT

5. **SD007-16 Duncan Acres** An application by Northland Surveying and Consulting LLC on behalf of Arthur and Sally Duncan to subdivide the N1/2 SE1/4 SE1/4 of Section 27 T1N R4E F.M. creating four lots of between 4.8 and 5.3 acres (located on Pleasant Valley Road).

APPROVED

6. **SD038-15 / VR020-15 / VR021-15 Steezy** A request by J. Patrick Green, on behalf of Robert and Barbara Bettisworth, to subdivide the parcel known as TL-1152, totaling approximately 10 acres, into two lots of 5 acres each, within the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11 T1N R2W F.M. (located off of Jones Rd). The request includes a variance from FNSBC 17.60.070.C.5 regarding legal access to the subdivision and a variance from FNSBC 17.60.070.B to not require constructed access to the standards required by Title 17.

APPROVED

7. **VA004-16 / MD001-16 / SD023-14 / RP048-14 Bella Vista Heights** A request by Northland Surveying and Consulting LLC, on behalf of Louis Kegler and Ruiz Anne Rozell, to vacate the State of Alaska asserted RS2477 right-of-way known as the Chena-Ester Trail within Tract A-2 and Lot 3 Block 3 of Ruiz's View Subdivision 2nd Addition and Tract A of Esterview Subdivision, within the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 20 and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 17 T1S R2W F.M. (located on Chena Ridge Road, Ridgepointe Drive, Bella Vista Drive and Ermosa Vista Drive). The request includes a modification of the phasing for Bella Vista Heights, a five phase subdivision creating 16 lots ranging in size from 1.9 to 3.1 acres, approved by the Platting Board at its April 15, 2015 regularly scheduled public hearing.

APPROVED

8. **MD002-16 / VR002-16 / 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 modify the preliminary plat of North River Bend Estates, approved by the Platting Board at its April 15, 2015 regularly scheduled public hearing for the subdivision of 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). The current request includes a variance from FNSBC 17.60.130.E.2 regarding the length and width for a road ending with a cul-de-sac.

APPROVED

9. **RP036-15 / VR022-15 (ONH)** A request by Sandra Romero to resubdivide Lot 2A ONH Subdivision, totaling approximately 17.84 acres, into two lots of 1.12 and 16.72 acres, within the SE $\frac{1}{4}$ Section 10 T1S R3W F.M. (located on the Old Nenana Highway). The request includes a variance from FNSBC 17.60.060.H.2.b regarding the requirement for evidence that a borough-standard road can be constructed within a lot's flag stem.

APPROVED

10. **SD004-15 / RP006-15 / VR023-15 / VR024-15 / VR025-15 Ruth Estates Phase 3** A request by Ralph Mathews, on behalf of Merle Page, Robert M. Farquharson and Tracy Thomas, to subdivide in two phases Tract A-1 Ruth Estates Phase 2 and the parcel known as TL-2051, totaling approximately 23.34 acres, into eight lots ranging in size from 1.84 to 9.94 acres, within the S $\frac{1}{2}$ Section 20 T1N R1E F.M. (located on Eastview Drive). The request includes a variance from FNSBC 17.60.150.C regarding road intersections; a variance from FNSBC 17.40.050.E regarding road naming; a variance from FNSBC 17.60.160.B to not require road dedication to the boundary of the subdivision; a variance from FNSBC 17.60.130.E.2.a regarding the width of the cul-de-sac road.

APPROVED