

FNSB PLATTING BOARD

AGENDA

September 16, 2015**
Borough Assembly Chambers
6:00 PM

CALL TO ORDER and ROLL CALL

INFORMATION FOR THE PUBLIC.

****PLEASE NOTE: In the event that a quorum cannot be established for this particular hearing date, the following agenda items will be considered at another Platting Board meeting to be held on September 23, 2015, in the Borough Assembly Chambers beginning at 6:00 p.m. If you have questions, please contact the Platting division of the Department of Community Planning at (907)459-1260.**

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** (August 19, 2015 Meeting)

CHAIR'S COMMENTS

COMMUNICATIONS TO THE BOARD

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 **September 9, 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.

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).
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, Block 2 Northridge Subdivision within the SE1/4 Section 17 T1S R2W F.M. (located on Moonshine Run and Danhill Drive).
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.
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).
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).
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 SE¼ SE¼ NW¼ 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.
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 E½ NE¼ Section 20 and the SE¼ SE¼ 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.
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 ¼ Section 5; a total of 53.75 acres, into 25 lots ranging in size from 1.0 to 16.3 acres within the W ½ 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.

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 SE¼ 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.
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 S½ 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.

OLD BUSINESS**NEW BUSINESS****EXCUSE ABSENT MEMBERS****COMMENTS**

Citizens

Platting Staff

Board Members

ADJOURNMENT

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