

FNSB PLATTING BOARD
ACTION MEMO
June 21, 2017
BOROUGH ASSEMBLY CHAMBERS
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. **SD024-17/RP030-17 Bentley Brothers Subdivision, 5th Addition** A request by Northland Surveying & Consulting, LLC, on behalf of J & J Development, LLC to subdivide Tract A of Bentley Brothers Subdivision, 4th Addition, a total of approximately 27.4 acres, into 13 lots ranging in size from approximately 1.41 acres to 5.51 acres. The request includes a variance from FNSBC 17.56.100.C.6 to allow a Type II flag stem lot to intersect Merhar Avenue on a curve. This property is located within Sections 2 and 3, T1S, R1W, FM (located on Merhar Avenue, Helmericks Avenue, College Road and the Johansen Expressway.) **Staff Contact: Daniel Welch**

APPROVED

2. **SD023-17/RP029-17 Peridot Business Park** A request by Northland Surveying & Consulting, LLC, on behalf of Badger Properties, LLC, to subdivide Lot 2, Quinnell Subdivision, 1st Addition, a total of approximately 13.037 acres, into 10 lots ranging in size from approximately 0.92 acres to 1.60 acres. The request also proposes the dedication of a 60 foot wide right-of-way. This property is located within the NW ¼ SW ¼ Section 4, T2S, R2E, FM (located on Peridot Street and Quinnell Lane.) **Staff Contact: Daniel Welch**

APPROVED

3. **SD036-11/RP028-11 Tanchena Bluff Subdivision (extension request)** A request by Northland Surveying & Consulting, LLC, on behalf of Fairhill Inc, to grant a two-year time extension to the preliminary approval of Tanchena Bluff Subdivision, a request to subdivide Lot 2, Hopkins Subdivision, a total of approximately 13.05 acres, into five lots ranging in size from 0.92 to 1.43 acres and one tract of 6.98 acres, within the SE¼ Section 28, T1S, R2W, FM (located on Edby Road, Pickering Drive and Chena Pump Road). This application was granted an extension by Consent Agenda by the Platting Board on May 14, 2013. The application was granted a second extension by the Platting Board on June 17, 2015.

APPROVED

4. **SD030-17 Silver Creek Subdivision** A request by Stutzmann Engineering Associates, Inc, on behalf of the University of Alaska Department of Land Management, to subdivide the SW $\frac{1}{4}$ Section 26 and a portion of the W $\frac{1}{2}$ Section 35, T2N, R1W, FM (located on Goldstream Road), a total of 434 acres; into nine lots ranging in size from 6 acres to 160 acres. The request includes the dedication of right-of-way and a request for the road construction exemption. **Staff Contact: Angela Parker**

APPROVED

5. **SD028-17 Byler Estates** A request by 3 TIER-Alaska, Corp, on behalf of Trevor J Ponsford, to subdivide a portion of Government Lot 3, Section 30, T1S, R2W, FM (located on Benn Lane), a total of 15.2 acres, into 8 lots ranging in size from 1.6 to 2.3 acres. The request includes dedication of right-of-way. **Staff Contact: Angela Parker**

APPROVED

6. **SD026-17/RP032-17 Heartland Ranch Subdivision 1st Addition** A request by 3 TIER-Alaska, Corp on behalf of Adam & Kimberly Bjornstad to subdivide Lot 1, Heartland Ranch Subdivision, a total of 41.775 acres, into 12 lots ranging in size from 2.332 acres to 12.616 acres within the S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 8, T1S, R2E, FM (located on Nordale Road, Freeman Road and Heartland Avenue). This request includes the dedication of rights-of-way. **Staff Contact: Angela Parker**

APPROVED

7. **SD025-17/RP031-17 Ashley Acres** A request by 3 TIER-Alaska, Corporation on behalf of Jerry Lymburner, to subdivide Tract B, Howell Estates, a total of 38.03 acres, into 30 lots ranging in size from 1.0 to 1.5 acres and including the dedication of rights-of-way. This property is located within the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 24, T1S, R1E, FM (located on Toolik Drive, Jace Avenue and Atigun Street). **Staff Contact: Angela Parker**

APPROVED

Further information can be obtained from *FNSB Platting* at 459-1260 or 907 Terminal Street, Fairbanks, AK 99701.