

FNSB PLATTING BOARD

AGENDA

May 17, 2017

Juanita Helms Administration Center

907 Terminal Street

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/pages/webcast.aspx

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**

CHAIR'S COMMENTS

INTRODUCTION OF STAFF

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 **May 10, 2017**

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. SD011-17 / RP016-17 Capri Estates—Modification for Phasing** A request by Ralph Mathews, on behalf of James Arpino and Gregory Wagner, to develop Capri Estates in three phases. The subdivision request was approved by the FNSB Platting Board at its March 15, 2017 regular meeting to replat Lots 2 & 3, Block 2, Robson Tracts, totaling approximately 10.17 acres, into eight lots ranging in size from 1.24 to 1.30 acres. The lots are located within the NW¼ SE¼ Section 22, T1S R1E (located on Groundsel Avenue and Hearts Court). **(Staff Contact: George Stefan)**

2. **SD 021-17 Indian Hills Subdivision, 2nd Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Ivan H. Nielsen, to subdivide TL-2909, totaling approximately 10.73 acres, into 2 lots of approximately 4.66 acres. The request also includes a five foot width of right-of-way dedication, increasing the width of the Bias Drive right-of-way. The lots are located within the NE¼ SW¼ Section 29, T1N R1E, located on Bias Drive. **(Staff Contact: Daniel Welch)**
3. **SD015-17 / RP 019-17 Kessel Subdivision** A request by Kalen & Associates, Inc., on behalf of Pam Miller and Cortland & Constance Zachel, to replat the North Kessel Lot of Pearl Creek Subdivision, totaling approximately 5.31 acres, into two lots of 1.94 and 3.37 acres. The request includes a variance from FNSBC 17.56.080.D to waive the requirement to dedicate a temporary turnaround for Musk Ox Trail. The request also includes a variance from FNSBC 17.56.110.B to waive the requirement to dedicate Musk Ox Trail to the subdivision boundary. The lots are located within the NW ¼ SE¼ Section 19, T1N R1W (located on Musk Ox Trail, just south of Red Fox Drive). **(Staff Contact: George Stefan)**
4. **RP 027-17 (Kimberly Lake Subdivision)** A request by 3-Tier Alaska, Corp., on behalf of Timothy and Jamie Opperman, to replat Tract A, Kimberly Lake Subdivision, totaling approximately 16.77 acres, into four lots ranging in size from approximately 9.58 acres to 1.89 acres. The request includes two variances from FNSBC 17.56.010(F) to allow two direct lot access points onto a major collector. The lots are located within the SE¼ SE¼ Section 8, T2S R2E, on Homestead Drive and North Pole High School Blvd. **(Staff Contact: Daniel Welch)**

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

Citizens

Platting Staff

Board Members

ADJOURNMENT

