

**FNSB PLATTING BOARD**  
**ACTION MEMO**  
**MAY 17, 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. 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)**

APPROVED

- 2. SD 021-17 Indian Hills Subdivision, 2<sup>nd</sup> 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)**

APPROVED

- 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)**

APPROVED

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 SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 8, T2S R2E, on Homestead Drive and North Pole High School Blvd. **(Staff Contact: Daniel Welch)**

APPROVED

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