

**FNSB PLATTING BOARD**

**AGENDA**

**December 15, 2004**  
Borough Assembly Chambers  
3:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF THE MINUTES** (November 17, 2004)

**APPROVAL OF AGENDA**

**INFORMATION FOR THE PUBLIC.** Unless otherwise indicated, public testimony will be requested as each agenda item comes up. The Platting Board's review is limited to the technical requirements of the state and borough subdivision ordinances, codes and statutes, health and safety issues, or hazards to property. Please note: testimony may be limited to three minutes per person.

Before testifying, please state your name, print it and your mailing address on the sheet at the microphone, and identify the agenda item about which you are speaking. If you wish to ask questions of the Board or staff, secure approval from the Chairman to do so.

If you wish to speak regarding an item not on this agenda, you may do so during Citizens Comments at either the beginning or the end of the meeting.

The meeting will recess approximately 6:15-7:00 p.m. and will adjourn by 9:00 p.m.

*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) before the close of business the day following the meeting.*

*Appeal of a Platting Board decision must be submitted in writing within seven days of the decision. Appeal forms may be obtained from the Community Planning office.*

*When possible, on the day following the meeting, Platting Board decisions will be posted on the Internet in an Action Memo identified by the meeting date. The FNSB home page address is <http://www.co.fairbanks.ak.us/>*

**COMMUNICATIONS TO THE BOARD**

**CITIZENS' COMMENTS**

**APPLICATIONS**

*Preliminary Applications*

1. **SD 023-05 Phillips Subd 3<sup>rd</sup> Add'n** - A request by Landmark, Inc to subdivide Lot 6, Phillips Subd 1<sup>st</sup> Add'n, a 1.2522-acre lot, into six lots of 6,630 sf each and one lot of 14,764 sf within Sec 8, T1S R1W, FM AK (accessed by Chief Thomas Dr and Chief William Dr).

2. **2<sup>nd</sup> Ave and Wilbur St Dedication and Acquisitions (modification)** - A request by the City of Fairbanks to modify the Platting Board's March 26, 2004 preliminary approval for the City of Fairbanks and FNSB to dedicate portions of 2<sup>nd</sup> Ave and Wilbur St and a request by ADOT to acquire portions adjoining 2<sup>nd</sup> Ave and Wilbur St to accommodate the future upgrade of 2<sup>nd</sup> Ave and Wilbur St, ADOT Project #STP-F-M-0656(1). The 2<sup>nd</sup> Ave portion is from Lathrop to Hilton Ave adjacent to Pioneer Park, aka Alaskaland. The Wilbur St portion is from Airport Way north to 2<sup>nd</sup> Ave. This project will also include the replat of portions of Gov't Lots 6, 7, 8, 10, and 11, and a portion of the NW¼ SE¼, Sec 9, T1S R1W, FM AK. The modification request is for phasing of the final plat.
3. **RP 045-05** - A request by the City of Fairbanks regarding property owned by the Ellen Hanauer Living Trust to combine Lots 11 and 12, Blk 43, Fairbanks Townsite, into one lot of 14,827 sf and to dedicate 2,550 sf for a permanent turnaround for Fourth Ave within Sec 11, T1S R1W, FM AK (accessed by 3<sup>rd</sup> and 4<sup>th</sup> avenues).
4. **RP 044-05** - A request by Paul and Leicha Welton to replat Tracts A and B, Gov't Lot 21, Sec 7, T1S R1W, FM AK into three lots of approximately 7,685 sf, 9,960 sf, and 41,176 sf (located on Birch Lane).
5. **SD 024-05 Henrik Tract** - A request by Henrick Wessel for property owned by Alaska Mental Health Trust to subdivide a 4.7-acre tract from TL 2800, a 560-acre parcel lying south of the ordinary high water of the North Fork of the Chena River within Sec 28, T3N R8E, FM AK (accessed by the Chena River).
6. **SD 035-99 / VA 011-99 Riverhaven Subdivision (phasing clarification for Phases II and III)** - A request by RCH Surveys on behalf of the University of Alaska Statewide Land Management to modify the phasing approved for the subdivision of approximately 200 acres (portions of TL 602 and 503, Sec 5 and 6, T1S R2E) into 58 lots in three phases to be completed by 2006, and to vacate the 100' section line easement common to Sec 5 and 6, T1S R2E, lying south of Andromeda Dr (ADL 63370), southerly to the section corner of Sections 5, 6, 7, and 8, T1S R2E, FM AK (located off Nordale Rd and the confluence of the Little Chena and Chena River). (The vacation received Assembly approval 4-22-99.)

**UNFINISHED BUSINESS - No public testimony will be taken on the following items:**

Request for Reconsideration

1. **SD 022-05 Emma Creek East Subd (request for reconsideration of the Platting Board's 11-17-04 postponement)** - A request by FNSB Land Management to subdivide a portion of the S½ of Sec 10 and a portion of the NE¼ of Sec 16, T1S R3W, FM AK (TL 900, 1007, and a portion of 1700) into 11 lots ranging in size from 5 acres to 30.7 acres (located on the Old Nenana Hwy between 4 and 6 Mile).
2. **SD 017-05 / RP 027-05 Fox Bluffs Subd (request for reconsideration of 11-17-04 denial)**- A request by RCH Surveys on behalf of Darrell R. Kniffen II and Margery T. Kniffen to subdivide Lot 5, Blk 8, Gold Country Estates, 1<sup>st</sup> Add'n and First Chance Association, MS 1980 (TL 806) and a portion of TL 804 into 55 lots ranging in size from approximately 1.0 acres to 2.9 acres to be developed in five phases with the final phase due in 2014, all within Sec 7 and 8, T1N R1E FM AK (located on Bullion Dr off Goldmine Trail).

Findings of Fact

1. **SD 017-05 / RP 027-05 Fox Bluffs Subd (findings of fact for the 11-17-04 denial)** - A request by RCH Surveys on behalf of Darrell R. Kniffen II and Margery T. Kniffen to subdivide Lot 5, Blk 8, Gold Country Estates, 1<sup>st</sup> Add'n and First Chance Association, MS 1980 (TL 806) and a portion of TL 804 into 55 lots ranging in size from approximately 1.0 acres to 2.9 acres to be developed in five phases with the final phase due in 2014, all within Sec 7 and 8, T1N R1E FM AK (located on Bullion Dr off Goldmine Trail).

**ELECTION OF OFFICERS****EXCUSE ABSENT MEMBERS****COMMENTS**CitizensPlanning StaffBoard Members**ADJOURNMENT**

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