

**NOTICE:** Items not heard at this meeting will be heard at the reconvened Platting Board meeting of WEDNESDAY, February 7, 2007 at 6:00 pm.

## FNSB PLATTING BOARD

# AGENDA

**January 24, 2007**

Borough Assembly Chambers  
6:00 p.m.

### CALL TO ORDER and ROLL CALL

### APPROVAL OF THE MINUTES (December 20, 2006)

### APPROVAL OF AGENDA

**INFORMATION FOR THE PUBLIC.** 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 or listed as non-public testimony, you may do so during Citizens Comments at either the beginning or the end of the meeting.

**If the time constraint does not allow all items to be heard, those items will be heard at the reconvened Platting Board meeting of WEDNESDAY, February 7, 2007 at 6:00 pm.**

*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.

Platting Board decisions may be found at [co.fairbanks.ak.us/Meetings/PlattingBoard/](http://co.fairbanks.ak.us/Meetings/PlattingBoard/) . Staff reports may be available at [ftp://co.fairbanks.ak.us/plattingboard/](http://co.fairbanks.ak.us/plattingboard/) .

### COMMUNICATIONS TO THE BOARD

### CITIZENS' COMMENTS ON NON-AGENDA ITEMS

### APPLICATIONS

#### Preliminary Applications

- SD 051-07 / RP 059-07 Vassar Estates** – A request by RCH Surveys on behalf of Reina Properties, Inc to replat Lot 4, University West SW Bench (plat #76-58) and Lot 5, University West SW Bench 1<sup>st</sup> Add (plat #77-149) into five lots of 5,645 sf each totaling 28,225 sf (0.648 acres) within the NE¼ NW¼ SW¼, Sec 12, T1S R2W, FM AK (located on Vassar Circle off Clarkson Dr and Amherst Dr).
- RP 060-07** – A request by RCH Surveys on behalf of Robert Fox Keogh Plan to replat Tr B, Evergreen Estates 3<sup>rd</sup>, containing 7.4 acres, into three tracts ranging in size from 1.46 acres to 3.58 acres within the NE¼ NE¼, Sec 22, T1N R1W, FM AK (located on Vide Dr off Summit Dr).

3. **SD 044-07 Forrest Glen Subdivision** – A request by Forrest and Emily Barber to subdivide a 33.5-acre parcel known as Gov't Lot 9 into 10 lots ranging in size from 1.01 acres to 11.16 acres and to dedicate a 50' section line easement as public right-of-way and one new 60'-wide public right-of-way within SE¼ SW¼, Sec 16, T1N R2W, FM AK (located on Trilby Ave off Sheep Creek Rd).
4. **SD 045-07 Kimberly Lake Subdivision** – A request by Alaska Home Solutions, Inc to subdivide a 33.5-acre parcel (TL 803) into 15 lots ranging in size from 40,200 sf to 2.67 acres and one tract of 10 acres and to dedicate acreage for two new public rights-of-way within the SE¼ SE¼, Sec 8, T2S R2E, FM AK (located on NPHS Blvd and Homestead Dr near North Pole High School).
5. **RP 061-07 / DE 002-07** – A request by the City of Fairbanks to replat Lots 1, 2, and 3, Blk 3, of Tr B, USS 3442-A and B, Chena River Addition, Townsite of Fairbanks, into three lots ranging in size from 2,210 sf to 8,210 sf and to dedicate an extension of First Ave and Clay St within Sec 11, T1S R1W, FM AK (located on 1<sup>st</sup> Ave and Clay St).
6. **VA 005-07 / RP 062-07** – A request by the City of Fairbanks to vacate 630' of 2<sup>nd</sup> Ave to create a 34,412 sf parcel adjacent to the Chena River as part of Chena River Bend Subd within Sec 10, T1S R1W, FM AK (located on 2<sup>nd</sup> Ave).
7. **SD 046-07 / DE 003-07 / VA 007-07 Noyes Park Subdivision** – A request by the City of Fairbanks to vacate 1.263 acres of accreted right-of-way for Front St to create a tract of land at the confluence of Noyes Slough and the Chena River within Graehl Townsite, USS 1348, Sec 10 and 11, T1S R1W, FM AK (located on Front St).
8. **SD 047-07 / RP 063-07 / DE 004-07 / VA 006-07 River Park Tracts** – A request by the City of Fairbanks to vacate a 13,272 sf portion of 2<sup>nd</sup> Ave and a 31,672 sf portion of 1<sup>st</sup> Ave and to replat Lots 1-5, Blk 25 and Lots 5 and 6, Blk 26, Fairbanks Townsite, and to dedicate a public road right-of-way for the existing alignment of 1<sup>st</sup> Ave, thereby creating three tracts of 1.24, 1.39, and 0.75 acres, respectively, within Sec 9 and 10, T1S R1W, FM AK (located on 1<sup>st</sup> and 2<sup>nd</sup> Ave).
9. **NR 008-07** – A request by FNSB Community Planning on behalf of FNSB Emergency Operations to eliminate the duplicate road name (Red Ridge Rd) and resolve the two road names on one alignment (Red Ridge Rd and Canterbury Dr) within the N½ NE¼, Sec 21, T1S R2W, FM AK (between Chena Ridge Rd and Forrest Dr).

**PLEASE NOTE:** The following item WILL be heard at the reconvened Platting Board meeting of WEDNESDAY, February 7, 2007 at 6:00 pm.

10. **SD 017-05 / RP 027-05 Fox Bluffs Subdivision** – A modification request by RCH Surveys for Darrell R. Kniffen II to subdivide First Chance Association, MS 1980 (TL 1), a parcel of approximately 108.7 acres, into 27 lots ranging in size from approximately 1.0 acres to 2.1 acres and one tract of approximately 56.9 acres to be developed in three phases with the final phase due in 2013, within the SE¼ of Sec 7 and the S½ of Sec 8, T1N R1E, FM AK (former preliminary plat design approved by Platting Board on December 15, 2004).

## ELECTION OF OFFICERS

**EXCUSE ABSENT MEMBERS**

**COMMENTS**

Citizens

Planning Staff

Board Members

**ADJOURNMENT**

/r