

**FNSB PLATTING BOARD**

**AGENDA**

**February 28, 2007**

Borough Assembly Chambers  
6:00 p.m

**CALL TO ORDER and ROLL CALL**

**APPROVAL OF 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** (January 24, 2007 and February 7, 2007 re-convened meeting)

**APPROVAL OF AGENDA**

**INFORMATION FOR THE PUBLIC.** Public testimony will be requested as each public hearing 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 hearing, you must do so during Citizens Comments at either the beginning or the end of the meeting.**

*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://ftp://co.fairbanks.ak.us/plattingboard/) .

**CHAIR'S COMMENTS**

**COMMUNICATIONS TO THE BOARD**

**CITIZENS' COMMENTS ON NON-PUBLIC-HEARING ITEMS**

**PUBLIC HEARING ITEMS**

Preliminary Applications

1. **RP 066-07** – A request by Randall and Celeste Pugh to replat Lot 3, Blk 1, Lyndon Acres Subd, a 7.42-acre parcel, into three lots of 2.45 acres each within Sec 26, T1N R1E, FM AK (located on Chena Hot Springs Rd and wood Chuck Pl).

2. **RP 067-07** – A request by Christ Tabernacle Ministries, Inc to re-align lot lines within Lots 4 thru 7, D & L Subd, consisting of 6.28 acres, and to vacate a 30-foot PUE within Lots 4, 7, and 8, within the NE¼ NW¼, Sec 4, T2S R2E, FM AK (located on Badger Rd and Plack Rd).
3. **SD 054-07 / RP 068-07 Lazelle Estates Central Addn** – A request by Eastside Estates, LLC to replat 14 lots (lots 31-37 and lots 40-46) of Lazelle Estates Subd, totaling 2.57 acres, into 28 lots, all containing 4,001 sq. ft. each, within the W½ W½, Sec 1, T1S R1W, FM AK (located on Joyce Dr and Spencer Avenue at D Street connecting to Lazelle Road).
4. **SD 050-07 K M Subd** – A request by RCH Surveys, Ltd on behalf of Ken Mendes to subdivide an 11.98 acre parcel known as TL 2527 into two lots of 4.59 acres and 7.39 acres within the N½ NW¼ SW¼, Sec 25, T1N R1W, FM AK (located on Farmers Loop Rd).
5. **SD 018-05 North Star Golf Course Subd (re-submittal)** – A request by RCH Surveys, Ltd on behalf of North Star Golf Club, Inc and Dickerson's Folly, Inc to subdivide two parcels totaling 134 acres into two parcels of 14 acres and 120 acres within the NE¼ SE¼ (TL 1904) and Gov't Lot 3, NE¼ SW¼, NW¼ SE¼ (TL 1900), Sec 19, T1N R1E, FM AK (located on Golf Club Dr and Deadhorse Way).
6. **SD 053-07 Tranquility Forest Subd** – A request by RCH Surveys, Ltd, on behalf of Fred Kuykendall Jr and Debbie Kuykendall to subdivide a 40-acre parcel (TL 3603) into eight lots ranging in size from 4.6 to 5.0 acres, being the NE¼ SE¼, Sec 36, T1S R2E, FM AK (located on Tractor Dr).
7. **SD 055-07 Roland Acres Subd** – A request by RCH Surveys, Ltd, on behalf of Charles J. Scott to subdivide two parcels totaling 40 acres into 18 lots ranging in size from 1.84 to 3.08 acres comprised of the W½ SE¼ SE¼ (TL 1525) and E½ SE¼ SE¼ (TL 1527) within Sec 15, T1S R2W, FM AK (located on Roland Rd and Sea Way).
8. **SD 017-05 / RP 027-05 Fox Bluffs Subdivision (modification)** – 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).

## **NEW BUSINESS**

Rules of Order

## **COMMENTS**

Citizens

Planning Staff

Board Members

## **ADJOURNMENT**

/r