5:00 – 6:00 pm: The DNR Fire Service will make a presentation to the Platting Board regarding fire hazard as it relates to subdividing.

NOTICE: Platting Staff may be unable to process all the applications shown on this agenda. A reconvened Platting Board meeting is scheduled for WEDNESDAY, April 4 at 6:00 pm in the Assembly Chambers . Applications not ready for hearing on March 28 will be placed on the agenda for April 4, 2007.

FNSB PLATTING BOARD

AGENDA

March 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** (February 28, 2007)

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/ . Staff reports may be available at ftp://co.fairbanks.ak.us/plattingboard/ .

CHAIR'S COMMENTS

COMMUNICATIONS TO THE BOARD

CITIZENS' COMMENTS ON NON-PUBLIC-HEARING ITEMS

PUBLIC HEARING ITEMS

Application for Extension of Time

1. **RP 057-05 (extension) –** A request by 3 Tier Alaska on behalf of Alaska Park & Sell, Inc for an extension of the March 2, 2005 preliminary approval and March 30, 2005 modification of a replat and vacation within Blk 20, Rickert Homestead Subd (accessed by Stacia St off Gaffney Rd).

Preliminary Applications

1. **SD 056-07 / RP 069-07 Northside Business Park –** A request by North Side Investments, LLC to re-subdivide Tr C, Bentley Trust North Subd, a parcel of approximately 89.8 acres, into 46 lots ranging in size from 1.06 acres to 3.84 acres to be developed in up to four phases within the N½, Sec 2, T1S R1W, FM AK (bounded by the Johansen Expressway, Steese Hwy, and Farmer's Loop Rd).

2. **SD 064-07 Engineer Industrial Subd –** A request by RCH Surveys on behalf of Killion Land Company, LLC to subdivide portions of USMS 1727, 1730, and 1731 within the W½ of Sec 1 and the E½ of Sec 2, T1N R1W, FM AK, four parcels totaling approximately 42.9 acres, into 24 lots ranging in size from approximately .93 acres to 3.40 acres (located on Goldstream Rd approximately ¾ miles west of the intersection with the Steese Hwy).

3. **RP 076-07 –** A request by RCH Surveys on behalf of RLW, Inc to replat Lot 2, Blk 13, Gold Country Subd into two lots of 2.62 ac and 2.65 ac within the NW¼ NE¼, Sec 7, T1N R1E, FM AK (located on Gold Mine Trail).

4. **SD 061-07 / RP 080-07 Eagle Estates Development –** A request by RCH Surveys on behalf of White Eagle, Inc and George Miller Construction to resubdivide Lots B2 thru B5, Eagle Estates, totaling 21.1 acres, into 86 lots ranging in size from 7,032 sq ft to 17,993 sq ft and to dedicate public rights of way in the City of North Pole within the N½ N½, Sec 16, T2S R2E, FM AK (located on Patriot Drive off Old Rich Hwy).

5. **SD 058-07 Sky Summit Estates –** A request by RCH Surveys on behalf of Usibelli Development, Inc and Hebert Homes, LLC to subdivide 139.27 acres consisting of Tax Lots 1402A & B, 1410, and 1425 into 28 lots ranging in size from 1.81 acres to 2.5 acres, two tracts and a green belt consisting of 76.58 acres, and public rights of way within the N½ and the S½, Sec 14, T1N R1W, FM AK (located on Skyline Drive to Donna and Summit Drives).

6. **SD 062-07 Magoffin Highlands Subd –** A request by RCH Surveys on behalf of James and Elrita Magoffin to subdivide a 160 acre parcel (TL 2501) into 86 lots ranging in size from 1.17 acres to 2.31 acres within the SE¼ of Sec 25, T1N R2W, FM AK (accessed by Yankovich Road to Dalton Trail and Nottingham Drive).

OLD BUSINESS

Rules of Order

PUBLIC HEARING ITEMS - resumed

The following will be heard at the April 4 reconvened meeting

7. **SD 059-07 / RP 078-07 Polar Star Subdivision –** A request by RCH Surveys on behalf of Polar Star Lands, LLC to subdivide L 1, Parham Subd, a 150.7-acre parcel, into 87 lots ranging in size from 15.7 to 0.921 acres within the NE¼ , Sec 35, T1S R2E, FM AK (located on Parham-McCormick Rd and Repp Rd).

8. **SD 050-06 Gettysburg Estates (modification) –** A request by Russell Development, Inc to modify the Platting Board's 3-22-06 preliminary plat approval by adding 12 lots, resulting in 46 lots ranging in size from 3,000 sq ft to 7,001 sq ft and four tracts ranging in size from 21,059 sq ft to 43,065 sq ft within the NW¼ SW¼ (TL 1200 and 1220), Sec 12, T1S R2W, FM AK (located on Chena Pump Rd, Palo Verde Ave, Vassar Cir, Clarkson Dr).

9. **SD 057-07 / RP 082-07 / VA 008-07 Silver Gulch Estates –** A request by Design Alaska on behalf of Sun Air Sheet Metal, Inc, for Lewis and Carol Vondra Living Trust and FNSB Land Management to subdivide four parcels totaling 46.497 acres into five lots and five tracts ranging in size from 1.5 to 11.0 acres and to vacate a 50' public access and utility easement within USMS 1731, 1764, 1788 and Tr A, Transfer Station Subd within Sec 1, T1N R1W, FM AK (located on Goldstream Rd).

10. **SD 063-07 / RP 081-07 / VA 009-07 Safeway Subdivision –** A request by Safeway, Inc Construction Dept to combine four parcels totaling 8.507 acres and a vacation of a 1350 sq ft portion of Rewak Ave into a single 8.538-acre tract within the SW¼, Sec 8, T1S R1W, FM AK (located on University Ave, Airport Way, Rewak Dr, and Kalakaket St).

OLD BUSINESS

NON- PUBLIC HEARING ITEMS

Rules of Order

COMMENTS

Citizens

Planning Staff

Board Members

ADJOURNMENT

/r