

February 3, 2006

James R. Ringstad
3 Tier Alaska Surveys
PO Box 71940
Fairbanks AK 99707

Re: SD 034-04 / VA 007-04 Taylor Subdivision 1st Addn (modification)

Dear Jim,

At its re-scheduled meeting on February 1, 2006, the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Gary and Bonnie Taylor to modify the preliminary approval given January 28, 2004. This modification is to subdivide only TL-2128, a parcel of 10.33 acres, into 6 lots and to vacate a 1,098 sq foot area of the 33' wide section line easement, all within the SW¼ NW¼, Sec 21, T1N R1E, FM AK.

The Board approved two variances:

17.60.150.C.7. to allow Old Farm Ave to intersect with a 4% grade landing onto Bennett Rd to be less than 100' long. However staff recommends that the minimum landing be no less than 75' rather than the 50' request made by the applicant.

17.60.150.B.1. to allow Old Farm Ave road grade after the landing to exceed 10% for over 500'. The combination with variance # 1a above for the landing length must not exceed 11.5% maximum at the intersection with the existing driveway for TL-2122 at the end of the dedication station 5+88 shown on the profile. This recommendation is contingent on the road being built 22' wide to accommodate the increase in grade.

The Board approved a modification of the vacation to be a 1,098 sq foot area of the 33' wide section line easement that has the house encroachment.

The Board gave preliminary approval to the subdivision, subject to the following conditions:

1. GVEA and ACS review and comment on final plat utility easement provisions.
2. A note be placed on the final plat stating that any new access onto Bennett Rd will require an ADOT&PF driveway permit.
3. ADOT&PF review and comment on final plat access provisions.
4. Approved variances be noted on the final plat.
5. 40' access easement for El Rancho Lane within Lot 3 be dedicated as road right-of-way.
6. Old Farm Ave be built 22' wide with the appropriate gravel surfacing and temporary turnaround approved by FNSB Engineering.
7. As-built be provided for Old Farm Ave showing the grades on the 75' landing and the 500' portion terminating at the eastern boundary do not exceed the approved variances of 4% and 11.5% respectively.

James R. Ringstad
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The developer is strongly encouraged to meet with Borough engineering staff to discuss the required improvements for the subdivision before beginning construction of the improvements.

A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.

If you have any question regarding the matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road, 459-1260, or FAX 459-1254.

Sincerely,

Martin Gutoski
Platting Officer

MG/r2

Enclosure to Addressee

cc: Gary and Bonnie Taylor
Greg Wyman, GVEA
Rick Alford, ACS
Jeff Roach, ADOT Planning
Sig Strandberg, ADOT ROW (Driveway Permits) – w/encl
Randy Johnson, FNSB Public Works Deputy Director

(SD 034-04 / VA 007-04 Taylor Subdivision 1st Addn (modification))

FNSB Dept of Community Planning

809 Pioneer Road

PO Box 71267

Fairbanks, Alaska 99707-1267

(907) 459-1260

FAX 459-1255

MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THRU: Jim Whitaker, Borough Mayor
Bob Shefchik, Chief of Staff

FROM: Bernardo Hernandez, Director
Community Planning

SUBJ: VACATION OF A PUBLIC RIGHT-OF-WAY (VA 007-04 Taylor 1st)

DATE: February 23, 2006

At its re-scheduled meeting of February 1, 2006, the Platting Board of the Fairbanks North Star Borough approved a request by 3 Tier Alaska on behalf of Gary and Bonnie Taylor to vacate a 1,098 sq foot area of the 33' wide section line easement, all within the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 21, T1N R1E, FM AK.

Alaska Statute 29.40.140 states that no vacation of a street within the Borough may be made without the consent of the Borough Assembly. The Assembly shall have thirty (30) days from the date of the Board's decision in which to veto that decision. If no veto is received within the thirty-day period, the consent of the Borough shall be deemed to have been given to the vacation.

The administration recommends approval (no veto) as conditioned by the Platting Board.

JW/r

Attachments: DPO and Preliminary Maps
Action Letter
Minutes
Staff Report

February 3, 2006

Ralph Mathews
1312 Gilmore Trail
Fairbanks AK 99712

Re: SD 046-06 / VA 007-06 Mendone Subd

Dear Ralph,

At its re-scheduled meeting on February 1, 2006, the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Interior Regional Housing Authority to subdivide SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Gov't Lots 5 and 10 (Tax Lot 1247), and a portion of Gov't Lot 1 (Tax Lot 1365) into 62 lots and to vacate a portion of the 66'-wide section line easement between Sections 12 and 13 and a portion of a 20'-wide access easement off Persinger Dr within Sections 12 and 13, T1S R1E, FM AK.

The Board denied your vacation and subdivision requests. The Board will adopt findings at its next scheduled meeting on Feb 22, 2006. Under 17.80 you may appeal this action to the Fairbanks North Star Borough Planning Commission within seven days of the decision.

If you have any question regarding the matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road, 459-1260, or FAX 459-1254.

Sincerely,

Martin Gutoski
Platting Officer

MG/r

cc: Steve Ginnis, IRHA
Greg Wyman, GVEA
Rick Alford, ACS
Arthur Thorness, Chmn, Pleasureland S/A
Jeff Roach, ADOT Planning
Sig Strandberg, ADOT ROW (Driveway Permits) – w/encl
Christy Everett, US Army Corps of Engineers
Randy Johnson, FNSB Public Works Deputy Director
Trent Mackey, Engineer, FNSB Rural Services
Doug Sims, FNSB Planner
Karin Wolfe, FNSB Street Name Coordinator

(SD 046-06 / VA 007-06 Mendone Subd)

February 3, 2006

James R. Ringstad
3 Tier Alaska Surveys
PO Box 71940
Fairbanks AK 99707

Re: SD 048-06 Fraser Subdivision

Dear Jim,

At its re-scheduled meeting on February 1, 2006, the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Travis Fraser, Joseph and Virginia Jeffers, and Norman and Mary Klann to subdivide three parcels totaling 56 acres into six lots and one tract, comprised of TL 2122, 2126, and 2129 within the S½, Sec 21, T1N R1E, FM AK.

The Board approved two variances: 17.60.070.B. to not construct an extension for Old Farm Ave and a temporary turnaround for phase one at Lots 1 and 6; and 17.60.160.A. to defer the road dedications through Lots 1 and 6 as shown on the FNSB Comprehensive Road Plan.

The Board gave preliminary approval to the subdivision, subject to the following conditions:

1. Lots 1 and 2 be combined into a single lot for Phase One and split into two lots for Phase Two.
2. Old Farm Ave be built to minor collector standards for Phase Two, and as-built be submitted showing the road grades meet Title standards from the driveway intersection at Lot 1 to the temporary turnaround.
3. Drainage provisions be approved by FNSB Public Works Engineer.
4. GVEA review and comment on final plat utility easement provisions.
5. The US Army Corps of Engineers wetlands determination be obtained, and applicable notes be placed on the final plat.
6. A note be placed on the final plat referencing the variances granted from 17.60.070.B. and 17.60.160.A. if approved.

The developer is strongly encouraged to meet with Borough engineering staff to discuss the required improvements for the subdivision before beginning construction of the improvements.

A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.

James R. Ringstad
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If you have any question regarding the matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road, 459-1260, or FAX 459-1254.

Sincerely,

Martin Gutoski
Platting Officer

MG/r

Enclosure to Addressee

cc: Travis Fraser
Joseph and Virginia Jeffers
Norman and Mary Klann
Greg Wyman, GVEA
Christy Everett, US Army Corps of Engineers
Jeff Roach, ADOT Planning
Sig Strandberg, ADOT ROW (Driveway Permits) – w/encl
Randy Johnson, FNSB Public Works Deputy Director

(SD 048-06 Fraser Subdivision)