

**FNSB ADMINISTRATIVE HEARING**  
**AGENDA**  
**February 25, 2016**  
**Chizmar Conference Room**  
**1<sup>st</sup> Floor Juanita Helms Administrative Center**  
**10:30 a.m.**

**A. CALL TO ORDER**

**B. INFORMATION FOR THE PUBLIC**

This hearing includes Quick Plat, Legal Nonconforming (Grandfather Rights) and Administrative Variance requests.

Public testimony will be requested as each agenda item comes up.

*Any action taken during this meeting may be appealed. Appeal of a Hearing Officer decision must be submitted in writing.*

*Agenda, meeting audio, and Hearing Officer decisions are posted at <http://co.fairbanks.ak.us/cp/Pages/Administrative-Hearings.aspx>. Administrative hearing dates are on the left side of the page.*

**C. COMMUNICATIONS TO THE HEARING OFFICER**

**D. ADMINISTRATIVE HEARING**

Preliminary Applications

1. **RP034-16 (Steele Creeke Highlands)** A request by 3 Tier-Alaska, Corporation, on behalf of Thomas 2009 Family Trust, to replat Lots 7 & 8, Block C, Steele Creeke Highlands, a total of 2.298 acres, by adjusting the common lot line and creating two lots of 1.095 and 1.203 acres within the SW ¼ NW ¼ Section 22, T1N, R1E, FM (located on Northern Lights Drive). (Staff Contact: Angela Parker)
2. **SD022-16 VMC Subdivision** A request by Stutzmann Engineering Associates Inc, on behalf of the VMC Revocable Trust, to subdivide portions of U.S. Mineral Survey 1770, totaling approximately 19.03 acres, into two lots of 6.02 and 13.01 acres, within Sections 29, 30, 31 and 32 T2N R1E, FM (located on the Steese Highway). (Staff Contact; George Stefan)
3. **SD025-16 / RP033-16 Weberland Subdivision** A request by Degerlund Engineering LLC, on behalf of Glen and Kathryn Weber, to replat Tract 3-A Howard Jones Subdivision 2<sup>nd</sup> Addition, totaling approximately 29.8 acres, into four lots ranging in size from 5.7 to 10.4 acres, within the SW¼ Section 1 T2S R2E, FM (located on Hurst Road). (Staff Contact; George Stefan)
4. **RP032-16 (Welton)** A request by Doug and Barbara Welton to replat Lot 1 Welton Subdivision, totaling approximately 2.6 acres, into two lots of 1.0 and 1.6 acres, within the NE¼ Section 28 T2N R1E, FM (located on the Steese Highway). (Staff Contact; George Stefan)
5. **RP035-16 / PU013-16 (Mission Homestead)** A request by 3-Tier Alaska Corp., on behalf of J. Daniel and Linda L. File, to replat Lot 2 Block 6 Mission Homestead Subdivision Block 6 by vacating a portion of a public utility easement, within the NE¼ NE¼ Section 10 T2S R2E, FM (located on Mission Road and Hurst Road). (Staff Contact; George Stefan)

Grandfather Rights Applications

1. **GR2016-100:** A request by Jeff Masters for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing guesthouse on Lot 07, Block 01, Ptarmigan Heights Subdivision in the Rural Residential (RR) zone. (Located at 3445 Chetana Drive, on the east side of Sunburst Drive and Chetana Drive.) (Staff Contact: Manish Singh)
2. **GR2016-101:** A request by William A. Filiaga for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing shooting range on Tax Lot 1, USMS 1799 in the General Use 1 (GU-1) zone. (Located at 5355 Steese Highway, on the south side of Steese Highway at milepost 27.) (Staff Contact: Manish Singh)

Administrative Variances

**THERE ARE NO ADMINISTRATIVE VARIANCE ITEMS FOR THIS HEARING DATE.**

**E. COMMENTS**CitizensPlanning Staff**F. ADJOURNMENT**

/I