

FNSB ADMINISTRATIVE HEARING

AGENDA

April 14, 2016

Mayors Salcha Conference Room
Juanita Helms Administrative Center

809 Pioneer Road

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://www.co.fairbanks.ak.us/cp/Pages/Administrative-Hearings.aspx>.

C. COMMUNICATIONS TO THE HEARING OFFICER

D. ADMINISTRATIVE HEARING

Preliminary Applications

- 1. RP038-16 (Bentley Trust Property 4th Addition)** A request by Northland Surveying & Consulting, LLC, on behalf of JJS Development, LLC, to subdivide Lot 7, Bentley Trust Property 4th Addition, a total of 11.3 acres, into two lots of 4.1 acres and 7.2 acres within the SW 1/4 Section 2 & the SE ¼ Section 3, T1S R1W, FM (located on Helmericks Avenue and Bentley Trust Road).
- 2. SD028-16 Fox Silver Gulch** A request by Acutek Geomatics, on behalf of Donna J Brady, to subdivide the NE ¼ and W ½ SE ¼ Section 36, T2N, R1W, FM, a total of approximately 240 acres, to create a 2,500 square foot utility lot and a 240 acre remainder tract. The property is located off of the Old Steese Highway on Silver Gulch Drive.
- 3. SD030-16 / RP041-16 Jaeke Property 2016** A request by Acutek Geomatics, LLC on behalf of Derrell and Sharon Jaeke to replat Lots 1A & 1B Jaeke Property in order to correct the boundary of a 1,009 sq ft utility lot and the 139,600 sq ft remainder lot, within the SE1/4 SE1/4 Section 9, T1N R1W F.M. (Located on Gilmore Trail)
- 4. RP042-16 (Grace Estates)** A request by Design Alaska, Inc., on behalf of Russell and Margie Reese, to vacate the common lot line of Lots 1 & 2, Block 2 Grace Estates, resulting in a remainder lot of approximately 2.005 acres, within the SW1/4 NW1/4 Section 34, T1S R2E, FM (located on Nate Circle).
- 5. SD029-16 / RP040-16 Shorefront Estates** A request by Northland Surveying & Consulting LLC, on behalf of William & Joanne Trefethen and Two Cities Construction, Inc., to subdivide Tract F Ford Subdivision Second Addition and Lots 1 & 11, Block 12 of the Subdivision of a Portion of the B.V. Davis Homestead, a total of approximately 13.3 acres, into two tracts of 4.0 and 9.3 acres, within the S1/2 Section 9, T2S, R2E, FM (located on Third Avenue and Fourth Avenue, City of North Pole).

6. **RP037-16 (Milles Subdivision 2nd Addition)** A request by 3 Tier Alaska, Corp., on behalf of John and Pamela Wentz, to subdivide Lot 3, Block B Milles Subdivision Second Addition, a total of approximately 3.02 acres, into two lots of 1.48 and 1.54 acres, within the SE1/4 SE1/4 Section 25, T1N R1W, FM (located on Wylie Lane and Birch Hill Road).

Grandfather Rights Applications

1. **GR2016-116:** A request by Lynn M. Barnett on behalf of Richard Barnett for affirmative recognition of legal nonconforming use status (grandfather rights) for four existing attached dwelling units (4-plex) on Lot 3B, Block 5, Shuros Subdivision in the Rural Residential (RR) zone. (Located at 1350 Shuros Drive, on the north side of Shuros Drive and Farmers Loop Road.)

Administrative Variances

THERE ARE NO ADMINISTRATIVE VARIANCE REQUESTS FOR THIS HEARING DATE.

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT

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