

FNSB ADMINISTRATIVE HEARING

AGENDA

July 20, 2017

Mayors Salcha Conference Room, 3rd Floor,
Juanita Helms Administration Center

907 Terminal Street

10:30 a.m.

A. CALL TO ORDER

B. INFORMATION FOR THE PUBLIC

This hearing includes Quick Plat, Legal Nonconforming (Grandfather Rights), Amnesty Relief 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. RP045-17 (Rickert Homestead)** A request by 3-Tier Alaska, Corp., on behalf of 759 16th Ave LLC, to replat Lots 1S, 2 and 3A, Block 17 Rickert Homestead, totaling approximately 36,500 square feet, by vacating the common interior lot lines to create one remainder lot. The lots are located within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15, T1S R1W FM (located on South Turner Street and Sixteenth Avenue). **(Staff Contact: George Stefan)**
- 2. RP046-17 (Howard Jones Subdivision 1st Addition)** A request by 3-Tier Alaska, Corp., on behalf of Brannon Richart, to replat Tract 1 Howard Jones Subdivision 1st Addition, totaling approximately 44.77 acres, into three lots ranging in size from 1.68 acres to 41.02 acres. The lots are located within the N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 1, T2S R2E FM (located on Nelson Road). **(Staff Contact: George Stefan)**
- 3. RP025-17 (Pearl Creek Subdivision)** A request by David McNary, on behalf of Samuel Dashevsky and Martha Reynolds, to replat the Morton Wood Lot of Pearl Creek Subdivision, totaling approximately 7.56 acres, into two lots of 2.61 and 4.95 acres. The lots are located within the W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 19, T1N R1W FM (located on Musk Ox Trail). **(Staff Contact: George Stefan)**
- 4. SD037-17 Bandit Meadows** A request by Scott Michaels and Donna Michaels to subdivide TL 1904, a parcel of approximately 26.21 acres, into four lots ranging in size from approximately 4.65 acres to 12.26 acres. The parcel is located within the SE $\frac{1}{4}$ Section 19, T1N R2E FM (Located Chena Hot Springs Road and Risse Road). **(Staff Contact: Daniel Welch)**

5. **RP043-17 (Sequoia Subdivision)** A request by 3 TIER-Alaska, Corp., on behalf of Dennis Byler, to replat the Lots 1 and 2, Block 2, Sequoia Subdivision into one lot of approximately 15,000 square feet. The parcels are located within the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 9, T2S R2E FM (Located on Cross Way and Finell Drive). (**Staff Contact: Daniel Welch**)

Grandfather Rights Applications

1. **GR2017-182:** A request by Michael Braden for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex and a single-family residence, for a total of five units, in the Two-Family Residential (TF) zone for the property on Lot 1A, Block 11, Aurora Subdivision (located at 1420 Aurora Drive).

Amnesty Relief Applications

There are no Amnesty Relief Applications for this hearing date.

Administrative Variances

There are no Administrative Variances for this hearing date.

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT