

# FNSB ADMINISTRATIVE HEARING

## AGENDA

May 25, 2017

Mayors Salcha Conference Room, 3<sup>rd</sup> 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

- SD022-17/RP028-17 Chena Point Lake Subdivision** A request by Stutzmann Engineering Associates, Inc., on behalf of Chena Point Gravel, LLC, to subdivide Tract G-M-1, Aurora Husky Subdivision and Tax Lot 2716, totaling approximately 43.5 acres, into two lots of approximately 40.2 acres and 3.3 acres. The subdivision is located within the NW $\frac{1}{4}$  of Section 27, T1S R2W FM (Located on Chena Point Avenue and Raven Lake Street).
- RP035-17 (Graehl Townsite)** A request by Stutzmann Engineering Associates, Inc., on behalf of Martha A. Russell Hade and David G. Hade to replat Lots 8 and 9, Block 8, Graehl Townsite, a total of approximately 14,200 square feet, into one lot. The request also proposes a reservation of a 15 foot P.U.E. The parcel is located within the SE $\frac{1}{4}$  NE $\frac{1}{4}$  Section 11, T1S R1W FM (Located on Second Street and Front Street).
- SD027-17/RP034-17 Nicks Ranch Subdivision** A request by Ralph Mathews, RLS, on behalf Nick T. Stowell to subdivide Lot 2 Stowell Subdivision, totaling approximately 5.672 acres, into two lots of approximately 1.855 acres and 3.817 acres. The property is located within the SE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 20, T1N R1E FM (Located on Steele Creek Road).

#### Grandfather Rights Applications

- GR2017-130:** A request by Theresa Harvey for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing triplex in the Rural Residential/Mobile Home Subdivision overlay/Groundwater Damage Protection overlay (RR/MHS/GWP) zone for the property on Lot 5, Erin Estates Subdivision (located at 3572 Erin Drive).

*Amnesty Relief Applications*

1. **AM2017-010:** A request by Lana Hebert for amnesty relief for an existing detached garage/shop with a nonconforming front-yard setback of 9.0 feet +/- instead of the required 25 feet in the Rural Residential (RR) zone for the property on Lot 4B, Diamond Willow Subdivision 1st Addition (located at 3741 Christie Drive).

*Administrative Variances*

THERE ARE NO ADMINISTRATIVE VARIANCE REQUESTS FOR THIS HEARING DATE.

**E. COMMENTS**

Citizens

Planning Staff

**F. ADJOURNMENT**