

*FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA
ESTER CONFERENCE ROOM AT THE
JUANITA HELMS ADMINISTRATION CENTER
907 TERMINAL STREET, FAIRBANKS, ALASKA*

AUGUST 15, 2019 10:30 a.m.

A. CALL TO ORDER

B. COMMUNICATIONS

1. Staff Comments
2. Citizen Comments
3. Hearing Officer Comments

This hearing may include 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 to the Department of Community Planning.*

Agenda, meeting audio, and Hearing Officer decisions are posted at <http://www.co.fairbanks.ak.us/cp/Pages/Administrative-Hearings.aspx>.

C. QUASI-JUDICIAL HEARING

1. Administer Oath
2. Quick Plats
 - a. **RP042-19 (North Pole Plaza)** A request by Bennett Engineering, on behalf of Ranch 88, LLC and NPO, LLC, to replat Lots 8 and 9, North Pole Plaza. The purposes of the replat are to: 1) abandon the right of Lot 8 to directly access the existing 40ft wide common driveway access easement along its western boundary, and 2) create a driveway access easement across a portion of Lot 9 for the benefit of Lot 8. The property is located within the W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 9, T2S, R2E, FM and accessed from N Santa Claus Lane and Finell Drive. **Staff Contact: George Stefan**
 - b. **RP047-19 (Lakloey Park)** A request by Farmer Surveying, LLC, on behalf of Mastec Network Solutions and Sally Pelnó, to replat Lot 5, Block 2, Lakloey Park Subdivision, a property consisting of approximately 42,030 square feet, into a utility lot of approximately 900 square feet and a remainder lot of approximately 41,130 square feet. The property is located within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 14, T1S, R1E FM, on Valley Drive and Levan Way. **Staff Contact: Daniel Welch**
 - c. **RP048-19 (Slater Subdivision)** A request by 3-TIER ALASKA, LLC, on behalf of Victor and Margaret Humphrey, to replat Lots 14, 15, and 16, Block 'K' of Slater Subdivision, a total of approximately 21,432 square feet, by shifting common lot lines resulting in three lots ranging in size from approximately 6,403 to 7,579 square feet. The request does not create additional lots. The property is located

within the SE¼ SW¼ Section 11, T1S, R1W FM, on Slater Drive and Island Drive.

Staff Contact: Daniel Welch

- d. **RP049-19 (Underwood Subdivision)** A request by 3-TIER ALASKA, LLC, on behalf of DJD Enterprises, Patsy H. Underwood Trust, and Underwood Enterprises LLC to replat Lots 1 and 2, Underwood Subdivision, a total of approximately 3.344 acres, by shifting the common lot line, resulting in two lots of approximately 0.431 acres (18,767 square feet) and 2.913 acres. The request does not create additional lots. The property is located within the NE¼ NE¼ Section 4, T1S, R1W FM, on College Road. **Staff Contact: Daniel Welch**

3. Grandfather Rights

- a. **GR2019-154:** A request by Tomas Valencia for affirmative recognition of legal nonconforming use status (grandfather rights) for a multi-family residence (triplex) in the Single-Family (SF-10) zoning district for property located at Lot 14, Block 24, Hamilton Acres (located at 224 Farewell Avenue) (**Staff Contact: Kristina Heredia**).
- b. **GR2020-005:** A request by John Tanner for affirmative recognition of legal nonconforming use status (grandfather rights) for a multi-family residence (four-plex) in the Two-Family (TF) zoning district for property located at Lot 13, Block 01, Bunnell Park 1 (located at 717 Waves Road) (**Staff Contact: Kristina Heredia**).

D. **ADJOURNMENT**