

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

JUNE 6, 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. **SD030-19 / RP033-19 20 Below Subdivision 1<sup>st</sup> Addition** A request by Stutzmann Engineering Associates, Inc., on behalf of Donald and Susan Sutton, to subdivide Lot 1, 20 Below Subdivision, a total of approximately 17.68 acres into two lots of 2.00 and 15.68 acres. The property is located within the SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 6, T3S, R3E, FM (located on Old Valdez Trail). **Staff Contact: George Stefan**
- b. **RP034-19 (Birch Hollow)** A request by 3-Tier Alaska, LLC, on behalf of Matthew Gagnon and John Ray, to vacate a public utility easement within Lot 1, Birch Hollow Subdivision. The property is located within the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 12, T1N, R1W, FM (located on Birch Hollow Court and Skyridge Drive). **Staff Contact: George Stefan**
- c. **SD032-19 / RP037-19 Moose Crossing Subdivision** A request by 3-Tier Alaska, LLC, on behalf of Ernest & Merrie Dickson, to subdivide Lots 29 and 30, Blueberry Acres Subdivision, a total of approximately 9.67 acres, into three lots ranging in size from 1.05 to 7.00 acres. The request also includes the vacation of public utility easements along existing lot lines. The property is located within the NW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 26, T1S, R1E, FM (located on Bradway Road). **Staff Contact: George Stefan**

- d. **SD033-19 Wall Landing** A request by 3-TIER Alaska, LLC, on behalf of Jeffery A. Wall, to subdivide GL-1 (Area A Sec. 8), GL-5 (Area A Sec. 7), and Area B (NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 7), a total of approximately 68.4 acres, by combining them all into one tract. The request does not create any additional lots. The property is located within the E $\frac{1}{2}$ , NE $\frac{1}{4}$ , Section 7 and W $\frac{1}{2}$ , NW $\frac{1}{4}$ , Section 8 T2S R2W FM, on the Tanana River south of Chief John Drive. **Staff Contact: Daniel Welch**
- e. **SD031-19/RP035-19 Arg Subdivision** A request by 3-TIER Alaska, LLC, on behalf of Alaska Rubber and Supply, Inc., to replat Lots 1-A and 2-A, Block 12, Metro Industrial Air Park, a total of approximately 3.45 acres, by shifting the common lot line to the south and resulting in two lots of approximately 2.26 acres and 1.91 acres. The request does not create any additional lots. The property is located within the NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 21 T1S R1W FM, on Van Horn Road, Bonita Street, and Sheldon Avenue. **Staff Contact: Daniel Welch**
- f. **RP036-19 (Smith Subdivision)** A request by David Scott, on behalf of Chena Properties, LLC, to replat Lots 12-A-2, 14, 15, 16, and 17, Block 11, Smith Subdivision, a total of approximately 38,000 square feet, into four lots of approximately 9,400 square feet each. The request combines five lots into four lots and does not result any additional lots. The property is located within the SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 13 T1S, R2W, FM, on Hardland Avenue. **Staff Contact: Daniel Welch**

### 3. Grandfather Rights

- a. **GR2019-121:** A request by Julie Nichols for affirmative recognition of legal nonconforming use status (grandfather rights) for three existing attached dwelling units (triplex) in the Two-Family Residential (TF) zone for the property described as Lot 3, Block 16, Middle East Portion of Hamilton Acres (Located at 309 Dunbar Avenue). **(Staff Contact: Kristina Heredia)**

## D. ADJOURNMENT