

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

May 2nd, 2019 10:30 AM

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.*

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. SD027-19 Stenberg's Apple Valley Subdivision:** A request by Design Alaska, Inc. on behalf of Stanley J. Stenberg, to subdivide the entire south half of section 23, (320 acres) T2N, R1W, FM into two tracts. Tract A into 1/16 section of land and Tract B the remainder of 280 acres. This property is the south ½ of section 23, T2N, R1W, FM West of the Elliott Highway and south of Old Murphy Dome Road. **Staff Contact: Julie Kotila/Daniel Welch**
- b. RP031-19 (Bentley Trust Property 1st Addition)** A request by 3-TIER Alaska, LLC, on behalf of Harman's Properties of Fairbanks, LLC, to replat Lots B-1 and B-2, Bentley Trust Property 1st Addition, a total of approximately 1.28 acres into two lots of approximately 35,000 and 21,000 square feet each. The request only adjusts the common lot line between lots and does not create any additional lots. The property is located within the NE¼ SE¼ Section 3 T1S R1W FM, on Bentley Trust Road and College Road. **Staff Contact: Daniel Welch**
- c. RP032-19 (Kessel and Pearl Creek Subdivisions)** A request by 3-TIER Alaska, LLC, on behalf of Cortland and Constance Zachel, and Judy Wilson to replat Lot 2 of Kessel Subdivision and the Charles Wilson Lot (TL-2) of Pearl Creek Subdivision, a total of approximately 7.25 acres into two lots of approximately 2.58 and 4.78 acres each. The request only adjusts the common lot line between lots and does not create any additional lots. The property is located within the NW¼ SE¼ Section 19 T1N R1W FM, on Musk Ox Trail. **Staff Contact: Daniel Welch**

1. GrandFather Rights

- a. **GR2019-106:** A request by Frank L. Zimmerman for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a crawlspace used for mechanical and electrical equipment in the Groundwater Damage Protection (GWP) overlay zone for the property described as Lot 6, Lupine Acres Subdivision (Located at 3088 Lupine Court).
(Staff Contact: Kristina Heredia)

D. ADJOURNMENT