

FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA

REVISED

THIS MEETING WILL BE VIA ZOOM

HOSTED FROM THE MONA LISA DREXLER ASSEMBLY CHAMBERS AT THE
JUANITA HELMS ADMINISTRATION CENTER
907 TERMINAL STREET, FAIRBANKS, ALASKA

April 15, 2021 at 9:00 a.m.

Please use the link below to join the webinar
<https://fnsb-gov.zoomgov.com/j/1608834196>

Or Dial 833 568 8864 (Toll Free) Webinar ID: 160 883 4196

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 or as a result of 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 <https://www.fnsb.gov/AdministrativeHearingDocs>

C. QUASI-JUDICIAL HEARING

1. Administer Oath
2. Quick Plats
 - a. **RP037-21 Peger Commercial Park / Phipps** A request by Stutzmann Engineering Associates, Inc., on behalf of McKinley Investments, LLC, McKinley Development, Inc., and Irish Luck, LLC, to replat Lot 1B and Lot 3A, Peger Commercial Park and Lot 1 Phipps Subdivision, a total of approximately 6.77 acres, into three lots ranging in size from 1.07 to 4.13 acres. The property location is within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 17, T1S, R1W, FM on Picket Place.
Staff Contact: George Stefan

- b. **RP035-21 Skylight Heights Subdivision First Addition** A request by 3-Tier Alaska, on behalf of Michael J. and Kathlene A. Steinhauer, to replat Lot 7, Block Two of Skylight Heights Subdivision First Addition into a 50'x50' (2,500 sf) utility lot and a remainder lot of approximately 9.57 acres. The property location is within the SE ¼ SE ¼ Section 9, and the NE ¼ NE ¼ Section 16, T1N, R3W, FM on Vancouver Road. **Staff Contact: Dave Ruzicka**

RP033-21 Continued from April 1, 2021 Administrative Hearing

- c. **RP033-21 Replat of GL-7, Section 36, T1N, R3W** A request by 3-Tier Alaska, on behalf of Alaska Mental Health Trust Authority, to subdivide Government Lot 7 into a 50'x50' (2,500 sf) utility lot and a remainder lot of approximately 33.41 acres. The property location is within the NW ¼ NE ¼ Section 36, T1N, R3W, FM at the top of Ester Dome. **Staff Contact: Dave Ruzicka**

3. Grandfather Rights

- a. **GR2021-133** A request by the Catholic Schools of Fairbanks for affirmative recognition of legal nonconforming use status (grandfather rights) for a school building in the Two-Family Residential (TF) zoning district, located on Lot C1, Monroe Catholic School Subdivision, 2nd Addition, addressed at 615 Monroe Street. **Staff Contact: Kristina Heredia**
- b. **GR2021-135** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an east front-yard setback not meeting the required 20 feet for a single-family residence on Lot 21, Block 5, Hamilton Acres in the Two-Family Residential (TF) zoning district, located at 542 Baranof Ave. **Staff Contact: Kellen Spillman**

D. ADJOURNMENT

This meeting will be held via Zoom due to COVID-19 mitigation protocols. More specific information will be posted on the Administrative Hearing webpage at <https://www.fnsb.gov/805/Stay-Connected-with-Administrative-Hearing> prior to the meeting.

For more information about how you can provide verbal or written testimony, contact the Department of Community Planning by calling 907-459-1260 or emailing planning@fnsb.gov.