

FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA

REVISED

THIS MEETING WILL BE HELD IN-PERSON AND BY ZOOM, OR BY ZOOM ONLY

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

June 3, 2021 at 9:00 a.m.

Please use the link below to join the webinar

<https://fnsb-gov.zoomgov.com/j/1608741878>

Or Dial 888 475 4499 (Toll Free) Webinar ID: 160 874 1878

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
<https://www.fnsb.gov/AdministrativeHearingDocs>

C. QUASI-JUDICIAL HEARING

1. Administer Oath
2. **SD012-21 Continued from May 20, 2021 Administrative Hearing**

- a. **SD012-21 King Subdivision** A request by 3-Tier Alaska, on behalf of The King Family Trust, to create a 15-foot-wide public utility easement within the lot described as Parcel III (Bk 781, Pg 968), a lot of approximately 29.40 acres. The property is located within the SE ¼ Section 17, T.1S. R.1W., F.M., on Hill Road. **Staff Contact: Dave Ruzicka**

3. Quick Plats

- a. **SD014-21 West Acres Subdivision** A request by 3-Tier Alaska, on behalf of Gene West, to subdivide the E½, W½, Section 31, T.2N., R.1W., F.M. State of Alaska Patent No.5312, into two lots of approximately 37.55 acres and 122.33 acres. The property location is within the E½, W½, Section 31, T.2N., R.1W., F.M. **Staff Contact: Billy Cardentey**
- b. **RP046-21 Railside Industrial Park** A request by Stutzmann Engineering Associates, Inc., on behalf of Slayden Plumbing and Heating, Inc., to replat Lot 6 of Railside Industrial Park by vacating a 15-foot-wide portion of a public utility easement along the northwest boundary, and subdividing Lot 6 into a 32.5'x22.5' (730 sf) utility lot and a remainder lot of approximately 1.96 acres. The property is located within the SE ¼, SE ¼, Section 35, T.1S. R.1E., F.M., on Rentals Street. **Staff Contact: Dave Ruzicka**
- c. **RP047-21 Davis Subdivision** A request by Stutzmann Engineering Associates, Inc., on behalf of Stepping Stone Builders, Inc., to replat Lots 16-18, Block 17 of Davis Subdivision, thereby creating two lots of approximately 9,050 square feet each. The property is located within the SW ¼, SE ¼, Section 9, T.2S. R.2E., F.M., on Snowman Lane. **Staff Contact: Dave Ruzicka**
- d. **RP048-21 Sadco Industrial Park** A request by Stutzmann Engineering Associates, Inc., on behalf of Durham School Services, LP, to vacate portions of a 30-foot-wide public utility easement within Lots 1, 4A, and 5, Block D of Sadco Industrial Park. The property is located within the W ½, NE ¼, Section 21, T.1S. R.1W., F.M., on Industrial Avenue. **Staff Contact: Dave Ruzicka**

4. Grandfather Rights

- a. **GR2021-149** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for a north rear-yard setback of 8 +/- feet, rather than the required 10 feet for a two-family residence on Lot 11, Block 17, Rickert Homestead Subdivision in the Multiple-Family Residential (MF) zoning district, located at 760 17th Avenue. **Staff Contact: Kellen Spillman**

- b. **GR2021-150** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for a west side-yard setback of 5 +/- feet, rather than the required 10 feet for a detached garage on Lot 11, Block 17, Rickert Homestead Subdivision in the Multiple-Family Residential (MF) zoning district, located at 758 17th Avenue. **Staff Contact: Kellen Spillman**
- c. **GR2021-151** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for a west side-yard setback of 1 +/- feet, rather than the required 10 feet and a east side-yard setback of 6 +/- feet instead of the required 10 feet for a two-family residence on Lot 11, Block 17, Rickert Homestead Subdivision in the Multiple-Family Residential (MF) zoning district, located at 758 17th Avenue. **Staff Contact: Kellen Spillman**

D. ADJOURNMENT

This meeting will be conducted in-person and by Zoom, or by Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/805/Stay-Connected-with-Administrative-Heari> prior to the meeting for more information.

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.