

## AGENDA

### FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION ASSEMBLY CHAMBERS, BOROUGH ADMINISTRATIVE OFFICES

**June 1, 2001**

PLANNING COMMISSION MEETING: 7:00 P.M.

A. ROLL CALL

B. MESSAGES

1. Chairman's Comments
2. Communications to the Planning Commission
3. Citizen's Comments - limited to three (3) minutes
  - a. Agenda items not scheduled for Public Hearing
  - b. Items other than those appearing on the Agenda

C. \*MINUTES

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (\*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

E. PUBLIC HEARING

**CIP002-2001** A request by the Fairbanks North Star Borough Department of Public Works to make a finding of consistency with the Comprehensive Plan for location and design of the Ester Solid Waste Transfer Site located within Section 2, T1S, R2W, Fairbanks Meridian.

**HP003-2001** Application by the Alaska Department of Transportation and Public Facilities for Local Government Approval to construct a pedestrian/bicycle bridge across the Chena River at the western end of Griffin Park.

**V017-2001** A request by George Dickinson for a setback variance of 5 feet to the Multiple Family Office side yard requirement of 10 feet in order to replace and enlarge an existing non-conforming garage to within 5 feet of the west lot line of Lot 17, Block 1, Timberland Subdivision. **(Located south of Timberland Drive and west of Hamilton Avenue)**

**V018-2001** A request by Ted Hedgecock on behalf of Gabe Sam for a lot size variance of 18,176 sq. ft. to the 40,000 sq. ft. minimum requirement of the Rural Residential zone to allow an existing lot, Lot 7, Block 2, Prospect Park Subdivision 3<sup>rd</sup> Addition, effected by right-of-way acquisition from the Steese Highway, to remain at 21,824 sq. ft. **(Located between new and Old Steese Highway and between Kokomo Street and Highland Street)**

**V019-2001** A request by Samuel and Bonnie Scott for a setback variance of 11' to the 35' front setback and a setback variance of 11' to the 25' side setback required in the Rural Estate 2 zone in order to build a garage to within 24' of a front property line and 14' of a side property line; also, interior yard setback variance requests of 19.5' and 8' to the 25' side and rear yard requirements to allow an existing single family residence on zoning Lots 1 and 2, Block 15, Smiths Ranch Subdivision. **(Located north of Hardland Avenue and west of Broadmoor Avenue)**

**RZ020-2001** A request by Warren and Joan Mattielli to rezone Lot 18, Block 4, Doyon Estates Subdivision from SF-10/OR to SF-10/25 foot Waterway Setback or other appropriate zone. **(Located north of the Chena River and south of Chief Alexander Drive)**

**AP 001-01 (SD 029-01 / RP 040-01 East Birch Hill Subdivision)** - An appeal of the Platting Board's decision on March 28, 2001 to grant a design variance for the proposed intersection of Coronet Dr with Bias Dr, approving a request by the Fairbanks North Star Borough, Dept of Land Management, to subdivide Lot 1, Block 3, Beacon Hill Subdivision and the SW¼ NW¼, Sec 32, T1N R1E, FM AK-a 1.905-acre lot and a 40-acre parcel-into ten lots ranging from 1.8 to 6.0 acres ([located on Bias Dr and Beacon Rd](#)).

- F. UNFINISHED BUSINESS
- G. NEW BUSINESS
- H. COMMISSIONER'S COMMENTS
- I. ADJOURNMENT