

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

AGENDA
7:00 p.m.
April 20, 2004

NOTE* A work session regarding the D.O.T. Airport Way Project presented by Ms. Hagarty is scheduled at 6:00 p. m

A. ROLL CALL

B. MESSAGES

1. Chairperson'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

AP002-04 (SD042-04 / RP059-04 / VA012-04 Chena Point Heights Subdivision Fourth Addition) – An appeal regarding road connection by Dan Gilbert to the Planning Board's February 25, 2004. Proposed by Michael Craft to subdivide into 6 lots ranging in size from 80,000 sf. to 155,000 sf. within SE ¼, Section 20, Township 1 South, Range 2 West, Fairbanks Meridian AK and replat Lot 01 Block 01, combine Lots 01 and 02 Block 02 and vacate/relocate a portion of Hillary Avenue within Chena Point Heights Subdivision Third Addition (located off Hillary Avenue, Craft Avenue and Chena Point Drive). This development will occur in three phases, with the final phase to be completed no later than February 2010.

CU010-2004 A request by Bob Thomas on behalf of Patricia O'Brist for conditional use approval of a bed and breakfast residence for up to nine (9) guestrooms in the Two-Family Residential zone on Lot 18A, Block 04, McKinley Acres Subdivision. **(located east of Fairbanks Street and south of Fahrenkamp Avenue)**

RZ019-2004 A request by Allison Wylde, dba Apocalypse Design, to rezone Lots 08 and 09A, Block 05, Charles Slater Subdivision from Two Family and Light Industrial to Light Industrial with Special Limitations or other appropriate zone. **(located south of Minnie Street and west of Noyes Slough)**

RZ020-2004 A request by Gina Strauss et al., to rezone approximately 428 acres involving all lots and blocks within the Kelsey Subdivision, Orrell Subdivision, Haggland Subdivision, Gray Owl Subdivision, Barclay Property and TL 601, 603, 613, 614, 617, 618, 619, 623, 624, 625, 630, 631, 632, 633, 634, 639, 640, 644 and 653 Section 06, Township 2 South, Range 2 West, from Rural Agriculture-5 to Rural Estate-4 or other appropriate zone. **(located east of Cripple Creek Road, south of Potter Drive and south of Becker Ridge Road)**

RZ022-2004 A request by Badger Investments to rezone approximately 40 acres on Tax Lot 3606 Section 36, Township 1 South, Range 2 East from Rural Farmstead-4 with a Ground Water Protection Overlay to Rural Residential with a Ground Water Protection Overlay, or other appropriate zone. **(located north of Long Circle adjacent to Long Estates Subdivision)**

F. UNFINISHED BUSINESS

AP001-2004 Findings Of Fact

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT