

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

**AGENDA**  
**7:00 p.m.**  
**May 18, 2004**

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

**V026-2004** A request by Vern Still for twenty three (23) lot size variances of at least 10,000 sf in order to replat a portion of Tracts BN, BS and D Katsandres Subdivision into lots ranging in size from 30,080 sf to 37,500 sf in the General Use-1 zone. **(located east of Lakloey Drive and south of Badger Road.)**

**V027-2004** A request by Brent Curtis for setback variances of at least nineteen (19) feet, thirteen (13) feet, fourteen point six (14.6) feet and thirteen point nine (13.9) feet for an existing single family home and detached garage in the Rural Estate-2 zone on Lot 13, Block 10 Smith Ranch Subdivision. **(located south of Fairchild Street and east of Ravenwood Avenue)**

**V028-2004** A request by Allison Wylde for a setback variance of fifteen (15) feet to the front yard setback requirement of twenty (20) feet in the Light Industrial zone in order to construct a 30 X 40 foot building to within five (5) feet of the north right of way line of the unconstructed portions of Well Street within Lots 08 and 09, Block 05, Charles Slater Subdivision. **(located south of Minnie Street, north of Well Street)**

**CU015-2004** A request by Matt Heany and Gena Tran for conditional use approval of a guesthouse in the Rural Residential zone on TL-1309, Section 13, Township 1 North, Range 1 West. **(located north of Taurus Road, north of Skyline Road)**

**RZ024-2004** A request by Vern Still to rezone approximately 20 acres on portions of Tracts BN, BS and D, Katsandres Subdivision from General Use-1 to Rural Residential or other appropriate zone. **(located east of Lakloey Drive and south of Badger Road)**

**RZ025-2004** A request by Theresa Parent et al, to rezone Lots 01-09, Block 01 and Lots 01-07, Block 02 Birchwillow Subdivision from General Use-1 to Rural Residential or other appropriate zone. **(located east of Juniper Drive along Birchwillow Drive.)**

F. UNFINISHED BUSINESS

**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)**

**RZ018-2004** A request by Leo Thiltgen to rezone Lot G11A2, Block 15, Graehl Subdivision from Multiple Family Residential/Professional Office to Light Industrial or other appropriate zone. **(located east of Eagle Street and north of Fourth Avenue)**

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT