

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

AGENDA
7:00 p.m.
June 8, 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

V029-2004 A request by George and Cindy Bloom for a front yard setback variance of fifteen (15) feet, ten (10) feet and six (6) feet from the minimum Family Residential front yard requirement of twenty (20) feet, for existing and proposed structures located 5 feet, 10 feet and 14 feet from the front lot line on Lot 01, Block 02 Riverside Park Subdivision. **(located at the southwest corner of the Park Drive and Riverside Drive intersection)**

V030-2004 A request by the Fairbanks North Star Borough, Department of Land Management, for a setback variance of 23' to the front yard setback requirements in the Outdoor Recreation zone in order to locate a communications tower and equipment shelter to within 27 feet of the south lot line of TL-3604, Section 36, Township 1 North, Range 1 West, Fairbanks Meridian. **(located off of Lazelle Loop Road in the southeast corner of Birch Hill Park)**

CU017-2004 A request by the Fairbanks North Star Borough, Department of Land Management, for conditional use approval of a communications tower and equipment shelter in the Outdoor Recreation zone within TL-3604, Section 36, Township 1 North, Range 1 West, Fairbanks Meridian. **(located off of Lazelle Loop Road in the southeast corner of Birch Hill Park)**

CU018-2004 A request by Evan V. Havens for conditional use approval of a guesthouse in the Rural Residential/Ground Water Damage Protection Overlay zone on Lot 08 Block 01 Seavy Subdivision. **(located north of Laurance Road, between Seavy Drive and Amanda Loop)**

F. UNFINISHED BUSINESS

[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.**)

AP002-2004 – Proposed Resolution / Findings

CU010-2004 – Proposed Findings (Patricia O’Brist)

RZ018-2004 – Reconsideration filed by Mr. Dailey (Leo Thiltgen)

RZ018-2004 – Proposed Findings (Leo Thiltgen)

G. NEW BUSINESS

H. COMMISSIONER’S COMMENTS

I. ADJOURNMENT