

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

REVISED AGENDA

7:00 p.m.

June 22, 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

AP003-2004 (SD047-04 / VA013-04 Mountain View Subdivision 6th Add'n) An appeal by FNSB Land Management of the FNSB Platting Board's decision on April 28, 2004 to require dedication of 10' on the western boundary of lots 02 and 03 by denying a variance from the Title 17 setback of 10' width within TL-2304 and 2318, SE ¼, Section 23, Township 1 North, Range 1 West, Fairbanks Meridian, AK. **(located on Farmers Loop, Fairweather Dr, and Skyline Dr)**

V029-2004 A request by Gene and Cindy Bloom for a front yard setback variance of 15 feet, 14 feet and 06 feet from the Two-Family Residential front yard requirement of 20 feet, for existing and proposed structures located 05 feet, 06 feet and 14 feet respectively 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)**

V031-2004 A request by Anita Hughes for setback variances of 8' and 5' to the 10' side yard setback requirements in the Multiple Family Residential zone in order to construct a 30' x 40' detached garage to within 2' of the northern lot line and 5' feet of the eastern lot line on Lot 16 Block 14 Lemeta Subdivision. **(Located on Kathryn Avenue adjacent to Warren Street, between College Road and O'Connor Road)**

CU016-2004 A request by Jack L. Larson for conditional use approval of a mobile home and guest house in the Rural Residential zone on GL-29W, Section 07, Township 1 South, Range 1 West, Fairbanks Meridian. **(Located on the southeast corner of Birch Lane and Tovey Drive)**

CU019-2004 A request by New Horizons Telecom, Inc. on behalf of ACS Wireless for conditional use approval of a communications antenna tower and equipment shelter in the Rural Residential zone on Lot 01, Block 02 Timberpark Estates Subdivision. **(located at the intersection of Hurst Road and Timberpark Loop)**

[RZ026-2004](#) A request by Zion Evangelical Lutheran Church of Fairbanks to rezone approximately 49,000 square feet comprising Lot 01A and Lot 12A, Block 02, Mooreland Acres Subdivision from Two-Family Residential to Multiple Family Residential/Professional Office or other appropriate zone. **(located south of Airport Way at the intersection of Moore Street and McCullam Avenue)**

[RZ-027-2004](#) A request by Debra K. Rosson, dba Liberty Homes, Inc. to rezone approximately 31.5 acres on Tax Lot 926 Section 09, Township 2 South, Range 2 East, from Rural Farmstead-4 to Single Family Residential-20 or other appropriate zone. **(located north of NPHS Blvd and west of Holiday Drive)**

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