

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

**AGENDA**  
**7:00 p.m.**  
**March 6, 2007**

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

**V2007-012** A request by Joaquim Fernandes for a setback variance of 1.4' to the 5' side yard setback requirement in the Two Family Residential zone in order to build a garage addition onto an existing triplex on Lot 3, Block 3 Homestead Subdivision. (located west of Gillam Way and south of Quiet Avenue)

**V2007-013** A request by Carrie Ivie and Jomo Stewart for a lot size variance of 1,510 square feet to the 10,000 square foot lot size requirement in the Multiple Family Residential zone in order to accommodate two existing single-family dwellings on Lot 2, Block 55 of Bjerremark Subdivision. (located on 23<sup>rd</sup> Avenue between Barnette Street and Gillam Way)

**CU2007-012** A request by Jayson McFetridge for conditional use approval to establish a commercial gravel extraction operation on TL 1409, T. 2S, R. 2E., section 14 in the Rural Residential/GWP zone, pending assembly approval of RZ2007-019 to Light Industrial. (located southwest of the Richardson Highway in the vicinity of the proposed Dawson Road overpass)

**RZ2007-019** A request by Jayson McFetridge to rezone the western portion TL 1409, T. 2S, R. 2E, Section 14 from General Commercial/GWP, Multiple Family Professional Office/GWP, Rural Residential/GWP to Light Industrial/GWP or other appropriate zone. (located southwest of the Richardson Highway in the vicinity of the proposed Dawson Road overpass)

**RZ2007-003** A request by the City of Fairbanks and the Weeks Field Development Group, LLC to rezone Lot 1, Block 137 Weeks Field from Multiple Family Residential to Multiple Family /Professional Office or other appropriate zone. (located west of Cowles Street and north of Airport Way, south of Kellum Street)

**RZ2007-018** A request by Keith and Kathy Petersen to rezone approximately 16,200 sf. from Rural Estate-2 to Multiple Family Residential or other appropriate zone on Lots 19 and 20, Block 16, Smith Ranch Subdivision. (located on the southwest corner of Hardland Avenue and Broadmoor Avenue)

\* **HP 2007-01** Application by the Alaska Department of Transportation and Public Facilities for Local Government Approval to Rehabilitate Chena Hot Springs Road. (located between Mileposts 24 and 56 of Chena Hot Springs Road)  
**\*This is a consent agenda item.**

F. UNFINISHED BUSINESS

**OC 2007-008** An ordinance amending Title 18 to require conditional use permits for large scale commercial development and adding section 18.50.200 setting standards for large scale commercial development.

G. NEW BUSINESS

**OC 2007-003** An ordinance establishing a landscape review board, adding a new section to FNSB 18.48 to provide for a special landscape area overlay zone, amending FNSB 18.54.060 (Zoning Permit Requirements) to include landscaping, and amending FNSB 1.04.050 to add a violation of the zoning permit and landscaping requirements to the fine schedule. (Ordinance 2007-04)

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT