

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

AGENDA

7:00 p.m.
July 17, 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

V2007-013 and V2007-013 Supplemental 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. Remanded to the Planning Commission for further action. **(located on 23rd Avenue between Barnette Street and Gillam Way)**

V2008-001 A request by David and Rebecca Strachen for front yard setback variances of 6.3 feet and 13.4 feet to the Rural Estate-4 front yard setback requirement of 35 feet, for an existing single family cabin located 28.7 and 37.1 feet respectively from the north lot line adjacent to the Parks Ridge Road for Lot 04 , Block 02 Parkridge Subdivision. **(located north of Milkmaid Lane and south of Parks Ridge Road)**

CU2008-002 A request by Clare de Hernandez for conditional use approval of a guest house in the Rural Residential zone on Lot 5 Block 2 Wessel Acres **(located southwest of Gunflint Court)**

RZ2008-001 A request by the Fairbanks North Star Borough, Department of Land Management, to rezone (1) a portion of Griffin Park (Lot 6-G-2, Plat # 2000-37 and Lots 1-5 & a ptn. of Lot 6, Block 1, Tract C, USS 3442, westerly ptn. Of Lot 6A, Block 1, USS 3442) from Central Business District and General Commercial to Outdoor Recreation, (2) Graehl Landing Park (Graehl Park Tract, Plat # 2003-134) from General Use-1 to Outdoor Recreation, (3) Slaterville Park (Lots 1 and 2, Block C, Block D, West Portion Block B, Charles Slater Subdivision, Lot 1, Portions of Lots 3 and 4, Block 7, North Addition, Fairbanks Townsite) from Two Family Residential to Outdoor Recreation, (4) Riverside Park (Park Area A, Slater Subdivision, Plat # 128,827, Lot 1-A, Block B, Slater Subdivision, Plat # 94-81, Ptn. Of Govt. Lots 4 &10, between Chena River and replat of Block B, Slater Subdivision, Plat # 81-170, also known as TL1115) from Two Family Residential to Outdoor Recreation, and (5) Snedden Memorial Park (fka Bentley Park in QCD dated 9/26/1997) from Two Family Residential to Outdoor Recreation.

[RZ2008-002](#) A request by E & K Enterprises, Jack Koegle, to rezone approximately 88,209 sq. ft. on Tax Lot 60, Section 17, T1S R1W from Rural Estate-2 to Rural Residential or other appropriate zone **(located west of Alston Road on the south end)**

[RZ2008-003](#) A request by Mark Nielson to rezone Tracts A and B of Happy Creek Subdivision from General Use-1 to Rural Estate-2 or other appropriate zone. **(located south of Sheep Creek Road and south of Ester Dome Road)**

[OC2008-001](#) Comprehensive Economic Development Strategy Amendment. A request by the Fairbanks North Star Borough Economic Development Commission to amend the Comprehensive Economic Development Strategy (CEDS), vision, goals, objectives, and strategies.

[OC2008-002](#) An ordinance amending section 18.50.160 of the Fairbanks North Star Borough Code of Ordinances as it relates to standards for residential cluster development. (Ordinance 2007-42)

[OC2008-003](#) An ordinance amending Title 18 of the Fairbanks North Star Borough Code of Ordinances to allow Tanning Salons as a permitted use in the Multiple-Family Residential / Professional Office District. (Ordinance 2007-43)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT