

FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
June 15, 2010

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Assembly Chambers, Borough Administration Center, 809 Pioneer Road, Fairbanks, Alaska. The meeting was called to order at 7:30 p.m. by Tom Marsh, Chairman.

MEMBERS PRESENT: Tom Marsh Tom Temple
Jennifer Peterson David Pruhs
Michael Wenstrup Pamm Hubbard

MEMBERS ABSENT: Brian Flemming Ian Michael Hebert
Nello Cooper Joy Huntington

OTHERS PRESENT: Jim Lee, Deputy Director of Community Planning
Mark Mussman, Planner III
Melissa Kellner, Planner II
Cynthia Klepaski, Asst. Borough Attorney
Marnie Long-Boehl, Secretary

A. ROLL CALL

B. MESSAGES

1. Chairperson's Comments:
 - a. **Jim Lee** said that the next meeting date, July 6th there will be a work session scheduled on parking standards to start at 6:00 p.m.
 - b. **Tom Marsh** said that the Tanana Chiefs rezone was approved at the Assembly meeting.
2. Communications to the Planning Commission
3. Citizen's Comments – limited to three (3) minutes
 - a. Agenda items not scheduled for public hearing.
None
 - b. Items other than those appearing on the agenda.
None

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.

MOTION: To approve agenda and consent agenda, including minutes of previous meeting by **Mr. Temple**, seconded by **Ms. Hubbard**.

Objections
None

MOTION APPROVED

E. CONSENT AGENDA ITEMS

F. PUBLIC HEARING

V2010-011 A request by Raajkumar Kurapati for a setback variance of five (5) feet to the Rural Residential zone front yard setback requirement of 25 feet to allow for the construction of a two car garage 20 feet from the front property line of Vue Crest Subdivision, Portion Number 2, Lot 1A. **(located on the north side of Crest Drive, east of Hillside Drive)**

Mark Mussman presented the staff report. Based upon staff analysis, the Department of Community Planning recommended denial of the proposed request.

Mr. Marsh asked Staff to show the aerial photo on the overhead. He addressed the right-of-way taking a piece out of the property.

Mr. Mussman explained the circumstances of the right-of-way – the house was not built when the right-of-way went into effect.

PUBLIC HEARING OPENED
No one is in attendance to speak.

PUBLIC HEARING CLOSED

MOTION Move to approve **V2010-011** by **Mr. Temple**, seconded by **Mr. Pruhs**.

Discussion

Mr. Temple concurs with Staff recommendations. There are suitable places on the lot to allow for a garage without getting a variance.

Mr. Marsh concurs with Staff. He would recommend a detached garage due to the soils.

Mr. Pruhs concurs with Staff.

ROLL CALL

Zero (0) in Favor:

Six (6) Opposed: **Ms. Peterson, Mr. Pruhs, Ms. Hubbard, Mr. Temple, Mr. Wenstrup, Mr. Marsh.**

MOTION TO APPROVE, DENIED.

PUBLIC HEARING OPENED

RZ2010-008 A request by the Henry N. & Mary E. Gettinger Revocable Trust to rezone TL 2720, further defined as N1/2 NW1/4 Section 27, Township 1 North, Range 1 East, from General Use-1 to Rural Farmstead-2 or other appropriate zone. **(located on the south side of Chena Hot Springs Road and the west side of Wayne Williams Lane)**

Mr. Temple called "Point of Order" to adopt Findings of Fact for **V2010-011**.

MOTION Move to approve **V2010-011** with three (3) Findings of Fact by **Mr. Temple**, seconded by **Mr. Pruhs**.

Mr. Marsh announced that **Mr. Heieren** was present and that the applicant for this rezone is requesting a postponement – since no one is present for public hearing, we do not need to read the staff report on this item. He asked if we have a motion on the floor for the postponement on this item.

MOTION Move to postpone **RZ 2010-008** by **Mr. Pruhs**, seconded by **Ms. Hubbard**.

Ms. Klepaski agreed that this postponement could be to the Call of the Chair.

Discussion

Mr. Marsh asked if there was any discussion.
None

ROLL CALL

Six (6) in Favor: **Ms. Peterson, Mr. Pruhs, Ms. Hubbard, Mr. Temple, Mr. Wenstrup, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO POSTPONED, APPROVED

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. COMMISSIONER'S COMMENTS

1. FMATS

- **Mr. Wenstrup** commented on the discussion of the two-way to one-way bridges. The Policy Committee is meeting Wednesday, June 16, 2010.

2. Title 17 Rewrite Project

- **Mr. Lee** communicated that the Assembly will refer the rewrite of Title 17 to the Platting Board and the Planning Commission for joint work sessions and public meetings.

3. Comprehensive Plan Advisory Board (CPAB)

- **Ms. Peterson** announced that at the end of June they will have two meetings with the Land Suitability Mapping Consultants and a meeting with the Alternative Futures Focus Group to go over the maps that have been proofed.

4. Other Commission Comments

- **Mr. Lee** gave an overall view of the 2006 Joint Land Use Study. This group has been divided into two groups – Policy and Technical Committees.

I. ADJOURNMENT

There being no further business the meeting was adjourned at 7:59 p.m.