

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

**AGENDA**

**7:00 p.m.**  
**May 17, 2005**

**NOTE\***      **A worksession regarding OR2005-29 Amending Title 18 Relating to  
Junkyards is scheduled for 6:00 pm.**

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

**V015-2005** A request by Don and Diane Kardash for a side yard setback variance of fifteen (15) feet to the Rural Residential side yard setback requirement of twenty five (25) feet in order to construct a garage expansion to within ten (10) feet of the southeast lot line of Lot 06, Block 08 Lakloey Park Subdivision 8<sup>th</sup> Addition. **(located west of Wanda Lane, north of Ridge Loop road)**

**RZ026-2005** A request by Lynn Barnett to rezone Lot 02, Block 03 Parkridge Subdivision from Rural Estate-4 to Rural Estate-2 or other appropriate zone. **(located north of Parks Road and west of Peartree Loop)**

**RZ027-2005** A request by Karl Monetti to rezone 160 acres contained within the NW ¼ of Section 21, T.3S., R.3E., from General Use-1 to Rural Agriculture-5 and Rural Agriculture-20 or other appropriate zone. **(located east of the Tanana River and west of Old Valdez Trail)**

**RZ028-2005** A request by Shane Sandberg to rezone TL-1011, Section 10, T.1N., R.1E., from Rural Estate-2/MHS to Rural Residential or other appropriate zone. **(located west of Gilmore Trail and north of Goldmine Trail)**

**RZ029-2005** A request by Darrell Russell, aka Denali Builders to rezone GL-92, Section 14, T.1S., R.2W., from Rural Estate-2 to Multiple Family Residential or other appropriate zone. **(located at the NW corner of the Dale Road and Ravenwood Avenue intersection)**

**OC004-2005** An ordinance amending Title 18.54.040 Procedures for Variances.

F. UNFINISHED BUSINESS

**AP003-2005** Findings of Fact (Gold Country Estates Preservation Group)

**V013-2005** Findings of Fact (Jeff Ballek)

**RZ025-2005** Findings of Fact (Great Northwest, Inc.)

**RZ024-2005** A request by John Koegle on behalf of Don Hoshaw and Robert Everts to rezone GL-38W, GL-38E, GL-43, Section 13, T.1S., R.2W, comprised of approximately 4.3 acres from Rural Residential to Multiple Family Residential or other appropriate zone. **(located south of the Chena River, east of Discovery Drive)**

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT