

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

AGENDA

7:00 p.m.
December 13, 2005

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

V2006-021 A request by Richard and Misti Mayo for a front setback variance of 3' to the 25' front setback requirement in the Rural Residential zone to allow construction of a single family residence to continue on an existing foundation located 22' from Anella Avenue on Lot 12, Block 03, Edanella Heights Alaska Subdivision. **(located east of Anella Avenue and southwest of Roden Lane)**

V2006-022 A request by Leonard Killing for two lot size variances of 10,738 sf. and 10,399 sf. in order to combine three (3) existing lots, Lots 14A, 15A and 16A, Block 12, Parks 16 Mile Subdivision into two (2) lots, Lot 14A1 and Lot 16A1 of 29,262 sf. and 29,601sf. respectively in the Rural Residential zone. **(located east of Treaty Street and north of the Old Richardson Highway)**

V2006-024 A request by Phyllis Sheets for two lot size variances of 3,360 sf. and 14,756 sf. in order to replat Lots 01 and 02, Block 10, Valley Subdivision 6th Addition into two lots, Lots 1A and 2A of 36,370 sf. and 25,244 sf. respectively in the General Use-1 zone. **(located at the southeast corner of Dee Ln and Stol Drive)**

V2006-025 A request by the City Of Fairbanks for a setback variance of seventeen (17) feet to the Multiple Family Residential front yard setback requirement of twenty (20) feet on the East ½ of Block 32, Bjerremark Subdivision in order to construct an addition to within three (3) feet of the front lot line adjacent to Rickert Street onto the existing J.P. Jones Community Center. **(located west of Rickert Street and south of 24th Avenue)**

CU2006-003 A request by Darrell and Margaret Russell for conditional use approval of a professional office in the Rural Residential zone in order to allow an existing single family residence to continue use as a professional office on Government Lot 29, T1S, R2W, Section 13. **(located on the northeast corner of Perch Drive and Killen Lane)**

[RZ2006-015](#) A request by Melody Weber etal. to rezone approximately 41.23 acres from Rural Estate-2 and Rural Agriculture-5 to General Commercial, or other appropriate zone, comprising the following real property: Tax Lot 2910, Section 29, T1N, R1E; Tax Lot 3012, Section 30, T1N, R1E; Lot 02, J-J-J Subdivision; Lot 15, Kasalek East Subdivision, and Lots 02, 3E, 3W, 04, 5E, 06, 07 and 8S, Reno First Addition. **(located immediately east of the intersection of Chena Hot Springs Road and the New Steese Highway)**

[RZ2006-016](#) A request by Elizabeth Yuhas etal. to rezone approximately 693.4 acres that includes the following real property: Tall Timbers 1st Addition, Tract A and Lots 1-4; Bunny Subdivision Lots 01 and 02; Sprintwood Subdivision Lots 1A, 2A and 2B; Dogwood Subdivision Lots 01A, 01B and 02; T1S, R1W, **Section 06** Tax Lots 604, 606, 608, 610, 611, 613, 616, 618, 619, 620, 625, 626, 627, 628, 632, 633; **Section 07** Tax Lots 700, 703,707,708,710, 711, 712, 713, 714, 715, 716, 717, 719, 720, 721 and 722; **Section 08** Tax Lot 802; from General Use-1 to Rural Agriculture-5 or other appropriate zone. **(located generally south of Goldstream Road between Twinflower Drive on the west and Bucks Drive to the east)**

[OC2006-001](#) An Ordinance Amending Section 18.06.101(B) Of The Fairbanks North Star Borough Code Of Ordinances As It Relates To Definitions And Regulations Involving Junkyards And Similar Materials. (Ord No. 2005-74)

[OC2006-002](#) An Ordinance Amending Title 18 of The Fairbanks North Star Borough Code As It Relates To The Definition Of Junk And Junkyards. (Ord. No. 2005-75)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

[OC2006-003](#) An ordinance amending section 2.40.030 of the Fairbanks North Star Borough code of ordinances to address Quorum and Vote Requirements for the Planning Commission.

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT