

ADMINISTRATIVE HEARING AGENDA

July 15, 2021 at 9:00 a.m.

This meeting will be held at or hosted from the
Mona Lisa Drexler Assembly Chambers
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, AK

This meeting will be conducted in-person and by zoom or zoom-only with consideration given to the Borough Operational Status and if the Juanita Helms Administration Center is otherwise open to the public. Please visit <https://www.fnsb.gov/805/Stay-Connected-with-Administrative-Heari> or contact the Borough Clerk's Office (907) 459-1401.

A. CALL TO ORDER

B. INTRODUCTION

This hearing may include Quick Plat, Legal Nonconforming (Grandfather Rights), Amnesty Relief and Administrative Variance requests. Public testimony will be requested as each agenda item comes up. *Any action taken during this meeting may be appealed. Appeal of a Hearing Officer decision must be submitted in writing to the FNSB Clerk's Office.*

Agenda, meeting audio, and Hearing Officer decisions are posted at <https://www.fnsb.gov/AdministrativeHearingDocs>.

C. QUASI-JUDICIAL HEARING

C.1. Administer Oath

C.2. Quick Plats

C.2.a. RP052-21 Cripple Creek II Subdivision

A request by Kalen & Associates, Inc., on behalf of Erik and Kim L. Gutgesell, to replat Lots 1 and 2, Block 8, Cripple Creek II Subdivision, a total of approximately 4.35 acres, by relocating the common lot line to create two lots of 2.11 and 2.24 acres. The property is located within the NW¼ Section 25, T.1S., R.3W., F.M., on Bluegrass Drive and Isberg Road. **(Staff Contact: George**

Stefan)

Documents:

[RP052-21_Cripple Creek II Subdivision Backup.pdf](#)

C.2.b. RP053-21 Chena Point Heights

A request by Stutzmann Engineering Associates, Inc., on behalf of Genevieve Barnhart, to vacate the common lot line between Lots 3 and 4, Block 4, Chena Point Heights, thereby creating one lot of approximately 4.14 acres. The property is located within the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 21, T.1S. R.2W., F.M., on Kingery Court. **(Staff Contact: Dave Ruzicka)**

Documents:

[RP053-21_Chena Point Heights Backup.pdf](#)

C.2.c. RP054-21 Chena Marina Air Park Estates

A request by 3-Tier Alaska, on behalf of Andrew L. and Rachelle N. Flynn, to subdivide Lot 3, Chena Marina Air Park Estates into two lots of approximately 44,735 square feet and 40,000 square feet, and to vacate a 30-foot-wide public utility easement. The property is located within the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, T.1S. R.2W., F.M., on Float Road. **(Staff Contact: Dave Ruzicka)**

Documents:

[RP054-21_Chena Marina Air Park Estates Backup.pdf](#)

C.3. Amnesty Relief

C.3.a. AM2021-015

A request for amnesty relief by Douglas and Julie Hickman for a single-family residence with a nonconforming east side-yard setback of 4.8 feet (+/- 1/10) instead of the required 10 feet on Lot 3, Block 2, Royal Court Village Subdivision in the Multiple-Family Residential/Mobile Home Subdivision (MF/MHS) zoning district, located at 156 Palace Circle. **(Staff Contact: Kellen Spillman)**

Documents:

[AM2021-015_Hickman Backup.pdf](#)

C.3.b. AM2021-016

A request for amnesty relief by Donovan and Darin Ronken for a detached shop with a nonconforming east side-yard setback of 10.0 feet instead of the required 25 feet on Lot 24, Block 2, Mountain View Subdivision in the Rural Residential (RR) zoning district, located at 470 McKinley View Drive. **(Staff Contact: Sarah Bingham)**

Documents:

D. ADJOURNMENT

E. AUDIO FILE - ADMINISTRATIVE HEARING

07.15.2021 Audio Track 1