Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Planning Commissioner (who voted on the prevailing side) by the close of business the day following the meeting.

Work session

NOTE: The Planning Commission held a work session to discuss the Community Planning Department’s work program, current and future projects and priorities at 5:30 p.m.

Audio Track 1

Opening Statements, and Consent Agenda

*HP2017-001 A request by the Alaska Department of Transportation and Public Facilities – Northern Region for local planning authority approval of the Chena Hot Springs Road MP 20 Jenny M. Creek Bridge Replacement project. (Staff Contact: Kellen Spillman)

Audio Track 2

APPROVED

CU2017-004 A request by Koma Fenton, AlasConnect, Inc. on behalf of John and Mariagrace Adams for conditional use approval of a 52-foot communications tower, minor in the Rural Estate 2 (RE-2) zone on Parcel #2 of the plat labeled ‘The Partition of the Property of Frank and Sue Ellen Therrel’ in the NW1/4 of the NW1/4 of Section 29, T1S R2W, F.M. (Located at 1345 N Becker Ridge Road, on the west side of N Becker Ridge Road, west of Chena Ridge Road) (Staff Contact: Manish Singh)

CONDITIONS

1. The applicant or holder of this conditional use permit shall comply with all applicable local, state, and federal laws.

2. The applicant or holder of this conditional use permit shall provide FNSB Community Planning Department a set of design drawings and specifications stamped by a registered professional in the state of Alaska.

3. All existing vegetation on the south side of the property, except that necessary to be removed for maintenance of the communications tower, shall be maintained on the property.

4. The support structure of the communications tower shall be a wooden utility pole to appear similar to other power poles in the neighborhood.
5. No shelter, ground equipment or other structures associated with the communications tower shall be added to the site unless appropriate land use approvals are obtained.

6. The communications tower shall not be illuminated.

7. If any modifications are made to the tower design, proposed location, site plan, or other FNSB required documents, the applicant or holder of this conditional use permit shall submit revised documents to the FNSB Community Planning Department. If substantial modifications are made to these documents or to the operation of the communications tower, an amendment to the conditional use permit may be required pursuant to FNSBC 18.104.050 (D).

FINDINGS OF FACT

1. The proposed conditional use will conform to the intent and purpose of Title 18 and of other ordinances and state statutes because it will conform to Title 18 requirements as a conditional use in the RE-2 zone.
   a. The purpose of Title 18 will be met because the Comprehensive Plan Transportation and Infrastructure Goal 2 and Land Use Goal 4 are being enhanced with the development of this site as communications tower, minor.
   b. The intent of Title 18 will be met because with the conditions imposed, the conditional use will both protect private property rights and promote public health, safety, and welfare.
   c. The applicant has provided information sufficient to show they intend to meet all local, state, and federal laws.

2. There are adequate existing energy and transportation facilities serving the site and other public services are available to serve the proposed conditional use.
   a. The proposed conditional use does not need any water or sewer for operation.
   b. The site is within Chena Goldstream Fire Service Area.
   c. The site is currently connected to the GVEA grid which will provide sufficient energy supply for tower operation.
   d. The site is served by N Becker Ridge Road and Chena Ridge Road.
   e. Matanuska Telephone Association (MTA), Alasconnect’s parent company and a registered public utility company would erect the wooden pole and the install antennas and equipment using the public utility easement and the section line easement toward the west side of the property.
   f. The maintenance of the tower would be done using N Becker Ridge Road.
   g. The tower does not generate any additional trips and does not impede vehicular and pedestrian traffic on the surrounding roads.

3. With the conditions imposed, the proposed conditional use will protect public health, safety, and welfare as the facility will comply with Title 18 standards for the RE-2 zone (FNSBC 18.36) and Standards for communications towers (FNSBC 18.96.160) as well as other federal, state and local requirements for a communications tower, minor.
   a. The tower would serve residents in the neighborhood that are currently underserved by internet service providers.
   b. The visual impact analysis provided by the applicant shows the tower is visually screened by existing trees and houses. The structure and design of the tower makes
its appearance very similar to other power poles in the neighborhood minimizing the visual impact.

c. There are no existing communications towers located in the neighborhood or anywhere within 1,000 feet of the proposed tower location for collocation. There are no existing alternate structures such as power and telephone poles, buildings and other structures in the area meeting the technical requirements of the service provided by ACW.

d. The proposed location of tower in RE-2 zone meets the technical needs of Line of Sight (LOS) required by the equipment utilized by ACW and the location of the tower helps minimize the visual impact to the residential neighborhood.

e. The tower is designed to allow for future collocations.

f. The section of the pole utilized by ACW is only 42% of its capacity; allowing for expansion of ACW’s service.

g. The tower is not illuminated.

h. The tower meets all requirements of RE-2 zone including yard and height requirements. The tower is located 33 feet from the south property line which is more than the 50% of the height of the tower; therefore, meeting the FNSBC 18.96.160 (C) (2) (h) yard requirements.

i. The 52 foot height is the minimum required to maintain the LOS to a repeater on another broadcast location.

j. The tower operates on unlicensed frequencies and do not require an FCC license.

k. The tower has a determination of no hazard from FAA.

APPROVED

Audio: Track 3

CU2017-002 A request by John Larrison for conditional use approval of a kennel, minor in the Rural Estate 4 (RE-4) zone on Lot 84, Goldstream Subdivision. (Located at 1261 Ballina Road on the south side of Ballina Road, southeast of Goldstream Road). (Staff Contact: Stacy Wasinger)

FINDINGS OF FACT

1. The use is not consistent with the intent and purpose of Title 18 because the use does not match the character of the existing neighborhood;

2. The use will negatively impact the health, safety and welfare of the neighborhood because of the impacts from noise and smell.

Audio: Track 4, 5, 6, & 7

DENIED

Unfinished Business, Closing Comments and Adjournment.

Audio: Track 8

Further information may be obtained from FNSB Department of Community Planning at 459-1260