Work Session  
December 12, 2017  
5:30 p.m.

A presentation by the Alaska Department of Transportation & Public Facilities on an upcoming project which proposes to upgrade Badger Road from Dennis Road to Hurst Road. This is a proposed safety improvement project and upgrades are expected to include constructing continuous two way left turn lane and curve improvements at the Holmes/Peede Road intersection. (Presenter: Lauren Little, DOT&PF)

AGENDA  
December 12, 2017  
Immediately following work session

A. ROLL CALL

B. MESSAGES

1. Chairperson’s Comments
2. Commissioner’s Comments
   a. Commissioner Stepovich’s AK APA Conference experience
3. Communications to the Planning Commission
4. 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
5. Disclosure & Statement of Conflict of Interest

C. 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 Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

D. *MINUTES

E. **CONSENT AGENDA ITEMS**

1. **HP2018-004 Tanana Loop and South Chandalar Intersection Improvements:** A request by the Alaska Department of Transportation and Public Facilities for local planning authority approval to reconstruct the intersections of Tanana Loop/Alumni Drive, Tanana Loop/South Chandalar Drive, and Salcha Street/South Chandalar Drive including the portions of South Chandalar Drive between the intersections and up to Ambler Lane on the University of Alaska Fairbanks campus. The project will realign Tanana Loop Road and South Chandalar Drive to improve vehicular and pedestrian safety, and will also modify the layout of two existing intersections to improve sight distance for roadway users and pedestrians and enhance American Disabilities Act accessibility by rebuilding existing sidewalks, and installing new sidewalks in areas where pedestrian facility gaps exist. (Staff Contact: Don Galligan)

F. **QUASI-JUDICIAL HEARINGS (to begin at or after 6:30 p.m.)**

1. **CU2018-005:** A request by Audrey Ranstead, DBA Baked Alaska Edibles, on behalf of S. Corp Inc., for conditional use approval of a marijuana product manufacturing facility, limited in the General Use 1 (GU-1) zone on Lot 21, Fairbanks Industrial Park Subdivision (located at 2745 Hanson Road, on the south side of Hanson Road, between Commerce Street and Deere Street). (Staff Contact: Manish Singh)

2. **CU2018-006:** A request by Jessica Dance, DBA Barefoot Grow Company LLC, for conditional use approval of a marijuana cultivation facility, indoor large, in the General Use 1 (GU-1) zone on Lot 1-A, Block 1, Waller Subdivision (located at 940 Star Court, on the south side of Badger Road, at the end of Star Court). (Staff Contact: Manish Singh)

G. **PUBLIC HEARING (continued from November 14, 2017; audio of the November 14, 2017 hearing is available at [http://www.co.fairbanks.ak.us/Boards/Pages/Planning-Commission.aspx](http://www.co.fairbanks.ak.us/Boards/Pages/Planning-Commission.aspx)**

1. **RZ2018-003:** A request by Northland Surveying & Consulting LLC, on behalf of Ainley International Memorial Fund, to rezone approximately 218 acres from Two-Family Residential (TF), Single-Family Residential (SF-10), Multiple-Family Residential (MF), General Commercial (GC), Light Industrial (LI), Outdoor Recreation (OR), and Multiple-Family Residential/Professional Office (MFO), and Waterway Setback Designation (WS) overlay zone, all with the Groundwater Damage Protection overlay (GWP) to Two-Family Residential (TF), Multiple-Family Residential (MF), General Commercial (GC), and Light Industrial with Special Limitations (LI/SL), all with the Groundwater Damage Protection (GWP) overlay zone and a 25’ Waterway Setback Designation (WS) overlay zone from Beaver Springs Creek or other appropriate zone. The proposed rezone boundary includes parcels described as all of North Star II Subdivision and all of North Star II Buzby Subdivision (located southwest of the Richardson Highway, west of Buzby Road, east of the Alaska Railroad and Old Richardson Highway). (Staff Contact: Stacy Wasinger)

H. **APPEALS (to begin at or after 6:30 p.m.)**

1. **GR2018-042:** An appeal by Andrew Lyon of the denial of a request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing duplex residence with a nonconforming south side-yard setback of approximately 4 feet to the building and 0.5 feet to the roof overhang instead of the required 5 feet to the building and 3 feet to the roof overhang and an east front-yard setback of 5 feet instead of the required 20 feet in the Two-Family Residential (TF) zone for the property on Lot 1,
Block 6, Riverside Park Subdivision (located at 1120 Park Drive, on the west side of Park Drive, north of Airport Way). (Staff Contact: Stacy Wasinger)

2. **GR2017-152**: An appeal by Brian Reagin, DBA Sunshine Health Foods, of the denial of a request on behalf of Dan and Yvette Thompson for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing grocery store in the Two-Family Residential (TF) zone for the property on Lot 1 & 2, Block 18, Hamilton Acres Subdivision (located at 410 Trainor Gate Road, on the northeast side of Trainor Gate Road, south of Craig Ave). (Staff Contact: Manish Singh)

**I. NEW BUSINESS**

1. Election of Chair and Vice-Chair for 2018.

**J. EXCUSE FUTURE ABSENCES**

**K. COMMISSIONER’S COMMENTS**

**L. ADJOURNMENT**

Any questions, please contact the Clerk of the Planning Commission at 907-459-1277 or via email at: FNSBPC@fnsb.us