FNSB PLANNING COMMISSION
BOROUGH ASSEMBLY CHAMBERS
Feb 7, 2017 ACTION MEMO
7:30 pm

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.

Worksessions, Opening Statements, and Consent Agenda

Audio Track 1, 2, 3

APPROVED

CU2017-010: A request by Dan Sloan, Fairbanks North Star Borough Public Works Director, for conditional use approval of a solid waste public dumping site in the Multiple-Family Residential/Professional Office (MFO) zone on Lot 1, Chena Pump Solid Waste Transfer Station Subdivision. (Located on the south side of Old Chena Ridge Road, west side of Chena Pump Road, and southwest of Parks Highway). (Staff Contact: Stacy Wasinger)

Audio: Track 4, 5

CONDITIONS

1. Any development within the Special Flood Hazard Area, including but not limited to filling, paving or grading shall require a Floodplain Permit and compliance with FNSB Title 15 regulations.

2. The minimum 30 foot wide buffer of existing natural vegetation shall be maintained along the north, east, and west property lines.

3. No structures or dumpsters shall be located in the Public Utility Easement (PUE), nor shall any dumpsters, structures or other impediments be located such that the access to PUE is restricted.

4. The existing old driveway shall be revegetated after the construction of the new driveway off of Chena Ridge Road.

5. All dumpsters and other structures shall be constructed and located on the recycled asphalt pavement surfacing and directly relate to the principal use of a solid waste public dumping site.

6. If any modifications are made to the site plan, floor plan, or other FNSB required documents, the applicant or holder of this conditional use permits shall submit revised documents to the FNSB Community Planning Department. If modifications are made to the conditional use, 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 MFO zone.
a. The conditional use is consistent with the Urban Area designation. With appropriate conditions, the conditional use is compatible with the existing land uses. The purpose of Title 18 will be met because the proposed use supports Land Use Goal 4, Strategy 10 of the FNSB Regional Comprehensive Plan, which is to “attract and support development that is compatible with and enhances existing land use”. The use also aligns with Transportation and Infrastructure Goal 2 to “have sufficient public utilities and infrastructure to meet existing and future demand.”

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 by adding more space for turning and maneuvering and creating a designated area for household hazardous waste (HHW), thereby enhancing the functionality of the public dumping site.

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 require water and sewer capacity.

b. The site is served by the Alaska State Troopers, Chena Goldstream Fire Service Area, and other services.

c. The site is connected to the GVEA grid which will provide sufficient energy supply for the public dumping site.

d. The site is served by Chena Pump Road, an AK DOT & PF maintained road, and Old Chena Ridge Road.

e. The expanded public dumping site will generate additional trips but will not impede vehicular and pedestrian traffic on the surrounding roads because they have adequate capacity for current and future vehicular trips.

f. Chena Pump Road has dedicated right and left turn lanes. The relocated driveway will increase the queuing capacity on Old Chena Ridge Road.

3. With the conditions imposed, the conditional use will protect public health, safety, and welfare as the facility will comply with Title 18 standards for the MFO zone.

a. It will expand the capacity for safe disposal of solid waste in the area served by the conditional use.

b. The existing vegetation and proposed fencing will create a buffer and minimize the visual impact of the proposed conditional use.

c. Noise impacts are expected with the operation of the public dumping site. The restriction of hauling only within landfill gate hours will eliminate hauler truck noise at night. The minimum 30 foot vegetative buffer along the north, east, and west property lines will also help reduce noise impacts on the surrounding parcels.

d. Odor impacts involving the solid waste will be minimized by the regular removal of waste to the FNSB Solid Waste landfill.

e. The structures and dumpsters are not proposed to be located in the floodplain. With the proposed conditions, any filling, paving and grading or other development in the Floodplain are required to comply with Title 15 regulations to ensure public health, safety and welfare.

APPROVED
ORDINANCE NO. 2016-71: An Ordinance Amending FNSBC 18.96.240(A)(3) Regarding Marijuana Establishments To Amend Buffer Distances For Vocational Programs And Trade/Technical/Vocational Schools. (Sponsors: Assemblymembers Roberts and Cooper)

Audio: Track 6

RECOMMENDED FOR APPROVAL

Closing Comments and Adjournment.

Audio: Track 7

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