Please refer to Planning Commission Rule #25: 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 Sessions

Audio Track 1

Opening Statements, Agenda and Consent Agenda(*)

Audio Track 1

APPROVED

CU2017-017: A request by Donna Mears, PE from Environmental Management, Inc. on behalf of Central Monofill Services, Inc. DBA Salcha Canaday Homestead C&D Monofill for renewing conditional use approval of a sanitary landfill in the General Use 1 (GU-1) zone on TL-3403, TL-3405 & TL-3409, Section 34, T4S-R4E, F.M. (located at 7070 Canaday Road, on the north side of Canaday Road, east of Richardson Highway).

Audio: Track 2

CONDITIONS

1. The applicant or holder of this conditional use permit shall comply with all applicable land use related laws. Applicable permits and approvals may include but are not limited to:

   a. As required by the FNSB and the State of Alaska Department of Environmental Conservation (ADEC), the applicant or holder of this conditional use permit shall ensure that the site meets all solid waste disposal permitting requirements for a private construction and demolition debris solid waste disposal facility.

   b. The applicant or holder of this conditional use permit shall obtain and maintain approval of the ADEC's Division of Water for a General Permit for Storm Water Discharges for Construction General Permit Activity (Construction General Permit) of which, the Storm Water Pollution Prevention Protection Plan (SWPPP) is a component. The applicant or holder of this conditional use permit shall provide a copy of the approved SWPPP to the Department of Community Planning.

   c. The applicant or holder of this conditional use permit shall dispose all Non-Regulated Asbestos-Containing Materials (Non-RACM) and Regulated Asbestos-Containing Materials (RACM) complying with all applicable local, state and federal laws.

2. The applicant or holder of this conditional use permit shall only dispose of inert construction and demolition material in the monofill but excluding PCB Waste or other Hazardous Wastes, Household Waste, Putrescible Waste, Liquids, Compressed Gas...

3. The applicant or holder of this conditional use permit shall ensure that the site has emergency fire response service.

4. The applicant or holder of this conditional use permit shall maintain a 15 foot wide dense vegetative buffer along all property lines.

5. The applicant or holder of this conditional use permit shall construct earth berms along the proposed outer ‘limit of monofill waste’; the height of these berms shall be higher than the top of the debris.

6. The applicant or holder of this conditional use permit shall construct an 8 foot fence, or a 4 foot fence on top of a berm on all sides of any open cell. The combined height of the berm and the fence shall be no less than 8 feet in total. The fence and/or the berm shall be constructed before any waste is placed in an open cell and must be maintained until the waste material in a cell is fully covered and reclaimed.

7. The applicant or holder of this conditional use permit shall spread native soil over the top for a minimum of two feet once a cell is full and revegetate with renewable vegetation within two years after closure of each cell.

8. If any modifications are made to the site plan, operations 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).

9. Monofill waste shall not be allowed to blow off site.

**FINDING OF FACT**

1. With the conditions imposed, the proposed conditional use will conform to the intent and purpose of Title 18 and of other ordinances and state statutes:
   
   a. The purpose of Title 18 will be met because the proposed conditional use is consistent with ‘Open Space and Natural Area’ comprehensive plan land use designation. The Comprehensive Plan Transportation and Infrastructure Goal 2 and Environment Goal 2 are being enhanced with the development of this site as an inert C&D monofill.
   
   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. 18 AAC 60 governs ADEC’s Solid Waste Management program. Title 18 requires that a borough permitted sanitary landfill obtain a State ADEC permit. The applicant has provided information sufficient to show they intend to meet the state regulations and they have applied for renewal of their State ADEC permit.

2. With the conditions imposed, there are adequate existing transportation facilities serving the site and other public services are available to serve the proposed conditional use.
a. The site has a water well and a pond on site. The water required for dust control would be hauled in from off-site with a water truck.
b. The monofill operation does not need any sewage capacity because there are no employee office or restroom facilities onsite.
c. The site is within the GVEA service area.
d. With the conditions imposed, the site will have emergency fire response.
e. The site is served by Alaska State Troopers.
f. The site is served by Canaday Road. Canaday Road is classified as a local type roadway and is maintained by ADOT & PF.
g. Canaday Road has adequate capacity for the trips generated from the conditional use.

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 GU-1 zone (FNSBC 18.84).

a. With the conditions imposed, the site will meet all ADEC solid waste disposal permitting requirements for management and operation of a private construction and demolition debris solid waste disposal facility. The monofill will comply with ADEC’s groundwater separation requirements.
b. The monofill will not be open for public and will only be open for pre-approved haulers. The driveway for the monofill is located at the end of the Cananday Road and is the only access point for the monofill.
c. The monofill will use water truck for dust control.
d. With the conditions imposed, the monofill will accept Non-RACM and RACM waste following the state and federal regulations.
e. With the conditions imposed, the inert debris brought to this site will be primarily construction and demolition residual material. The monofill will not accept other Hazardous or restricted materials.
f. With the conditions imposed, the site will implement a Storm Water Pollution Prevention Plan (SWPPP), which will help minimize storm water runoff on neighboring properties.
g. With the conditions imposed, the site will have berms, fence and vegetative buffers to minimize visual impact of the monofill and to improve public safety.
h. Monofill’s hours of operation do not negatively impact the neighborhood because Canaday Road already has another business as a conditional use permit which has similar hours of operations.

APPROVED

RZ2017-005: A request by Patrick Smith on behalf of the City of Fairbanks to rezone Lot 2, Tanana Chiefs Medical center subdivision and Tract L, ASLS 80-64 from Single-Family Residential 10 (SF-10) to General Commercial (GC) or other appropriate zone (located south of Eagan Avenue and west of Lathrop Street).

Audio: Track 2
FINDINGS OF FACT

The Department of Community Planning further recommends adoption of the staff report and following findings of fact in support of APPROVAL of the rezone from SF-10 to GC:

1. The FNSB Regional Comprehensive plan assigns ‘Urban Area’ land use designation to the subject properties. Urban Area envisions “most intensive residential, commercial and industrial uses.”

2. The current SF-10 zone does not allow land uses envisioned with ‘Urban Area’ land use designation for the subject properties because the SF-10 zone is intended only for low and medium density residential development for areas where community sewer and water systems are available.

3. The subject properties are currently used for snow storage by the City of Fairbanks. Despite residential zoning, the subject properties were never developed with residential uses.

4. The current SF-10 zone is no longer appropriate for the subject properties because surrounding properties, except to the northeast TF zoning, are developed with commercial or similarly intensive uses including. Additionally, several other properties in the area along Airport Way and along West Cowles Street, are developed with commercial or similarly intensive uses.

5. The proposed GC zone is more consistent with the ‘Urban Area’ land uses envisioned in the comprehensive plan because the GC zone would allow for more intensive residential and commercial uses. The proposed GC zone would allow most intensive residential and commercial uses including multiple-family residential, retail, office, wholesale, personal service and other general service uses.

6. The proposed GC zone is consistent with FNSB Comprehensive Plan Land Use Goal 3, Strategy 6, Action A which is to provide for a variety of commercial areas that adequately serve the market area.

7. The proposed GC zone is consistent with FNSB Comprehensive Plan Economic Development Goal 1, Strategy 1, Action G which is to continue efforts to create infrastructure to foster economic development objectives.

8. The proposed GC zone is consistent with FNSB Comprehensive Plan Community and Human Resources Goal 1, Strategy 1, Action C which is to encourage measures that provide access to affordable healthcare.

9. The proposed GC zone is consistent with FNSB Comprehensive Economic Development Strategy (CEDS) Economic Foundations Quality of Life Objective which is to support quality in health care.

10. The proposed GC zone does not make any of the existing lots, structures or uses within the proposed rezone boundary nonconforming because there is no minimum lot size requirement for GC zone and the subject properties are currently vacant.

11. The proposed GC zone conforms to the public health, safety or welfare because:
a. It will not negatively impact the existing residential neighborhood to the northeast. Lathrop Street is acting as a buffer between the future commercial uses on the subject properties and the existing residential uses to the northeast. In addition to this, the area is already developed with commercial and other uses of similar intensity and these uses have comparable impact on the existing residential neighborhood.

b. It will not negatively impact the traffic in the neighborhood because West Cowles Street has sufficient capacity to accommodate the future additional trips and the safety concerns of the proposed Lot 2A’s access onto West Cowles Street will be addressed through the City of Fairbanks driveway permitting process.

12. The rezone is not a spot zone because:


b. (1) The GC zone benefits the property owner because it would allow for commercial development of the property, (2) The proposed GC zone will have benefits for the surrounding commercially developed properties and properties developed with similarly intensive uses because a residential zoned property does not attract as many customers as commercially zone properties could, (3) The proposed GC zone would have benefits for the community because it would enable the Tanana Chiefs Conference to expand Chief Andrew Isaac Health Center, thereby helping in providing access to affordable healthcare.

c. The total area of the proposed rezone boundary is approximately 24 acres. The subject parcels are adjacent to existing GC zoning to the north, west and to the east. This rezone extends this existing GC boundary and connects the existing GC zoning to the north and west to the existing GC zoning to the east. This rezone would not constitute a reverse spot zone because it does not leave SF-10 parcels as remainder.

RECOMMENDED FOR APPROVAL


Audio: Track 3

RECOMMENDED FOR APPROVAL

New Business, Closing Comments and Adjournment.

Audio: Track 3