AGENDA
October 24, 2017
6:00 p.m.

A. ROLL CALL

B. MESSAGES
1. Chairperson’s Comments
2. Commissioner’s Comments
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. QUASI-JUDICIAL HEARINGS

1. CU2018-003: A request by Ryan Hallsten DBA R.C.H. Cultivation on behalf of S. Corp Inc. for conditional use approval of a marijuana cultivation facility, indoor large 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. CU2017-010: A remand of a request by Dan Sloan on behalf of the Fairbanks North Star Borough Public Works Department, 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 the Parks Highway). The Board of Adjustment remanded this case to the Planning Commission to rehear and enter specific findings consistent with the following: Whether the impacts on nearby residential neighborhoods have been adequately addressed with the proposed conditions, or whether additional conditions should be imposed to ensure the protection
of the public health, safety and welfare. Specifically, the Planning Commission should consider (1) noise mitigation; (2) whether set hours of operation or maintenance should be imposed; (3) whether limitations on the use of lighting are necessary; and (4) whether a vegetative buffer or similar control will assist in mitigating the visual impact of the use of and/or runoff from the property. (Staff Contact: Stacy Wasinger)

F. PUBLIC HEARING

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)

G. EXCUSE ABSENT MEMBERS

H. COMMISSIONER’S COMMENTS

I. ADJOURNMENT