Work Session
September 19, 2017

5:30 – 6:30 p.m.

Presentation on research and outreach efforts to re-evaluate how the FNSB regulates small-scale agricultural operations and small livestock in urban and residential zones. Topics covered will include review of the existing regulations, results from several community surveys, interviews with local subject matter experts, and review of zoning regulations from other communities. (Presenter: Kellen Spillman)

6:30 – 7:30 p.m.

Background and history of the Joint Land Use Study and implementation recommendations to promote compatibility between military and community land uses, including the military's Accident Potential Zone (APZ) designation, the military's recommended uses in the APZ, and potential methods of implementation through the zoning code. (Presenters: Melissa Kellner & Christine Nelson)

REVISED AGENDA

September 19, 2017
Immediately following work sessions

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

1. *Minutes from September 6, 2017 PC Meeting.

E. APPEALS (continued from September 6, 2017; audio of the September 6, 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. GR2017-171: An appeal by Ray Brasier of the denial of a request on behalf of Patricia Anne Cornwall Roth IRA for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex building in the Two-Family Residential (TF) zone for the property on Lot 2E, Block 99, Fairbanks Townsite (located at 1122 Eighth Avenue, on the north side of Eighth Avenue, northwest of Cowles Street). (Staff contact: Stacy Wasinger)

F. QUASI-JUDICIAL HEARING (not to begin before 7:30 p.m.)

1. CU2017-023: A request by Aaron Joseph Heath DBA AlasKind LLC on behalf of Charles Edward Workman for conditional use approval of a marijuana cultivation facility, indoor large, in the General Use 1 (GU-1) zone on Tract A, Bias Drive East Subdivision (located at 278 Bias Drive East, on the north side of Bias Drive East, east of Beacon Road). (Staff Contact: Manish Singh)

2. CU2018-002: A request by William Emery for conditional use approval of a guesthouse in the Rural Residential/Mobile Home Subdivision overlay/Groundwater Damage Protection overlay (RR/MHS/GWP) zone on Lot 1, Block F, Gordon Subdivision, Third Addition (located at 3789 Blessing Avenue, on the south side of Blessing Avenue, east of Nelson Road). (Staff Contact: Stacy Wasinger)

G. NEW BUSINESS

1. 2018 Planning Commission Meeting Schedule: consideration of change from 1st and 3rd Tuesday of each month to 2nd and 4th Tuesday of each month.

H. EXCUSE ABSENT MEMBERS

I. COMMISSIONER’S COMMENTS

J. ADJOURNMENT