PLANNING COMMISSION MEETING

September 19, 2017
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)

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. Page 5

E. 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) Page 29

   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) Page 151

F. 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.

G. EXCUSE ABSENT MEMBERS

H. COMMISSIONER’S COMMENTS

I. ADJOURNMENT
FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
September 6, 2017

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:02 p.m. by Wendy Presler, Chairperson.

MEMBERS PRESENT: Charles Whitaker Chris Guinn
                  Mike Stepovich John Perreault
                  Robert Peterson Mindy O’Neall
                  David Brandt Wendy Presler

MEMBERS ABSENT: Eric Muehling Patricia Thayer

OTHERS PRESENT: Christine Nelson, Director of Community Planning
                 Manish Singh, Planner
                 Stacy Wasinger, Planner
                 Don Galligan, Transportation Planner
                 Wendy Doxey, Assistant Borough Attorney
                 Nicole Nordstrand, Administrative Assistant

1. ROLL CALL

B. MESSAGES

1. Chairperson’s Comments

   Ms. Presler reminded everyone that the Planning Commission’s decisions are based strictly on relevance to Title 18.

2. Commissioner’s Comments

   There were no comments by Commissioners.

3. Communications to the Planning Commission

   Ms. Nelson communicated that the Downtown Fairbanks Planning Community Meeting will be held Wednesday, September 27, 2017 from 6:00 – 9:00 p.m., at the Westmark Fairbanks.

4. Citizen’s Comments – limited to three (3) minutes

   There were no comments by Citizens.

5. Disclosure & Statement of Conflict of Interest
Mr. Guinn indicated that he may have potentially three (3) conflicts that he would like to disclose. He reported that in the matter of GR2017-171, the Applicant, Mr. Brasier, spoke with him concerning the matter prior to submitting an application and he referred Mr. Brasier to the Community Planning Department.

Ms. Doxey asked what information had been obtained that would create a conflict, and stated that typically if there is *ex parte* contact, but it is cut off and one can be fair and impartial, a conflict is not necessarily created.

Discussion ensued between Mr. Guinn and Ms. Doxey on determination of whether a conflict may exist.

Ms. Presler questioned whether or not Mr. Guinn felt he could make a fair and impartial decision, and Mr. Guinn indicated that he could, so Ms. Presler determined no conflict exists, but the issue could be revisited if Mr. Guinn recalled something that could create a conflict.

Mr. Guinn disclosed of a potential conflict on HP2018-001 due to his intention to bid to perform the appraisal of the partial acquisition by DOT&PF.

Discussion ensued between Mr. Guinn, Ms. Presler, and Ms. Doxey concerning the legislative nature of the proceeding, standard of a substantial financial interest, and competitive bid process for the appraisal.

Ms. Presler found that no conflict by Mr. Guinn exists on the matter of HP2018-001.

Mr. Guinn disclosed that in the matter of CU2017-025, one of the “interested persons” is a long-time close friend that may give the appearance of bias.

Discussion ensued between Mr. Guinn, Ms. Presler and Ms. Doxey on the weight given to one’s testimony and appearances of impropriety.

Ms. Presler determined that Mr. Guinn does not have a conflict, but will readdress the matter when it is called to give the Applicant and/or Staff the opportunity to object to the determination.

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

**MOTION:** To reorder Agenda under the Quasi-Judicial Hearings to hear CU2017-024 first, then CU2017-025, and then V2017-008 by Ms. Presler and seconded by Mr. Whitaker.

**PASSED WITHOUT OBJECTION**

**MOTION:** To adopt approval of the Amended Agenda and Consent Agenda by Ms. Presler.
Ms. O'Neall objected to the minutes and stated that on Page 16 for the roll call, it should read seven (7) in favor and two (2)

MOTION: To adopt approval of the Agenda and Consent Agenda as reordered and as correct by Ms. Presler and seconded by Mr. Whitaker.

PASSED WITHOUT OBJECTION

D. MINUTES

E. QUASI-JUDICIAL HEARING
1. CU2017-024: A request by David Worel on behalf of Worel LLC for conditional use approval of a marijuana cultivation facility, indoor unlimited in the General Use 1 (GU-1) zone on Lots 8, 9, and 10, Block 2, Piledriver Park Subdivision (located at 807 Landing Road on the west side of Landing Road, north of Badger Road.

Mr. Worel was present.

OATH ADMINISTERED

Ms. Wasinger presented an abbreviated presentation of the original presentation given on August 15, 2017.

Questions by Commissioners

There were no questions by Commissioners.

Interested-Person Testimony Opened

There were no additional interested-person(s) present.

Interested-Person Testimony Closed

Applicant’s Rebuttal

No rebuttal by Mr. Worel.

Questions by Commissioners

Mr. Perreault inquired if Mr. Worel had given any thought into higher stack height mentioned at the last meeting, and Mr. Worel responded that their stack is not an issue because it is tall enough.

MOTION: To approve the conditional use permit for marijuana cultivation facility, indoor unlimited, on Lots 8, 9, and 10, block 2 with three (3) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval by Mr. Perreault and seconded by Ms. O’Neall.
Discussion on the Motion

**Mr. Perreault** stated his support of approval of the permit. He stated that the facility has primarily been an industrial trade use facility for some time, and there will not be a change to the amount of people or activity going on around it, it is not a retail establishment, and it is in the general use zone, and appears to complete all the requirements by the State for signage, security, ventilation, odor control, and no reason to not allow this person their private property rights.

**Ms. Presler** stated that the proposed use does conform to purpose and intent of Title 18, there are adequate facilities (septic, water, electric), and feels positive that because Mr. Worel is a HVAC contractor, the odor concern will be dealt with by the engineered system to be installed. She further indicated that the hours of operation are amenable to the area, and traffic will actually decrease from previous traffic levels.

**ROLL CALL**

Seven (7) in Favor: Mr. Guinn, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, Mr. Stepovich, Mr. Perreault, and Ms. Presler

One (1) Opposed: Mr. Brandt

**MOTION PASSED**

2. **CU2017-025:** A request by Monique Daigle DBA AK Green Bee, Inc for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone on Lot 2, Block 1, Benshoof Subdivision Phase 1 (located at 2364 Badger Road, on the east side of Badger road, south of Benshoof Drive).

Ms. Daigle, the Applicant, was present.

**Ms. Presler** revisited the issue of Commissioner Guinn’s potential conflict disclosure and asked Ms. Daigle and Staff if they had any objection to Mr. Guinn sitting on this matter.

Ms. Daigle replied she felt Mr. Guinn would be impartial on this matter, and Mr. Singh did not have any objection.

**Interested-Person Testimony Re-Opened and continued from August 15, 2017**

**OATH ADMINISTERED TO JOVANNA MCCORMIK**

Ms. Jovanna McCormik reported that marijuana establishments are known as “cash businesses” and locations are public records which make them a target for burglary and criminal activity within neighborhoods. She stated traffic had already increased with the construction vehicles. She expressed concern in Alaska Green Bee’s security citing lack of fencing, slow law enforcement response, and hackers impeding other security measures implemented by Alaska Green Bee.

Ms. Geri Benshoof stated that her residence is within 600 feet of the property in question, and has lived on the land for 51 years. She reported that the subdivision was never intended to include an industrial area, and the application should be denied because it does not meet the
goals of the FNSB Regional Comprehensive Plan. She further explained differences in the economic development goals stated by the Staff Report versus the application. She also reported concerns with chemical contamitantes in the open waterways of the Chena Slough and compatibility with the surrounding community as detailed in the planning map identifying it as “preferred residential land”.

Mr. Whitaker inquired if she subdivided the area and considered rezoning to a residential classification, and Ms. Benshoof responded they did subdivide it and never thought about rezoning.

Mr. Perreault queried why they did not pursue residential zoning for the area. Ms. Benshoof explained that most of the area, at the time, was still UU and then the Borough changed it to GU; making it more restrictive, and in order to allow businesses along the road and residential in the area, it was not necessary to rezone it, but they did not envision industrial type businesses.

Mr. Lyman Benshoof testified that they purchased 160 acres in 1966 and lived on the land for 51 years, and had developed several businesses there, and subdivided all remaining parcels in 1985. He explained that there was a comprehensive plan done and the zoning was GU, and to do “spot zoning” would be problematic, but within a two mile radius, the majority of the lots are residential with the exception of 7 lots along Badger Road which are generally good locations for businesses. In 18.84, there are 12 uses that are not allowed outright and thinks there is good reason they should not be allowed, including a marijuana facility, and their goal was to put small businesses that are compatible with the neighborhood.

Mr. Peterson inquired if any covenants were created when they were subdividing the lots. Mr. Benshoof replied that there were for the residential, but not for the seven that were intended for small businesses. Mr. Peterson stated that there was some intent back then to keep those lots residential, and Mr. Benshoof agreed.

Mr. Austin Somaduroff spoke on the proposed Fire Protection plan including potential inaccessibility by the North Star Fire Department, having deficiencies in fire alarm system, fire dampers and sprinkler systems, and marijuana smoke and burning chemicals creating air pollution in the neighborhood.

Ms. Manda Kassell testified she is a teacher at Midnight Sun Elementary School (formerly Badger Road Elementary) for the past 15 years and resides 400 feet from the proposed facility. She indicated that this is an adult-oriented industry and that the Borough, in Title 18, establishes buffer zones around child-centered facilities which are applicable to this property as it is a long-established school bus stop at the corner of Benshoof Drive and Badger Road and is designated by the FNSB School District as a safe place for students to both enter and exit a school bus and must be protected by a 500 foot buffer zone. She stated that the school zone is within 160 feet of the property proposed for this marijuana facility, and pointed to an image showing the direct route children take near the property.

Mr. Perreault requested Ms. Kassell point with the laser pointer to the path she testified about, and Ms. Kassell pointed to where the bus stop is located and the path the children follow (aerial 2012, page 4 of Staff Presentation). Mr. Perreault queried if the children were cutting across Ms. Daigle’s property, and Ms. Kassell responded affirmatively.

Ms. Marchelle Somaduroff stated that her property directly borders the subject property, and the photographs in the Staff Report are not representative of the actual property location, but the
photographs provided under “Tab #8” demonstrate an established residential neighborhood. She further testified that FNSBC 18.96.240(A)(3) sets a 500 foot buffer zone around child-oriented facilities around housing facilities owned by a public housing authority with children as residents, and believes children in this residential neighborhood are also entitled to the same 500 foot buffer protection as children living in publically funded housing.

**Mr. Cyrus Freeman** stated his concern for the lack of planning for preservation of the environment, the failure to provide a list of chemicals to be used onsite, lack of a plan for how these chemicals will be handled to prevent pollution of the soils and groundwater systems; including the already impaired waters of the Chena Slough.

**Mr. Perreault** noted that in the application before him it does list the chemicals utilized and indicates a DEC approved commercial and industrial leach field system would be installed. He asked Mr. Freeman specifically what he finds “not up to snuff”. Mr. Freeman answered that the chemicals listed are just brand names and not any particular chemical, rather a company you do business with, not the actual chemical to be used. Mr. Freeman further responded that there might be an industrial septic system, but it may not be designed to process chemical waste; particularly chemical waste that cannot be broken down biologically.

**Ms. Lois Maxwell** addressed the toxic waste disposal of marijuana cultivation activities, and cited 18 AAC 72 Wastewater Disposal, requiring special permitting and handling of wastewater disposal systems. She further stated that the site plan submitted does not demonstrate the location of a non-domestic wastewater system or holding tank.

(The meeting recessed to fix computer technical issues)

**Mr. Barry Scott Winner** testified that he is affiliated with the church located near the subject property, and the driveway to the church [sic] cuts through the church parking lot exposing children and members to industrial traffic in their own parking lot. He stated that there are no traffic mitigation measures or directional signage in the application, and directional signage will be necessary to minimize errant parking lot utilization. He requested that the 100 foot buffer zone be expanded to include the access easement.

**Mr. Whitaker** asked if the easement on the Church’s property deed is listed for the benefit of the neighbor to access its property and if there is any other access to that property other than the easement. Mr. Winner stated he assumed that the easement is for the neighbor’s access and does not believe there is any other access.

**Mr. Perreault** asked if he was aware of the easement when he purchased the property, and Mr. Winner stated that the church was there before the easement. Mr. Winner explained the history of the facilities on the property and his understanding of the easement placement.

**Mr. Zac Kassel** testified on the authority of the State Fire Marshall concerning building plan reviews.

**Ms. Crystal McCormick** testified she is reading the testimony of Sue Valdrow. She stated that the application is a violation of the Alaska DEC Air Quality Code 18 AAC 05.110 which protects the health of this neighborhood. She further testified of the severe allergies associated with marijuana cultivation activities of Joe and Sue Valdrow.
Rebuttal by Ms. Daigle

Ms. Daigle addressed concerns and questions she heard including lighting, traffic, odor, security, waste removal, chemical contamination, and incomplete or false information on the application and provided a detailed response on these potential concerns.

Questions by Commissioners

Mr. Whitaker inquired if Ms. Daigle had contacted DOT to see if a driveway permit is available off of Badger Road. Ms. Daigle responded that the plat indicated it is not permitted, but she intends to contact DOT to see if it may now be possible.

Mr. Perreault asked if Ms. Daigle was aware that the access across the church property was going to be a limited access, and she responded affirmatively.

Mr. Guinn queried how Ms. Daigle intended to keep kids from utilizing the route across her property. Ms. Daigle stated it is her intent to install fencing next building season and stated that during the past year there have been no children crossing her property.

Mr. Brandt asked if there was a reason the building is located in the back corner of the lot; less than 75 feet from the neighboring lots. Ms. Daigle responded that it was in consideration of the distance from Badger Road and to allow for expansion in the future without the main entrance near Badger Road.

Interested-Person Testimony Closed

MOTION: To approve the conditional use permit for a commercial marijuana cultivation facility, indoor large, with three (3) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval by Mr. Peterson and seconded by Ms. Presler.

Discussion on the motion

Mr. Brandt declared his opposition to the application due to the “residential” nature of the neighborhood, and that it was not repurposing an existing commercial building, rather picked a location “smack dab” in the middle of a residential neighborhood.

Mr. Peterson stated that with the conditions imposed, the proposed conditional use does conform to Title 18, it is zoned GU-1 and has been since the property was subdivided.

Mr. Guinn indicated that while he does agree with Mr. Brandt on the inappropriateness of the site, it is zoned GU-1, and the Planning Commission has approved these uses in the past, and with the potential growth in the coming years there are going to be a lot of businesses along Badger Road, so reluctantly he stated he will be voting to approve it.

Mr. Perreault summarized concerns expressed during testimony as being regulated by other agencies, and stated that as a condition of the permit all those regulatory requirements must be met. He further stated that for 32 years the property owners have allowed it to be zoned GU-1, and if it should not be, then residents need to be proactive and change the zoning. He stated his belief that it is not the place of this Commission to deny someone their legal property rights.
in the face of other people’s fears which should be compliant with the rules that have been set up, and as such, will reluctantly be voting to approve the permit.

**Ms. Presler** developed the record more on the health, safety and welfare and stated the conditional use permit does conform to Title 18 – economic development to the state economy, the applicant has acknowledged she will have ADEC approval, there is adequate transportation, energy and water are present, security and inspections are regulated by the State, and odor and particulates exhausted on the roof will be an improvement.

**Ms. Doxey** sought clarity from the Commission that if no other access in the future is found, if utilizing the current gravel access road is adequate facilities.

**Mr. Perreault** stated that if the fire department has signed off on the road, and there is moderate traffic from staff, it should be sufficient.

**Ms. Presler** clarified her statement was merely out of sympathy to the church and neighbors if she could find an alternate route.

**ROLL CALL**

Seven (7) in Favor: Ms. O’Neall, Mr. Stepovich, Mr. Perreault, Mr. Guinn, Mr. Whitaker, Mr. Peterson, and Ms. Presler

One (1) Opposed: Mr. Brandt

**MOTION PASSED**

3. **V2017-008**: A request by Allyn L. and Ruth M. Haynes for a setback variance of 15 feet to the side-yard setback requirement of 25 feet in the Rural Residential (RR) zone on Lot 7, Block 5, Mountain View Subdivision Phase 3 (located at 505 Marshall Drive, on the south side of Marshall Drive, between Skyline Drive and Lowell Road).

**Mr. Allyn Haynes**, the Applicant, was present.

**Mr. Manish Singh** presented an abbreviated presentation of the original presentation given on August 15, 2017.

**Mr. Haynes** indicated to the Commission that he had taken pictures of his property and the neighboring properties (Mr. Haynes approached the dais to allow the Chair to review the photographs). He explained that there are two groups of photographs; the first is of his property and show the location with a 15 foot setback and a 25 foot setback, and the second group show photographs of existing structures in the neighborhood showing garages of 900 feet or more within 2,000 feet of his property.

**Ms. Presler** determined the photographs are relevant to the application request.

*(The meeting recessed at 8:12 p.m. to 8:26 p.m. to allow the Clerk to make copies and distribute the photographs provided by Mr. Haynes)*

**Mr. Haynes** explained the pictures before Commissioners.
Mr. Brandt commented that photograph #3 is a tent blocking the view and photograph #1 is a travel trailer blocking the view which are all portable and can be moved. Mr. Haynes responded that the tent would be going away, but the 10’ woodshed in picture #4 would remain. Mr. Haynes further explained that height of the proposed structure.

Applicant’s Rebuttal

Mr. Haynes summarized that the location in question is the best use of the property, and stated it’s reasonably placed, it will be as unobtrusive as possible, and it will blend in with the surroundings and neighborhood. He further stated that doing this will allow him to clean up his property, protect his investment, and what he deemed to be proper use of his property similar to what his neighbors have done on their properties. He reminded the Commission of the covenants and provisions of AS 29.40.040(b).

Questions by Commissioners

Ms. O’Neall inquired if Mr. Haynes had contacted GVEA concerning its easement, and Mr. Haynes replied that he is only asking for a 15-foot setback, which is what GVEA requires, but they will be contacted.

Interested-Person Testimony Opened

Mr. Jack Allen testified that Mr. Haynes’ proposed garage would be an improvement to the neighborhood.

Ms. Lorane Mobley testified that a new garage would enhance his property and she has no objection to it being built in the location he has requested and will increase his property value considerably.

Mr. Whitaker asked if her house is the red house to the east, and Ms. Mobley responded hers is to the west.

Mr. Clifford Mobley testified that putting the garage in would be a nice improvement to Mr. Haynes’ property and add to his property value.

Ms. Presler asked Mr. Mobley to speak about the current situation concerning the cars and how it may help. Mr. Mobley replied that they are in the white buildings and in the winter time it is difficult to remove the snow from those buildings, so to have a permanent structure would make it a lot easy to take care of them.

Mr. Barton Maize testified he has lived in the red house next to Mr. Haynes for over 20 years, and is supportive of the location of the garage, and stated it is in keeping with the character of the neighborhood, and the proposed location of the structure is really the only logical space.

Mr. Whitaker asked the distance of his house from the property line. Mr. Maize replied that it is the east side of his garage shown in the picture and that distance is about 30 feet.

Mr. Brandt stated that in the pictures the land appeared fairly flat, and inquired if there is a substantial slope between Mr. Haynes property and where the sheds are located. Mr. Maize responded that there is a north/slope, and there is a modest slope to the west/east down to where the tents are located, but there is a much more pronounced slope to the west of Mr.
Haynes between the driveway that runs down between the tents/sheds and his house which is what is creating the challenges of placement in another location.

**OATH ADMINISTERED TO NICK ADKINS**

Ms. Arlene Strandberg testified she lives off of Panorama Drive. She stated that the proposed structure is architecturally and functionally harmonious with the Haynes’ existing home and will have a positive aesthetic effect on the attractiveness of the entire neighborhood. She further addressed the positive effects on the neighborhood.

Mr. Nick Adkins testified that Mr. Haynes has done the right thing by speaking with the neighbors and has their support and if he puts it in another location he is not going to get the view the rest of the neighborhood enjoys.

Mr. Darrell Russell testified he is the proposed contractor for building the structure. Ms. Presler inquired if his testimony would be citing the building and potential options, to which he responded affirmatively, and as such his testimony was allowed.

Mr. Russell stated that the location the Borough proposed as an alternative will not allow him in any way, shape or form to turn and go into the garage on the side, and the doors cannot be placed on the uphill side as there is a 9 foot drop from the top of his driveway to the location of the building which is 4 feet below the road itself. The requested proposal site would require installation of a retaining wall to allow proper drainage from the street for rain and snow runoff.

Ms. Brandt referred to the site plan, and asked what the drop is from the location marked “gravel” to in front of the orange square marked “A”. Mr. Russell responded that from the flag pole down to the proposed building is almost a 9 foot drop and the gravel is a wrap, so it is a hard surface and water doesn’t drain through it. Ms. Brandt queried if there was any other location on Mr. Haynes’ lot for placement of a 30 x 30 structure, and Mr. Russell stated there is not without substantial ground work which would not be cost effective. Mr. Russell then explained the height of the building with the various slope elements.

Ms. Christine Nelson asked Mr. Haynes if the slope affecting his property was different from that of his neighbors creating a special condition, and Mr. Haynes replied it was a contributing factor. Ms. Nelson inquired if there are other special conditions that are peculiar to his land that are different from the neighborhood. Mr. Haynes indicated that it is difficult to respond because he only sees the finished product and does not know what may have had to be done to achieve that finished property, but stated that the 900 square foot garage that is on picture #1 is on a real steep hillside, but are on the uphill side of road, so their driveway goes up and they excavated into the side of the hill, and there is only a 10 foot setback. Ms. Nelson asked Mr. Haynes to point to the slope, and Mr. Haynes used the pointer to show the location and explained the sloping issues.

**Applicant’s Rebuttal**

Mr. Haynes offered no rebuttal.

**Interested Party Testimony Closed**
MOTION: To approve V2017-008, a setback variance of 15 foot to the side-yard setback requirement of 25 feet in the Rural Residential zone on Lot 7, Block 5, Mountain View Subdivision Phase 3 located at 5050 Marshall Drive, on the south side of Marshall Drive, between Skyline Drive and Lowell Road by Ms. O'Neall and seconded by Mr. Whitaker.

Discussion on the Motion

Ms. O'Neall stated that the Applicant has shown there is a significant slope that prohibits him from building the structure in the areas recommended by Staff, but bigger then that is the septic distance (photo #5) which is alarmingly close and believes this is the least intrusive and obstructive way to build on his property and stated her support of the application.

Mr. Whitaker commented that it does not seem to be a safety issue at all with the nearest neighbor 40 – 55 feet apart, and Mr. Haynes is trying to be compliant with Borough code, and it does not have anything to do with pecuniary reasons, and will improve the property and neighborhood values.

Mr. Perreault stated that in addition to those already stated, the Applicant’s submissions underline that his proposed structure will meet the nature and character of the neighborhood and existing structures around the neighborhood and is not significantly different or out of character.

Mr. Brandt indicated his agreement with Ms. O’Neall’s statement concerning the slope and is an issue for the placement of the garage and where the doors can be placed and believes it is a special condition and both neighbors on each side of him testified and strongly supports his building.

Ms. Doxey referred back to the last meeting (full packet at page 291 – Staff exhibit 3) which delineates several neighbors’ detached accessory structures and requested that the Commission develop the record on why there is a special condition that requires Mr. Haynes to build in this setback when the proposed structure is a much bigger structure then the neighborhood’s general structures.

Mr. Perreault stated Mr. Haynes has provided pictures that, although bigger, it is certainly keeping in the character of other detached garages, shops, and outbuildings in the neighborhood and the significance of a couple hundred feet would not be a dramatic departure from what is normal judging from the pictures provided of the neighborhood.

Mr. Brandt communicated that there is nothing in zoning that limits the size of outbuildings just because neighbors have a smaller size, and the majority of the houses in the neighborhood have outbuildings whether large or small.

Ms. Doxey clarified that a variance is supposed to be a relief valve for someone who cannot develop their property, and if the Applicant cannot exercise his property rights similar to his neighbors in the area because of the special condition then a variance is relief to allow him to break the law in order to develop his property. She provided a theoretical analogy of how his property might fall within the level needed to grant a variance based upon the law and the necessary factual findings necessary to show how this Applicant would be deprived of a property right similar to his neighbors if the setback were enforced and he had to build a slightly smaller garage.
Mr. Perreault stated that the Applicant’s proposed structure is similar to his neighbors, and he wants to build such a structure on his property.

Ms. Doxey interjected for the record, that she saw one photo of a 900 square foot garage, and asked what were the others that she may not be aware exist.

Mr. Perreault pointed out there is the listed one of about 700 square feet, plus all the others that exist and are smaller, but by character and nature, the structure Mr. Haynes is attempting to build is similar to structures elsewhere in the neighborhood. He further stated that other Commissioners have discussed slope, septic placement, and other restrictions on where this structure can be placed, and testimony from the public support it will be an improvement to the neighborhood.

Ms. Presler stated her agreement with Mr. Perreault, that there are a couple listed by the Borough, and there really is no difference from the outside between a 676 square foot building and a 900 square foot building, and he already has 800 square feet of tents and outbuildings which will go away for a permanent, nicer structure. She further indicated that his contractor stated there really is no other place on the property for placement.

Ms. Doxey indicated that the appearance of the lot and what it looks like is not a factor to base a variance, and the findings of facts need to establish the legal basis for granting a variance.

(The meeting recessed from 9:20 p.m. to 9:35 p.m. for the Chair and Ms. O’Neall to develop Findings of Fact)

MOTION: To amend Motion to approve the requested 15 foot variance from the 25 foot side-yard setback requirement with the following five (5) findings of fact:

1. Site conditions of slope down the driveway, slope away from house, and septic location prevent construction of proposed structure elsewhere on property;
2. A 30’ x 30’ detached garage is not inconsistent with detached accessory structures on nearby property and nearby structures include a 1,000 square foot, a 900 square foot and a 750 square foot structure;
3. The proposed variance does not appear to be solely to relieve pecuniary hardship and the variance will provide increased security and the variance would allow the applicant to enjoy the same property rights as their neighbors by maintaining their mountain view;
4. The property variance will not jeopardize public health, safety, or welfare or cause increased risk or danger of fire because the closest neighboring structure will be at least 30’ from the property line; and
5. History of the development of the property demonstrates this was not an intentional or self-created problem.

by Ms. O’Neall and seconded by Ms. Presler.

Discussion on the Motion

There was no additional discussion on the Motion to Amend.
ROLL CALL (Motion to Amend with Findings of Fact)

Eight (8) in Favor:  Mr. Guinn, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, Mr. Stepovich, Mr. Perreault, Mr. Brandt, and Ms. Presler

Zero (0) Opposed:

MOTION PASSED

ROLL CALL (Motion to Approve Variance)

Eight (8) in Favor:  Mr. Stepovich, Mr. Perreault, Mr. Brandt, Mr. Guinn, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, and Ms. Presler

Zero (0) Opposed:

MOTION PASSED

F. PUBLIC HEARING

1. HP2018-001: Danby Street & Wembley Avenue Roundabout – A request by the State of Alaska Department of Transportation and Public Facilities for local planning authority approval of the Danby-Wembley Roundabout Project. This project proposes to upgrade the existing two-way stop controlled intersection with a modern roundabout in an effort to improve safety for all corridor and intersection users. This project is anticipated to require right-of-way acquisition.

Mr. Carl Heim present on behalf of Department of Transportation and Public Facilities.

Mr. Don Galligan gave a presentation of his staff report and recommendations on behalf of the Borough’s Planning Department.

Questions by Commissioners

Mr. Perreault expressed his pleasure seeing that local trucking companies were involved in the alternative plans. Mr. Galligan responded that there were 4 trucking companies involved and 6 different designs, but deferred to Mr. Heim from DOT.

Ms. O’Neall asked if the trucks going in the opposite directions are limited to the time of day or is it left to general business practices. Mr. Galligan replied that it is left to general business practices and DOT has been informed by the trucking companies that the majority of their trucking is during the evening when traffic is less.

Mr. Stepovich inquired why trucks wouldn’t just take the Aurora exit, and how many of the accidents reported were related to the larger vehicles. Mr. Galligan deferred to DOT on the exit route and was not certain on the percentage of accidents.

Applicant’s Presentation

Mr. Heim stated he is the engineering manager for DOT’s Alaska Traffic and Safety, and the project manager for this project.
Mr. Marc Frutiger introduced himself and stated he represented R&M Consultants, Inc. from Anchorage as the engineers on the project.

Mr. Heim indicated he did not have a presentation and preferred to answer questions from Commissioners.

Questions from Commissioners

Ms. Presler asked Mr. Heim to speak more about the trucking companies, designs, and access to the Aurora area. Mr. Heim responded that the original truck trial involved Lyden, Carlile, Alaska West Express and Wrightway Automotive, six different truck designs, and R&M Consultants actually laid out in chalk and ran them through all design options. He further stated, the pipe truck was the vehicle which had the most difficult time getting through the roundabout. Mr. Heim replied to Mr. Stepovich’s question regarding the Aurora exit and explained that the pipe truck comes from Flowline on Philips Field Road, so it cannot turn around to take the exit, it must go down Wembley. He responded to the crashes related to commercial vehicles questions, and indicated he wasn’t aware of any, that it was passenger vehicle accidents that caused it to be nominated by the Highway Safety Improvement Program.

Mr. Perreault asked if the companies had preferred one design over the other. Mr. Heim clarified that the pipe truck has to be guided by pilot cars at all times regardless of the time of day due to its 90 foot length and the pipe truck will go contraflow with the intersection. Mr. Heim deferred to Mr. Frutiger to explain the design further.

Mr. Frutiger explained that to allow the 90 foot truck to go through the roundabout in a traditional fashion is that the central island is shrunk in favor of additional truck apron space. He further explained the operational design and purpose of a central island.

Mr. Heim stated that Option #2 is DOT&PF’s preferred choice.

Mr. Whitaker inquired if the bike path is part of this project. Mr. Heim replied that they are coordinating with the City of Fairbanks on the project that would take the bike path from Danby to Aurora, along the north side of Wembley.

Ms. O’Neall asked how bike paths work for roundabouts with cars continuing to move. Mr. Frutiger explained that bikes are a challenge at roundabouts and explained the difference between a single-lane versus multi-lane roundabout. Ms. O’Neall asked if there would be flashing lights letting approaching cars know. Mr. Frutiger explained there would be cross-walk markings on the pavement. Ms. O’Neall then asked what the expected trip generation of the pipe truck. Mr. Heim replied that the maximum loads that have gone through that intersection at peak operating capacity is approximately 150 per month, so an average of 5 per day, but explained it could be as little as 10 or 15 per month.

Mr. Whitaker asked for further clarification on location of cross-walk. Mr. Heim pointed to the diagram on the screen and had Mr. Galligan point to the areas.

Ms. O’Neall asked if the public transit bus stops would be impacted. Mr. Frutiger explained they are working with MAC transit, and that the stop on Danby would be moved further north to locate it outside the roundabout area of operation.
Public Testimony Opened

**Mr. Bob Burcell** commented that he is the owner of the Cookie Jar Restaurant and expressed concerns of traffic being blocked, access to the north side, bike access and general disruptions to his business.

Public Testimony Closed

Applicant’s Response

**Mr. Heim** responded that they are in the preliminary design phase and at 95%, and there is some right-of-way acquisition and hope to begin next spring with completion within three to four months. He further stated that after the design is complete it is transferred to the DOT construction department, and access has to be maintained at all times during construction including business, emergency, and bike and pedestrian.

**Ms. O’Neall** inquired if the red brick shows pavement and the green means vegetation, to which Mr. Heim responded affirmatively. Mr. Frutiger responded and explained the limitations with landscaping in a roundabout especially with maintenance staff and budget and weather/temperatures in Alaska, and explained the specific landscaping and design of this particular roundabout. Mr. Heim explained more specific plans that DOT wants to implement in this roundabout.

**MOTION:** To approve HP2018-001 as being consistent with the Comprehensive Plan, adopting the staff report and five findings of fact by **Mr. Guinn** and seconded by **Mr. Perreault**.

Discussion on the Motion

**Ms. O’Neall** communicated she believes the proposed project will be a much needed improvement and is pleased there is a consideration for bicycle plans that connect the Aurora subdivision, but is still concerned about the safety of bicycles and pedestrians and hope that the design will slow people down and make it safer. She stated her desire see more green space regardless of maintenance.

**Mr. Peterson** commented he is in favor of the motion, but pointed out that there are only four (4) findings; not five (5).

**MOTION:** to amend the Motion to include four (4) Findings of Fact by **Mr. Guinn** and seconded by **Ms. Presler**.

**PASSED WITHOUT OBJECTION**

Discussion on the Motion

**Mr. Stepovich** thanked DOT for working with the local trucking companies and with the businesses to maintain access.

**Mr. Presler** commented that this project is going to be a big improvement for how traffic moves through that area and a lot safer.
ROLL CALL

Eight (8) in Favor: Mr. Peterson, Ms. O’Neall, Mr. Stepovich, Mr. Perreault, Mr. Brandt, Mr. Guinn, Mr. Whitaker, and Ms. Presler.

Zero (0) Opposed:

MOTION PASSED

(The meeting recessed at 10:31 p.m., and reconvened at 10:36 p.m.)

G. APPEALS

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).

OATH ADMINISTERED TO MR. BRASIER

Mr. Ray Brasier, the Appellant, was present.

Ms. Doxey reminded Ms. Presler of the need to discuss potential conflict of interest by Mr. Guinn and to explore a potential conflict of Mr. Stepovich.

Ms. Presler communicated the nature of Mr. Guinn’s involvement with Mr. Brasier in this matter, and explained that she had initially determined it did not appear Mr. Guinn would have a conflict.

Ms. Doxey explained that due to Mr. Brasier not being present during Mr. Guinn’s initial disclosure, Mr. Guinn would need to restate his potential conflict.

Mr. Guinn restated his earlier disclosure of a conversation with Mr. Brasier concerning the subject property.

Ms. Presler inquired from Mr. Guinn if he could make an impartial decision, and Mr. Guinn responded affirmatively.

Mr. Brasier, as well as Staff, stated they had no objection to Mr. Guinn sitting on this matter.

Mr. Stepovich advised that he did not receive a “dear property owner” letter, but is in the area and believes he should have received one. Discussion ensued and Staff verified that Mr. Stepovich is outside the DPO area.

Ms. Doxey communicated that Mr. Stepovich is outside the DPO range for this matter, so he is not imputed with a presumed conflict on that basis.

Ms. Wasinger gave a presentation of her staff report and recommendations on behalf of the Borough’s Planning Department.
Questions by Commissioners

Ms. O’Neall clarified that the building never complied with any of the zoning laws even as they changed, and Ms. Wasinger responded affirmatively.

Mr. Whitaker declared that his “go to” attorney Mr. Barry Donnellan, took the oath, so wanted to reveal the relationship to the Commission.

Ms. Presler questioned if Mr. Whitaker had discussed this matter with Mr. Donnellan, and if he would give more credibility to him than the testimony of others, and Mr. Whitaker responded he had not spoken with Mr. Donnellan on this matter and did not know why Mr. Donnellan would be testifying nor would he give his testimony more weight.

Ms. Doxey asked Mr. Whitaker if he could be fair and impartial in deciding this matter if Mr. Donnellan testifies and base it upon the evidence presented. Mr. Whitaker responded that he could and would.

Ms. Presler, after hearing no objection from Mr. Brasier and Staff, determined Mr. Whitaker had no conflict.

Mr. Perreault queried if a building permit existed that stated it was a four-plex.

Ms. Wasinger confirmed that there were building permits issued by the City of Fairbanks indicating it as a four-plex.

Mr. Peterson surmised that the reason people come to the Borough for permits is to ensure they are in compliance and legal, and questioned that a permit could actually be issued by mistake, wherein a person relied on that signed permit, and builds, then it would not be legal.

Ms. Doxey explained the difference between a building permit and a zoning permit and stated that even if someone came into the Borough today for a zoning permit, and Staff incorrectly indicated their compliance, it would not make a property legal and it would not entitle them to a right that they otherwise are not entitled. She explained “estoppel defense” as someone making a mistake in the issuance of a permit, a person relying upon that permit, then the Borough attempting to take enforcement action, that that person who relied on that mistake, may be able to claim estoppel, but that still does not give them a right that their development was legal, or grandfather rights later, it is holding the Borough responsible for the mistake by saying you cannot enforce against that mistake. She noted it would be a separate matter not before the Commission.

Mr. Guinn asked if the building owner could sue the Borough.

Ms. Doxey indicated that the owner could look for a declaration from the Court, but usually there has to be some controversy to raise an estoppel defense, and explained an example using the particulars of this matter.

Mr. Peterson inquired why the owner is asking for the grandfather rights.

Ms. Wasinger replied that she would defer to the Applicant, but stated her belief is that it is due to the sale of the property and requirements of the lending institution.
Mr. Brandt asked if someone going to the City for a building permit must also go to the Borough for a zoning permit.

Ms. Wasinger replied that if you are in any zone (except general use), a zoning permit is required, and the City of Fairbanks generally does not issue a building permit until they have a zoning permit; two separate processes.

Mr. Brandt asked what the process was in 1964/1965 when the duplex was built.

Ms. Wasinger responded that when it was built, the City of Fairbanks did have land use and zoning authority, as well as building authority; the Borough did not assume land use authority until May of 1965.

Mr. Brandt surmised that the person who built the four-plex would have assumed when they obtained the building permit, since all the inspections were done and all indicated it as a four-plex, that the builder correctly relied on the building permit as granting the zoning since they did not have to go to the Borough.

Ms. Wasinger replied he was correct that there would not have to be a zoning permit via any Borough process, but the building permit does list it as general residential zone.

Mr. Stepovich asked why the Borough didn’t change the zoning when it took over authority since it was already built.

Ms. Wasinger responded that when the Borough adopted its comprehensive zoning ordinance it did make changes in some places, but for the City of Fairbanks, unless it was already zoned something else, it adopted the residential zoning already in place.

Ms. Presler communicated that in 1964 information likely was not available to the general public like it is today, and that a layperson(s) had no idea what general residential meant. She asked if there is any record from that time if the people issuing zoning permits were different than those issuing building permits.

Ms. Wasinger indicated she has not information to say what the process was or if the same department was responsible.

Ms. Presler inquired if they did issue zoning permits.

Ms. Nelson responded and stated that Staff did not find any record from that era of a separate zoning permit; all the records provided were building permits.

Ms. Presler deduced that it was one and the same then.

Ms. Nelson responded that there was a space for them to fill in the zone and the original building permit stated it was “general residential” and then it lists “new multi-family”, so there was some recognition of what the zone and the use were.

Ms. Doxey inquired as to what page of the packet the building permit can be found.

Ms. Wasinger stated it is on page 544, and discussion ensued as Commissioners reviewed the various permits/inspections in the packet.
Mr. Brandt asked if in 1964 there was a process to get permission to get a permit to build a four-plex in a two-family zone.

Ms. Wasinger stated there were no exceptions that would have allowed a multi-family structure or four-plex.

Mr. Brandt pursued clarification that there was no variance they could have sought.

Mr. Perreault drew the Commissions attention to page 552 which showed the permit as being new and the zoning is listed as “Multi Res”, as previously noted by Planning Staff.

Ms. Wasinger drew attention to the July 2nd versus the September 2nd, and that the July 2nd on page 544 noted it as “general residential”.

Mr. Perreault noted that on the July 2nd one, it is noted as being a multi-family dwelling, and on the July 13th one it is listed that way as well, but the use of structure is not mentioned, however, in the September 8th one it is listed as multi-residential zoning and use of structure is not checked, but in the remarks it is identified as a four-plex.

Ms. Nelson interjected that Staff does not necessarily rely on that information because there are variations between how things are filled out.

Mr. Perreault pointed out that it is indicated as multi-residential with use of structure checked as multi-dwelling on more than one occasion.

Ms. Nelson clarified that Staff checked all the ordinances back to pre-1949 and traced the zoning on the subject property, and it was never zoned multi-family residential.

Mr. Perreault stated that there are multiple occurrences of building permits being issued listing it as multi-residential and noting it as a four-plex.

Applicant’s presentation

Mr. Brasier stated that dates are important in this matter; and offered the following statements:

- The Borough came into effective January 1, 1964, unstaffed.
- The lot was initially an entire block of its own
- It was re-platted into five (5) lots which consisted of a twenty-unit apartment complex; five four-plexes on the lot.
- Grandfather rights have been granted on four of the four-plexes which were built pre-1949.
- When the lot was subdivided on April 29, 1964, it created what was a 16-unit complex down into four individual lots, each consisting of a four-plex with one lot remaining vacant.
- Prior to May of 1965, the City was acting on behalf of the Borough for zoning.
- Zoning changed in 1949 allowing single family up to a duplex, and in 1949 you could get a multi-plex by formal procedure.
- Several other four-plexes in the immediate neighborhood, including the neighbor across the street has a four-plex signed off by the same individual at the City.
He further described the intact files on the permits and property tax records and stated how the builder complied with all requirements in place at the time, and stated that none of the permits show any enforcement of the zoning; rather showed the reoccurring approval of a four-plex, so if there was an error made 53 years ago, and has been allowed to be used illegally and taxed as a four-plex by the government, they should step in and grant reversal of the denial of the grandfather rights.

**Question by Commissioners**

**Mr. Peterson** asked if the buildings were initially apartment complexes. Mr. Brasier explained his earlier testimony on the history of the lot and it being subdivided into five separate lots.

**Mr. Guinn** stated that aside from the grandfather rights, asked if it could be replatted to be a zero lot line duplex. Mr. Brasier wasn’t sure if he had a lot size restriction and Mr. Guinn asked for the lot size.

**Ms. Wasinger** responded that the lot is 9,375 square feet.

**Ms. Doxey** cautioned Commissioners from introducing evidence.

**Mr. Perreault** commented that Mr. Brasier’s previous testimony was that he found another four-plex in the neighborhood, built in 1963 and signed off by the same permitting building officer, and asked if he found others. Mr. Brasier indicated that he had found three other non-conforming multi-plexes in the immediate vicinity.

**Mr. Perreault** announced he may have a potential conflict as witness Mr. Irving is a family friend. He stated he could take Mr. Irving’s testimony honestly.

**Ms. Presler** inquired from Mr. Perreault his ability to be fair and impartial, to which Mr. Perreault responded that he could, and determined, after no objection from the Applicant or Staff, that Mr. Perreault did not have a conflict.

**Interested Person Testimony Opened**

**Mr. Barry Donnellan** disclosed that he supported the appeal, and has practiced law in Fairbanks for 20 years and has represented Mr. Cornwall on legal matters in the past, but is here on his own behalf. He testified that the subject property has not caused him any problems over the years, and stated that the property owner did what one would expect a reasonable person to do, and it is grossly unfair, some 50 years later, to punish the current property owner when the original property owner did everything one would expect a reasonable person to do.

**Mr. Laurence Irving** testified his residence is directly across Eighth Avenue from the subject property. He stated he has a few concerns: (1) He does not want to see perpetuation of a multi-family development because it denigrates the value of his residential property, (2) It is a perpetuation of zoning and non-conforming uses of property, (3) Lack of off-street parking.

**Mr. James Randall** testified that the building in conflict does have a concrete foundation and all the buildings are being updated to meet current building codes, and there is off-street parking for two of the buildings and the others have street parking on Sixth Avenue.
Interested Person Testimony Closed

Mr. Peterson sought clarity on if the City has issued permits related to the renovations.

Mr. Brasier responded affirmatively.

Mr. Peterson inquired how the property is listed on the current building permits.

Mr. Brasier responded that he has not looked at the permits to know that detail.

Ms. O’Neall noted the approaching midnight hour.

Applicant’s Rebuttal

Mr. Brasier stated that the building is being inspected by City of Fairbanks regularly.

Questions by Commissioners

There were no questions by Commissioners.

MOTION: To deny the appeal and uphold the Administrative Hearing Officer decision to not affirm recognition of legal nonconforming use statute (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, adopting the staff report and eight (8) findings of fact by Mr. Guinn and seconded by Mr. Peterson.

Discussion on the Motion

Mr. Guinn commented that in 1964, housing was so tight that the “powers that be” probably allowed anything to be built. He further stated that 50 years later it is difficult to know what happened and what is an appropriate solution, and that it has been a four-plex for 50 years, to not allow it to be sold seems ridiculous. He indicated his uncertainty of how he would vote.

Mr. Brandt addressed the off-street parking by pointing to page 581 of the meeting packet, a letter from the City of Fairbanks Clerk, stating the City had not concerns and the only comments received were from City Engineer, Jackson Fox, who stated the engineering department manages the right-of-way on Eighth Avenue and no complaints have been received in the past ten years about the multi-family residents regarding parking or any other roadway issues. Mr. Brandt further stated that it was built properly at the time with correct permits, and it has not been an issue for 53 years, as such should not be an issue today.

Mr. Perreault stated he will not support the motion primarily because he does not believe not granting grandfather rights to the mistake does not seem to “hold water” since the mistake was made repeatedly; it was a pattern of behavior of a public official at the time, and while it may not match the zoning, it was not simply a paperwork mistake.

Ms. Doxey reminded the Commission of the standards, cautioned the Commission of basing its determination on anything related to the property’s potential sale and financing issues, and discussed necessary development of the record concerning differences between zoning and building permits.
Discussion ensued concerning potential politics and other issues 50+ years ago and the role of the Commission related to the laws concerning grandfather rights.

ROLL CALL (Motion to Deny)

Three (3) in Favor: Mr. Guinn, Mr. Peterson, and Ms. O’Neall

Five (5) Opposed: Mr. Stepovich, Mr. Perreault, Mr. Brandt, Mr. Whitaker, and Ms. Presler.

(Ms. O’Neall originally voted “No”, but changed her vote)

MOTION FAILED

MOTION: To postpone GR2017-171 to the next meeting on September 19, 2017 by Mr. Whitaker and seconded by Ms. Presler.

ROLL CALL (Motion to Postpone)

Eight (8) in Favor: Mr. Stepovich, Mr. Perreault, Mr. Brandt, Mr. Guinn, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, and Ms. Presler.

Zero (0) Opposed:

MOTION PASSED

H. EXCUSE ABSENT MEMBERS

Ms. Presler communicated that Ms. Thayer’s absence is excused for this meeting and the meeting on September 19, 2017 due to work reasons. Mr. Muehling’s absence on September 19, 2017 is excused.

I. COMMISSIONER’S COMMENTS

There were no comments by Commissioners.

J. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:59 p.m.
TO: Fairbanks North Star Borough Planning Commission

FROM: Manish Singh, Planner II

DATE: September 6, 2017

RE: 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).

I. EXECUTIVE SUMMARY

The Department of Community Planning recommends APPROVAL of the conditional use request with four (4) conditions and three (3) Findings of Fact in support of approval. The staff analysis finds that the marijuana cultivation facility, indoor large, with proposed conditions, will meet the intent and purpose of Title 18 and of other ordinances and state statutes, will have adequate public services and will protect public health, safety and welfare.

II. GENERAL INFORMATION

A. Purpose To allow a marijuana cultivation facility, indoor large in the GU-1 zone.

B. Location On the north side of Bias Drive East, east of Beacon Road

C. Access Bias Drive East

D. Lot Size / PAN 10.015 acres / 0608170

E. Existing Zone General Use 1 (GU-1)

F. Existing Land Use Residential

G. Surrounding Land Use/Zoning North: Zoning: GU-1

Land Use: Residential

South: Zoning: GU-1

Land Use: Residential

East: Zoning: GU-1

Land Use: Vacant Land
West: Zoning: GU-1  
   Land Use: Residential  

H. Community Facilities  
   Water: 5,000 gal. fresh water tank  
   Sewer: Septic System,  
   5,000 gal. waste water tank  
   Electricity: GVEA  

I. Code Violations  
   None on file  

J. Flood Zone  
   X (100%) (March 17, 2014 dFIRM)  

K. Zoning History  
   Zoning changed from UU to GU-1 through Ord.  
   No. 88-010, effective April 25, 1988  

L. Ownership  
   Charles Edward Workman  
   80 B St. #304  
   Fairbanks, AK 99701  

M. Applicant  
   Aaron Joseph Heath  
   DBA AlasKind LLC  
   278 Bias Drive  
   Fairbanks, AK 99712  

III. PROPERTY DEVELOPMENT HISTORY  

FNSB Assessor’s Records reflect that there are two existing residences on the property  
constructed in 1959 and 1980 respectively (Exhibit 1). These structures are located in GU-1  
zoning where zoning permits are not required.  

IV. PROPOSED USE AND PROJECT INFO  

The subject property is currently zoned GU-1. This property is surrounded by the GU-1 zone  
on all sides (Figure 1). The surrounding properties to the north, south and west are used  
residentially. The parcel to the east is currently vacant. The Comprehensive Plan Land Use  
Map characterizes this area as ‘Perimeter Area’ (Figure 2).  

The applicant has requested a conditional use permit to use a proposed 60’ X 70’ (4,200  
 sq.ft.) building as a marijuana cultivation facility, indoor large (Figure 3). A marijuana  
cultivation facility, indoor large is defined as “a legally licensed, fully enclosed commercial  
marijuana cultivation facility as defined by state law, in which all growing, preparation and  
packaging activities are conducted completely indoors. Net floor area of all cultivation facility  
structures does not exceed 10,000 square feet [FNSBC 18.04.010].”  

This cultivation building is proposed to have two bloom rooms, a veg room, a drying room, a  
processing room, a clone & mom room, a mechanical room, an office and a bathroom (see  
floor plans in Exhibit 2). The applicant has also proposed two extraction rooms in the floor  
plan for a future manufacturing facility. The application acknowledges that a separate  
conditional use permit will be required for any commercial marijuana manufacturing facility  
on the subject property.
Figure 1: Zoning in the Surrounding Area

Figure 2: Comprehensive Plan Land Use Designation
Figure 3: Site Plan (West Portion)
The indoor cultivation building is shown in red, see Figure 5 for the site plan for the full property.
A portion of the subject property has freshwater forested/shrub wetlands (Figure 4). The site plan provided by the applicant reflects that the marijuana cultivation building is proposed to be located outside the wetlands (Figure 5). However, the proposed compost location may be within the wetlands. The applicant estimates having maximum 7 employees for the cultivation facility (3 full-time employees and 4 part-time employees for up to 2 weeks every month). The applicant has stated that the facility will not be open to public but will be operational 24 x 7.

Figure 4: Wetlands in the Surrounding Area

Figure 5: Site Plan
The indoor cultivation building is shown in red
V. APPLICABLE APPROVAL CRITERIA

Conditional Uses for marijuana establishments are governed by FNSBC18.104.050(C) and FNSBC18.96.240 (see Exhibit 3 for details).

VI. PUBLIC NOTICE

The Community Planning Department mailed 34 dear property owner notices and did not receive any inquiry about this case.

VII. AGENCY COMMENTS

The FNSB Department of Community Planning contacted following agencies for comments:

a. State Fire Marshal
b. Steese Volunteer Fire Department
c. Alaska State Troopers
d. Alaska Department of Transportation and Public Facilities (ADOT&PF)
e. FNSB Rural Services
f. Birch Hill Road Service Area
g. FNSB E-911 Addressing
h. Alaska Department of Environmental Conservation (ADEC)
i. Alaska Department of Natural Resources (ADNR)
j. U.S. Army Corps of Engineers
k. Golden Valley Electric Association (GVEA)

All written comments are included in the “Agency Comments” section following this report.

VIII. STAFF ANALYSIS

A. Transportation & Parking1

The subject property is accessible from Bias Drive East. Bias Drive East is a gravel road maintained by Birch Hill Road Service Area. The proposed use would generate approximately 33 trip ends per weekday. This calculation is based on the estimated maximum 7 employees and relying on the closest related land use “Nursery (Wholesale)” in the Institute of Transportation Engineers (ITE) Trip Generation Manual (Table 1). Bias Drive East could accommodate the small number of trip ends generated by the proposed cultivation facility.

The proposed facility is located in GU-1 zoning where FNSB parking standards do not apply. However, Community Planning has analyzed the off-street parking provided on site using FNSB parking standard requirement of 3 parking spaces for every 4 employees [FNSBC 18.96.060(C)]. The applicant expects maximum 7 employees for the marijuana cultivation facility, indoor large. The site plan provided by the applicant shows 7 parking spaces when only 5 parking spaces are required. The site plan shows the gravel traffic circulation with adequate backing, turning and maneuvering space.

1 This section of this staff report includes comments from Donald Galligan, FNSB Transportation Planner
Table 1: Trip Generation Summary

<table>
<thead>
<tr>
<th>Proposed land use</th>
<th>Size/employees</th>
<th>Closest related land use in ITE Trip Generation Manual</th>
<th>Trip generation standard in ITE</th>
<th>Weekday trip ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marijuana cultivation facility, indoor</td>
<td>7 employees</td>
<td>Nursery (Wholesale)</td>
<td>23.40 trip ends/ 5 employees</td>
<td>32.76 trip ends</td>
</tr>
</tbody>
</table>

B. FNSBC 18.96.240 Standards for Commercial Marijuana Establishments

A. General Standards

2. A commercial marijuana establishment may only be allowed with the written consent of the owner of the property.

The current property owner has provided written consent to the proposed marijuana cultivation facility.

3. No marijuana establishment, except a marijuana testing facility, shall be located within the following buffer distances (see FNSBC 18.96.240(A)(3)(a-e)).

The buffer map and property detail provided by the applicant (Exhibit 4) demonstrates that the marijuana cultivation facility is not located within the buffer distances provided in FNSBC18.96.240(A)(3)(a-e). The proposed cultivation facility has only one sensitive use within 500 feet; however, the cultivation facility is not located within its respective buffer distance.

FNSBC18.96.240(A)(3)(c) requires a 100 foot buffer from the group homes. Friends of Fairbanks Hospitality house own a group home located at 283 Bias Drive East. The cultivation building is proposed to be located more than 300 feet away from the group home. Therefore, the cultivation facility is not located within the required 100 foot buffer for this group home.

Additionally, Anne Mitchell Park, Block 3, Beacon Hill Subdivision is a FNSB Park located within 500-foot proximity of the subject lot. However, this property is not a ‘playground’ per Title 18 definitions because it does not contain “three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.”

All state buffer requirements provided in 3AAC 306 must also be met.

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3 “Playground” means any outdoor facility, including any parking lot appurtenant thereto, intended for recreation other than team sports, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards (FNSBC 18.04.010).
4. **Outdoor Storage.** No outdoor storage of marijuana, marijuana products or hazardous substances shall be allowed.

The applicant is not proposing outdoor storage of marijuana, marijuana products, or hazardous substances, as shown in the site plan (Figure 3) and explained in the narrative.

5. **In all zones in which marijuana establishments, with the exception of a marijuana testing facility, are a permitted or conditional use, the applicant shall include an area map drawn to scale indicating all land uses on complete parcels within a 500-foot proximity of the lot upon which the applicant is seeking a zoning permit or conditional use permit.**

The applicant’s submittals include an area map drawn to scale indicating all land uses within a 500-foot proximity of the subject lot (Exhibit 4).

6. **Marijuana establishments other than marijuana cultivation facilities, indoor small and marijuana testing facilities located in GU-1 or GU-5 zoning and adjacent to a lot upon which a principal building used as a dwelling is located are a conditional use subject to the requirements of this title.**

The subject property is in GU-1 zone and is adjacent to Lot 2N to the south, Lot 4A to the West and Tax-Lot 3210 to the north containing dwellings. Therefore, the applicant has applied for a conditional use permit.

G. **FNSBC 18.104.050(C) Hearing and Decision by the Planning Commission**

1) **Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes.**

**Purpose of FNSBC Title 18:** The purpose of Title 18 is “to implement the Fairbanks North Star Borough comprehensive plan” (FNSBC 18.12.020). The Comprehensive Plan Land Use Map characterizes this area as ‘Perimeter Area’. Perimeter Area is defined as “generally within a 10 to 20 minute travel time of urban destinations, and which contains primarily residential use; variable densities are encouraged providing they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities.”

The proposed marijuana cultivation facility is compatible with the Comprehensive Plan Land Use Map designation ‘Perimeter Area’. With the conditions imposed, the marijuana cultivation facility will be compatible with the surrounding community because it would minimize any negative impacts on the surrounding residential properties. It would be compatible with the natural systems because, with the conditions imposed, it will meet any U.S. Army Corps of Engineers’ requirements for the existing wetlands on the property. With the conditions imposed, the marijuana cultivation facility will have adequate water and sewer capacity because the applicant intends to meet Alaska Department of Environmental Conservation (ADEC) requirements for non-domestic wastewater.

The request is consistent with the following goals of the Comprehensive Plan:
Land Use Goal 3 – To have a variety of land uses that fit the diverse needs of the community

Strategy 6 – Provide for commercial land uses in both urban and non-urban areas

Action A – Provide for a variety of commercial areas that adequately serve the market area

This conditional use proposal adds a commercial marijuana cultivation establishment in the Borough. Commercial marijuana is a new industry and this conditional use would serve the market by making products available for commercial marijuana product manufacturing and retail establishments.

Economic Development Goal 2 – To diversify the economy

Strategy 6 – Emphasize development that brings new dollars into the community, including efforts to add value to the region’s natural, manufactured, service and intellectual resources.

Action B – Create a variety of types and sizes of commercial and industrial areas that support diversification of economic activity.

The applicant submittals state that this marijuana cultivation establishment would support 7 jobs (3 full-time jobs and 4 part-time jobs for up to 2 weeks every month) with this conditional use. This operation would diversify the commercial activity in the Fairbanks North Star Borough enhancing community’s ability to generate revenue.

Intent of FNSBC Title 18: The intent of Title 18 which is “to protect private property rights, to promote the public health, safety and general welfare of the residents of the borough, and safety from fire and to promote the efficient distribution of water, sewage, schools, parks and other public requirements; to provide safe traffic flow on the public streets; to promote economic development and the growth of private enterprise; and to divide the borough into districts (FNSBC 18.12.020).”

Allowing a property owner to develop their private property is an example of protecting private property rights via clearly defined local zoning regulations. This proposal is to use the property as a marijuana cultivation facility, indoor large which requires a conditional use permit in GU-1 zone because the adjacent property has a dwelling as a primary structure. The public notification, public hearing procedures and approval criteria for conditional uses help protect the property rights of the surrounding property owners.

The subject property is accessible from Bias Drive East. Bias Drive East is a gravel road maintained by Birch Hill Road Service Area. It could accommodate the trip ends generated by the proposed cultivation facility. The proposed conditional use promotes economic development and the growth of private enterprise because it would support 7 jobs (3 full-time jobs and 4 part-time jobs for up to 2 weeks every month) in the area and would help diversify the commercial activity in the Fairbanks North Star Borough.

The applicant has addressed site security elements and has developed strategies for plant and liquid waste disposal. Moreover, the applicant has agreed to comply with state marijuana regulations. The application material and the narrative for this proposal illustrates that it meets the intent of Title 18 because this application is to protect property rights and with the conditions imposed, it would promote the public health, safety and general welfare of the residents of the borough.
**Alaska State Statute and Other Ordinances:** 3AAC 306 governs the state licensing and operational standards for marijuana facilities. Title 18 requires that a borough permitted commercial marijuana facility obtain a license pursuant to all state regulations. The applicant has provided information sufficient to show they intend to meet the state regulations and to apply for a state issued license.

**(2) Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use.**

**Water:** The applicant has proposed to have a 5,000 gal. fresh water tank on the property and to contract a water delivery service. Community Planning believes that the property has adequate water supply for the cultivation operation because the required quantity of water could be delivered to the property.

**Wastewater/Sewage:** The applicant has proposed a 5,000 gal. tank for storing the wastewater generated from the cultivation operation. The applicant has proposed to contract ‘Bigfoot Pumping & Thawing’, a septic pumping company to haul the stored wastewater to Golden Heart Utilities Wastewater Treatment Plant. In addition to the storage tank, the applicant has proposed a septic system on the property for the wastewater generated from the restroom.

ADEC Division of Water, Wastewater Discharge treats wastewater produced from the marijuana cultivation operation as non-domestic wastewater. ADEC does not allow wastewater holding tanks installed outside the cultivation building without express written approval from ADEC. ADEC does not allow discharging non-domestic wastewater produced from a marijuana cultivation facility into an ADEC approved operator’s (such as Golden Heart Utilities) waste disposal system without express written approval from the operator. Additionally, ADEC does not allow any non-domestic wastewater discharge into a septic system which is designed for domestic wastewater discharge without express written approval from ADEC (18 AAC 72, Wastewater Disposal Regulations).

Therefore, Community Planning recommends a condition requiring a formal plan review by ADEC Division of Water, Wastewater Discharge for the septic system and the wastewater storage tank and compliance with all recommendations and/or requirements resulting from the plan review as a condition to ensure that there is adequate wastewater/sewage capacity for the conditional use. With this condition imposed, the property will have adequate wastewater/sewage capacity for the proposed conditional use.

**Emergency Fire Response:** The proposed conditional use has adequate fire services because the property is within the Steese Volunteer Fire Service Area.

**Energy:** The proposed conditional use has adequate power supply because they are served by the GVEA grid.

**Police:** The proposed conditional use is served by Alaska State Troopers.

**Transportation:** The marijuana cultivation facility is served by Bias Drive East. Bias Drive East is a Road Service Area maintained road and it could accommodate the small
number of trip ends generated by the proposed cultivation facility. The applicant has provided 7 off-street parking spaces and a loading area with sufficient backing and maneuvering space.

(3) Whether or not the proposed conditional use will protect the public health, safety and welfare.

With the conditions imposed, this use will protect the public health, safety, and welfare through responsible operation of the facility as demonstrated in applicant’s business plan. The proposed marijuana cultivation facility, indoor large meets the standards required by FNSBC 18.96.240 and the operating plan is intended to minimize and mitigate adverse impacts to surrounding properties. The applicant has a detailed plan for site security, fire safety, and employee health to help address public health, safety, and welfare concerns.

Site security, marijuana liquid and plant waste, outdoor lighting, noise, odor and hours of operation could be potential concerns for surrounding properties with a commercial marijuana cultivation operation but the applicant has addressed these issues in a way that mitigates the public health, safety and welfare concerns.

Site Security: The applicant intends to secure all marijuana and marijuana products inside the building to ensure the general public does not have access to them. The applicant has stated that their security system includes secure doors and 24-hour video surveillance required by the state regulations.

The state licensing and operational standards including restricted access areas, security alarm systems and video surveillance for marijuana facilities are governed by 3AAC 306. The application material acknowledges that a marijuana cultivation facility, indoor large cannot legally operate without obtaining a state issued license [FNSBC18.04.010] and compliance with 3AAC 306 is required to obtain a state license. Compliance with state regulations related to security would help ensure employees’ and visitors’ health and safety. Therefore, Community Planning recommends compliance with 3AAC 306 as a condition to ensure public health, safety and welfare.

Marijuana Waste Disposal: The applicant intends to dispose of marijuana waste on the property by composting it and by creating bricks and casting of Hempcrete. The applicant has stated that all unprocessed marijuana waste will be stored securely inside the cultivation building and it will be mechanically shredded and mixed to create a base for the compost and Hempcrete. In either case, the marijuana waste will be mixed to the state required ratio of less than 50% marijuana waste before it leaves the cultivation building for composting and creating bricks and casting of Hempcrete within the subject property. The applicant has stated that he does not plan to sell the Hempcrete products and intends to use them in construction and remodeling of structures on the property.

ADEC Solid Waste Program has reviewed this conditional use application and did not require a formal plan review as long as the applicant doesn’t make Hempcrete products for commercial purposes and uses them solely on the subject property. ADEC Solid Waste Program has stated that they find little difference between the on-site use of the

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4 The applicant has explained that Hempcrete is bio-composite material, a mixture of hemp hurds and lime used as a material for construction and insulation.
Hempcrete and the on-site use of the compost. However, if the applicant decides to sell Hempcrete products, ADEC Solid Waste Program requires a proposal and formal approval for this process to be a beneficial use of solid waste (18 AAC 60, Solid Waste Management).

ADEC Solid Waste Program allows for onsite composting of marijuana waste as long as the operation composts less than 5 tons of waste per day or less than 10 tons of waste per batch and does not sell the composted waste or makes it available for public to pick up (18 AAC 60, Solid Waste Management).

If the applicant decides to sell the Hempcrete products or the composted marijuana waste or make it available for public to pick up, it could negatively impact public health, safety and welfare. Therefore, Community Planning recommends a condition requiring a formal plan review by ADEC Solid Waste Program, if the applicant decides to sell the Hempcrete products or the composted marijuana waste or make it available for public to pick up and compliance with all recommendations and/or requirements resulting from the plan review as a condition to protect the public health, safety and welfare.

The state licensing and operational standards including waste disposal methods for marijuana facilities are governed by 3AAC 306. The application material acknowledges that a marijuana cultivation facility, indoor large cannot legally operate without obtaining a state issued license [FNSBC18.04.010] and compliance with 3AAC 306 is required to obtain a state license. Compliance with state regulations related to waste disposal would help ensure public health and safety. Therefore, Community Planning recommends compliance with 3AAC 306 as a condition to ensure public health, safety and welfare.

**Marijuana Wastewater:** The applicant has proposed using a portion of the wastewater generated from the cultivation operation on the compost heaps located on the property. Additionally, the applicant has proposed to use a portion of the wastewater generated from the cultivation operation for irrigation of non-marijuana related outdoor agriculture.

ADEC Division of Water, Wastewater Discharge has reviewed this conditional use application and has no objection to the beneficial re-use of agricultural wastewater provided it contains no pesticides or other chemicals (with the exception of fertilizers) and is applied to a vegetated area in a way that prevents runoff to any nearby surface waters (18 AAC 72, Wastewater Disposal Regulations).

If the applicant reuses the wastewater from the marijuana cultivation operation containing pesticides and other chemicals or allowing runoff to any surface water, the wastewater could negatively impact public health, safety and welfare. Therefore, Community Planning recommends that a formal plan review by ADEC Division of Water, Wastewater Discharge be required for the application of the wastewater from the marijuana cultivation facility onto the property and compliance with all recommendations and/or requirements resulting from the plan review as a condition to protect the public health, safety and welfare.

**Wetlands:** A portion of the subject property has freshwater forested/shrub wetlands. The site plan provided by the applicant reflects that the marijuana cultivation building is proposed to be located outside the wetlands. However, the proposed compost location may be within the wetlands. The U.S. Army Corps of Engineers (USACE) regulates any development within wetlands on the subject property. Any development within the
wetlands which is not formally approved by USACE may result in a public health, safety and welfare issue. Therefore, Community Planning recommends a condition requiring a formal plan review by USACE and compliance with all recommendations and/or requirements resulting from the plan review as a condition to protect the public health, safety and welfare.

**Odor:** The applicant plans to address odor by charcoal filters. However, if these filters are not of sufficient capacity, the odor could potentially become a public health, safety and welfare issue for the neighbors. Therefore, Community Planning recommends a condition requiring installation of appropriately sized odor filtration systems in the indoor cultivation space such that the marijuana odor shall not be detectable by the public from outside the indoor cultivation facility to help ensure the public health, safety and welfare.

**Outdoor Lighting:** The floor plan provided by the applicant shows 12 exterior lights (10 motion lights and 2 entry lights) *(Exhibit 2).* The applicant has stated that these exterior lights will point downward to mitigate light pollution while allowing identification within 20 feet from the cultivation building. FNSBC 18.96.140 states that “lighting, glare and general illumination shall not be directed towards residentially zoned properties other than that property from which the lighting, glare and general illumination originates.” However, the subject property is not adjacent to a residential zone. The nearest residence is at least 200 feet away from the subject building. Therefore, Community Planning believes that the outdoor lighting will not negatively impact the public health, safety and welfare of the surrounding properties.

**Noise:** The applicant has stated that the noise generated from this cultivation operation would not be an issue for the neighbors because the cultivation operation is completely indoors. Therefore, Community Planning believes that the noise produced from the indoor cultivation building will not negatively impact the public health, safety and welfare of the surrounding properties.

**Hours of Operation:** The applicant has stated that the facility will not be open to the public but will be operational 24/7. Community Planning believes that these hours of operation will not negatively impact the neighborhood’s public health, safety and welfare because the cultivation operation is completely indoors and supplies are expected to be delivered only 2-4 times per month. Moreover, the subject property is located in GU-1 zoning where there are no restrictions on hours of operation.

**Fire Safety:** Fire and rescue services for this operation are available through the Steese Volunteer Fire Service Area. Any lack in ensuring necessary fire safety provisions for a marijuana cultivation operation could result in a fire or an employee/visitor safety issue because marijuana cultivation operations have high usage of electricity in a moist environment. Therefore, Community Planning recommends a formal plan review by the Department of Public Safety (Division of Fire and Life Safety, Plan Review Bureau) and compliance with all recommendations and/or requirements resulting from the plan review as a condition to minimize fire and other safety risks, thereby ensuring public health, safety and welfare.

The applicant’s submittals indicate that the applicant plans to go to other agencies such as the Marijuana Control Board (MCB), ADEC and Fire Marshall for plan reviews and approvals. Because this conditional use approval is for a specific use, a change in the site plan or operation method may result in increased impacts or trigger a public health,
safety and welfare concern which has not been analyzed. Therefore, Community Planning recommends a condition that the applicant file final site and floor plans with Community Planning to ensure compliance with Planning Commission approved site plan, floor plan and conditions. If any modifications are made to the approved documents or operations characteristics, an amendment to the conditional use permit may be required.

IX. RECOMMENDATION

Based on the staff analysis, the Department of Community Planning recommends APPROVAL of the conditional use permit request for marijuana cultivation facility, indoor large in the GU-1 zone with four (4) conditions.

X. CONDITIONS

1. Prior to the commencement of marijuana cultivation operation, 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 Department of Commerce, Community, and Economic Development (Alcohol and Marijuana Control Office), the applicant or holder of this conditional use permit shall ensure the site meets all licensing requirements for a commercial marijuana cultivation facility.

   b. The applicant or holder of this conditional use permit shall obtain a formal plan review by the State of Alaska Department of Public Safety (Division of Fire and Life Safety, Plan Review Bureau) and shall comply with all recommendations and/or requirements resulting from the plan review.

   c. The applicant or holder of this conditional use permit shall obtain a formal plan review by the State of Alaska Department of Environmental Conservation (ADEC) Division of Water, Wastewater Discharge for the proposed septic system, for the proposed wastewater storage tank and for the application of the wastewater onto the property and shall comply with all recommendations and/or requirements resulting from the plan review.

   d. The applicant or holder of this conditional use permit shall obtain a formal plan review by the U.S. Army Corps of Engineers (USACE) and shall comply with all recommendations and/or requirements resulting from the plan review or provide documentation that a review for the proposed marijuana cultivation facility and the compost area is not required.

2. If the applicant or holder of this conditional use permit decides to sell the Hempcrete products or the composted marijuana waste or make it available for public to pick up, the applicant or holder of this conditional use permit shall obtain a formal plan review by the State of Alaska Department of Environmental Conservation (ADEC) Solid Waste Program for the marijuana waste management plan and shall comply with all recommendations and/or requirements resulting from the plan review.

3. Indoor cultivation, drying, and processing rooms or portions of the building where marijuana will be grown, processed or stored, shall be equipped with appropriately sized odor filtration systems such that the marijuana odor shall not be detectable by the public from outside the indoor cultivation facility.
4. If any modifications are made to the site plan, floor plans, or other FNSB required documents or operational characteristics, 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).

XI. FINDINGS OF FACT

The Department of Community Planning further recommends the following Findings of Fact in support of approval:

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 compatible with the ‘Perimeter Area’ comprehensive plan land use designation. The Comprehensive Plan Land Use Goal 3 and Economic Development Goal 2 are being enhanced with the development of this site as a marijuana cultivation facility.
   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. 3AAC 306 governs the state licensing and operational standards for marijuana facilities. Title 18 requires that a borough permitted commercial marijuana facility obtain a license pursuant to all state regulations. The applicant has provided information sufficient to show they intend to meet the state regulations and to apply for a state issued license.

2. With the conditions imposed, 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 site is proposed to have an onsite septic system for the wastewater generated from the restroom and a 5,000 gal. tank for storing the wastewater generated from the cultivation operation. With the conditions imposed, the property will have adequate capacity to receive the non-domestic wastewater generated from the cultivation facility.
   b. The site is served by Steese Volunteer Fire Department for emergency fire response.
   c. The site is served by Alaska State Troopers for law enforcement.
   d. The site is currently connected to the GVEA grid which will provide sufficient energy supply for indoor cultivation activities.
   e. Seven (7) off-street parking spaces and a loading area have been provided on-site, which are adequate for the proposed cultivation conditional use.
   f. The subject property is accessible from Bias Drive East. Bias Drive East is a Road Service Area maintained road and it could accommodate the trip ends generated by the proposed cultivation facility.
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) and Standards for Commercial Marijuana Establishments (FNSBC 18.96.240) as well as state requirements for a commercial marijuana cultivation facility.

   a. With the conditions imposed, security systems, cameras and lighting will meet state regulations required to obtain a commercial marijuana cultivation license.
   b. With the conditions imposed, any solid or liquid waste including marijuana plant waste will be disposed of in accordance with state and local regulations.
   c. With the conditions imposed, odor will be mitigated with appropriately sized odor filtration systems in cultivation, drying, and processing facilities.
   d. All marijuana and marijuana products will be secured inside the building to ensure the general public does not have access to them.
   e. The noise generated from this cultivation operation would be minimal and it would not negatively impact the neighboring residential property owners because the operation is completely indoors.
   f. The outdoor lighting will point downwards and will not negatively impact the neighborhood or residential uses.
   g. The cultivation hours of operation will not negatively impact the neighboring residential property owners because the cultivation operation is completely indoors and supplies are expected to be delivered only 2-4 times per month.
   h. With the conditions imposed, any development within the wetlands on the property will be approved by the U.S. Army Corps of Engineers and will protect public health, safety, and welfare.

DRAFT PLANNING COMMISSION MOTION:

I move to approve the Conditional Use Permit for a commercial marijuana cultivation facility, indoor large with four (4) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval.
A BIAS DRIVE EAST : 0608170

General

Neighborhood: Chena Hot Springs Hills

Valuation Method: Cost

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![Diagram of building plans]
A BIAS DRIVE EAST : 0608170

WORKMAN CHARLES E
80 B ST APT 304
FAIRBANKS AK 99701 3604

BLDG #1
Extraction area will apply for a conditional use permit in the future.

Processing
456 sq ft

Clone & Mom
205 sq ft

Cure
105 sq ft

Bath
51 sq ft

Safe
27 sq ft

Vegetative (VEG)
548 sq ft

Common Hall
47 sq ft

Growers Hall
112 sq ft

Shelving

Bloom
902 sq ft

Office
160 sq ft
(Not a Restricted Access Area Separate Entry)

EXHIBIT 2
APPLICABLE APPROVAL CRITERIA

Conditional Uses are governed by the following provisions of Title 18, Fairbanks North Star Borough Code of Ordinances:

18.104.050 (C)

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes.

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use.

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

The Planning Commission may approve or deny a conditional use request or may approve a conditional use request with conditions to ensure the protection of the public health, safety and welfare. Such conditions may relate to any, or more, of the following: traffic flow and access requirements, lighting, pedestrian movements.

Marijuana Facilities are also governed by the provisions of Title 18, Standards for Commercial Marijuana Establishments:

18.96.240

A. General Standards.

1. Applicability. Standards of this section shall apply to commercial marijuana establishments regardless of whether they are a permitted or conditional use.

2. A commercial marijuana establishment may only be allowed with the written consent of the owner of the property.

3. No marijuana establishment, except a marijuana testing facility, shall be located within the following buffer distances:

   a. Five hundred feet of primary and secondary school buildings (K-12) including vocational programs, playgrounds, adult and juvenile correctional facilities and housing facilities owned by a public housing authority with children as residents; and

   b. Two hundred feet of any post-secondary school buildings including but not limited to trade/technical/vocational schools, colleges and universities; and

   c. One hundred feet of youth centers, group homes serving persons ages 18 and under, public swimming pools, state licensed day care facilities, arcades, state licensed substance use treatment provider or facility providing substance abuse use treatment, church buildings and residential zones (RE, RR, SF, TF, MF, MFO).
d. Buffer distances shall be measured from the nearest public entrance of a commercial marijuana establishment to:

   i. Outer boundaries of school buildings, including outdoor school facilities where students are regularly found;

   ii. Outer boundaries of playgrounds;

   iii. The lot line of a lot in a residential zone; or

   iv. The principal building containing other uses listed in subsections (A)(3)(a) through (c) of this section.

e. Buffer distance measurements shall not extend beyond the nearest ordinary high water (OHW) mark of a river or lake or beyond the nearest edge of a right-of-way (ROW) of a controlled access facility.

4. Outdoor Storage. No outdoor storage of marijuana, marijuana products or hazardous substances shall be allowed.

5. In all zones in which marijuana establishments, with the exception of a marijuana testing facility, are a permitted or conditional use, the applicant shall include an area map drawn to scale indicating all land uses on complete parcels within a 500-foot proximity of the lot upon which the applicant is seeking a zoning permit or conditional use permit.

6. Marijuana establishments other than marijuana cultivation facilities, indoor small and marijuana testing facilities located in GU-1 or GU-5 zoning and adjacent to a lot upon which a principal building used as a dwelling is located are a conditional use subject to the requirements of this title.

B. Cultivation Facility Standards.

1. Yard Setbacks. Outdoor marijuana cultivation facilities, including all land planted with marijuana, shall be located at least 50 feet from a lot line.

2. Height Limitations.

   a. The maximum height for a marijuana cultivation facility, indoor small shall be 35 feet.

   b. The maximum height for a marijuana cultivation facility, indoor large shall be 75 feet.
Bias Drive, driving south from Chena Hot Springs Road

Bias Drive East, looking west
Driveway leading to the property

Existing single-family residence on the property
Existing accessory structure on the property

Existing second single-family residence on the property, proposed to be demolished
Agency Comments

CU2017-023
Manish Singh

From: Motsko, Randi Lynn (DOT) <randi.motsko@alaska.gov>
Sent: Wednesday, August 23, 2017 2:25 PM
To: Manish Singh
Cc: Daniel Welch; Angela Parker; George Stefan
Subject: 278 Bias Dr Conditional Use Permit
Attachments: 0946_001.pdf

Manish,

Attached are the final comments for the Bias Drive Conditional Use Permit.

Thank you.
Randi

Randi Motsko
Transportation Planner
AK Dept. of Transportation & Public Facilities, Fairbanks Field Office
2301 Peger Rd
Fairbanks, Alaska 99709
(907) 451-2386
August 23, 2017

Manish Singh
Planner II
FNSB Department of Community Planning
msingh@fnsb.us

Property Owner/Developer: Charles E. Workman

Type of Request: Conditional Use Permit- CU2017-023- Marijuana Facility

Property Location: 278 Bias Drive East, Fairbanks, Alaska: Lot A.

ADOT&PF has reviewed the above request and has no comment.

Driveways on state owned roads must meet current Alaska DOT&PF standards. If they do not meet these standards, ADOT&PF may request that they be modified to do so. If the owner wishes to modify an existing permitted driveway, or create a new driveway, an ADOT&PF driveway permit is required. The ADOT&PF permitting website can be found at: [http://www.dot.state.ak.us/permits/index.shtml](http://www.dot.state.ak.us/permits/index.shtml)

Thank you.

Sincerely,

[Signature]

Randi Motsko
Fairbanks Area Planner
(907) 451-2386

cc: George Stefan, FNSB
    Angela Parker, FNSB
    Dan Welch, FNSB

"Keep Alaska Moving through service and infrastructure."
Manish Singh

From: Buteyn, Douglas J (DEC) <doug.buteyn@alaska.gov>
Sent: Tuesday, August 22, 2017 9:14 AM
To: Manish Singh
Subject: RE: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)

Manish:

I've reviewed the revised application and the proposed solid waste management practices are acceptable to the Solid Waste Program and accords with what Mr. Heath worked out in consultation with me in June. Let me know if you have any questions.

Doug Buteyn
ADEC Solid Waste Program

From: Manish Singh [mailto:MSingh@fnsb.us]
Sent: Thursday, August 10, 2017 1:20 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLarl@gvea.com'; Bill Witte <BWitte@fnsb.us>; 'info@steesefire.org'; 'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie <MBredlie@fnsb.us>
Subject: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)

Dear Sir/Ma’am

We contacted you previously on June 13, 2017 for comments on the original application, CU2017-023. However, the applicant has revised their application on August 3, 2017 (see attached revised application).

The Fairbanks North Star Borough Planning Commission is considering CU2017-023, a request for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone, located at 278 Bias Drive East (on the north side of Bias Drive East, east of Beacon Road). This application (CU2017-023) has been rescheduled for the Planning Commission meeting on September 19, 2017.

The department requests you to send us your comments for this proposal by August 25, 2017. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us
Manish Singh

From: Flynn, Mitch <mitch.flynn@steesefire.org>
Sent: Monday, August 14, 2017 11:44 AM
To: Manish Singh
Cc: Frank Bracken; Scott A. Learned
Subject: Re: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)
Attachments: Aaron Heath 278 Bias Dr East.docx

Hello Manish,
I attached my letter for you to forward to Mr. Heath in his application for a marijuana grow operation. His property plans appear to provide adequate access for emergency apparatus. If you need any further information please contact my office at any time.

Mitch Flynn, Fire Chief
Steese VFD
800 William C. Leary Lane
Fairbanks, AK 99712
907-457-1519 office
907-347-7685 cell
mitch.flynn@steesefire.org

On Thu, Aug 10, 2017 at 1:40 PM, Steele, Samara <samara.steele@steesefire.org> wrote:

Samara "Sam" Steele
Administrative Assistant
Steese Volunteer Fire Department
800 William C. Leary Lane
Fairbanks, AK 99712
P:907.457.3710
F:907.457.1512
E: samara.steele@steesefire.org
www.steesefire.org

"Lead by Serving"

Confidentiality Notice: Any email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

-------- Forwarded message --------
From: Manish Singh <MSingh@fnsb.us>
Date: Thu, Aug 10, 2017 at 1:20 PM
Subject: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)
To: "David.tyler@alaska.gov" <David.tyler@alaska.gov>, "David.aden@alaska.gov" <David.aden@alaska.gov>, "jillian.roberts@alaska.gov" <jillian.roberts@alaska.gov>, "lloyd.nakano@alaska.gov" <lloyd.nakano@alaska.gov>, "diana.parks@alaska.gov" <diana.parks@alaska.gov>, "margaret.carpenter@alaska.gov" <margaret.carpenter@alaska.gov>, "George.horton@alaska.gov" <George.horton@alaska.gov>, "Tonya.bear@alaska.gov" <Tonya.bear@alaska.gov>, "Doug.buteyn@alaska.gov" <Doug.buteyn@alaska.gov>, "Dps.ast.directors.office@alaska.gov" <Dps.ast.directors.office@alaska.gov>, 'JLKarl@gvea.com' <JLKarl@gvea.com>, Bill Witte <BWitte@fnsb.us>, "info@steeesfire.org" <info@steeesfire.org>, "POA.ExecutiveOffice@usace.army.mil" <POA.ExecutiveOffice@usace.army.mil>, Michael Bredlie <MBredlie@fnsb.us>

Dear Sir/Ma’am

We contacted you previously on June 13, 2017 for comments on the original application, CU2017-023. However, the applicant has revised their application on August 3, 2017 (see attached revised application).

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Thanks,

Manish

Manish Singh

Planner II

Department of Community Planning

907-459-1225 / msingh@fnsb.us
August 14, 2017

Mr. Aaron Heath
AlasKind LLC
278 Bias Drive East
Fairbanks, AK 99712
AMCB License 13881

Subject: Emergency Access

Dear Mr. Heath,
Per your request and in pursuant to your state application for a Marijuana Grow License; this notice is to advise you that 278 Bias Drive East is within the Steese Volunteer Fire Service Area and is serviced by the Steese Volunteer Fire Department. The submitted proposed plot and building plans appear to provide adequate emergency vehicle access to the proposed 4200 square foot structure. It is your responsibility to maintain access at all times for fire and medical apparatus to this location. For any further questions, please contact my office and I will assist you in resolving any issues regarding access.

Sincerely,

Mitch Flynn
Fire Chief
Steese Volunteer Fire Department
I have no questions or comments

Michael

From: Manish Singh
Sent: Thursday, August 10, 2017 1:20 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLKarl@gvea.com'; Bill Witte; 'info@steesefire.org'; 'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie
Subject: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)

Dear Sir/Ma’am

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Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Manish Singh

From: Roberts, Jillian T (DPS) <jillian.roberts@alaska.gov>
Sent: Thursday, August 10, 2017 2:36 PM
To: Manish Singh
Subject: RE: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)

Follow Up Flag: Follow up
Flag Status: Flagged

Manish,

This building will require a plan review before construction begins. We have not received a submittal yet.

Thanks,

Jill Roberts
Plan Review Bureau
Division of Fire & Life Safety
jillian.roberts@alaska.gov
Phone 269-2004 Fax 269-0098

From: Manish Singh [mailto:MSingh@fnsb.us]
Sent: Thursday, August 10, 2017 1:20 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLKarl@gvea.com'; Bill Witte; 'info@steesefire.org'; 'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie
Subject: CU2017-023: Requesting Comments for REVISED Marijuana Cultivation App. (278 Bias Drive East)

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Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fmsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Dear Sir/Ma’am

We contacted you previously on June 13, 2017 for comments on the original application, CU2017-023. However, the applicant has revised their application on August 3, 2017 (see attached revised application).

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Thanks,
Manish
Rural Services has no comments or concerns.

Michael

From: Michael Bredlie
Sent: Tuesday, June 20, 2017 9:45 AM
To: Manish Singh
Subject: RE: CU2017-023: Requesting Comments for Marijuana Cultivation App. (278 Bias Drive East)

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering **CU2017-023**, a request for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone, located at 278 Bias Drive East (on the north side of Bias Drive East, east of Beacon Road). This application (CU2017-023) is scheduled for the Planning Commission meeting on July 18, 2017.

I have attached the application with this email. The department requests you to send us your comments for this proposal by June 27, 2017. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at [www.fnsb.us/Boards/Pages/Planning-Commission.aspx](http://www.fnsb.us/Boards/Pages/Planning-Commission.aspx) at least five days before the hearing.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
<table>
<thead>
<tr>
<th>From:</th>
<th>John Haas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Monday, June 19, 2017 1:56 PM</td>
</tr>
<tr>
<td>To:</td>
<td>Manish Singh</td>
</tr>
<tr>
<td>Cc:</td>
<td>Kellen Spillman; Mike Bork</td>
</tr>
<tr>
<td>Subject:</td>
<td>Anne Mitchell Park</td>
</tr>
<tr>
<td>Attachments:</td>
<td>LUMPS Info NE 01.01.32.02.pdf</td>
</tr>
</tbody>
</table>

Manish,

Please see attached.

It is a park, but it isn’t a park.

We have no plans to ever develop public amenities at this location.

Thanks,

John Haas
LM's Title Plant Information Report

**NE 01.01.32.02**

**Last up-date:** 8/15/2001  
**Research completed:** 8/1/01

**Base Map:** 111i  
**Aerial:**

**Legal:**

**Township:** 01N  
**Range:** 01E  
**Section:** 32

**PAN #:** 0346381

**Description:**
Anne Mitchell Park - adjoining Lot 8 Block 3 of Beacon Hill Subdivision, Plat No. 82-23.

**Status:**

**Acreage:** 0.284 Acres  
**Retained**

**Acquired By:** Other Acquisition

**Plat:**

**Recorded:** 1/28/1982  
**Bk/Pg or #:** # 82-23

**Dedication:**

**Park:** Ann Mitchell Park, Plat 82-23

**Acres:** 0.284

---

**Encumbrances:**

---

**Comments:**

**General Comments:** This is one of several "parks" that came into being as small unusable portions of land being subdivided. These properties have been dedicated by plat as public spaces, with no other title documents changing hands. These parcels are Borough properties by virtue of the Borough government being the local Platting Authority under Alaska Statute 29 (Municipal Government), and holding Park Powers since 1972.

**Acquisition/Sale:**

Ordinance 72-42, adopted 11/2/72, Assuming the Parks and Recreation power establishing a Dept. of Parks and Recreation, a Parks and Recreation Commission and prescribing their powers and duties.

This Park is NOT part of the FNSB Comprehensive Parks and Recreation Plan, adopted 11/29/90.

Designated as Anne Mitchell Park on Beacon Hill Subd, Instrument # 82-23. Parcel adjoins lot 8, block 3.
Hello John,

I called Park&Rec at x1070 and was transferred to you. I left you a voicemail as well.

I am currently working on a marijuana cultivation conditional use application on Bias Dr E. I noticed that FNSB has a park named “ANNE MITCHELL PARK” at the intersection of Beacon Rd and Bias Dr E (PAN # 0346381).

I wanted to know if you have any apparatus or equipment (including, but not limited to, sliding boards, swing sets, and teeterboards) in this park? This information will help me conclude if this is a “Playground” by FNSB Title 18 and whether or not we need the 500 foot buffer from this property.

I look forward to hear from you soon and please do not hesitate to contact me on if you need additional information.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / misingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Hi Matt,

As we discussed on phone, please find attached the application materials we received from the applicant. See email trail below for more information.

Thanks,
Manish

From: Manish Singh
Sent: Tuesday, June 13, 2017 8:13 AM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteym@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLkarl@gvea.com'; Bill Witte; 'info@steesefire.org'; 'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie
Subject: CU2017-023: Requesting Comments for Marijuana Cultivation App. (278 Bias Drive East)

Dear Sir/Ma'am

The Fairbanks North Star Borough Planning Commission is considering CU2017-023, a request for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone, located at 278 Bias Drive East (on the north side of Bias Drive East, east of Beacon Road). This application (CU2017-023) is scheduled for the Planning Commission meeting on July 18, 2017.

I have attached the application with this email. The department requests you to send us your comments for this proposal by June 27, 2017. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Manish Singh

From: Manish Singh
Sent: Thursday, June 15, 2017 12:59 PM
To: Mitch Flynn
Subject: RE: 278 Bias Drive Grow Operation

It works for me. I have also talked to the applicant, and he will be there on the property to show us around. See you on Tuesday, 2 pm at 278 Bias Drive East.

Thanks,
Manish

From: Flynn, Mitch [mailto:mitch.flynn@steesefire.org]
Sent: Thursday, June 15, 2017 12:43 PM
To: Manish Singh
Subject: Re: 278 Bias Drive Grow Operation

Hi Manish,
Let's schedule Tuesday at 2pm to meet at 278 Bias Drive. Will that work?

Mitch Flynn, Fire Chief
Steese VFD
800 William C. Leary Lane
Fairbanks, AK 99712
907-457-1519 office
907-347-7685 cell
mitch.flynn@steesefire.org

On Thu, Jun 15, 2017 at 9:07 AM, Manish Singh <MSingh@fnsb.us> wrote:

Dear Mr. Flynn,

I talked to the marijuana cultivation applicant at 278 Bias Dr and he mentioned that we could come visit the site anytime next week in the afternoon. Please let me know if a particular day and time would work better for you?

Thanks,
Manish

Manish Singh
Planner II
Manish Singh

From: Manish Singh
Sent: Thursday, June 15, 2017 9:08 AM
To: Mitch Flynn
Subject: RE: 278 Bias Drive Grow Operation

Dear Mr. Flynn,

I talked to the marijuana cultivation applicant at 278 Bias Dr and he mentioned that we could come visit the site anytime next week in the afternoon. Please let me know if a particular day and time would work better for you?

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Hello Manish,

This is the email correspondence with Mr. Heath for his agricultural facility at 278 Bia Drive.

Tonya Bear, P.E.
Engineer I

Department of Environmental Conservation
Division of Water, Wastewater Discharge
Engineering Support & Plan Review Section
610 University Avenue, Fairbanks, AK 99709
Email: tonya.bear@alaska.gov
Office: 907-451-2177

From: Bear, Tonya (DEC)
Sent: Monday, June 12, 2017 2:37 PM
To: 'Aaron Heath' <ajhworkman@gmail.com>
Subject: RE: Approval of waste management plan

Hello Mr. Heath,

Thank you for sending this information. The ADEC Wastewater program has no objection to the beneficial re-use of agricultural wastewater provided it contains no pesticides or other chemicals (with the exception of fertilizers) and is applied to a vegetated area in a way that prevents runoff to any nearby surface waters.

As we discussed, if a wastewater holding tank is installed outside of the building, then we will need to approve the storage system.

Please provide the address of your agricultural facility so I can add this email to the file.

Thanks,

Tonya Bear, P.E.
Engineer I

Department of Environmental Conservation
Division of Water, Wastewater Discharge
Engineering Support & Plan Review Section
610 University Avenue, Fairbanks, AK 99709
Email: tonya.bear@alaska.gov
Office: 907-451-2177

From: Aaron Heath [mailto:ajhworkman@gmail.com]
Sent: Friday, June 09, 2017 3:16 PM
To: Bear, Tonya (DEC) <tonya.bear@esk切成gov>
Subject: Approval of waste management plan

Dear Ms. Bear,

Below is an overview of the solid and liquid waste plan for Aaron Heath at Bias Country Pharm I.I.C.

Manish Singh would like an email if you approve of the measures being taken for liquid waste, in particular the use of some of the tailwater on the compost and surrounding grounds.

Please let me know if anything is unacceptable in.

Thank you for your time,
Aaron Heath
907-322-1774
ajhworkman@gmail.com

---Excerpt from Borough Narrative:

Sewage
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

Agricultural Tail Water / Waste Water
A hydroponic system is being utilized that allows recycling of the vast majority of the water used in the system. Agricultural waste water (tail water) is projected to be 20 – 80 gallons per day. This can be easily managed on site by application to the compost heap and agricultural areas on the property.

We will have a storage tank to store used water until it can be used on site. We will employ Bigfoot Pumping to haul excess tail water to Golden Heart Utilities when needed. We are in the process of acquiring permits for the holding tank.

Solid Waste
We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: stems will be used for bricks and castings, leaves, roots and branches will be composted. Before marijuana waste leaves the building it will be mixed with another substance to make it unusable, to the required ratio of less than 50% marijuana waste.

A compost area will be established with controlled drainage. Plant stems, other organic wastes, soil and some used water will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.
We will be creating bricks and castings using some to all of the stem material. The long fibers in the stalks will be a structural filler to these castings. At the moment we do not intend to pursue creating castings for sale, they will be used for improvement to the property. Any stalks we are unable to re-use will be disposed of in compost.

We will employ a dumpster service from Alaska waste for non marijuana related waste.

-- End of excerpt
Manish Singh

From: Bear, Tonya (DEC) <tonya.bear@alaska.gov>
Sent: Wednesday, June 14, 2017 4:43 PM
To: Manish Singh
Subject: RE: Approval of waste management plan

Thanks for touching bases with me. I have spoken with Mr. Heath at length and he is aware that we will need a submittal requesting approval of any outdoor wastewater storage tank. It appears he didn’t include a copy of our correspondence with his application so I’ll forward that to you for the record. I don’t have anything to add to that.

Thanks!

Tonya Bear, P.E.
Engineer I

Department of Environmental Conservation
Division of Water, Wastewater Discharge
Engineering Support & Plan Review Section
610 University Avenue, Fairbanks, AK 99709
Email: tonya.bear@alaska.gov
Office: 907-451-2177

From: Manish Singh [mailto:MSingh@fnsb.us]
Sent: Wednesday, June 14, 2017 4:35 PM
To: Bear, Tonya (DEC) <tonya.bear@alaska.gov>
Subject: FW: Approval of waste management plan

Hello Tonya,

I have received comments from Mr. Buteyn about the proposed marijuana cultivation facility at 278 Bias Drive East. The applicant has specifically mentioned about having a tank outside the cultivation building. Do you want to add anything?

For your reference, I have attached the application I received from the applicant.

Thanks,
Manish

From: Buteyn, Douglas J (DEC) [mailto:doug.buteyn@alaska.gov]
Sent: Wednesday, June 14, 2017 4:10 PM
To: Aaron Heath
Cc: Manish Singh
Subject: RE: Approval of waste management plan

Hi Aaron:

With the changes you’ve made, the plan makes much more sense and is acceptable to the Solid Waste Program. Given that you will not be making Hempcrete for commercial purposes but will be using the products solely on your property, I think we can forego the formal proposal I mentioned in my previous email. There’s little difference between the on-site use of the Hempcrete and the on-site use of your compost. However, if you ever get
Hello Tonya,

I have received comments from Mr. Buteyn about the proposed marijuana cultivation facility at 278 Bias Drive East. The applicant has specifically mentioned about having a tank outside the cultivation building. Do you want to add anything?

For your reference, I have attached the application I received from the applicant.

Thanks,
Manish

From: Buteyn, Douglas J (DEC) [mailto:doug.buteyn@alaska.gov]
Sent: Wednesday, June 14, 2017 4:10 PM
To: Aaron Heath
Cc: Manish Singh
Subject: RE: Approval of waste management plan

Hi Aaron:

With the changes you’ve made, the plan makes much more sense and is acceptable to the Solid Waste Program. Given that you will not be making Hempcrete for commercial purposes but will be using the products solely on your property, I think we can forego the formal proposal I mentioned in my previous email. There’s little difference between the on-site use of the Hempcrete and the on-site use of your compost. However, if you ever get to the point of needing or wanting to sell Hempcrete products, you will need to submit a proposal and request formal approval of that process as a beneficial use of solid waste.

Thank you for making the revisions; let me know if you have any other questions.

I’m copying Manish on this email to provide the confirmation that he requested. (Manish: Let me know if you have any questions about this or need anything else from me.)

Douglas Buteyn
Northern/Southeastern Regional Program Manager
ADEC Solid Waste Program
610 University Avenue
Fairbanks, AK 99709
Phone: 907-451-2135
Fax: 907-451-2188
Email: doug.buteyn@alaska.gov
Hi Aaron:

With the changes you’ve made, the plan makes much more sense and is acceptable to the Solid Waste Program. Given that you will not be making Hempcrete for commercial purposes but will be using the products solely on your property, I think we can forego the formal proposal I mentioned in my previous email. There’s little difference between the on-site use of the Hempcrete and the on-site use of your compost. However, if you ever get to the point of needing or wanting to sell Hempcrete products, you will need to submit a proposal and request formal approval of that process as a beneficial use of solid waste.

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Douglas Buteyn
Northern/Southeastern Regional Program Manager
ADEC Solid Waste Program
610 University Avenue
Fairbanks, AK 99709
Phone: 907-451-2135
Fax: 907-451-2188
Email: doug.buteyn@alaska.gov

---

Hello Mr. Buteyn,

I have altered the plan to answer your questions and respond to your concerns. In particular i believe you are correct that i will not be able to reuse much of the water on the compost. It is now stated in the plan that most of the water will have to be hauled to golden heart utilities.

Thank you very much for your input, i hope this is sufficient for your needs.
Sorry for the delayed response, I have been unavailable for a few days but i am back to being connected for the foreseeable future.
Agricultural Tail Water / Waste Water
A hydroponic system is being utilized that allows re-use of much of the water used in cultivation but there are times when nutrient solutions must be replaced. This agricultural waste water (tail water) is projected to at 20 – 80 gallons per day with occasional surges.

We will have a 5000gal (approx.) storage tank for tail water until it can be properly disposed of or recycled. We will employ Bigfoot Pumping to haul our tail water to Golden Heart Utilities. We are in the process of acquiring permits for the tail water holding tank from DEC.

Some of the tail water may be used on the compost heaps as needed. In the future we may also re-use some of our tail water for irrigation of non marijuana related outdoor agriculture projects that have not been developed yet. DEC will be consulted in liquid and solid waste management as future developments are planned.

Solid Waste
We will employ a dumpster service from Alaska waste for non marijuana related waste.

We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: hampcrete & composting. Before marijuana waste leaves the building it will be mechanically shredded and mixed to create a base for compost or hampcrete. In either case it will be mixed to the required ratio of less than 50% marijuana waste before leaving the building for further processing or storage. The garage will be the site of preliminary processing of solid marijuana wastes to ensure no unmixed marijuana waste is ever stored outside the building.

Compost –
An outdoor compost area will be established with a centrally sloping concrete slab. This slab will drain to a sump that can be drained into our tail water holding tank when needed. Plant waste, other organic wastes, soil and some tail water when needed will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

Hempcrete-
We will be creating bricks and castings of Hempcrete. At present there is no plan to sell hempcrete products, it will be used in construction and remodeling of structures on the property.
**Hemcrete** or **Hemplime** is a bio-composite material, a mixture of hemp hurds (shives) and lime (possibly including natural hydraulic lime, sand, pozzolans) used as a material for construction and insulation. It is marketed under names like Hemcrete, Canobiote, Canosmose, and Isochanvre. Hemcrete is easier to work with than traditional lime mixes and acts as an insulator and moisture regulator. It lacks the brittleness of concrete and consequently does not need expansion joints. The result is a lightweight insulating material ideal for most climates as it combines insulation and thermal mass.

-Wikipedia

On Mon, Jun 12, 2017 at 2:52 PM, Buteyn, Douglas J (DEC) <doug.buteyn@alaska.gov> wrote:

Hi Aaron:

Thank you for sending this information for review. I’ve read through what you sent and need to request more information before I can formally respond.

As for using plant stems as a structural filler in concrete castings, what you propose is considered a “beneficial use of solid waste” and is potentially allowable under the solid waste regulations (see 18 AAC 60.008). However, we’ll need some more information before a final decision can be made. Specifically, according to 18 AAC 60.008, you will need to submit a written proposal that describes the procedures you’ll follow for making the castings and how what you propose will protect public health and the environment. As per 18 AAC 60.008, if what you propose is approved, the plant stems used in the concrete will be considered exempt from the regulations.

For the proposal, the discussion of the procedures should clearly explain how you’ll process the plant stems for use in making the concrete castings. My first thought on reading your excerpt was that the stems won’t need to be, and probably shouldn’t be, large pieces so some effort to cut or grind them seems necessary.

As for discharging the used agricultural water, whether or not we can approve discharging it to the compost piles depends on a number of things, including how big those compost piles will be. To me, 20 to 80 gallons/day seems like a lot more water than is necessary for the composting process but I may not have a correct impression of what you intend. I have no objection to putting that water on the agricultural areas of your property as mentioned in your excerpt but, before I can approve putting the water on the compost piles, I’ll need more information about the size of the compost piles and some evidence that those piles will need or will be able to handle that much water.

Also, you mention that the compost area will have “controlled drainage” but don’t say anything about that. Please provide me with more information about you mean by controlled drainage and where the water that moves through that system will end up.
Please let me know if you have any questions about what I need from you. Thanks again for the chance to review your plans.

Douglas Buteyn
Northern/Southeastern Regional Program Manager
ADEC Solid Waste Program
610 University Avenue
Fairbanks, AK 99709
Phone: 907-451-2135
Fax: 907-451-2188
Email: doug.buteyn@alaska.gov

From: Aaron Heath [mailto:ajhworkman@gmail.com]
Sent: Friday, June 09, 2017 3:22 PM
To: Buteyn, Douglas J (DEC) <doug.buteyn@alaska.gov>
Subject: Approval of waste management plan

Dear Mr. Buteyn,

Below is an overview of the solid and liquid waste plan for Aaron Heath at Bias Country Pharm LLC.

Manish Singh would like an email if you approve of the measures being taken for solid waste, in particular the use of some of the stalks as structural filler in creating bricks and castings. Does it stop being waste when I mix it to the state ratio and make for example a paving stone out of it with concrete?

He is also curious about my using some of the waste water on my compost heap.

Please let me know if anything is unacceptable in the following excerpt.

Thank you for your time,
Aaron Heath
907-322-1774
ajhworkman@gmail.com
---Excerpt from Borough Narrative.

**Sewage**  
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

**Agricultural Tail Water / Waste Water**  
A hydroponic system is being utilized that allows recycling of the vast majority of the water used in the system. Agricultural waste water (tail water) is projected to be 20 – 80 gallons per day. This can be easily managed on site by application to the compost heap and agricultural areas on the property.

We will have a storage tank to store used water until it can be used on site. We will employ Bigfoot Pumping to haul excess tail water to Golden Heart Utilities when needed. We are in the process of acquiring permits for the holding tank.

**Solid Waste**  
We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: stems will be used for bricks and castings, leaves, roots and branches will be composted. Before marijuana waste leaves the building it will be mixed with another substance to make it unusable, to the required ratio of less than 50% marijuana waste.

A compost area will be established with controlled drainage. Plant stems, other organic wastes, soil and some used water will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

We will be creating bricks and castings using some to all of the stem material. The long fibers in the stalks will be a structural filler to these castings. At the moment we do not intend to pursue creating castings for sale, they will be used for improvement to the property. Any stalks we are unable to re-use will be disposed of in compost.

We will employ a dumpster service from Alaska waste for non marijuana related waste.

-- End of excerpt
Hello Manish,
I have reviewed the marijuana cultivation application for 278 Bias Dr, Fairbanks Alaska.

1) The property is located within the Steese Volunteer Fire Service Area and within the FNSB ambulance response area. Fire and EMS emergency services are provided by my department.
2) There are no hydrants within the Steese VFSA.
3) All water supply operations come from fire apparatus water tenders through shuttle operations.
4) The Steese VFD has mutual aid agreements with all local fire departments.

I do have a concern with the size of the facility as a commercial business that could have a negative impact on our fire service area ISO rating which may affect homeowners insurance premiums of all fire service area residents. We currently have an ISO 4 rating (a 1 rating being the best and a 10 rating being the worst). All properties within a fire service area are evaluated by ISO every 4-5 years. A rating is based on the properties in the fire service area and the fire department’s response capabilities. As more commercial buildings are constructed, our response requirements will increase for apparatus and personnel. If we can't fund those additional resources, our ISO rating will likely suffer.

Another concern is with property access. I request that the borough evaluate Bias Drive and access to the proposed site for the necessary room for emergency apparatus. We will need access to all sides of the structure in the event of a fire. The driveway out front needs to have room for a fire engine to draft water from a 3000 fold-a-tank on the ground and for water tenders to access the fold-a-tank.

I have no concerns for EMS responses to this property.

Mitch Flynn, Fire Chief
Steese VFD
800 William C. Leary Lane
Fairbanks, AK 99712
907-457-1519 office
907-347-7685 cell
mitch.flynn@steesefire.org
Manish Singh

From: Bill Witte
Sent: Tuesday, June 13, 2017 9:06 AM
To: Manish Singh
Subject: RE: CU2017-023: Requesting Comments for Marijuana Cultivation App. (278 Bias Drive East)

Follow Up Flag: Follow up
Flag Status: Flagged

If it serves the owner’s business interest, it might be advantageous to have a separate street address for the Proposed Cultivation Building. This could be a separate numerical address (e.g.; 274 Bias Drive East) or a sub-address (e.g.; 278 Bias Drive East Unit 2).

This would allow more rapid and accurate response in case of a 9-1-1 emergency (in the case of a human caller or an automatic alarm). This would be especially useful to the owner if the new building will have a separate electric meter or deliveries directed to a specific building.

Not required but recommended. FNSBC 21.05.050.C.6-7

--

Bill Witte
GIS Specialist - E911 Addressing
Emergency Operations Department
Fairbanks North Star Borough
Ph: 907-459-1264/ Fax: 907-459-1255
bwitte@fnsb.us

IS YOUR STREET ADDRESS CLEARLY VISIBLE FROM THE ROAD?
Contact your local Fire Dept./Ambulance Service if you need a house number sign.
Many Fire Deps. have FREE reflective house number signs available.

From: Manish Singh.
Sent: Tuesday, June 13, 2017 8:13 AM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov';
'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov';
'Doug.buteyn@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLkarl@gvea.com'; Bill Witte; 'info@steesefire.org';
'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie
Subject: CU2017-023: Requesting Comments for Marijuana Cultivation App. (278 Bias Drive East)

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering CU2017-023, a request for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone, located at 278 Bias Drive East (on the north side of Bias Drive East, east of Beacon Road). This application (CU2017-023) is scheduled for the Planning Commission meeting on July 18, 2017.
I have attached the application with this email. The department requests you to send us your comments for this proposal by June 27, 2017. For more information about this case, please email misingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / misingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Manish Singh

From: Manish Singh
Sent: Tuesday, June 13, 2017 8:13 AM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'diana.parks@alaska.gov'; 'margaret.carpenter@alaska.gov'; 'George.horton@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'Dps.ast.directors.office@alaska.gov'; 'JLKarl@gvea.com'; Bill Witte; 'info@steesefire.org'; 'POA.ExecutiveOffice@usace.army.mil'; Michael Bredlie

Subject: CU2017-023: Requesting Comments for Marijuana Cultivation App. (278 Bias Drive East)
Attachments: CU2017-023_Heath_App_Agency.pdf

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering **CU2017-023**, a request for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone, located at 278 Bias Drive East (on the north side of Bias Drive East, east of Beacon Road). This application (CU2017-023) is scheduled for the Planning Commission meeting on July 18, 2017.

I have attached the application with this email. The department requests you to send us your comments for this proposal by June 27, 2017. For more information about this case, please email **msingh@fnsb.us** or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at [www.fnsb.us/Boards/Pages/Planning-Commission.aspx](http://www.fnsb.us/Boards/Pages/Planning-Commission.aspx) at least five days before the hearing.

Thanks,
Manish

---

**Manish Singh**
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
907 Terminal Street
Fairbanks, AK 99701
Application Material Received on
May 16, 2017

CU2017-023
MARIJUANA FACILITY
CONDITIONAL USE PERMIT APPLICATION
File No. C2017-023

FEES: ☑️ $800 conditional use permit application
☑️ $250 verification of sensitive use buffers
☑️ $200 sign deposit (check or cash only)

Applicant:
- Name: AARON JOSEPH HEATH
- Business Name: BIAS COUNTRY PHARM LLC
- Mailing Address: 278 BIAS DR.
- City, State Zip: FAIRBANKS, ALASKA 99712
- Phone: 907-322-1774
- E-mail: AJHWorkman@gmail.com

Property Owner:
- Name: CHARLES EDWARD WORKMAN
- Mailing Address: 80 B ST. #304
- City, State Zip: FAIRBANKS, ALASKA 99701
- Phone: 907-452-3484
- Cell: 907-978-1776
- E-mail: Service@work-man.com

Property Information:
- Property Description: BIAS DRIVE EAST, LOT A
- Street Address: 278 BIAS DRIVE
- Lot Size: 10.01 ACRES
- Parcel Account Numbers (PAN): 608170
- Zoning District: UU
- Existing Use(s): RESIDENCE - COMPANY OWNER

Conditional Use Request Information:
- Proposed Use(s): MARIJUANA CULTIVATION FACILITY Indoor Large
- Request Description and Reasons for the Request:
  TO COMPLY WITH CITY AND STATE REQUIREMENTS FOR A MARIJUANA CULTIVATION FACILITY

I have attached a detailed site plan drawn to scale and to the standards of the Commercial/Industrial Site Plan guidelines.
I certify that the information included in this application is to the best of my knowledge true and complete.

APPLICANT SIGNATURE: [Signature] DATE: 5/14/17

OWNER SIGNATURE (if different): [Signature] DATE: 5/14/17

If the applicant is not the sole property owner, written consent of all property owners must be provided pursuant to FNSBC 18.104.050(B).
Bias Country Pharm LLC
Aaron Heath
278 Bias Drive
Fairbanks, Ak 99712
AMCB License 12963

Narrative
Bias Country Pharm LLC would like to construct a 7174 ft² indoor farming and processing facility for marijuana cultivation. We will work hard to be good neighbors while providing jobs for good honest people.

We will have a very secure facility that will not be open to the public or advertise that marijuana is grown inside. This facility is designed to have little to no impact on the surrounding neighbors from light, dust, odor or noise.

Details

Facilities
Bias Country Pharm LLC is planning construction of this warehouse before the end of summer 2018. This structure will be a 40’ x 70’, three story warehouse consisting of:

11’ deep concrete basement with a concrete on pan decking load bearing roof.

The 2nd and 3rd story are a 24’ h Steele building manufactured by AllSteele in Fairbanks and assembled on site

Useable interior floor space will be 7174 ft²

Employees & Traffic
Bias Country Pharm LLC expects to employ three people full time that will live on the property. We also expect to employ 4 people working 7/12’s for up to 2 weeks of every month.

Traffic will be minimal to the site. There will be no semi trucks except during construction. Regular deliveries will be minimal and consist mostly of water and pallets of dirt. 2-4 medium deliveries of consumables per month are expected.

Water deliveries are expected once each week.

Most waste will be reused or repurposed on sight. We will have a dumpster or Haul our own minimal solid waste. 1-2 trips per month

Product transport will occur 1-2 times per month via our own currier or an authorized third party.
Hours
The facility will be operational 24/7, though it will be closed to the public at all times except for chaperoned visitors.

Employees will be roughly 2 weeks on 2 weeks off to match the harvest cycle. We approximate we will have 4 total harvesting employees working opposing shifts.

Phases of development
Bias Country Pharm LLC intends to construct the complex detailed here and in supporting documents in the summer of 2018

Impact Mitigation
The facility will not be a public place. The exterior has no signage insinuating marijuana is grown inside. “Private Property No Trespassing” signs will be located by secure entries.

Exterior lights will be pointed downward to mitigate light pollution while allowing identification within 20ft

Odor will be controlled with charcoal filters

Dust will not be created by the facility as all discharge air is well filtered. Waste material that is shredded, mixed with dirt and composted is the only source of particulate, and that will be mitigated if not eliminated by use of water.

The facility will be well insulated and not create large amounts of noise to begin with, so sound pollution should not be an issue.

Chemicals On Site
Jungle Juice made by Advanced Nutrients is our main plant food. MSDS Attached
Promix BX is our growing medium, mostly inert. MSDS Attached
We will also be using PH up and PH down. MSDS Attached
Neem oil will be used for bug mitigation.
Chlorox and other household cleaners will be used for sanitation.
CO₂ will be added to the air mainly in bloom areas. MSDS Attached
CloneX will be used for cloning. MSDS Attached
CleareX for flush. MSDS Attached
Energy
We will be requesting an upgraded service from GVEA to serve the building with a new buried cable from GVEA’s existing meter. The upgrade service from GVEA will include replacing at least 300’ of suspended service cable from the main transformer to existing power meter and spanning 2 power poles.

We will eventually be purchasing a 50,000Kw/h Generator for use during power outages

Water Supply
Water will be stored onsite in a 5000 gallon tank filled as needed.

Sewage
After consulting DEC, an approved septic system will be engineered and built for human waste. Location is outlined in the building diagrams

Wastewater
Wastewater will be run through an evaporator and the solids composted with the solid waste

Solid Waste
Dry organic waste (dirt and plant roughage) will be shredded and mixed to a ratio of greater than 50% Inert matter (dirt). It will then move outside the warehouse to be composted in the compost area.

Public Utilities
We do not have city garbage pickup.
We are in a fire and ambulance response area
Our police response is the Alaska State Troopers
We have landline & cellular phone and internet coverage.

Security
The facility will have lighting and cameras on all approaches and able to id people at 20ft.
Security doors and steel walls will be used on the exterior. All recording requirements for state compliance will be observed.

Only the proposed 40’x70’ Building will have marijuana cultivated, processed or stored.

None of the existing sheds, connex’ or residences will be used for marijuana cultivation, processing or storage

I request July 18 for Meeting
Driveways are all packed silt and gravel.

Proposed Building

Septic

Parking, Packed Silt and Gravel

2" Compact Gravel

Power pole

Dumpster

734½
Each Motion Light will have at least 1 Camera near it

Proposed Building
Application Material Received on
June 5, 2017

CU2017-023
Bias Country Pharm LLC
Aaron Heath
278 Bias Drive
Fairbanks, Ak 99712
AMCB License 12963

Narrative
Bias Country Pharm LLC would like to construct a 7174 ft² indoor farming and processing facility for marijuana cultivation. We will work hard to be good neighbors while providing jobs for good honest people.

We will have a very secure facility that will not be open to the public or advertise that marijuana is grown inside. This facility is designed to have little to no impact on the surrounding neighbors from light, dust, odor or noise.

Only the proposed 40’ x 70’ structure will have marijuana cultivation, processing or storage. No existing shed, connex or residence will be used for marijuana cultivation, processing or storage.

Details

Facilities
Bias Country Pharm LLC is planning construction of this warehouse before the end of summer 2018. This structure will be a 40’ x 70’ warehouse with basement, ground and 2nd floor.

Total height including basement is 38’, total height above ground is 28’

Employees & Traffic
Bias Country Pharm LLC expects to employ three people full time that will live on the property. We also expect to employ 4 people working 7/12’s for up to 2 weeks of every month.

Traffic will be minimal to the site. There will be no semi trucks except during construction. Regular deliveries will be minimal and consist mostly of water and pallets of dirt. 2-4 medium deliveries of consumables per month are expected.

Water deliveries are expected once each week.

Most waste will be reused or repurposed on sight. We will have a dumpster or Haul our own minimal solid waste. 1-2 trips per month

Product transport will occur 1-2 times per month via our own currier or an authorized third party.
Hours
The facility will be operational 24/7, though it will be closed to the public at all times except for chaperoned visitors.

Employees will be roughly 2 weeks on 2 weeks off to match the harvest cycle. We approximate we will have 4 total harvesting employees working opposing shifts.

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Bias Country Pharm LLC intends to construct the complex detailed here and in supporting documents in the summer of 2018

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We will eventually be purchasing a 50,000Kw/h Generator for use during power outages

Water Supply
Water will be stored onsite in a 5000 gallon tank filled as needed.

Sewage
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

Agricultural Tail Water / Waste Water
During the final flush stage we will run clean water through the grow medium to remove chemicals and plant wastes. This wastewater will be run through an engineered and DEC approved system consisting of holding tanks with algae that will fix the nitrates and other byproducts before approved dispersal into either a leach field or surrounding wetlands (to be determined by DEC approval).

Solid Waste
Dry organic waste (dirt and plant roughage) will be shredded and mixed to a ratio of greater than 50% inert matter (dirt). It will then move outside the warehouse to be composted in the compost area.

Public Utilities
We do not have city garbage pickup.
We are in a fire and ambulance response area
Our police response is the Alaska State Troopers
We have landline, cellular phone and internet coverage.

Security
The facility will have lighting and cameras on all approaches able to identify people at 20ft. Security doors and steel walls will be used on the exterior. All recording requirements for state compliance will be observed.

I request July 18 for public hearing
Driveways are all 2"+ packed silt and gravel.
Application Material Received on
June 9, 2017

CU2017-023
Bias Country Pharm LLC
Aaron Heath
278 Bias Drive
Fairbanks, AK 99712
AMCB License 12963

Narrative
Bias Country Pharm LLC would like to construct a 7174 ft² indoor farming and processing facility for marijuana cultivation. We will work hard to be good neighbors while providing jobs for good honest people.

We will have a very secure facility that will not be open to the public or advertise that marijuana is grown inside. This facility is designed to have little to no impact on the surrounding neighbors from light, dust, odor or noise.

Only the proposed 40’ x 70’ structure will have marijuana cultivation, processing or storage. No existing shed, connex or residence will be used for marijuana cultivation, processing or storage.

Details
Facilities
Bias Country Pharm LLC is planning construction of this warehouse by the end of summer 2018. This structure will be a 40’ x 70’ warehouse with basement, ground and 2nd floor.

Total height including basement is 38’, total height above ground is 28’

Employees & Traffic
Bias Country Pharm LLC expects to employ three people full time. We also expect to employ 4 people working 7/12’s for up to 2 weeks of every month.

Traffic will be minimal to the site. There will be no semi trucks except during construction. Regular deliveries of water and consumables will be minimal. 2-4 medium deliveries of consumables per month are expected. Water deliveries are expected once each week.

Most waste will be reused or repurposed on sight. We will have a dumpster or haul our own minimal solid waste. 1-2 trips per month

Product transport will occur 1-2 times per month via our own currier or an authorized third party.
**Hours**
The facility will be operational 24/7, though it will be closed to the public at all times except for chaperoned visitors.

Employees will be roughly 2 weeks on 2 weeks off to match the harvest cycle.
We approximate we will have 4 total harvesting employees working opposing shifts.

**Phases of development**
Bias Country Pharm LLC intends to construct the complex detailed here and in supporting documents in the summer of 2018

**Impact Mitigation**
The facility will not be a public place. The exterior has no signage insinuating marijuana is grown inside. “Private Property No Trespassing” signs will be located by secure entries.

Exterior lights will be pointed downward to mitigate light pollution while allowing identification within 20ft

Odor will be controlled with charcoal filters

Dust will not be created by the facility as all discharge air is well filtered. Waste material that is shredded, mixed with dirt and composted is the only source of particulate, and that will be mitigated if not eliminated by use of water.

The facility will be well insulated and not create large amounts of noise to begin with, so sound pollution should not be an issue.

**Chemicals On Site**
Jungle Juice made by Advanced Nutrients is our main plant food. MSDS Attached
Promix BX is our growing medium, mostly inert. MSDS Attached
We will also be using PH up and PH down. MSDS Attached
Neem oil will be used for bug mitigation.
Chlorox and other household cleaners will be used for sanitation.
CO² will be added to the air mainly in bloom areas. MSDS Attached
CloneX will be used for cloning. MSDS Attached
CleareX for flush. MSDS Attached
Energy
We will be requesting an upgraded service from GVEA to serve the building with a new buried cable from GVEA’s existing meter. The upgrade service from GVEA will include replacing at least 300’ of suspended service cable from the main transformer to existing power meter and spanning 2 power poles.

We will eventually be purchasing a 50,000Kwh Generator for use during power outages

Water Supply
Water will be stored onsite in a 5000 gallon tank filled as needed.

Sewage
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

Agricultural Tail Water / Waste Water
A hydroponic system is being utilized that allows recycling of the vast majority of the water used in the system. Agricultural waste water (tail water) is projected to be 20 – 80 gallons per day. This can be easily managed on site by application to the compost heap and agricultural areas on the property.

We will have a storage tank to store used water until it can be used on site. We will employ Bigfoot Pumping to haul excess tail water to Golden Heart Utilities when needed. We are in the process of acquiring permits for the holding tank.

Solid Waste
We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: stems will be used for bricks and castings, leaves, roots and branches will be composted. Before marijuana waste leaves the building it will be mixed with another substance to make it unusable, to the required ratio of less than 50% marijuana waste.

A compost area will be established with controlled drainage. Plant stems, other organic wastes, soil and some used water will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

We will be creating bricks and castings using most of the stem material. The long fibers in the stalks will be a structural filler in these castings. At the moment we do not intend to pursue creating castings for sale, they will be used for improvement to the property only. Any stalks we are unable to re-use will be disposed of in compost.

We will employ a dumpster service from Alaska waste for non marijuana related waste.
Public Utilities
We do not have city garbage pickup.
We are in a fire and ambulance response area
Our police response is the Alaska State Troopers
We have landline, cellular phone and internet coverage.

Security
The facility will have lighting and cameras on all approaches able to identify people at 20ft. Security doors and steel walls will be used on the exterior. All recording requirements for state compliance will be observed.

I request July 18 for public hearing
Application Material Received on

June 15, 2017

CU2017-023
Bias Country Pharm LLC
Aaron Heath
278 Bias Drive
Fairbanks, Ak 99712
AMCB License 12963

Narrative
Bias Country Pharm LLC would like to construct a 7174 ft² indoor farming and processing facility for marijuana cultivation. We will work hard to be good neighbors while providing jobs for good honest people.

We will have a very secure facility that will not be open to the public or advertise that marijuana is grown inside. This facility is designed to have little to no impact on the surrounding neighbors from light, dust, odor or noise.

Only the proposed 40’ x 70’ structure will have marijuana cultivation, processing or storage. No existing shed, connex or residence will be used for marijuana cultivation, processing or storage.

Details

Facilities
Bias Country Pharm LLC is planning construction of this warehouse by the end of summer 2018. This structure will be a 40’ x 70’ warehouse with basement, ground and 2nd floor.

Total height including basement is 38’, total height above ground is 28’

Employees & Traffic
Bias Country Pharm LLC expects to employ three people full time. We also expect to employ 4 people working 7/12’s for up to 2 weeks of every month.

Traffic will be minimal to the site. There will be no semi trucks except during construction. Regular deliveries of water and consumables will be minimal. 2-4 medium deliveries of consumables per month are expected. Water deliveries are expected once each week.

Most waste will be reused or repurposed on sight. We will have a dumpster or haul our own minimal solid waste. 1-2 trips per month.

Product transport will occur 1-2 times per month via our own currier or an authorized third party.
Hours
The facility will be operational 24/7, though it will be closed to the public at all times except for chaperoned visitors.

Employees will be roughly 2 weeks on 2 weeks off to match the harvest cycle. We approximate we will have 4 total harvesting employees working opposing shifts.

Phases of development
Bias Country Pharm LLC intends to construct the complex detailed here and in supporting documents in the summer of 2018

Impact Mitigation
The facility will not be a public place. The exterior has no signage insinuating marijuana is grown inside. “Private Property No Trespassing” signs will be located by secure entries.

Exterior lights will be pointed downward to mitigate light pollution while allowing identification within 20ft

Odor will be controlled with charcoal filters

Dust will not be created by the facility as all discharge air is well filtered. Waste material that is shredded, mixed with dirt and composted is the only source of particulate, and that will be mitigated if not eliminated by use of water.

The facility will be well insulated and not create large amounts of noise to begin with, so sound pollution should not be an issue.

Chemicals On Site
Jungle Juice made by Advanced Nutrients is our main plant food. MSDS Attached
Promix BX is our growing medium, mostly inert. MSDS Attached
We will also be using pH up and pH down. MSDS Attached
Neem oil will be used for bug mitigation.
Chlorox and other household cleaners will be used for sanitation. CO² will be added to the air mainly in bloom areas. MSDS Attached
CloneX will be used for cloning. MSDS Attached
CleareX for flush. MSDS Attached
Agricultural Tail Water / Waste Water
A hydroponic system is being utilized that allows low wastewater output for cultivation and flushing. This agricultural waste water (tail water) is projected at 20 – 80 gallons per day with occasional surges.

We will have a 5000gal (approx.) storage tank for tail water until it can be properly disposed of or recycled. We will employ Bigfoot Pumping to haul our tail water to Golden Heart Utilities. We are in the process of acquiring permits for the tail water holding tank from DEC.

Some of the tail water may be used on the compost heaps as needed. In the future we may also re-use some of our tail water for irrigation of non marijuana related outdoor agriculture projects that have not been developed yet. DEC will be consulted in liquid and solid waste management as future developments are planned.

Solid Waste
We will employ a dumpster service from Alaska waste for non marijuana related waste.

We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: hempcrete & composting. Before marijuana waste leaves the building it will be mechanically shredded and mixed to create a base for compost or hempcrete. In either case it will be mixed to the required ratio of less than 50% marijuana waste before leaving the building for further processing or storage. The garage will be the site of preliminary processing of solid marijuana wastes to ensure no unmixed marijuana waste is ever stored outside the building.

Compost –
An outdoor compost area will be established with a centrally sloping concrete slab. This slab will drain to a sump that can be drained into our tail water holding tank when needed. Plant stems, other organic wastes, soil and some tail water when needed will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

Hempcrete-
We will be creating bricks and castings of Hempcrete. At present there is no plan to sell hempcrete products, it will be used in construction and remodeling of structures on the property.

"Hempcrete or Hempline is bio-composite material, a mixture of hemp hurds (shives) and lime (possibly including natural hydraulic lime, sand, pozzolans) used as a material for construction and insulation. It is marketed under names like Hempcrete, Canobiote, Canosmose, and Isochanvre. Hempcrete is easier to work with than traditional lime mixes and acts as an insulator and moisture regulator. It lacks the brittleness of concrete and consequently does not need expansion joints. The result is a lightweight insulating material ideal for most climates as it combines insulation and thermal mass."

-Wikipedia
Energy
We will be requesting an upgraded service from GVEA to serve the building with a new buried cable from GVEA’s existing meter. The upgrade service from GVEA will include replacing at least 300’ of suspended service cable from the main transformer to existing power meter and spanning 2 power poles.

We will eventually be purchasing a 50,000Kw/h Generator for use during power outages

Water Supply
Water will be stored onsite in a 5000 gallon tank filled as needed.

Sewage
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

Public Utilities
We do not have city garbage pickup.
We are in a fire and ambulance response area
Our police response is the Alaska State Troopers
We have landline, cellular phone and internet coverage.

Security
The facility will have lighting and cameras on all approaches able to identify people at 20ft. Security doors and steel walls will be used on the exterior. All recording requirements for state compliance will be observed.

I request July 18 for public hearing
Application Material Received on
August 3, 2017

CU2017-023
Alaskind LLC
Aaron Heath
278 Bias Drive East
Fairbanks, Ak 99712
AMCB License 13881

Narrative
Alaskind LLC intends to lease a built to suit 4200 ft² indoor farming and processing facility for marijuana cultivation. We will work diligently to be good neighbors while providing jobs for good honest people.

We will have a very secure facility that will not be open to the public or advertise that marijuana is grown inside. This facility is designed to have little to no impact on the surrounding neighbors from light, dust, odor or noise.

Only the proposed 60’ x 70’ structure will have marijuana cultivation, processing or storage. No existing shed, connex or residence will be used for marijuana cultivation, processing or storage.

Facilities
Alaskind LLC is planning habitation of this warehouse by the end of 2018. This structure will be 60’ x 70’

Employees & Traffic
Alaskind LLC expects to employ three people full time. We also expect to employ approximately 4 people for up to 2 weeks of every month.

Traffic will be minimal to the site. 2-4 medium deliveries of consumables per month are expected. Water deliveries are expected once each week.

Most solid waste will be reused or repurposed on sight. We will have a dumpster or haul our own minimal solid waste. 1-2 trips per month

Liquid waste will be hauled to Golden Heart Utilities by Bigfoot Pumping. 1-3 trips per month.

Product transport will occur 1-4 times per month via our own currier or an authorized third party.

Fire Code Compliance
Fire lanes will be widened to 16’ or more. Ample turn around and staging for fire service equipment will be given with at least 2” compacted sand and gravel. The complex will be accessible by fire service equipment on all sides. See diagrams for details.

In the event of fire, smoke alarms will notify the local fire service automatically.
Hours
The facility will be operational 24/7, though it will be closed to the public at all times except for chaperoned visitors.

Employees will be roughly 2 weeks on 2 weeks off to match the harvest cycle. We approximate we will have 4 total harvesting employees working opposing shifts.

Phases of development
Construction of the facility is planned for 2018. AlasKind LLC intends to lease the complex detailed here and in supporting documents near the end of 2018.

Impact Mitigation
The facility will not be a public place. The exterior has no signage insinuating marijuana is grown inside. “Private Property No Trespassing” signs will be located by secure ingress.

Exterior lights will be pointed downward to mitigate light pollution while allowing identification within 20ft

Odor will be controlled with charcoal filters.

Dust will not be created by the facility.

The facility will be well insulated and not create large amounts of noise to begin with, so sound pollution should not be an issue.

Chemicals On Site
For the main deep water culture cultivation:
Mainly "Connoisseur" Micro, Grow & Bloom by Advanced Nutrients.
  We occasionally use, and may have on hand:
Voodoo Juice, Bud Candy, Big Bud, Nirvana, Sensizym, Rhino Skin, Bud Factor X, B-52, Overdrive, Flawless Finish, Bud Igniter, Piranha & Tarantula.

For the small amount of cultivation in medium:
"Jungle Juice" Micro, Grow & Bloom made by Advanced Nutrients
CleareX for flush.
Promix BX as our growing medium, mostly inert.

PH up
PH down.
Neem oil for bug mitigation.
Chlorox and other household cleaners will be used for sanitation.
CO2 will at times be added to the air in bloom areas.
CloneX will be used for cloning.
Agricultural Tail Water / Waste Water
A hydroponic system is being utilized for most if not all of the cultivation area that allows low wastewater output for cultivation and flushing. This agricultural waste water (tail water) is projected at 20 – 80 gallons per day with occasional surges.

A small portion of the cultivation may at times be done in a medium (Promix BX). This will require more wastewater from the process of flushing nutrients from the medium before harvest, thereby necessitating hauling wastewater more frequently.

We will have a 5000gal (approx.) storage tank for tail water until it can be properly disposed of or recycled. We will employ Bigfoot Pumping to haul our tail water to Golden Heart Utilities. We are in the process of acquiring permits for the tail water holding tank from DEC.

Some of the tail water may be used on the compost heaps as needed. In the future we may also re-use some of our tail water for irrigation of non marijuana related outdoor agriculture projects that have not been developed yet. DEC will be consulted in liquid and solid waste management as future developments are planned.

Solid Waste
We will employ a dumpster service from Alaska waste for non marijuana related waste.

We will store all unprocessed marijuana waste inside the building. We will employ two main outlets for this waste: hempcrete & composting. Before marijuana waste leaves the building it will be mechanically shredded and mixed to create a base for compost or hempcrete. In either case it will be mixed to the required ratio of less than 50% marijuana waste before leaving the building for further processing or storage. The garage will be the site of preliminary processing of solid marijuana wastes to ensure no unmixed marijuana waste is ever stored outside the building.

Compost –
An outdoor compost area will be established with a centrally sloping concrete slab. This slab will drain to a sump that can be drained into our tail water holding tank when needed. Plant stems, other organic wastes, soil and some tail water when needed will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

Hempcrete-
We will be creating bricks and castings of Hempcrete. At present there is no plan to sell hempcrete products, it will be used in construction and remodeling of structures on the property.

“Hempcrete or Hemplime is bio-composite material, a mixture of hemp hurds (shives) and lime (possibly including natural hydraulic lime, sand, pozzolans) used as a material for construction and insulation. It is marketed under names like Hempcrete, Canobiote, Canosmose, and Isochanvre. Hempcrete is easier to work with than traditional lime mixes and acts as an insulator and moisture regulator. It lacks the brittleness of concrete and consequently does not need expansion joints. The result is a lightweight insulating material ideal for most climates as it combines insulation and thermal mass.”

-Wikipedia
Energy
We will buy electricity from GVEA.

We will eventually be purchasing a 50,000Kw/h Generator for use during power outages

Water Supply
Water will be stored onsite in a 5000 gallon tank filled as needed.

Sewage
A septic system will be engineered and, after DEC approval, built for human waste. Location is outlined in the building diagrams.

Public Utilities
We do not have city garbage pickup.
We are in a fire and ambulance response area
Our police response is the Alaska State Troopers
We have landline, cellular phone and internet coverage.

Security
The facility will have lighting and cameras on all approaches able to identify people at 20ft.
Security doors and steel walls will be used on the exterior. All recording requirements for state compliance will be observed.

No business signage will be used.
Application Material Received on
August 24, 2017

CU2017-023
Dear Mr. Singh,

I will gladly make the clarifications requested. I am at the mine at the moment and have no cellular coverage, but I will be in Fairbanks September 11 - September 21. I have attached an updated narrative, floor layout and site plan to this email for review. If these documents satisfy your requests I can have paper copies dropped off before the end of the week.

I have changed the name to AlasKind LLC because of objections to the Bias Country Pharm LLC. I have a business license and articles of organization for AlasKind LLC. I was under the impression speaking with you earlier that this would not be an issue, am I correct in that or do I need to make adjustments? I am changing the name because the man who named Bias Drive (after himself) has voiced objections to its use with the state board that will be withdrawn if the name is changed. That said if need be I could still complete the conditional use permitting as Bias Country Pharm LLC but would rather not if possible.

Regarding your questions:

> 1. The site plan or the floor plan does not show the location of the proposed exterior lights. Can you please include them?
   > in the floor plan?

I have added lighting locations to updated floor layout. I only added tags for locations of fixtures not their specific coverage, is this sufficient?

> 2. The site plan doesn’t show a loading area and 6 parking spaces for your 7 employees (3 full time and 4 seasonal).
   > Can you please include the parking and loading area in the site plan?

I have added parking, loading, cooling and transformer locations to site plan. I may have submitted a site plan reflecting the old building size, the included plan is correct.

> 3. The floor plan includes 53 sq. ft. of dirty extraction and 95 sq. ft. of clean extraction. In my understanding,
   > extraction falls under manufacturing process and the application is strictly for cultivation conditional use. Can
   > you please
   > clarify your intent? Is this for a future conditional use application?

I have added a note that the "Extraction area will apply for a conditional use permit in the future" on the floor plan. Is this sufficient?
4. In your narrative under “Solid Waste”, you have stated that “the garage will be the site of preliminary processing of solid marijuana waste to ensure no marijuana waste us ever stored outside the building.” In my understanding, the new proposed doesn’t have a garage and this statement is referencing an older floor plan. Can you please clarify?

I apologize for the oversight. We will be making marijuana waste unusable in the processing room. I have changed the narrative to reflect this.

Thank you for the questions, if you find my alterations sufficient I will have them formatted, printed and hand delivered on Friday. I have sent a large pdf of the site plan that is zoom-able, but I will format the paper copy to make it legible and to a verifiable scale.

Email me if you need to talk to me on the phone and I will call as soon as I can get to a phone. Usually 9:15am, noon and 3:15pm.

Thanks again,
Aaron Heath
AlasKind LLC
AlasKind LLC
Aaron Heath
278 Bias Drive East
Fairbanks, Ak 99712
AMCB License 13881

Narrative
AlasKind LLC intends to lease a built to suit 4200 ft² indoor farming and processing facility for marijuana cultivation. We will work diligently to be good neighbors while providing jobs for good honest people.

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Compost –
An outdoor compost area will be established with a centrally sloping concrete slab. This slab will drain to a sump that can be drained into our tail water holding tank when needed. Plant stems, other organic wastes, soil and some tail water when needed will be added to two alternating compost heaps. We will turn these heaps with a backhoe and, when fully composted, use this soil on the grounds for gardening and backfill.

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Our police response is the Alaska State Troopers
We have landline, cellular phone and internet coverage.

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DEAR PROPERTY OWNER
“INTERESTED PERSONS”

CU2017-023
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<thead>
<tr>
<th>Address</th>
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<td>PO BOX 74535</td>
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<td>Lindig Karl R</td>
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Planning Commission 149  September 19, 2017
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<td>Workman Charles E 80 B St Apt 304 Fairbanks, AK 99701</td>
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I. EXECUTIVE SUMMARY

The Department of Community Planning recommends APPROVAL of the conditional use request with two (2) conditions of approval and three (3) Findings of Fact in support of approval. The applicant has requested a conditional use permit to utilize a proposed new structure as 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).

II. GENERAL INFORMATION

A. Purpose
To request a guesthouse in the RR zone

B. Location
On the south side of Blessing Avenue, east of Nelson Road

C. Access
Blessing Avenue and Nelson Road

D. Size/PAN

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E. Existing Zone
RR/MHS/GWP

F. Existing Land Use
Single-Family Residential

G. Surrounding Land Use/Zoning

North: Zoning: RR/MHS/GWP
      Land Use: Residential

South: Zoning: RR/MHS/GWP
       Land Use: Residential
III. ZONING AND DEVELOPMENT HISTORY

The subject parcel was zoned Unrestricted Use (UU) with the adoption of Ordinance No. 67-34 on March 28, 1968. It was rezoned from UU to General Agriculture (GA) with Ord. No. 71-24, adopted on September 9, 1971. The subject parcel was then rezoned from GA to Rural Residential I (RRI) with Ord. No. 73-15, adopted on April 26, 1973. The RRI zone was rezoned to Rural Residential/Mobile Home Subdivision overlay (RR/MHS) with Ord. No. 88-010, effective April 25, 1988. The Groundwater Damage Protection overlay (GWP) was added to the subject parcel with the adoption of Ord. No. 99-055 on September 16, 1999.

FNSB Assessor records indicate that the existing single-family residence was constructed in 1982. At the time, the property was zoned RR1 but no zoning permit was issued. The
A single-family residence was constructed with a crawl space/basement, which became legal non-conforming with the adoption of Ord. No 99-055. The basement was determined to have affirmative recognition of grandfather rights on August 8, 2017 (GR2018-010).

IV. PROPOSED USE AND PROJECT INFO

The applicant proposes to utilize a new structure on the south half of the lot for a garage and office with a guesthouse on the second floor. An accessory structure containing a garage and a home occupation is a permitted use in the RR zone with the existing single-family residence. A zoning permit was issued for this structure, the accessory garage use, and the home occupation. To utilize the second floor as a second detached dwelling unit, or a guesthouse, requires a conditional use permit in the RR zone (FNSBC18.40.020(B)(9)). A guesthouse is defined in Title 18 as “an accessory building, designed as a detached dwelling unit subordinate in size to and located on the same lot as the principal single-family detached dwelling or mobile home it serves.”

Figure 1: Zoning Map
(Source: FNSB GIS)

Figure 1 shows the zoning of the surrounding area. There is RR zoning on all four sides of the subject property, with the GWP overlay to the west and the GWP and MHS overlays to the north, south, and east. RE-2 zoning is also in the area, to the northwest.
Figure 2: Surrounding Land Uses  
(Source: FNSB GIS, Parcels in yellow are residential uses, gray are vacant parcels)

Figure 2 shows the current land use of parcels in the surrounding area, based on the FNSB Assessor primary use designations. The properties directly adjacent to the subject property are residential. The surrounding area is predominantly residential in use, with some vacant parcels.

A septic system serves the existing residence. The proposed guesthouse will have a new septic system. An on-site well will serve the existing residence and new guesthouse. GVEA serves the parcel and parking is provided on site. The existing residence, with proposed 16’ by 24’ addition, is approximately 1,940 square feet. A zoning permit was issued on August 7, 2017 (ZP# 17856) for the 16’ by 24’ addition.

By definition in Title 18, a guesthouse must be “subordinate in size to and located on the same lot as the principal single-family detached dwelling or mobile home it serves.” The second story of the proposed detached accessory structure to be utilized as a guesthouse is approximately 1,344 square feet in size, which is smaller than the existing single-family residence on Lot 1, Block F. The property is in the GWP overlay zone, which prohibits the construction of new basements. No basement is proposed with the new structure or guesthouse.
Figure 3: Site Plan
(Source: Site plan by applicant, annotations by Community Planning staff for illustrative purposes.)

Figure 3 illustrates the proposed site plan provided by the applicant. The single-family residence is an existing one-story building with a crawl space/basement and a proposed 384 square foot addition. The existing crawl space does not contain living area but has a wall height greater than 4 feet and is a basement by Title 18 definition. The proposed accessory structure is 32 feet by 42 feet and will contain a garage and home office on the first floor, with the second floor being the guesthouse use.
The existing driveways and circulation areas are not proposed to be altered. At least two parking spaces will be available on site for the guesthouse use. Daily activities proposed are those associated with residential uses. The lot is 41,973 square feet in size, meeting the RR minimum lot size and providing sufficient space on site for the guesthouse use and associated parking.

The adjacent properties are all zoned residentially. The structure is not yet built but the application materials state that applicant is “aware of not having bright outside lights directed at the neighbor’s property.” The application materials show that outdoor lighting will comply with FNSBC 18.96.140, which states that “Lighting, glare and general illumination shall not be directed towards Residentially zoned properties other than that property from which the lighting, glare and general illumination originates.”

V. APPLICABLE APPROVAL CRITERIA

Conditional Uses are governed by FNSBC18.104.050(C) (Exhibit 1).

VI. Public Notice

There were 211 dear property owner notices mailed out and staff received one inquiry about this conditional use.

VII. Agency Comments

The FNSB Department of Community Planning contacted following agencies for comments:

- a. State Fire Marshal
- b. North Star Fire Service Area
- c. Alaska State Troopers
- d. Alaska Department of Transportation and Public Facilities (ADOT&PF)
- e. FNSB Rural Services
- f. Gordon Road Service Area
- g. Alaska Department of Environmental Conservation (ADEC) (Water/Wastewater Division)
- h. Golden Valley Electric Association (GVEA)

As of the date of this report, no agency comments returned have indicated concern or conflict with the proposed conditional use. All written comments are included in the “Agency Comments” section following this report.

VIII. STAFF ANALYSIS

A. Zoning and Comprehensive Plan Designation

A guesthouse is permitted by conditional use in the RR zone (FNSBC18.40.020(B)(9)). The RR zone is “intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available.” The RR zone also permits uses such as single-family residences, duplexes, home occupations, and
accessory uses with a zoning permit. Other conditional uses include day care facilities, school buildings, and professional offices. The RR zone has minimum required setbacks of 25 feet from all property lines.

The comprehensive plan area designation for the subject parcel is “Perimeter Area” and the land category is “Preferred Residential Land”. Perimeter Area is defined as “an area generally within a 10 to 20 minute travel time of urban destinations, and which contains primarily residential use; variable densities are encouraged providing they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities.” The area is also designated as “Preferred Residential Land”, which is defined as “[l]and determined to be more suitable than other lands for development because it is generally: a) on slopes of 20% or less, b) not designated wetlands, c) has a lower probability of containing detrimental permafrost conditions.”

The proposed conditional use will utilize an existing on-site well and a new septic system that meets DEC requirements for the guesthouse. Adequate water and sewer facilities exist for this use.

The application materials align with 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 proposed guesthouse is in a residential area and will not alter the character of the area. The RR zone allows for a duplex to be developed on the subject lot and the impact of this proposed guesthouse is expected to be similar to that residential use. The subject parcel is already developed with a single-family residence and staff transportation analysis shows that the guesthouse use will double the vehicle trips generated by the property from 9 per day to 18 per day, but that this is an overall minimal increase and the current transportation facilities are sufficient. Much of the surrounding properties are either residential in use or vacant. Additionally, the application aligns with Land Use Goal 3 “to have a variety of land uses that fit the diverse needs of the community” and Strategy 6 to “provide a variety of residential land use opportunities.” This conditional use would provide a small guesthouse residential unit, increasing the residential land use opportunities.

B. Transportation Facilities

Circulation and Transportation

The proposed conditional use will be residential in nature. The applicant states that “the activities that will happen onsite will be consistent with a small guest house.” At least two garage and two surface parking spaces have been provided on-site, exceeding the required one space for each dwelling unit. Blessing Avenue and Nelson Road provide access to the site and the property is in the Gordon Road Service Area.

The current use of the site is a single family residence. This use generates approximately 9 trips per day based on trip generation rates for a residence. The guesthouse land use is not expected to generate many vehicle trips, with an increase of approximately 9 vehicle trips per day for a second dwelling unit if constantly occupied. This use would double the

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amount of trips from the current single-family use, but is overall a small increase. A similar number of trips would be generated by a duplex, which is a permitted use in the RR zone.

The existing transportation facilities are sufficient to accommodate the traffic generated by this conditional use\(^2\). Blessing Avenue is a local road and is maintained by the Gordon Road Service Area. Nelson Road is a minor collector road and is maintained by ADOT & PF. Both roads are adequately sized to handle the increase of approximately 9 vehicle trip ends per day.

C. 18.104.050 (C) Hearing and Decision by the Planning Commission

(1) Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Purpose of FNSBC Title 18: The purpose of Title 18 is “to implement the Fairbanks North Star Borough comprehensive plan” (FNSBC 18.12.020). The comprehensive plan designation for the subject parcel is “Perimeter Area” and “Preferred Residential Land”. Perimeter Area is defined as “[a]rea generally within a 10 to 20 minute travel time of urban destinations, and which contains primarily residential use; variable densities are encouraged providing they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities.” The area is also designated as “Preferred Residential Land”, which is defined as “[l]and determined to be more suitable than other lands for development because it is generally: a) on slopes of 20% or less, b) not designated wetlands, c) has a lower probability of containing detrimental permafrost conditions.” The conditional use for a guesthouse would meet the comprehensive plan designations.

The application materials align with 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 proposed guesthouse is in a residential area and will not alter the character of the area. The RR zone allows for a duplex to be developed on the subject lot and the impact of this proposed guesthouse is expected to be similar to that residential use. The subject parcel is already developed with a single-family residence and staff transportation analysis shows that although the guesthouse would double the vehicle trips per day from 9 with the existing residence to 18 total, the existing facilities are sufficient to accommodate this increase. Much of the surrounding properties are either residential in use or vacant. Additionally, the application aligns with Land Use Goal 3 “to have a variety of land uses that fit the diverse needs of the community” and Strategy 6 to “provide a variety of residential land use opportunities.” This conditional use would provide a small guesthouse residential unit, increasing the residential land use opportunities.

With conditions as proposed, the proposed conditional use will be compatible with the existing uses in the surrounding area such as adjacent residential uses. Appropriate conditions will help mitigate impacts and increase compatibility.

Intent of FNSBC Title 18: The intent of Title 18 is “to protect private property rights, to promote the public health, safety and general welfare of the residents of the borough, and

\(^2\) Sections of this staff report involving transportation related reviews include comments and feedback from Donald Galligan, Transportation Planner, after a review of the application materials with FNSB Planner Stacy Wasinger.
This conditional use proposal is to utilize the second floor of a new structure as a guesthouse. The RR zone allows a variety of residential uses, including single-family and two-family residences and accessory uses. The public notification, public hearing procedures and approval criteria for conditional uses protect the property rights of the surrounding property owners.

Noise, odor, and dust concerns are not expected to be created by the guesthouse use. No stormwater runoff is expected beyond that from the roof of the new structure, which is proposed to be more than 40 feet from all property lines and will not discharge on to neighboring properties.

The proposed guesthouse is expected to generate approximately 9 additional vehicle trip ends from the existing single-family use and the existing transportation facilities are sufficient to serve the use. Blessing Avenue is a local road and is maintained by the Gordon Road Service Area. Nelson Road is a minor collector road and is maintained by ADOT & PF.

The application material and the narrative for this proposal demonstrate that it meets the intent of Title 18 because the public process for a conditional use helps protect property rights. With the conditions imposed, the application promotes the public health, safety and general welfare of the residents of the borough because the proposed use will be compatible with the existing surrounding land uses and zoning.

**Alaska State Statute and Other Ordinances:** The site is required to meet local, state, or federal requirements. Applicable agencies had an opportunity to review the application materials and no comments were received expressing concern about the conditional use. The proposed conditional use complies with the FNSB Comprehensive Plan and other ordinances.

(2) **Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;**

The applicant has demonstrated that the proposed conditional use has adequate power supply from GVEA. The subject site has an on-site well and a septic system for the existing residence. The proposed conditional use guesthouse will also be served by well and septic. Any additional new or modified septic system must meet ADEC requirements. Prior approval from DEC may not be required for a residential use but all required regulations, such as 100 foot separation between well and septic, must still be met. Staff recommends a condition that all appropriate ADEC reviews and approvals be obtained.

This use is expected to generate approximately 9 additional vehicle trip ends per day, which have minimal impact on existing transportation facilities. The driveway provides adequate access, parking meets Title 18 requirements, and the on-site circulation is adequate. The applicant states that the drive and parking areas are surfaced in compact gravel, meeting Title 18 requirements. Existing off-site transportation facilities are sufficient to accommodate
the trips generated. Blessing Avenue is a local road and is maintained by the Gordon Road Service Area. Nelson Road is a minor collector road and is maintained by ADOT & PF.

The proposed conditional use is in the North Star fire service area and the Gordon road service area. Waste materials are expected to be typical for residential uses and will be disposed of properly in borough transfer sites.

(3) Whether or not the proposed conditional use will protect the public health, safety and welfare.

With the conditions imposed, the application promotes the public health, safety and general welfare of the residents of the borough because the proposed use does not create traffic or fire hazards.

Noise, odor, and dust are not expected to be created by the guesthouse use. No water runoff is expected beyond that from the roof of the new structure, which is proposed to be more than 40 feet from all property lines. Stormwater runoff is expected to be absorbed on-site and will not discharge onto neighboring properties. The adjacent properties are all zoned residentially. The structure is not yet built but the application materials state that applicant is “aware of not having bright outside lights directed at the neighbor’s property.”

The proposed guesthouse is expected to generate approximately 9 additional vehicle trip ends from the existing use and the existing transportation facilities are sufficient to serve the use. Blessing Avenue is a local road and is maintained by the Gordon Road Service Area. Nelson Road is a minor collector road and is maintained by ADOT & PF.

The proposed conditional use will have a safe traffic flow because the existing transportation facilities are adequate for any additional trips generated. The proposed conditional use is not expected to impede vehicular and pedestrian traffic on the surrounding roads. The existing driveway will be utilized and sufficient parking and maneuvering space is available on site.

The site is within the North Star Fire Service Area. The proposed building meets the RR setback requirement of 25 feet from all property lines, which provides some fire separation distance as well. Staff received no comment from the Fire Service Area Chief or the State Fire Marshal regarding this conditional use.

Because this conditional use approval is for a particular use of the said property, a change in the site plan or expansion may result in increased impacts or trigger a public health, safety and welfare concern which have not been analyzed as part of this conditional use permit. Therefore, Community Planning staff recommends a condition to file final site design plans with Community Planning to ensure compliance with Planning Commission approved site plan and conditions. If modifications are made in the final site design plans, an amendment to the conditional use permit may be required.

IX. RECOMMENDATION

Based on the staff analysis, the Department of Community Planning recommends **APPROVAL** of the conditional use permit request for a guesthouse on Lot 1, Block F, Gordon Subdivision Third Addition in the RR/MHS/GWP zone with two (2) conditions.
X. CONDITIONS

1. Prior to the commencement of operations, 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. The applicant or holder of this conditional use permit shall obtain any required formal plan review by the State of Alaska Department of Environmental Conservation (ADEC), Division of Water, Wastewater Discharge for new or modified septic systems and shall comply with all recommendations and/or requirements resulting from the plan review.

2. If any modifications are made to the site plan or layout or size of the building, the applicant or holder of this conditional use permit 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).

XI. FINDINGS OF FACT

The Department of Community Planning further recommends the following Findings of Fact in support of approval:

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 RR zone.
   
a. The conditional use is consistent with the Perimeter 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 Land Use Goal 3 “to have a variety of land uses that fit the diverse needs of the community” and Strategy 6 to “provide a variety of residential land use opportunities.”

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 allowing a land use compatible with the existing surrounding uses. Additionally, no traffic hazards, fire hazards, or other safety hazards will be created by the conditional use.

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 subject site has an existing on-site well and septic system. The conditional use will be served with on-site well and septic.
b. The site is served by the North Star Fire Service Area and the Gordon Road Service Area.

c. The conditional use is expected to generate approximately 9 additional vehicle trips but existing facilities are adequate for any additional trips. Blessing Avenue is a local road and is maintained by the Gordon Road Service Area. Nelson Road is a minor collector road and is maintained by ADOT & PF. The use will not impede vehicular and pedestrian traffic on the surrounding roads because they have adequate capacity for current and future vehicular trips.

d. Adequate on-site parking is provided that meets Title 18 requirements.

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

   a. It is compatible with the existing adjacent land uses and the existing residential use of the site.
   b. No noise or odor impacts are expected beyond general residential uses.
   c. Lighting is not directed at any residually zoned parcel.
   d. The conditional use does not create any fire, traffic, or public safety hazards.
   e. No off-site stormwater runoff is expected as a result of the conditional use. Runoff is expected to be absorbed on-site and will not discharge on to neighboring properties.

**DRAFT PLANNING COMMISSION MOTION:**

I move to approve the Conditional Use Permit for a guesthouse on Lot 1, Block F, in the RR/MHS/GWP zone with two (2) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval.
18.104.050 Procedures for conditional uses.

C. Hearing and Decision by the Planning Commission. The planning commission shall review, hear and decide whether or not to approve a request for a conditional use. The planning commission shall also consider and adopt findings in each of the following:

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

The planning commission may approve or deny a conditional use request or may approve a conditional use request with conditions to ensure the protection of the public health, safety and welfare. Such conditions may relate to any, or more, of the following: traffic flow and access requirements, lighting, pedestrian movements, time limits for commencing or ceasing use.
South portion of subject parcel

Existing single-family residence and addition
Public Hearing sign posted August 29, 2017, from Nelson Road

Public Hearing sign posted August 29, 2017, from Blessing Avenue
Stacy Wasinger

From: Michael Bredlie
Sent: Monday, August 14, 2017 5:09 PM
To: Stacy Wasinger
Subject: Re: CU2018-002 (3789 Blessing Drive)

No comments.

> On Aug 14, 2017, at 3:30 PM, Stacy Wasinger <SWasinger@fnsb.us> wrote:
> Good afternoon,
> The FNSB Department of Community Planning has received an application request for a conditional use permit for a guesthouse located at 3789 Blessing Drive in the Rural Residential (RR) zone. The lot has an existing single-family residence and the conditional use application proposes to use the second floor of a new detached accessory structure for the guesthouse. The ground floor of the new structure would be a garage and an office. Attached are the application and narrative, as well as a report containing basic information for the property. This application is currently scheduled for a public hearing before the Planning Commission on September 19, 2017.
> This information is being sent to you for review and comment, if any, because the property is potentially in your agency review area. If there is someone else that would be more appropriate to review this application, please feel free to forward it or let me know. If possible, please return any written comments by Friday, August 25, 2017. If you have any questions, please don’t hesitate to contact me.
> Thanks,
> Stacy
>
> Stacy Wasinger
> Planner III | FNSB Community Planning
> swasinger@fnsb.us<mailto:swasinger@fnsb.us>
> 907-459-1262
> Fairbanks North Star Borough
> PO Box 71267 / 907 Terminal Street
> Fairbanks, AK 99707-1267
> <CU2018-002_Emery_App_AgencyComment.pdf>
> <CU2018-002_PAN0133965.pdf>
APPLICATION MATERIAL SUBMITTED ON

July 27, 2017
**CONDITIONAL USE PERMIT APPLICATION**

**File No.** 042018-002

**FEES:**
- $800 conditional use permit application
- $200 sign deposit (check or cash only)

**Applicant:**
- **Contact Name:** William L. Emery
- **Business Name:**
- **Mailing Address:** 3789 Blessing Ave, North Pole, AK 99705
- **Phone:** 907-488-2825
- **Cell:** 714-606-3909
- **E-mail:** william.l.emery@hotmail.com

**Property Owner:**
- **Name:** Same
- **Mailing Address:**
- **City, State Zip:**
- **Phone:**
- **Cell:**
- **E-mail:**

**Property Information:**
- **Property Description:** Gordon Sub, Gordon 3, Block F Lot A
- **Street Address:** 3789 Blessing Ave
- **Lot Size:** 41973
- **Parcel Account Numbers (PAN):** 0133965
- **Zoning District:** RR-MHS/Gwp
- **Existing Use(s):** Single-family dwelling

**Conditional Use Request Information:**
- **Proposed Use(s):** Guest house
- **Request Description and Reasons for the Request:** 32' by 42' with the addition of a 2nd floor with sleeping quarters.

**APPLICANT SIGNATURE:** William L. Emery **DATE:** 7-25-17

**OWNER SIGNATURE (if different):**

If the applicant is not the sole property owner, written consent of all property owners must be provided (FNSBC 18.104.050(B)).
Guest House Conditional Use Permit Application
William L Emery
3789 Blessing Avenue
North Pole, Alaska 99705

July 25, 2017

The following are responses to the questions asked on the Conditional Use Permit Application for a Guest House. The location & property lines, location and dimensions of utility easements including section line easements, name & access road and other roads along with widths of all right-of-ways, the location & dimensions of all existing buildings structures have been included on attached drawings. Uses of existing and proposed buildings, uses of all existing & proposed buildings and structures, setback distances of all existing and proposed buildings from property lines, distances between all existing and proposed buildings, location of well and septic on site, location and dimensions of all existing and proposed signage have been included in our attached drawings. As the guest house has not been built yet, aside from being aware of not having bright outside lights directed at the neighbor’s property, we will keep this in mind and will make sure that we do not have bright lights. There will not be any dumpsters on site, there will not be a security fence or gate, the surface material for driveway is gravel, the parking will allow for at least two or three parking spaces for the guest house, there is not a loading area other than there will be a walkway to the enclosed stairs of the guest house, there are not obstructions in the parking areas, the location of proposed landscaping is not applicable, existing is not applicable, there is not any buffer open space area, the vehicle maneuvering diagram is not applicable, the floor plan is attached. The number of employees expected is not applicable, the type and frequency of vehicles will be no more than two or three vehicles for the guest house, the hours of operation are non applicable, the activities that will happen onsite will be consistent with a small guest house, the phases of development are non applicable, the impact of the proposed use that could impact would be bright outside lights, that we are aware of, there will not be any chemicals used onsite, the energy sources will be Golden Valley Electric Association for electricity, the water source will be the existing well, the sewage disposal will be a septic system, other public utilities will be cable television and WI-FI.

FNSB 18.104.050(CC)
Question 1
The guest house will meet the comprehensive plan by providing residential opportunities.

Question 2
The guest house will have water, septic and driveway access and is located in the Gordon Subdivision Road Service.
Question 3
The guest house will not impact public health, safety or welfare of any residents or neighbors.

Please accept my application and request for Conditional Use Permit. If you have any questions, please let me know and I will be happy to answer them.

Thank you.

Sincerely,

William L. Emery
DEPOSIT / REFUND FORM
PUBLIC NOTICE SIGN DEPOSITS & EXPERT REVIEW DEPOSITS

FILE/CASE #: CU2018-002

DEPOSITS

SIGN DEPOSIT ☐ EXPERT REVIEW DEPOSIT ☐ (see box below)

Sign # ☐
(if required)

DATE Prepared: 11/27/17

Prepared By: Stacy Wasinger
Fairbanks North Star Borough

Contact Phone #: 907-456-2825

RECEIPT Number: 47-3532

PAID By: Cash ☐ Check ☐# Credit Card ☐ Last 4 digits #: 8285

I understand that I owe the actual cost for the expert review of my telecom application and that this is only a deposit towards the cost.

__________________________
(applicant initials)

REFUNDS

Sign Returned: Date:_________________________ Initiate Refund: ☐YES ☐NO

Staff who took sign in: ________________________

Additional Damage Yes ☐ No ☐ Partial Refund ☐ Yes $_______

Describe ____________________________________ Applicant Initial ________________

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.
W:\Community Planning\AdminForms & Handouts\FY18\Applications\Application_CUP.docx Revised 4/2017
Southport

1631 sq. ft.

Main Level

- Garage: 20' x 24'
- Office: 12' x 10'
- Bath
- Laundry

Upper Level

- Master Bedroom: 11' x 14'
- Bedroom 2: 11' x 12'
- Kitchen - Dining: 10' x 14'
- Great Room: 17' x 17'
- Powder Room: 4' x 4'

More designs available at www.nlc.ca

NOTE: Artist's renderings do not reflect actual home specifications.
APPLICATION MATERIAL SUBMITTED ON August 30, 2017
PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA

FORTH JUDICIAL DISTRICT

I, William L. Emery, being first duly sworn, depose and state that:
1. I have submitted an application identified as guest house).
2. I have posted and will maintain public notice sign # in accordance with the following provisions:
   a. Sign is posted on the property on which my request for rezone, conditional use or variance has been made.
   b. Sign is clearly visible from streets and roads.
   c. Sign will be maintained free of snow or other materials which impede readability.
   d. Sign is posted between an elevation of 2' and 8' above ground level and no farther than 50' from the edge of the road to further ensure readability from streets.
   e. Sign was posted on 8-29-17 (date) and complies with posting requirements of 20 days prior to the public hearing date.
   f. I shall return the sign to the FNSB Department of Community Planning within 10 days following the final public hearing.
3. I understand a refund check of $200.00 (the amount I have deposited for said sign) will be issued 7-10 days following return of the sign providing that sign is returned in usable condition. I further understand I may receive only partial refund if the sign is damaged when returned to the Borough.
4. This document is null and void when necessary action has been completed as provided in Item #2.

William L. Emery

[Signature]

[Print Name and Address of Affiant]

SUBSCRIBED AND SWORN TO BEFORE ME on this 20th day of August.

Christina Baker
Notary Public in and for Alaska

Commission Expires

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.
DEAR PROPERTY OWNER
“INTERESTED PERSONS”

CU2018-002
GORDON 2, BLOCK: A, LOT: 01
2586 Diamond Street Land
Trust
607 Old Steese Hwy Ste B#146
Fairbanks, AK 99701

MATT ESTATES, LOT: 01&
Acs of The Northland Inc
C/o Tax Department
600 Telephone Ave MS 8
Anchorage, AK 99503

SHELIE ACRES, BLOCK: 04, LOT: 01
Anderson Cheryl
PO BOX 57022
North Pole, AK 99705

GORDON 2, BLOCK: B, LOT: 04
Arctic Estates Llc
PO BOX 56013
North Pole, AK 99705

GORDON 2, BLOCK: D, LOT: 12
Armstrong Arthur A
PO BOX 56607
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 02
Armstrong Construction Inc
PO BOX 56607
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 13
Armstrong David Allen
PO BOX 466
Ester, AK 99725

2S 2E, SEC: 12, TAXLOT: 1226
Armstrong Steven Jay
Armstrong Gina Elaine
2493 Nelson Rd
North Pole, AK 99705

GORDON 3, BLOCK: H, LOT: 07
Atwood Business Llc
28233 NE 147th Ct
Duvall, WA 98019

GORDON 2, BLOCK: B, LOT: 11
Ashbach Amy
PO BOX 58753
Fairbanks, AK 99711

MATT ESTATES, LOT: 01B
Ashlock Charles E
Ashlock Sharon S
2107 Mavencamp Cir
North Pole, AK 99705

GORDON, BLOCK: 01, LOT: 05
Auton Trevor
PO BOX 55581
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 02
Bee Stephen E
Mocallister Bee Pamela J
440 Steamboat Landing Rd
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 05
Bell Richard L Jr
Bell Margarita
3750 Helensdale Ave
North Pole, AK 99705

GORDON 2, BLOCK: B, LOT: 05
Berka Lewis A Jr
Berka Alicia A
2630 Gold St
North Pole, AK 99705

GORDON, BLOCK: 01, LOT: 07
Berry Sandy F
2596 Nelson Rd
North Pole, AK 99705

GORDON 3, BLOCK: D, LOT: 06
Binkley Brian David
Binkley Megan Leigh
2567 Micah Rd
North Pole, AK 99705

GORDON 2, BLOCK: F, LOT: 05
Binkley David G
Binkley Claudia B
5302 Market Ave N
Canton, OH 44714

GORDON 2, BLOCK: A, LOT: 12
Bixler Jennifer L
Bixler Eric C
PO BOX 56356
North Pole, AK 99705

GORDON 2, BLOCK: E, LOT: 09
Bowswood William
3932 Branch Ave
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 15
Brenengen William
Brenengen Melanie
2580 Roxanne Ct
North Pole, AK 99705

GORDON, BLOCK: 01, LOT: 06
Britton Howard
Britton Lou
2804 Nelson Rd
North Pole, AK 99705

SHELIE ACRES, BLOCK: 03, LOT: 07
Buentello Rusty C
Buentello Toni M
2520 Houghton Hill Dr
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 07
Burgess Alan T
Burgess Cynthia A
3830 Lyle Ave
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 08
Butcher Derek
4122 Ryan Ave
Billings, MT 59101

WELLS, BLOCK: 01, LOT: 04
Cadrette Matthew P
Cadrette Tina M
2378 San Agustin Dr
North Pole, AK 99705

GORDON 3, BLOCK: E, LOT: 04
Campbell Lavoun Myra Trust
3911 Kensington Ave
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 04
Cannonica Lilia A
PO BOX 81385
Fairbanks, AK 99708

GORDON 3, BLOCK: H, LOT: 06
Carpentino James
Carpentino Susan
3846 Blessing Ave
North Pole, AK 99705

ANGELAS ACRES, BLOCK: B, LOT: 02
Campbell Lavoun Myra Trust
3911 Kensington Ave
North Pole, AK 99705

GORDON, BLOCK: 01, LOT: 06
Britton Howard
Britton Lou
2804 Nelson Rd
North Pole, AK 99705

Sheltie Acres, Block: 03, Lot: 07
Buentello Rusty C
Buentello Toni M
2520 Houghton Hill Dr
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 07
Burgess Alan T
Burgess Cynthia A
3830 Lyle Ave
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 08
Butcher Derek
4122 Ryan Ave
Billings, MT 59101

WELLS, BLOCK: 01, LOT: 04
Cadrette Matthew P
Cadrette Tina M
2378 San Agustin Dr
North Pole, AK 99705

GORDON 3, BLOCK: E, LOT: 04
Campbell Lavoun Myra Trust
3911 Kensington Ave
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 04
Cannonica Lilia A
PO BOX 81385
Fairbanks, AK 99708

GORDON 3, BLOCK: H, LOT: 06
Carpentino James
Carpentino Susan
3846 Blessing Ave
North Pole, AK 99705
GORDON 2, BLOCK: C, LOT: 05  
Carson Yueh Y  
2588 Silver St  
North Pole, AK 99705

GORDON 3, BLOCK: G, LOT: 02  
Chace William & Joyce Family Trust  
PO BOX 55931  
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 08  
Chiarelli Jay  
Chiarelli Tamra  
2553 Houghton Hill Dr  
North Pole, AK 99705

2S 2E, SEC: 12, TAXLOT: 1205  
Clark Douglas C  
3803 Dubia Rd  
North Pole, AK 99705

MATT ESTATES, LOT: 01A  
Clark Robert W  
3775 Gretas Ln  
North Pole, AK 99705

WELLS, BLOCK: 01, LOT: 01  
Clemmons Brandon  
Clemmons Kaycee  
3785 Helensdale Ave  
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 01  
Cobian Maria L  
PO BOX 56253  
North Pole, AK 99705

DEAN, LOT: 07  
Colboch Steven Lloyd  
Colboch Bethany A  
2412 Angie Way  
North Pole, AK 99705

GORDON 3, BLOCK: E, LOT: 01  
Coleman Danny  
PO BOX 56912  
North Pole, AK 99705

MATT ESTATES, LOT: 05B  
Coleman Living Trust  
PO BOX 73556  
Fairbanks, AK 99707

VANDENBERG PROPE, LOT: A-1  
Conant Grace R  
PO BOX 55011  
North Pole, AK 99705

CODY ACRES, LOT: 11  
Conover Scott A  
Conover Beverly R  
PO BOX 55628  
North Pole, AK 99705

MATT ESTATES, LOT: 16  
Constantine Edward  
Constantine Marialice P  
PO BOX 4733  
Eielson Afb, AK 99702

GORDON 3, BLOCK: F, LOT: 04  
Cooper Joshua G  
Psc 333 BOX 111  
Apo, AP 96251

GORDON 3, BLOCK: F, LOT: 05  
Core Matthew A  
Abbott Tabitha L  
3831 Blessing Ave  
North Pole, AK 99705

GORDON 3, BLOCK: D, LOT: 03  
Crosby Chad M  
Crosby Vanessa  
22278 Royce Ln  
Waynesville, MO 65583

SHELTIE ACRES, BLOCK: 03, LOT: 08  
Cruz Brandon Robert Keola  
Cruz Michelle Lynn  
3679 Helensdale Ave  
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 14  
Davila Christina R  
Croskrey Jason R  
3841 Branch Ave  
North Pole, AK 99705

CODY ACRES, LOT: 04  
Davis Paul D  
Davis Alice K  
PO BOX 56259  
North Pole, AK 99705

2S 2E, SEC: 12, TAXLOT: 1255  
Denny Dallas E  
3691 Lolly Dr  
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 09  
Dittman Henry M  
Dittman Linda J  
3809 Branch Ave  
North Pole, AK 99705

MATT ESTATES, LOT: 09  
Doody Dianne A  
Lunney Travis S  
PO BOX 55495  
North Pole, AK 99705

GORDON 2, BLOCK: D, LOT: 09  
Downey Devan P  
3866 Branch Ave  
North Pole, AK 99705

MATT ESTATES, LOT: 08A  
Dulany Vernon C  
Dulany Patricia F  
2745 Gretas Ln  
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 03, LOT: 09  
Dunn Laurence C  
Dunn Barbara  
PO BOX 56563  
North Pole, AK 99705

SMITH PROP 2S 2E, LOT: A  
Ellis Leroy J  
3371 Lolly Dr  
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 01  
Emery William L  
3789 Blessing Ave  
North Pole, AK 99705

DEAN, LOT: 05B  
Emnett Larry Joseph  
PO BOX 75636  
Colorado Spgs, CO 80970

GORDON 3, BLOCK: D, LOT: 08  
Evans David J  
Evans Jennifer L  
3861 Kensington Ave  
North Pole, AK 99705

GORDON 2, BLOCK: D, LOT: 14  
Farren William M II Et Al  
2088 Becker Ridge Rd  
Fairbanks, AK 99709

Planning Commission 190  
September 19, 2017
GORDON 2, BLOCK: B, LOT: 03
Fausnaugh Drexell F
Fausnaugh Anna K
PO BOX 57405
North Pole, AK 99705

MATT ESTATES, LOT: 15
Fitts James A Jr
PO BOX 56741
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 11
Fritz Rocio M
2605 Diamond St
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 03, LOT: 06
Gilson Daniel J
Gilson Barbara A
2538 Houghton Hill Dr
North Pole, AK 99705

WELLS, BLOCK: 01, LOT: 02
Hall Jonathan M
Hall Carrie J
2535 Nelson Rd
North Pole, AK 99705

CODY ACRES, LOT: 17
Hicks Joshua M
3750 Aune Ct
North Pole, AK 99705

GORDON, BLOCK: 01, LOT: 08
Huesties Marie A
3768 Gretas Ln
North Pole, AK 99705

2S 2E, SEC: 12, TAXLOT: 1232
Hunter James T
Hunter Marlyne L
PO BOX 56254
North Pole, AK 99705

GORDON 3, BLOCK: D, LOT: 04
Foster David A
3821 Kensington Ave
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 01, LOT: 05
Fowler Keith A
Fowler Laurie A
593 Feliz St
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 11
Garcia Gabriela A Et Al
3037 Merion Dr
Ontario, CA 91761

SHELTIE ACRES, BLOCK: 03, LOT: 01
Fitz James A Jr
Fitz Mary V
PO BOX 56741
North Pole, AK 99705

MATT ESTATES, LOT: 04
Garcia Gabriela A Et Al
PO BOX 56741
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 03, LOT: 06
Gerber Daniel J
Gerber Lauren A
PO BOX 57233
North Pole, AK 99705

GORDON: BLOCK: 01, LOT: 08
Huesties Marie A
Huesties Marty L
Huesties Mildred A
3768 Gretas Ln
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 07
Henthorn Glenn J
11509 Misty Isle Ln
Riverview, FL 33579

CODY ACRES, LOT: 10
Hoke Asha
Hoke Steven
2631 Old St
North Pole, AK 99705

CODY ACRES, LOT: 02
Howard Thomas A
Howard Julie Ann
PO BOX 56601
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 06
Green Lancer L
PO BOX 55376
North Pole, AK 99705

GORDON 2, BLOCK: A, LOT: 11
Hadlock James D
Hadlock Jacqueline J
PO BOX 4649
Eielson Afb, AK 99702

MATT ESTATES, LOT: 11B
Halbert Samuel E
2665 Freeman Rd
North Pole, AK 99705

GORDON 3, BLOCK: G, LOT: 12
Harmon Jennifer K
Nachtrieb Darin C
2554 Shavano Ln
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 04
Harris Thomas E II
3760 Helensdale Ave
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 10
Haydon Mary
PO BOX 70555
Fairbanks, AK 99707

CODY ACRES, LOT: 18
Huesties Marty L
Huesties Mildred A
3768 Gretas Ln
North Pole, AK 99705

GORDON 3, BLOCK: F, LOT: 07
Hunt Phillip L II
Hunt La Juanna K
PO BOX 56837
North Pole, AK 99705

Hunt Phillip L II
Hunt La Juanna K
PO BOX 56837
North Pole, AK 99705

DEAN, LOT: 05A
Hutchings Kerry E
1360 S Fairway Ave
Springfield, MO 65804

CODY ACRES, LOT: 01
Imbach Shawn Kevin
Imbach Diana Jean
3777 Aune Ct
North Pole, AK 99705

Planning Commission 191 September 19, 2017
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<th>Meyer Paul</th>
<th>3737 Aune Ct</th>
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<td>Murphy Shawn A</td>
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<td>Oleary Curtis F Jr</td>
<td>PO BOX 55630</td>
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| BLOCK: F | WELLS, BLOCK: 02 | LOT: 08 | |
| LOT: 08 | Pathkamara Marten W | 3720 Helensdale Ave | North Pole, AK 99705 |
| BLOCK: 02 | WELLS, BLOCK: 02 | LOT: 08 | |
| LOT: 08 | Pathkamara Sherri L | 3720 Helensdale Ave | North Pole, AK 99705 |

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<td>Peters Darlene L</td>
<td>PO BOX 56611</td>
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<td>Potwin Lori Ann</td>
<td>PO BOX 4578</td>
<td>Eielson Alb, AK 99702</td>
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MATT ESTATES, LOT: 17B
Rehmer Ryan S
Rehmer Lynn M
3760 Gretas Ln
North Pole, AK 99705

GORDON 2, BLOCK: B, LOT: 12
Rice Terry S
PO BOX 80881
Fairbanks, AK 99708

MATT ESTATES, LOT: 07
Rider Christopher R
Rider Lesley A
2525 Nellie Ct
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 03, LOT: 02
Robbins Kenneth J
PO BOX 56543
North Pole, AK 99705

GORDON 2, BLOCK: B, LOT: 02
Rogstad Dustin F
Rogstad Katherine
Psc 103 Box 2991
Apo, AE 09603

SHELTIE ACRES, BLOCK: 03, LOT: 03
Robinson Douglas A
2211 S 15th St
Phoenix, AZ 85034

GORDON 2, BLOCK: C, LOT: 07
Rogstad Dustin F
Rogstad Katherine
Psc 103 Box 2991
Apo, AE 09603

GORDON 2, BLOCK: C, LOT: 06
Snyder Randy C
Snyder Pamela A
PO BOX 57306
North Pole, AK 99705

2S 2E, SEC: 12, TAXLOT: 1216
Roggenbuck Russell
Roggenbuck Danielle
3720 Dubia Rd
North Pole, AK 99705

RIDER 2, BLOCK: B, LOT: 02
Rider Christopher R
Rider Lesley A
2525 Nellie Ct
North Pole, AK 99705

GORDON 3, BLOCK: D, LOT: 02
Rose Dianna L
Rose Richard R
3799 Kensington Ave
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 01, LOT: 04
Sponseller Tim A
Sponseller Luisa L
2590 Silver St
North Pole, AK 99705

2S 2E, SEC: 12, TAXLOT: 1221
Siler Mark S
Siler Robbyn R
PO BOX 56636
North Pole, AK 99705

GORDON 3, BLOCK: D, LOT: 05
Sadler Brenda A
PO BOX 57045
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 06
Secretary of Housing & Urban
C/o Info Syst & Ntwrk Corp
Shepherd Mall Office Complex
2401 NW 23rd St Ste 1D
Oklahoma City, OK 73107

CODY ACRES, LOT: 03
Schleicher Jodi L
Schleicher Steven L
3761 Aune Ct
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 12
Shelden Shane G
PO BOX 58217
Fairbanks, AK 99711

CODY ACRES, LOT: 19
Sherman Donald E
Sherman Bethany L
3766 Aune Ct
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 07
Secretary of Housing & Urban
C/o Info Syst & Ntwrk Corp
2401 NW 23rd St Ste 1D
Oklahoma City, OK 73107

SHELTIE ACRES, BLOCK: 02, LOT: 03
Skretkowicz James John
2605 Houghton Hill Dr
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 07
Sheldon Marveric
Shelton Alexandria
3730 Hensdale Ave
North Pole, AK 99705

CODY ACRES, LOT: 05
Sible Casey A
Sible Kourtry L
3745 Aune Ct
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 08
Sullivan Christina Lynn
PO BOX 55804
North Pole, AK 99705

CODY ACRES, LOT: 15
Simington Kenneth R
PO BOX 57193
North Pole, AK 99705

WELLS, BLOCK: 02, LOT: 03
Simmons Michael L
Simmons Billie J
3770 Hensdale Ave
North Pole, AK 99705

GORDON 2, BLOCK: C, LOT: 07
Skelly Richard A
Skelly Ruhama J
2610 Silver St
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 02
Stalin Jesse E
Stalin Sarah
3711 Lolly Dr
North Pole, AK 99705

GORDON 2, BLOCK: D, LOT: 13
Snyder Randy C
PO BOX 57306
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 06
Sponseller Tim A
Sponseller Luisa L
2590 Silver St
North Pole, AK 99705

YUKON 1, LOT: 22
Strandberg Kirt A
PO BOX 55618
North Pole, AK 99705

GORDON 1, BLOCK: 01, LOT: 15
Stolin Gary M
7431 Wade Cir
Anchorage, AK 99518

DEAN, LOT: 06
Stone Neil J
Stone Kimberly A
3835 Decker Blvd
North Pole, AK 99705

GORDON 2, BLOCK: C, LOT: 06
Sponseller Tim A
Sponseller Luisa L
2590 Silver St
North Pole, AK 99705

YUKON 1, LOT: 22
Strandberg Kirt A
PO BOX 55618
North Pole, AK 99705

SHELTIE ACRES, BLOCK: 02, LOT: 02
Sullivan Christina Lynn
PO BOX 55804
North Pole, AK 99705

Planning Commission 194 September 19, 2017
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<td>Williams Tammy L</td>
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