FNSB PLANNING COMMISSION
BOROUGH ASSEMBLY CHAMBERS
APRIL 24, 2018 ACTION MEMO
6:00 pm

Please refer to Planning Commission Rule #25: Any action taken during this meeting is subject to reconsideration during this meeting or at the next. A request for reconsideration at the next meeting must be submitted in writing by a Planning Commissioner (who voted on the prevailing side) by the close of business the day following the meeting.

Roll Call, Opening Statements, Agenda and *Consent Agenda.

Commissioners Present: Chris Guinn Mike Stepovich
                        John Perreault Charles Whitaker
                        David Brandt Eric Muehling
                        Wendy Presler Patricia Thayer
                        Robert Peterson

Commissioners Absent & Excused: Mindy O’Neall Doug Sims

APPROVAL OF THE AGENDA AND CONSENT AGENDA

*MINUTES


Audio Track 2

AGENDA AND CONSENT AGENDA APPROVED

QUASI-JUDICIAL HEARINGS

1. CU2018-012: A request by Ainley International Memorial Fund LLC for conditional use approval of a natural resource extraction use (gravel extraction pit) in the Light Industrial with Special Limitations (LI-SL), Groundwater Damage Protection (GWP) overlay, and Waterways Protection (WP) overlay zone on Tract B, North Star II Subdivision (located north of Old Richardson Highway, south of Blanket Boulevard, and south of Richardson Highway). (Staff Contact: Stacy Wasinger)

Audio Track 2,3

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 permit from Alaska Department of Transportation and Public Facilities and shall comply with all recommendations and/or requirements resulting from the permit. The intersection of the driveway/Psalms Boulevard at Buzby Road shall be constructed to the standard determined by ADOT & PF.

   b. The applicant or holder of this conditional use permit shall obtain any required Jurisdictional Wetlands Determination and/or permit from the US Army Corps of
Engineers and shall comply with all recommendations and/or requirements resulting from the review and permit.

c. The applicant or holder of this conditional use permit shall obtain any required permit from Alaska Department of Environmental Conservation and shall comply with all recommendations and/or requirements resulting from the permit.
d. The applicant or holder of this conditional use permit shall obtain any required permit from Alaska Department of Natural Resources and shall comply with all recommendations and/or requirements resulting from the permit.

2. Hours of operation shall be limited to the hours of 7 am through 6 pm, Monday through Friday and 8 am to 5 pm, Saturday and Sunday.

3. Existing vegetation shall not be removed in the primary buffer area within 33 feet from the ordinary high water mark of Beaver Springs Creek and the area 25 feet from all other property lines. No more than 50% of existing vegetation shall be removed in the secondary buffer area from 33 feet to 66 feet from the ordinary high water mark of Beaver Springs Creek.

4. Blanket Boulevard shall not be utilized by truck traffic associated with the conditional use with the exception of local deliveries within the city limits of North Pole.

5. If any modifications are made to the site plan, proposed equipment, or operational characteristics of the gravel extraction use, 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).

FINDINGS OF FACT

1. The proposed conditional use will conform to the intent and purpose of Title 18 and of other ordinances and state statutes because it is consistent with the Comprehensive Plan.

a. The conditional use is consistent with the Mixed Commercial/Office/Residential designation. The special limitations on the LI zone make the LI zone compatible with the “Mixed Commercial/Residential/Office” land use designation because they limit the uses predominately to those that are permitted in the GC zone while also allowing the property owner the option to apply for a conditional use for resource extraction. Although a gravel pit is not a specifically listed use in this designation, it will help serve the future subdivision and community by providing commercially available material to help build roads for future housing, including housing to serve anticipated expansions. Additional limitations and conditions make the proposed use more compatible with the surrounding land uses and zoning, such as hours of operation, length of use, and additional buffers.

b. The purpose of Title 18 is met because the gravel pit use with conditions supports Land Use Goal 4, Strategy 10, Action B of the FNSB Regional Comprehensive Plan to “Develop a pattern of compatible land uses and either separate, transition, or buffer incompatible land uses… Where Borough permitting is required for the extraction of sand, gravel, peat, placer and hard rock mining, the following guidelines should be used” and conditions address the specific criteria.

c. The intent of Title 18 will be met with the conditions imposed. The conditional use process will protect private property rights and promote public health, safety, and welfare.

d. The applicant has provided information sufficient to show they intend to meet all local, state, and federal laws.
2. With the conditions imposed, there are adequate existing or proposed transportation facilities serving the site. Other facilities and public services are also available to adequately serve the proposed conditional use.

   a. The subject site does not require a septic system. The conditional use will be served with hauled water as needed.
   b. A generator provides adequate energy source. The site is also within the GVEA service area if required.
   c. The site is served by the City of North Pole for public services.
   d. The proposed conditional use is expected to generate up to 50 vehicles (100 trip ends) per day during peak construction season. Most of this traffic will be heavy commercial truck traffic, as dump trucks transport excavated gravel off-site. The current primary access is a private driveway across the applicant’s adjacent property to the east to Buzby Road. Buzby Road is a major collector road maintained by ADOT & PF; Buzby Road is adequate for the traffic generated, but ADOT & PF expects to review the intersection at Buzby Road for the change in use/intensity. The intersection will likely be required to be constructed to a commercial standard by ADOT & PF permitting whether the intersection at Buzby Road is a private driveway or a public ROW. A proposed platting action would dedicate Psalms Boulevard, which would be a collector road through a residential area and will ultimately be maintained by the City of North Pole. With the platting action, construction of Psalms Boulevard to Title 17 standards will be required as lots are created that take primary access off this dedicated public ROW. Pursuant to proposed modifications to the development agreement with the City, the developer will retain maintenance responsibility for Psalms Boulevard until such time as 80% (36 lots) of the proposed residential lots 1-45 are sold. At that time, the road is expected to be constructed to City standards and the City will take over maintenance. Trucks will be limited to 3 per hour thereafter. Appendix F of the Development Agreement between the City of North Pole and the developer requires certain maintenance by the developer until such time that the City of North Pole assumes maintenance responsibility. Adequate space is available on-site for any vehicles to park and to maneuver on-site.

3. With the conditions imposed, the conditional use will protect public health, safety, and welfare because of adverse impacts are mitigated.

   a. Conditions regarding vegetative buffers and hours of operation, as well as a sunset date on the gravel pit operation make the use compatible with the existing adjacent land uses for noise, dust, and lighting impacts.
   b. No off-site stormwater runoff is expected as a result of the conditional use. Sedimentary and other runoff is expected to be absorbed on-site if the recommended condition requiring a 66 foot buffer is imposed from Beaver Springs Creek and 25 foot buffer from other property lines. It will not discharge on to neighboring properties.
   c. Dust is mitigated with on-site water trucks and a 66 foot vegetated buffer.
   d. Lighting is not directed at any residentially zoned parcel.
   e. The conditional use does not create any fire hazards.
   f. With the conditions imposed, the private driveway, proposed Psalms Boulevard, and existing Buzby Road are adequate to handle the commercial heavy truck traffic associated with this conditional use.

CU2018-012 APPROVED
[EIGHT IN FAVOR / ZERO OPPOSED]
Excuse Future Absences, Commission’s Comments and Adjournment.

Audio: Track 2

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