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:    Charles Whitaker  Chris Guinn
                          Doug Sims      John Perreault
                          Eric Muehling  Wendy Presler
                          Robert Peterson  Michael Stepovich
                          Mindy O'Neall  David Brandt

Commissioners Absent & Excused:

Commissioners Unexcused   Patricia Thayer

APPROVAL OF THE AGENDA AND CONSENT AGENDA

Audio Track 1

AGENDA APPROVED / CONSENT AGENDA APPROVED WITHOUT MINUTES

LEGISLATIVE/PUBLIC HEARING

1. **RZ2018-005**: A request by Fairbanks North Star Borough Land Management Division, on behalf of Fairbanks North Star Borough, to rezone approximately 33.39 acres from General Use 1 (GU-1) to Rural and Agricultural 5 (RA-5) or other appropriate zone. The proposed rezone includes parcels described as Portion of Government Lot 1, Section 6, T1N, R1W, F.M. (located north and south of Goldstream Road, north of Ballaine Road). Staff Contact: Stacy Wasinger

Audio Track 2

FINDINGS OF FACT

1. The FNSB Regional Comprehensive plan assigns “Outskirt Area” designation to the subject property. This designation envisions area that is not served by community sewer and water and includes primarily open space, mining and residential uses. The GU-1 zone allows many more intensive uses and all uses permitted in the RA-5 zone are already allowed on the subject parcel in the GU-1 zone. The property owner intends this property to be subdivided and individual lots sold. The rezone request to RA-5 will help ensure compatible uses to the established and future uses in the area. It will also increase the minimum required lot size. Low-density residential and agricultural uses are more compatible with the uses and soil types in the area.

2. The current GU-1 zone is no longer appropriate for the subject property because of the existing low-density predominantly residential development in the area. The Comprehensive Plan designation of “Outskirt Area” is more consistent with the RA-5 zone than the GU-1
zone because the RA-5 limits the more intensive commercial and industrial uses that are allowed in the GU-1 zone.

3. The proposed RA-5 zone is consistent with FNSB Comprehensive Plan goals:
   a. Land Use Goal 3, Strategy 6; to “provide a variety of residential land use opportunities.”
   b. Land Use Goal 4, Strategy 10; to “attract and support development that is compatible with and enhances existing land use.”
      i. Action A; specifically to “Rezone new subdivisions to appropriate land use designations concurrent with the platting process.”
      ii. Action B; specifically to “Separate commercial and industrial land uses from residential or incompatible land uses by methods such as screening, buffering, and/or alleys” and “Encourage agricultural development that is compatible with surrounding land uses and densities.”
   c. Environment Goal 3, Strategy 7; to “consider land development toward areas where natural systems will be least adversely affected.”

4. The proposed RA-5 zone does not make any of the existing or proposed lots nonconforming because they are all over 200,000 square feet. The rezone does not make any structures or uses within the proposed rezone boundary nonconforming because the subject parcel is currently vacant.

5. The rezone to RA-5 conforms to the public health, safety or welfare because:
   a. It is compatible with the existing surrounding land uses and will not permit the more intensive uses that are currently allowed in the GU-1 zone. Because all uses that are permitted in the RA-5 zone are already allowed in the GU-1 zone on the subject property, the rezone to RA-5 would not increase and may potentially decrease traffic.
   b. The RA-5 zone establishes 35 foot front-yard and 10 foot side and rear-yard setbacks. These setbacks will help provide fire separation between buildings on adjacent properties and allow additional privacy for each lot.

6. The rezone is not a spot zone because:
   a. It is consistent with the FNSB Comprehensive Plan Land Use Goal 3, Strategy 6; Land Use Goal 4, Strategy 10, Actions A and B; and Environment Goal 3, Strategy 7. The low-density residential and agricultural uses permitted in the RA-5 zone are consistent with the “Outskirt Area” land use designation.
   b. (1) The RA-5 zone benefits the property owner because it would allow for a more appropriate zone on the property providing more certainty for future land owners before the proposed lots are sold; (2) The proposed RA-5 zone will have benefits for the surrounding residentially developed and vacant properties because it provided more predictability by limiting potential future uses and establishing setbacks; (3) The proposed RA-5 zone would have benefits for the community because it would provide additional variety of housing options and more appropriate zoning for the property.
   c. The total area of the proposed rezone boundary is approximately 33.39 acres. The subject parcel is adjacent to GU-1 zoning on three sides and RA-5 zoning to the south. The rezone area is over 13 acres and extends an existing RA-5 zone. The rezone does not constitute a reverse spot zone because it does not leave GU-1 zoned parcels as a small remainder.

RECOMMENDED FOR APPROVAL
NEW BUSINESS

1. FMATS Metropolitan Transportation Plan: Discussion and action by the Commission for involvement in the development of the FMATS Metropolitan Transportation Plan, and for consideration of adoption as an element of the Comprehensive Plan.

Audio: Track 3, Track 4

MOTION: to form a subcommittee of four (4) members to be named by the chair to examine the FMATS Metropolitan Plan for recommendation back to the Planning Commission regarding the proposed adoption (of the FMATS Metropolitan Plan) as an element of the FNSB comprehensive plan.

APPROVED
[NINE IN FAVOR / ONE OPPOSED]

Excuse Future Absences, Commission’s Comments and Adjournment.

Audio: Track 4

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