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  Doug Sims  
Robert Peterson  Charles Whitaker  
David Brandt  Eric Muehling  
Mindy O’Neall

Commissioners Absent & Excused:  
Wendy Presler  Patricia Thayer

**APPROVAL OF THE AGENDA AND CONSENT AGENDA**

**MINUTES**


Audio Track 1

**AGENDA AND CONSENT AGENDA APPROVED**

**QUASI-JUDICIAL HEARINGS**

**CU2019-004:** A request by Justin Hocklander DBA High Vibes LLC on behalf of North Canyon Properties LLC for conditional use approval of a marijuana cultivation facility, indoor large in the General Use 1 (GU-1) zone on Lot 4, Block 1, Bunge Subdivision (located at 2145 Richardson Highway, on the south side of Richardson Highway, between mileposts 352 and 353).  
**Staff Contact:** Manish Singh

Audio: Track 1

**CONDITIONS OF APPROVAL**

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 for the proposed wastewater storage tank and/or the use of a septic system for non-domestic wastewater discharge; 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 all applicable floodplain permits if there are any changes made within the Special Flood Hazard Area to ensure that the marijuana cultivation facility complies with the FNSB Title 15 - Floodplain Management Regulations.

2. 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 outside the indoor cultivation facility.

3. 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).

FINDINGS OF FACT

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 consistent with 'Urban Area' and 'Light Industrial Area’ comprehensive plan land use designations. The Comprehensive Plan Land Use Goal 3 and Economic Development Goal 2 are enhanced by the conditional use.
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 that they intend to meet the state regulations and to apply for a state issued license.

d. The purpose of Title 15 will be met because with the conditions imposed, the conditional use will meet floodplain permitting requirements and will help minimize flood losses and promote health, safety and welfare.

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 cultivation facility has an existing well to meet the water supply needs for marijuana cultivation.

b. The cultivation facility will have a storage tank and/or a septic system for the non-domestic wastewater. With the conditions imposed, the facility will dispose of the wastewater according to the state regulations.

c. The cultivation facility is served by the North Star Volunteer Fire Department for emergency fire response.

d. The cultivation facility has adequate power supply because it is served by the GVEA grid.

e. The cultivation facility is served by the Alaska State Troopers for law enforcement.

f. The cultivation facility has access from the Frontage Road via the Richardson Highway. Richardson Highway can accommodate the trips generated from the facility.

g. The site plan shows five parking spaces and a loading area which are adequate for the proposed cultivation facility.

3. With the conditions imposed, the proposed conditional use will protect public health, safety, and welfare because the marijuana cultivation 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 with other applicable land use related laws.

a. With the conditions imposed, security systems, alarms, 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 facility would not negatively impact the neighboring residential property owners because the operation is completely indoors.

f. The outdoor lighting will not negatively impact the neighboring property owners because it will point down.

g. The facility is located in the GU-1 zone where there are no restrictions on hours of operation

CU2019-004 APPROVED
[NINE IN FAVOR/ ZERO OPPOSED]

PUBLIC HEARING

HP2019-002 Cushman Street Bridge: A request by the State of Alaska Department of Transportation and Public Facilities for local planning authority approval of the Cushman Street Bridge rehabilitation. The Alaska Department of Transportation and Public Facilities (ADOT&PF), in cooperation with participating agencies within the Fairbanks Metropolitan Area Transportation System (FMATS) and the Federal Highway Administration (FHWA), propose to upgrade Cushman Street between the 1st Avenue and Terminal Street intersections in Fairbanks, Alaska. Improvements include widening sidewalks, ADA improvements including a new ADA path to the Gordon Wear Memorial Park, bridge rail upgrades, new bridge street lighting, re-paving the road and new roadway signs. **Staff Contact: Donald Galligan**

Audio: Track 1 & 2
FINDINGS OF FACT

1. The Cushman Street Bridge project “integrates pedestrian-friendly sidewalks along newly constructed bridge deck and ensures ADA compliant sidewalks and adds a seismic retrofit for the bridge, as well as improved crash resistant bridge rails which meets Transportation and Infrastructure: Goal 1, Strategy 1, Action C.

2. The Cushman Street Bridge project will help to “make the borough more pedestrian friendly” as it includes new sidewalks throughout the length of the project In compliance with Transportation and Infrastructure Goal 1, Strategy 3.

3. The Cushman Street Bridge project will “encourage use of non-motorized transportation systems” by providing widened sidewalks and a usable shoulder for bicycles across the bridge, and providing an improved connection to Downtown Fairbanks In accordance with Transportation and Infrastructure Goal 1, Strategy 4, Action B.

HP2019-002 APPROVED
[NINE IN FAVOR / ZERO OPPOSED]

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