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  Doug Sims
                          John Perreault  Charles Whitaker
                          Robert Peterson  David Brandt
                          Mindy O'Neall

Commissioners Absent & Excused:  Patricia Thayer  Eric Muehling
Commissioners Absent:    Wendy Presler  Mike Stepovich

APPROVAL OF THE AGENDA AND CONSENT AGENDA

*MINUTES

Audio Track 1

AGENDA AND CONSENT AGENDA APPROVED

QUASI-JUDICIAL HEARINGS

1.  CU2019-001:  A request by Donald J. Krigsvold Sr. for conditional use approval of an existing guesthouse, located at 4693 Rivers Street, in the Rural Residential (RR) zone on Lot 1 (located at 3388 Bellwood Street) and Lot 2 (located at 4693 Rivers Street), Block 2, Frito Subdivision (on the south side of Rivers Street, on the east side of Bellwood Street).

Audio: Track 1

CONDITIONS OF APPROVAL

1.  If any addition is made to the guesthouse that increases the size of the guesthouse to be equal to or greater than the principal dwelling, an amendment to the conditional use permit is required pursuant to FNSBC 18.104.050(D).

FINDINGS OF FACT

1.  The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes:
a. The purpose of Title 18 is met because the proposed conditional use is consistent with Comprehensive Plan Land Use Goal 1 and Goal 3.
b. The intent of Title 18 is met because the conditional use protects private property rights and promotes public health, safety, and welfare.
c. The conditional use meets the intent of Alaska State Statute and other ordinances because the wastewater disposal method meets the ADEC regulations.

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 guesthouse has adequate water capacity because it has an existing 2,000 gallon underground water tank.
   b. The existing septic system provides adequate sewage capacity to the guesthouse.
   c. The guesthouse is served by the North Star Volunteer Fire Department for emergency fire response.
   d. The guesthouse has adequate power supply because it is served by the GVEA grid.
   e. The guesthouse is served by the Alaska State Troopers for law enforcement.
   f. The guesthouse has access from Rivers Street which is a local type roadway maintained by Moose Creek Road Service Area. Rivers Street can accommodate the trips generated from the guesthouse.
   g. The existing 14-foot wide gravel driveway is adequate for the guesthouse.
   h. The FNSB zoning code does not require any off-street parking spaces for the guesthouse.

3. The proposed conditional use protects public health, safety, and welfare because the guesthouse complies with Title 18 standards for the RR zone (FNSBC 18.40) as well as with other applicable land use related laws.
   a. The wastewater disposal system for the guesthouse meets the ADEC regulations and protects health, safety and welfare of the neighborhood.
   b. The conditional use does not increase the residential density in the neighborhood because it continues an existing dwelling as a guesthouse.
   c. Noise, odor, dust and other negative impacts to the neighborhood are not expected to be created by the guesthouse use because this is an existing dwelling unit in a residentially developed neighborhood.
   d. The FNSB Administrative Hearing Officer has granted amnesty relief for the side-yard setback violation of the guesthouse and for the front-yard setback violation of the porch attached to the guesthouse.

CU2019-001 APPROVED
[SIX IN FAVOR/ZERO OPPOSED]
LEGISLATIVE HEARINGS

ORDINANCE NO. 2018-25

Motion to Recommend that the FNSB Assembly approve Ordinance No. 2018-25 with amendments 1, 3, and 4.

Approved – unanimously

Motion to Amend the Motion to add proposed amendment 5.
Failed – 3 in Favor [Whitaker, Peterson & O’Neall] / 4 Opposed [Sims, Perreault, Brandt, Guinn]

Motion to Amend the Motion to strike amendment 2.

Approved – unanimously

RECOMMENDED FOR APPROVAL

Audio Track 2, 3, & 4