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
                      Robert Peterson Charles Whitaker
                      David Brandt Eric Muehling
                      Mindy O'Neall

Commissioners Absent: Wendy Presler Patricia Thayer
Commissioners Excused: John Perreault Doug Sims

APPROVAL OF THE AGENDA AND CONSENT AGENDA

*MINUTES


Audio: Track 1

AGENDA AND CONSENT AGENDA APPROVED

QUASI-JUDICIAL HEARINGS

1. CU2019-002: A request by Shannon Stover DBA The Woof Pack Kennel for conditional use approval of an animal boarding facility in the General Commercial (GC) zone on Lot 7, Kasalek Subdivision (located at 689 Whitney Drive, on the west side of Steese Highway, north of Chena Hot Springs Road).

Audio: Track 1 & 2

CONDITIONS OF APPROVAL

1. 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 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.

   b. 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
use of a septic system for non-domestic wastewater discharge; and shall comply with all recommendations and/or requirements resulting from the plan review.

2. If any modifications are made to the site plan, floor plan, maximum number of dogs or other FNSB required documents, 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. 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 ‘Perimeter Area’ and ‘Preferred Residential Land’ comprehensive plan land use designations because the conditional use is compatible with the surrounding community. The Comprehensive Plan Land Use Goal 1 and Goal 3 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. With the conditions imposed, the conditional use will meet the intent of Alaska State Statute and other ordinances because the septic system will meet the ADEC regulations.

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 animal boarding facility has adequate water capacity because it will have a 1,000 gallon water tank and a contract with a water delivery service.
   b. With the conditions imposed, the septic system will meet ADEC requirements and provide adequate sewage capacity to the animal boarding facility.
   c. The animal boarding facility is served by the Steese Volunteer Fire Department for emergency fire response.
   d. The animal boarding facility has adequate power supply because it is served by the GVEA grid.
   e. The animal boarding facility will have adequate heating because the facility has radiant floor heat, a 300 gal. fuel tank and the applicant will have a contract with a fuel delivery service.
   f. The animal boarding facility is served by the Alaska State Troopers for law enforcement.
   g. The animal boarding facility has access from Whitney Drive which is a local type roadway. Whitney Drive can accommodate the trips generated from the facility.
h. The existing 12-foot wide gravel driveway is adequate for the animal boarding facility.

i. The site plan shows five parking spaces whereas only two parking spaces are required by the FNSB parking standards.

3. With the conditions imposed, the proposed conditional use will protect public health, safety, and welfare because the animal boarding facility will comply with Title 18 standards for the GC zone (FNSBC 18.64) as well as with other applicable land use related laws.

a. With the conditions imposed, the septic system for the animal boarding facility will meet the ADEC regulations.

b. With the conditions imposed, the animal boarding facility will have a plan review from the State Fire Marshal office.

c. The dogs will be boarded inside a building to minimize noise impacts to the surrounding neighbors. The dogs will be fed inside the building and will be individually taken to outdoor fenced potty and exercise areas. The applicant will have no more than five dogs outside the building in the potty and exercise areas at any time.

d. The hours of operation for the animal boarding facility do not negatively impact the surrounding neighbors because there are other commercial operations in the area that have comparable business hours.

e. The property has adjacent GU-1 and RA-5 zones that allow for dog kennels and animal boarding facilities as permitted uses without any conditional use permit requirement.

f. The dogs inside the kennels will not have access to outdoors. The existing fences for the potty and exercise areas mitigate any concerns for loose dogs.

g. The animal boarding facility will have a business security system which includes security cameras on the property.

h. The indoor facility and the outside area will be cleaned daily. The dog waste will be bagged and stored in a dumpster on the property. The applicant will contract Alaska Waste which will haul the waste weekly to the borough landfill.

i. The outdoor lights on the animal boarding building will not be pointed in a manner to negatively impact the neighbors.

j. The noise and lighting impacts to the surrounding neighbors will be reduced because the animal boarding facility building is located at least 250 feet from the nearest residence to the northwest and is located at least 450 feet from the nearest residence to the west.
1. **AM2018-007**: An appeal by Travis Naibert of the denial of a request for amnesty relief for an existing lot with a lot size of 54,450 sq.ft. instead of the required 200,000 sq.ft. in the Rural and Agricultural (RA-5) zone for the property on E ½ NE ¼ NE ¼ SW ¼ SE ¼ Sec 30, T1N R1E F.M. (located at 333 Rainbow Ridge Road).

Audio: Track 2, 3, & 4

**AM2018-007 APPEAL POSTPONED (DATE CERTAIN – OCTOBER 9, 2018)**

[FIVE IN FAVOR / ONE OPPOSED]

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