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  Toni Abbey
                      John Perreault  Charles Whitaker
                      Doug Sims  Eric Muehling
                      Robert Peterson  Mike Kenna
                      Mindy O’Neill

Commissioners Absent & Excused: Mike Stepovich

**APPROVAL OF THE AGENDA AND CONSENT AGENDA**

**MINUTES**

1. **Minutes from the April 9, 2019 Planning Commission Meeting.**

Audio: Track 1

**AGENDA AND CONSENT AGENDA APPROVED**

**QUASI-JUDICIAL HEARINGS**

1. **CU2019-009**: A request by Travis Johnson for conditional use approval of a guesthouse, located at 1006 Senate Loop, in the Rural Residential (RR) zoning district on Lot 11, Block 1, Bartlett Heights Subdivision (on the southwest side of Senate Loop, north of the intersection of Farmers Loop Road and Summit Drive).

Audio: Track 2, 3, 4

**CONDITIONS OF APPROVAL**

1. If an addition is made to the guesthouse that increases the size of the guesthouse to be equal to or greater than the principal dwelling, a modification to the conditional use permit is required pursuant to FNSBC 18.104.050(F).
2. At no time shall more than two single-family dwelling units be located on the property. Structure A must be removed in its entirety before Structure C can be constructed, pursuant to FNSBC 18.104.050(D).

3. Only one shared driveway access will be allowed on the property due to its location on the curve of Senate Loop.

4. Any septic systems serving the guesthouse conditional use shall meet Alaska Department of Environmental Conservation (ADEC) requirements.

**FINDINGS OF FACT**

1. The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes because:
   
   a. The proposed conditional use is consistent with the ‘Perimeter Area Preferred Residential Land’ comprehensive plan land use designation because it supports a variety of residential development.
   
   b. FNSB Regional Comprehensive Plan Land Use Goal 1 and Goal 3 are supported by the conditional use by increasing the density of the neighborhood in a manner that supports the necessary variety of residential development.
   
   c. The intent of Title 18 is met because the conditional use, with conditions, protects private property rights and promotes public health, safety, and welfare.

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. Structure A has adequate water capacity because it has an existing 1,000-gallon water tank. The proposed well will provide water to both proposed dwelling units (Structure B & C).

   b. The existing septic system and provides adequate sewage capacity to the current dwelling unit. Both proposed new dwelling units will have their own septic systems installed.

   c. The subject property is served by the Steese Fire Department for emergency fire response.

   d. The subject property has adequate power supply because it is served by the GVEA grid.

   e. The subject property is served by the Alaska State Troopers for law enforcement.
f. The subject property has access from Senate Loop which is a Local 1 type roadway maintained by Summit Road Service Area. Senate Loop can accommodate the proposed additional trips generated from the property.

g. The FNSB zoning code does not require any off-street parking spaces for the guesthouse/current structure.

3. The proposed conditional use protects public health, safety, and welfare because the property complies with Title 18 standards for the RR zone (FNSBC 18.40) as well as with other applicable land use related laws.

   a. The conditional use does not greatly increase the residential density in the neighborhood because it will only add one additional single-family dwelling unit.

   b. Noise, odor, dust and other negative impacts to the neighborhood are not expected to be created by the addition of a second dwelling unit as there already an existing dwelling unit in a residentially developed neighborhood that allows for duplexes without conditional use approval.

   c. A shared driveway will help ensure the safety of drivers by limiting the number of driveway accesses off of Senate Loop.

   **CU2019-009 APPROVED**
   **[SEVEN IN FAVOR/ONE OPPOSED]**
   This decision may be appealed in writing to the Office of the Borough Clerk within fifteen (15) days from the date of the decision to the Fairbanks North Star Borough Board of Adjustment.

**New Business, Excuse Future Absences, Commissioners’ Comments and Adjournment.**

**Audio: Track 5**

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