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            Mindy O’Neall
                              John Perreault        Charles Whitaker
                              Doug Sims              Eric Muehling
                              Kerynn Fisher          Mike Kenna
                              Toni Abbey

Commissioners Absent & Excused:

**APPROVAL OF THE AGENDA AND CONSENT AGENDA**
Amended to reorder the agenda.

**MINUTES**


Audio Track 1

**AGENDA AND CONSENT AGENDA APPROVED**

**QUASI-JUDICIAL HEARINGS**

1. **CU2019-012** A request by Timothy Abbott for conditional use approval of a guesthouse, located at 3030 Maule Lane, in the Rural Residential (RR) zoning district on Lot 4, Block 8, Airway First Addition (on the north side of Maule Lane, northeast of Flight Street). *(Staff Contact: Kristina Heredia)*

Audio: Track 1

**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. Only one shared driveway access will be allowed on the property to minimize the appearance of the guesthouse, and to be in accord with Note 7 of the Final Plat for the Airway Subdivision, First Addition.

3. The composting toilet must be installed per ADEC guidelines and regulations.

**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’ 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 a 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.
   d. The proposed conditional use conforms to state statues because the applicant intends to install a composting toilet in accordance with applicable 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 dry cabin will have a composting toilet, which will be constructed in accordance with ADEC regulations.
   b. The subject property is served by the North Star Fire Department for emergency fire response.
   c. The subject property has adequate power supply because it is served by the GVEA grid.
   d. The subject property is served by the Alaska State Troopers for law enforcement.
   e. The subject property has access from Maule Lane which is a Local type roadway maintained by the Airway Service Area. Maule Lane can accommodate the proposed additional trips generated from the property.

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 is already an existing dwelling unit in a residentially developed neighborhood.
c. A shared driveway will help ensure the safety of drivers by limiting the number of driveway accesses off of Maule Lane.
d. The dry cabin will have a composting toilet installed in accordance with ADEC regulations.

CU2019-012 APPROVED
[NINE IN FAVOR/ ZERO 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.

PUBLIC HEARINGS

1. RZ2019-004: A request by Colin Craven (DNR Land Sales) to rezone approximately 120 acres from General Use (GU-1) to Rural Agriculture (RA-5 & RA-40) or other appropriate zone, for property located at N1/2, NW1/4, & NW1/4, NE1/4 of Section 23, T1N, R1E, FM (east side of Juniper Drive, north of Luther’s Loop). (Staff Contact: Kristina Heredia)

Audio: Track 2

FINDINGS OF FACT

1. The FNSB Regional Comprehensive Plan designates the rezone area as ‘Outskirt Area’. Outskirt Area is “Area generally within a 20 to 30 minute travel time of urban destinations, and which contains primarily open space, mining and residential uses; variable densities are encouraged provided they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities. Other uses include agriculture, and supporting commercial uses.”

2. The current GU-1 zoning is less consistent with the Comprehensive Plan ‘Outskirt Area’ designation because the GU-1 zone allows for most residential, commercial, and industrial uses without any permits with the exception of a few very intensive commercial and industrial uses that require conditional use permits.

3. The proposed RA-5 and RA-40 zones would better implement ‘Outskirt Area’ land use designation because the RA zone allows for low-density residential, agricultural and supporting commercial uses. The minimum lot size requirement of 200,000 sq.ft. and 1,600,000 sq. ft. allows larger lots for future development with possible natural constrains such as soil quality.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:
   a. Land Use Goal 3, Strategy 7, Action B which encourages a mix of lot sizes, addresses compatibility of the surrounding community, conformance with natural systems, and recognize the importance of the rural lifestyle in the Borough.
   b. Land Use Goal 4, Strategy 10, Action A which encourages compatible land uses and recommends rezoning new subdivisions concurrent with platting process.
5. The rezone conforms to the public health, safety or welfare because:
   a. The proposed RA zone will better implement ‘Outskirt Area’ land use designation.
   b. The proposed RA zones will minimize the potential for land use incompatibility in
      the rezone area with the current GU-1 zone.
   c. The rezone would not make any existing lots nonconforming within the rezone
      area. There are no existing structures or uses within the rezone area.
   d. Having larger lots on land with possible development challenges, such as soil
      type, ensures property owners can develop their property with consideration to
      “compatibility of the surrounding community” and “conformance with natural
      systems”

6. The rezone is not a spot zone or a reverse spot zone because:
   a. The rezone is consistent with the comprehensive plan because it will better
      implement ‘Outskirt Area’ land use designation. The rezone advances Land Use
      Goals 3 and 4 of the Regional Comprehensive Plan.
   b. The rezone is not solely for the benefit of the property owner
   c. This rezone benefits the adjacent landowners by minimizing the potential for
      unknown, and potentially unlimited, trip generation under its current GU-1 zone.
   d. The FNSB residents have developed a land use vision for the area through the
      comprehensive planning process which designated this area as ‘Outskirt Area’.
      The implementation of the land use plan is a benefit to the community.
   e. The proposed rezone area of 120 acres, significantly larger than spot zone
      thresholds.

   **RECOMMENDED FOR APPROVAL**
   **[NINE IN FAVOR/ ZERO OPPOSED]**

2. **ORD2019-xx**: An Ordinance Amending and Adopting the Salcha-Badger Road Area Plan as an
   element of the FNSB Regional Comprehensive Plan: *(Staff Contact: Kellen Spillman)*

   **Audio: Track 3, 4**

   **RECOMMENDED FOR APPROVAL**
   **[NINE IN FAVOR/ ZERO OPPOSED]**

3. **ORD2019-30 LOMR**: An Ordinance Amending Amending Chapter 15.04 FNSBC Floodplain
   Management Regulations to adopt Letter of Map Revisions and Letter of Map Revisions based on
   Fill. *(Staff Contact: Nancy Durham)*

   **Audio: Track 5**

   **RECOMMENDED FOR APPROVAL**
   **[EIGHT IN FAVOR/ ONE OPPOSED]**
Excuse Future Absences, Commissioner’s Comments and Adjournment.

Audio: Track 5

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