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
                      Eric Muehling    Mike Kenna
                      Mindy O’Neall    
Commissioners Absent & Excused: Doug Sims   Kerynn Fisher

APPROVAL OF THE AGENDA AND CONSENT AGENDA

*MINUTES

Audio: Track 1

AGENDA AND CONSENT AGENDA APPROVED

QUASI-JUDICIAL HEARINGS
1. CU2019-010: A request by Allan Hayton for conditional use approval of a guesthouse, located at 736 Arkansas Drive, in the Rural Residential (RR) zoning district on Lot 10, Block 6, Mountain View 5 (on the north side of Arkansas Drive, southeast of Keep Drive).

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 due to its proximity to the intersection of Arkansas Drive and Colorado Court.

3. The pit privy must be built 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’ 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.

d. The proposed conditional use conforms to state statues because the applicant intends to build the pit privy 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 separate pit privy and outhouse, which will be constructed in accordance with ADEC regulations.

b. The subject property is served by the Steese 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 Arkansas Drive which is a Local 1 type roadway maintained by Mt. View Service Area. Arkansas Drive can accommodate the proposed additional trips generated from the property.

f. The FNSB zoning code requires one off-street parking space for the guesthouse.

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 Arkansas Street.

d. The dry cabin will be situated on a gravel bed, and the pit privy dug in accordance with ADEC regulations.

CU2019-010 APPROVED
[SEVEN 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.

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

Audio: Track 1, 2

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