

FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
July 6, 2010

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Assembly Chambers, Borough Administration Center, 809 Pioneer Road, Fairbanks, Alaska. The meeting was called to order at 7:00 p.m. by Tom Marsh, Chairman.

MEMBERS PRESENT: Tom Marsh Tom Temple
Jennifer Peterson David Pruhs
Brian Flemming Ian Michael Hebert
Nello Cooper Joy Huntington

MEMBERS ABSENT: Michael Wenstrup Pamm Hubbard

OTHERS PRESENT: Bernardo Hernandez, Director of Community Planning
Jim Lee, Deputy Director of Community Planning
Mark Mussman, Planner III
Melissa Kellner, Planner II
Cynthia Klepaski, Asst. Borough Attorney
Marnie Long-Boehl, Secretary

A. ROLL CALL

B. MESSAGES

1. Chairperson's Comments:
None
2. Communications to the Planning Commission
 - **Mr. Hernandez** passed out a memorandum on an ordinance rezone concerning communication towers overlay referred from the Assembly to the Planning Commission for review and recommendation.
 - **Mr. Hernandez** spoke of three rezones that were approved through the Assembly: RZ2010-004 Great Northwest (University of Alaska), RZ2010-006 Cynthia Rinear Bethune, and RZ2010-007 College Estates.
 - **Mr. Hernandez** announced that the Planning Commission will have a work session at 6:00 p.m. on Parking Standards on July 20, 2010.
3. Citizen's Comments – limited to three (3) minutes
 - a. Agenda items not scheduled for public hearing.
 - **Richard Heieren**, representing Henry N. & Mary E. Gettinger Revocable Trust, requested further postponement of RZ2010-008, at the request of his clients, and he will be submitting written confirmation of follow-up for postponement and full withdrawal of the rezone request.
 - **Mr. Marsh** would like to move unfinished business ahead of the public hearing item. No objections.
 - b. Items other than those appearing on the agenda.
None

C. *MINUTES

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

MOTION: To approve agenda and consent agenda, including minutes of previous meeting by **Mr. Temple**, seconded by **Ms. Peterson**.

Objections
None

MOTION APPROVED

E. CONSENT AGENDA ITEMS

F. UNFINISHED BUSINESS

RZ2010-008 A request by the Henry N. & Mary E. Gettinger Revocable Trust to rezone TL 2720, further defined as N1/2 NW1/4 Section 27, Township 1 North, Range 1 East, from General Use-1 to Rural Farmstead-2 or other appropriate zone. **(located on the south side of Chena Hot Springs Road and the west side of Wayne Williams Lane)**

Mr. Marsh wanted clarification from Staff - at this time could we postpone this rezone and suspend the staff report.

Mr. Hernandez replied yes – we need a motion of postponement and then when we receive the official letter from the applicant, we will consider this rezone as withdrawn.

MOTION Move to postpone **RZ2010-008** by **Mr. Temple**, seconded by **Mr. Pruhs**.

Discussion
None

ROLL CALL

Eight (8) in Favor: **Mr. Cooper, Mr. Hebert, Ms. Peterson, Mr. Pruhs, Mr. Flemming, Mr. Temple, Ms. Huntington, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO POSTPONE, PASSED.

G. PUBLIC HEARING

CU2010-010 A request by Fred Meyer Stores, Inc for conditional use approval for additional property to **CU2010-005**, a large scale development approved with conditions on March 16, 2010. The purpose of this request is to provide alternate delivery truck access and additional snow storage. The property is described as Tract A, Fred Meyer Subdivision, Tax Lots 742 and 743, Section 7, Township 1 South, Range 1 West. **(located on the south side of Airport Way and Old Airport Way, west of University Avenue and east of Sportsman Way)**

Mark Mussman presented the staff report. Based upon staff analysis, the Department of Community Planning recommended approval of the proposed request.

Mr. Marsh asked Staff about the property to the South – is that undeveloped property?

Mr. Mussman said yes – owned by the State of Alaska.

Mr. Pruhs asked about recommendation #6 – completion of landscaping on site – is this with the City of Fairbanks?

Mr. Mussman replied that these two Tax Lots are in the Borough. Fred Meyers has submitted the required financial guarantee for the Landscaping Review Board on their store site and will be submitting a financial guarantee on these two Tax Lots as well.

Mr. Marsh wanted clarification – we are only looking at the two Tax Lots at this time for a conditional use permit.

Mr. Mussman said that is correct.

Mr. Marsh replied that this is a large scale development because it is attached to Fred Meyer's store.

Mr. Mussman said that Fred Meyers is expanding the original approved boundaries to add these additional Tax Lots.

Ms. Peterson asked if Fred Meyers changes the usage of these Tax Lots – would Fred Meyer have to apply for another conditional use permit.

Mr. Mussman said that would be his understanding.

PUBLIC HEARING OPENED

Bruce Creager, Barghausen Representative, spoke of the usage by Fred Meyers of the two Tax Lots described in this conditional use permit.

Tom Gibbons, Fred Meyer representative, is here to answer any questions.

Mr. Marsh asked about the drainage swales on the two Tax Lots.

Mr. Creager said that the snow melt will be drained to two (2) swales on the two Tax Lots. One of the drains is located along the interior side of the new driveway. The second drainage swale will be located to the south, near the south property line.

Mr. Pruhs asked what the construction time frame is for this project.

Mr. Gibbons replied that if Fred Meyer gets the necessary permits, they will be able to complete it this year.

Mr. Pruhs said between mid July to September.

Mr. Gibbons replied August to September.

Mr. Pruhs asked if the time frame was within guidelines of 8:00 a.m. – 9:00 p.m. operational time.

Mr. Gibbons said that is correct.

Mr. Hebert asked about the total volume of the swale – have the calculations been made on the amount of snow loads.

Mr. Creager said that Fred Meyers took a look at the capacity of the property to handle the snow fall that would occur on the entire Fred Meyer property – the two Tax Lots will be able to handle the snow load from volume storage to a discharge stand point.

Mr. Hebert asked why more details of the swales weren't provided to the Planning Commission.

Mr. Creager replied that it is part of the application for the conditional use – there is a grading and a drainage plan.

Mr. Hebert said that the actual volume is not included.

Mr. Creager said that Fred Meyer can supply the drainage calculations to the Borough.

Mr. Hebert asked if the additional discharge will go to the east.

Mr. Creager replied that the discharge will head into an easterly direction towards the existing swale that currently occupies the west margin of the existing Fred Meyer store site.

Mr. Hebert asked about how much of the discharge will go that direction.

Mr. Creager said all of the discharge will go that direction.

Mr. Hebert's concern is the capacity of the on-site swale if it is enough to hold the discharge so you don't end up with too much going to the south where the residences reside.

Mr. Creager explained the drainage swales direction in depth.

Mr. Hernandez asked about the four (4) structures on the Tax Lots and what will Fred Meyer's use be for these structures.

Mr. Creager said that the coffee shop will be removed, the two (2) framed shops will hold storage items for the main Fred Meyer store, and the residence will not be rented due to codes.

Mr. Gibbons said that it is possible that they might demolish the residence.

PUBLIC HEARING CLOSED

MOTION Move to approve **CU2010-010** with eight (8) conditions and four (4) Findings of Fact by **Mr. Temple**, seconded by **Mr. Peterson**.

Discussion

Mr. Temple concurs with staff recommendations. He is in support of approval of this conditional use.

Mr. Marsh made some clarifications of the drainage swales for **Mr. Hebert**.

Mr. Hebert asked about the existing drainage swale along the south property line – does it currently grade to the west.

Mr. Marsh said yes.

Mr. Hebert replied that it will drain north and if it were to fill, it would go towards Airport Way drainage ditch.

Mr. Pruhs is in favor of this conditional use permit.

Ms. Peterson mentioned that the Borough did receive some citizen comments on Fred Meyer's noise during their construction – in this situation there is not any residential property around the location.

ROLL CALL

Eight (8) in Favor: **Mr. Cooper, Mr. Hebert, Ms. Peterson, Mr. Pruhs, Mr. Flemming, Mr. Temple, Ms. Huntington, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO APPROVE, PASSED.

H. NEW BUSINESS

I. COMMISSIONER'S COMMENTS

1. FMATS

2. Title 17 Rewrite Project

Mr. Hernandez said that the Title 17 Rewrite is almost finished and there will be a meeting with the Citizen Advisory Group to discuss one item. This ordinance will be introduced at the Borough Assembly in August.

Mr. Marsh asked when the Planning Commission will see the Title 17 Rewrite.

Mr. Hernandez replied that the Planning Commission will be part of the process after it has been introduced to the Borough Assembly.

3. Comprehensive Plan Advisory Board (CPAB)

Ms. Peterson announced that CPAB met twice at the end of June. There are two basic maps: Land Usage Map with ground truthing –shows what land is good for construction and what land would be difficult for construction; Alternative Future Maps – based on past growth – what will future growth look like. Maps were looked at with a negative growth, a moderate 1% growth, and a 2.5% growth scenario. They will refine the alternative future maps and will give them to the FNSB Staff for planning purposes.

Mr. Hernandez said when the refining of the alternative future maps are completed, Staff will share with the Planning Commissioners.

4. Other Commission Comments

Mr. Hebert announced his resignation from the Planning Commission and that he will be moving out-of-state.

I. ADJOURNMENT

There being no further business the meeting was adjourned at 7:40 p.m.