

**FNSB PLANNING COMMISSION  
HELD VIA ZOOM HOSTED FROM THE BOROUGH ASSEMBLY CHAMBERS  
MAY 11, 2021 ACTION MEMO  
6:00 pm**

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. [Please refer to Planning Commission Rule #25]

**Roll Call, Opening Statements, Agenda and \*Consent Agenda.**

Commissioners Present:	Chris Guinn	Doug Sims
	John Perreault	Sandra Mota
	Eric Muehling	Mike Kenna
	Jason McComas-Roe	Savannah Fletcher
	Kerynn Fisher	

Commissioners Absent (A) & Excused (E): Shane Koester (E)

**APPROVAL OF THE AGENDA AND CONSENT AGENDA**

**\*MINUTES**

1. \*Minutes from the April 27, 2021 Planning Commission Meeting.

**Audio Track 1**

**AGENDA AND CONSENT AGENDA APPROVED**

---

**QUASI-JUDICIAL HEARINGS**

**CU2021-010 AK Kids Bilingual Daycare:** A request by Diana Muentes for conditional use approval of a Daycare Facility for 12 children in the Two-Family Residential (TF) zoning district on Lot 16, Block 40, Aurora Subdivision 2<sup>nd</sup> Addition, located at 2058 Bridgewater Drive, Fairbanks, AK.

**Audio: Track 1**

**CONDITIONS OF APPROVAL**

1. The maximum number of children permitted at the day care is limited to twelve (12).
2. The hours of operation of the day care facility shall be limited to 6:00am to 6:00pm, including drop off and pick up activities.

3. The gravel portion of the vehicle circulation area, as shown in the applicant's site plan, shall be surfaced with at least two inches of compacted gravel no later than July 1, 2021 and that surface shall be maintained with adequate gravel.
4. No materials or vehicles, other than employee vehicles or client vehicles, shall be parked or stored in the designated parking areas.
5. All outdoor parking spots, including the drop off and pick up area, shall be plowed and maintained year-round.
6. Drop off and pick up times shall be staggered to ensure that client vehicles do not exceed one vehicle simultaneously within the designated parking area.
7. If any modifications are made to the site plan, floor plans, or other FNSB required documents or operational characteristics, the applicant or holder of this conditional use permits 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. The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes:
  - a. The proposed conditional use is consistent with the 'Urban Area' FNSB Regional Comprehensive Plan land use designation because the day care facility will provide "essential human services for residents" of the borough "that will enrich the quality of life for all residents," mentioned in Strategy 1 of Goal 1 in the Community and Human Resources section of the Comprehensive Plan. The added land use also "fit[s] the diverse needs of the community," corresponding to Goal 3 in the Land Use section of the Comprehensive Plan.
  - b. The conditions that limit the number of children, outdoor activities, hours of operation and parking restrictions, promotes public health, safety, and welfare and protects private property rights.
  - c. The applicant is in the process of renewing their state license for a day care facility from the Alaska Department of Health and Social Services, the state agency that is responsible for regulating child care facilities. Obtaining a state license is dependent on obtaining this conditional use permit.
  - d. The FNSB Eielson Air Force Base Regional Growth Plan shows that "The FNSB region has a shortage of affordable infant and preschool age childcare options"

demonstrating that this application meets the purpose of a conditional use, to meet “the public need for the particular use in a particular location” as stated in FNSBC 18.104.050.

2. There are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use.
  - a. The day care facility has adequate water supply and sewage capacity because the property is served by Golden Heart Utilities.
  - b. The facility has adequate power supply because it is served by the GVEA grid.
  - c. The facility has adequate fire services because the property is served by the City of Fairbanks Fire Department.
  - d. The facility is served by the City of Fairbanks Police Department for law enforcement.
  - e. The subject property has access from Bridgewater Drive which is a local road maintained by the City of Fairbanks.
  - f. Bridgewater Drive has the needed capacity to serve the day care facility safely and without any congestion occurring from the use.
3. The proposed conditional use protects public health, safety, and welfare because the day care facility complies with Title 18 standards for the TF zoning district (FNSBC 18.44) as well as with other applicable land use related laws.
  - a. With the recommended condition, the hours of operation for the day care facility will not negatively impact the residential neighborhood because the day care would not operate in the evenings or night, when more residents are home. These hours of operation are consistent with the City’s noise ordinance.
  - b. The noise produced by the day care facility does not negatively impact the residential neighborhood because, as conditioned, the day care is for a maximum of 12 children and the outside playtime is limited.

**CU2021-010 APPROVED**  
**[NINE IN FAVOR/ZERO OPPOSED]**

This decision may be appealed to the Fairbanks North Star Borough Board of Adjustment by filing a written application with the Office of the Borough Clerk within fifteen (15) days from the date listed on the Notice of Decision.

---

## **LEGISLATIVE HEARINGS**

**RZ2021-004:** A request by Gary Powell to rezone approximately 67.5 acres from Light Industrial (LI) to Heavy Industrial (HI) for property located north of Tria Road and west of Peger Road.

**Motion:** I move to recommend to the FNSB Assembly rezoning the subject area (RZ2021-004) from Light Industrial to Heavy Industrial, adopting the staff report and six findings of fact in support of this recommendation.

**Approved – Unanimously**

**RZ2021-004 RECOMMENDED FOR APPROVAL**

---

**Excuse Future Absences, Commissioner's Comments and Adjournment.**

**Audio: Track 2**

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