

Comprehensive Plan Advisory Board (CPAB)
Notes from February 18, 2009 Meeting

Present

Doug Sims, Doug Braddock, Bernardo Hernandez - FNSB Staff
Bob Henszey, Deb Horner, Matt Reckard, Merle Jantz

Introduction / Opening Comments

In the future, we will contact people by email the Friday before the meeting as a reminder.

Status of Land Suitability Analysis Proposals

- **Doug Braddock** stated that eight (8) proposals were discussed and rated. We came up with three (3) proposals from the eight (8). We contacted references. Discussed the references in a meeting today on February 18, 2009. Dropped one proposal – leaving two (2) proposals. The committee wants to do personal interviews. Some will be interviewed in person and others by telephone. Scheduled interviews are for March 20th. The Assembly can approve a bid award at a work session as well as a regular meeting.
- **Mr. Hernandez** asked the question “If we know who we want to select, how much time we need to get this to a bid award? Do we have to go through a negotiation process? Do we have to work out all the details of price? When can we get to the Assembly with this?”
- **Doug Braddock** stated that this question will need to be answered by April. May is budget month – nothing goes before the Assembly in May. We need to go to the Assembly in April. Differences between firms are the economic forecasting and alternative futures. The proposals are complex.

GU Zoning – Potential Changes to GU Zoning and Implementation

- Change GU-1 to GU-5.
- Flood Plain Management – people need to become aware of flood zone property before they build.
- Better disclosure statements to property owners by the Realtors.
- It appears to be a State mandated on disclosure statements on residential property; if you lived in the residence.
- Zoning for new construction. There’s no disclosure paperwork when you buy a lot. When you build on it and live in it and you go to sell it; there is a disclosure. If the builder builds the house, and does not live in it; there is no disclosure.
- How do you get the public aware of information on zoning, flood plains, and requirements for a permit or lack of requirements for a permit?
- Overlay zone of a large area – Conditional Use permit i.e. requirement for communications towers.
- Real state disclosure statement says exempt for first sale.
- Zoning Permits – should not have exceptions per Deb Horner.
- Ask Accessing Department if they take into consideration zoning.

- Quantify how many structures have been built in the last ten years in a flood plain permit and how much assessed value is out there.
- If you don't properly manage your flood plain, then they can take you out of the National Flood Plain Insurance program. If the National Flood Plain Insurance program does not insure you; then the banks won't give you a loan.
- Enforcement from FEMA
- Dike issue – certify in two years. Dam and dike protect Fairbanks. Need to clean up levy and dam. Borough has until June to access this.
- Land suitability study will help us with the process. Maps will help to show people where not to build. Public education.
- Zoning permit requirement – Ordinance change.
- We should go to the Planning Commission and get their recommendations to the Borough Assembly and the Mayor about zoning.
- It would be a mistake to get GU-1 to become a campaign issue.
- We need to move forward with a recommendation.
- Look at property values and subdivisions that are zoned GU-1 as compared to RR. Maybe do several of them. See what the results are. This could be meaningful. Need to look at the land and property value.
- Davis Road example: Three parcels all had different zoning; all vacant, same square footage, undeveloped. There was a Two Family, MFO, and a Rural Estate and they all had the same access valued. This example showed that zoning does not affect values.
- Does the Borough access or consider the property zoned GU-1 when accessing property?
- Junk yard neighborhoods – GU-1 zoning.
- What about other national disasters; fire areas, and earthquakes areas – liquefiable sands. Protect the public from national disasters and the Government from having to bail people out. Why are we limiting ourselves to flood plains?
- We have to come up with a white paper with reasons about GU-1 and present it to the Planning Commission.
- Borough has to come up with an all hazard mitigation plan. How about a strategy to include a land use permit for all new developments in construction. This would need Borough approval as well as FEMA approval before FEMA will release funds.
- Need to investigate this all hazard mitigation plan with Julie. We need to draft language. Go for a Borough wide zoning permit and work it in with the all hazard mitigation plan.
- Make sure the administration fully understands what the plan is about. This ends up being a recommendation within the plan. The plan gets adopted. That doesn't commit any administration or assembly member to come back and say "get a zoning permit". That has its own process. If you have that basis or that foundation of having that strategy in the plan to begin with, it lends further support down the road when you get a title change.
- The plan is to get everyone, before they subdivide, to change their zoning.
- Get public hearing in June or July.
- Ask the Mayor to sponsor these issues.

Agenda for next meeting

1. Title 17 Update
2. All Hazard Mitigation Plan
3. Discussion Zoning Permit Position Paper
4. Next Meeting Agenda Item
5. Adjournment

Next Meeting

March 4, 2009