

Comprehensive Plan Advisory Board (CPAB)  
Notes from March 25, 2009 Meeting

Present

Members: Doug Braddock, Torie Foote, Sharron Hunter, Jennifer Peterson  
Bob Henszey, Matt Reckard

FNSB Staff: Bernardo Hernandez, Doug Sims, Jeff Bouton, Melissa Kellner,  
Marnie Long-Boehl

Visitors: Margery Kniffen, Platting Board Member

Members Absent: Deb Horner, Merle Jantz

Introduction / Opening Comments

Introduction of new member on the Comprehensive Plan Advisory Board committee from North Pole: Sharron Hunter.

1. Land Suitability Analysis Planning Project

- This is a two phase project: Phase 1 involves the suitability map – will take GIS data and combine new data to show which lands are suitable for development and which will be suitable for green space and green infrastructure. Phase 2 will be the outcome of Phase I to look at different growth scenarios for Fairbanks. Look at where development might occur, how much development might happen, and where green infrastructure might want to be located. There might be a Phase III to re-draw the Comprehensive Land Use Map for the Borough.
- Last Friday, the Committee met and interviewed the two top applicants.
- Decided on Agnew Beck Consulting from Anchorage, Alaska.
- On Wednesday, March 25, 2009, the purchasing department sent out the Intent-To-Award.
- This is public knowledge.
- The bid award will go to Assembly on April 2, 2009.
- Assuming the Assemble approves the Award, we will open contract negotiations.

2. Membership

- We were having problems of member coming to meetings.
- Need someone from the City of Fairbanks to be a Representative.

3. GU-1 Zoning Permit / Position Paper

- Two major issues of GU-1 zoning: One concern from the Platting Board is about people who subdivide property should rezone the property first. The other issue is that there is no requirement to get a zoning permit.
- Lack of education in the Community of whether they need a zoning permit or not.
- If zoning permits are not used, people build in setbacks, flood plain areas, and build in situations where they have a problem.

- Would like to have people protect their investments.
- In all other zones in the Borough you are required to get zoning permits except the General Use zone.
- Flood Insurance is high but needed to live in a flood zone. Banks and mortgage lenders will not give loans without flood insurance in a GU-1 area.
- If the builder gets a zoning permit, they could build accordingly to elevate the land higher before building the structure. This would lower the rates for flood insurance.
- We don't have a clear message in the Community of why they need a zoning permit and how it will help them. People need the knowledge before they build.
- We are trying to write a Position Paper to present to the Mayor on why we need zoning permits in a GU zone. We would like to make it a requirement.
- Ms. Peterson doesn't like the idea of making people in GU-1 get permits because other people are confused. I don't see this as a valid reason for getting permits. It's not sellable or a good reason for requirements. I would take the first full paragraph on the second page out of the position paper. There are valid reasons without that paragraph.
- There lots of examples as far as the punitive reasons go: i.e. building in a setback or easement, didn't build high enough for flood plains.
- Real serious issues – Legal says we can't grant variances because of ignorance.
- Use recent examples to show the problems of what will happen if you don't get a zoning permit.
- Strike the word first in the sentence "Zoning was first initiated in the United States in New York City at the turn of the last century".
- A lot of the confusion amongst citizens is not so much that you don't need a zoning permit in a GU area but is that you don't need a building permit outside the City Limits. That leads you to believe that if you don't need a building permit – you don't need any permits. This is a confusing factor.
- This is where the driveway permit falls in place. Part of the reason of asking people to get a zoning permit – is to insure they have proper driveway designs, if flood zones are a problem, easements, and setbacks etc.
- Could tax notices have an insert about zoning permits to inform the people.
- We do have an insert on tax notices for addressing so this could be a possibility.
- In some cities – their Building Permit Department takes care of zoning also.
- Terminology could confuse people between needing a building permit or a zoning permit.
- Another term that could be used would be "Land Uses". A zoning permit is only a land use permit. It tells you what you are doing is accepted by the zoning of that area.
- A question was raised – Can you find zoning permits on line and building permits or does it require a phone call.
- Zoning permits can be down loaded from the Borough's Web page.
- It won't show you if your land needs a permit but you can telephone, email, mail, or fax an application request.
- If we put verbiage on the Web site letting the public know that zoning permits are FREE and how they will help you avoid big mistakes to your investment property. Describe how easy and non-restrictive these are on the Web page. It might help to put this first instead of the history of zoning.

- The position paper is not for the public but to put an argument for the Planning Commission to help the Borough Assembly understand why we need to pursue this.
- When you write a paper you should have an introduction; then you tell them what you are going to tell them; then a summary at the end to tell them what you told them.
- If you go on the FNSB Web page will it have the definition of what types of constructions are subject to zoning permits?
- Mr. Hernandez replied "That might be more difficult to find". It's available on the internet under Zoning Code. You have to know what your zone is before finding out the requirements in your area. Our code says "If you're going to begin a new use". A garage would be an accessory use – its part of the house. You want to know where your setback is so you build accordingly. If you're going to build a new house; you should get a zoning permit.
- You can go to the Website to see what your requirements will be.
- Need a two sentence statement that could be appended to the bottom of a Borough Agenda Ad starting in March and terminating in September in the Daily Newsminer.
- We are sending a post card to every property owner in the Borough that has land in a flood plain stating "Before you build – get a Flood Plain Permit"
- Only 17% of the people in the Borough that live in flood plains have gotten zoning permits; which results in elevated flood insurance. If you build properly, it will be minimal.
- In the position paper, state that GU-1 has other permit requirements from other Borough codes. Need a sentence about what our zoning is.
- GU Zone / Ground water protection overlay zone – where people have high ground water and if they build in that areas they are not allowed to build basements or day light basements.
- Need to educate the people where they need additional requirements. If they don't see us for a GU zone, they would not know about the ground water protection overlay zone.
- At the bottom of a Plat, it tells whether you are in a ground water protection overlay zone.
- Home Show – need an information booth. We have had it in the past.

#### 4. Next Meeting Agenda Item

1. GU-1 Zoning Permit / Position Paper
2. Land Suitability Analysis Planning Project
3. Membership
4. Education of GU-1 Zoning
5. Next Meeting Agenda Item
6. Adjournment

#### 5. Adjournment

- Adjourned at 4:40 pm

#### Next Meeting

April 8, 2009