

Comprehensive Plan Advisory Board (CPAB)
Notes from April 22, 2009 Meeting

Present

Members: Jennifer Peterson, Bob Henszey, Sharron Hunter

FNSB Staff: Bernardo Hernandez, Jeff Bouton, Loriann Quakenbush,
Marnie Long-Boehl

Visitors:

Members Absent: Victoria (Torie) Foote, Merle Jantz, Deb Horner, Matt Reckard

Introduction / Opening Comments

None

1. GU-1 Zoning Permit / Position Paper
 - Completed Positioning Paper and will be under New Business at the Planning Commission meeting on May 19, 2009.
 - Will add cover letter to the position paper to the Planning Commission and state that the Comprehensive Plan Advisory Board recommends to the Borough Mayor and Borough Assembly that we should make it a requirement to get a zoning permit in GU-1.
 - Announced that the Planning Commission will have a Conditional Use for a nuclear power plant in the Ester location on May 19th meeting and we might not get around to the GU-1 Positioning Paper to address it.
2. Land Suitability Analysis Planning Project
 - On April 9th the Borough Assembly approved the Bid Award to Agnew Beck out of Anchorage, Alaska.
 - The contract should be signed at the end of this week.
 - When the contract is signed, we will begin working on the project.
 - CPAB will be reviewing the progress and giving instructions to the Consultants working on this project.
3. Title 17
 - Loriann Quakenbush gave a presentation on Title 17 updates.
 - A Consultant came up from Muncie, Indiana to present an outline of how the ordinance would be generally structured on April 6th.
 - Met with Steering Committee on April 6th and hammered out time lines.
 - The Consultant is in the Drafting process right now. We have been tracking changes since 1985 and we are going through them now and getting it updated to give to the Consultants so he can include these issues.
 - List of time lines. (attached)
 - Scheduled the Riparian Plan for presentation for the Platting Board for June 17th.

4. Review GU-1 Lot Size

- Make a General Use 5 (GU-5) lot size.
- Explanation of concept of GU-5: Our zoning has different minimum lot sizes. We would require in GU-5 that the smallest lot be 5 acres to create a subdivision or you would have to have it rezoned to a particular type of zoning i.e. rural residential, light industrial, or single family if you wanted smaller than 5 acres; so we wouldn't have incompatible land uses cropping up. Legal Department states that you cannot make people zone their property before they subdivide. So one idea is to make a minimum lot size requirement from 40,000 sq ft to 200,000 sq ft or 5 acres.
- Few people want to get rid of GU-1 so making it GU-5 would mean that your neighbors would be 5 acres away from you so different zoning would not affect you.
- We are going to have a simple ordinance change that makes GU-1 turn into GU-5. This is a process we will have to work through.
- If you already have a lot that is smaller; you would be grandfathered. In the future it would turn into subdivisions that are not smaller than 5 acres.
- The down side to GU-1 is that when you buy property you don't know what the future uses in the neighborhood will be.
- Open period – make a provision that if you are going through the Platting process that for the next 2 – 5 years Community Planning will go through the rezone process for FREE – if you are going from GU to some other zone. Question for Legal Department.
- Should try to sell this as a rezone that keeps the Frontier alive but Frontier mentality doesn't work with high density and we are saying that high density is anything below 5 acres and that's why we are doing this. It keeps the General Use concept alive and well - because we are limiting it to 5 acres or more. Below that it stops working – any neighborhood would know that.

5. Membership

- New member – Joe Blanchard.
- Concern on Citizens attending meeting. We will set up a time on the Agenda for public comment at the beginning and end of meeting for their input.

6. Review Tasks List of CPAB

- When we started CPAB everyone put together a list by priority of things we needed to work on.
- We have accomplished some of these items.
- Metropolitan Planning Organization which is composed of the City of Fairbanks, City of North Pole, and Fairbanks North Star Borough have met together on land issues and we have a Grant submitted to get some training on Smart Growth and implementing Smart Growth.
- At the long range transportation plan, they gave us goals. The first goal is to orient road projects so that they have Smart Growth and Green Infrastructure principles.
- Governments are always disposing of land. We need to make sure they do it in such a way that's intelligent. They have a limited amount of money so if you make the lots too large then they can't build the roads. When they sell the lots; they can't pay for the development. They lose money. They have a mandate

- from the Borough Assembly to put it out for the community to buy because it puts more land for revenue for taxes.
- Relocate the railroad yard – steps to be taken. Bernardo is going to mention the Land Suitability Analysis and see if something would pop-up like a potential railroad yard. It would be ideal not to go through town but to go along the dike somewhere west of Eielson. We could start with a pipe yard in a different location and go from there. Will take time and money.
 - Government stimulus – If money is left and you have a project with Green Things can it be re-prioritized to get some of this stimulus money.
 - All MPO have to take into consideration green house gases in California.
 - We have a lot of strong frontier concepts in our community to work through.
 - Next item needs to be the GU-5 and somebody needs to write a positioning paper on it – Merle Jantz would be a good one for this.
 - Map from the Borough of lands for sale –need to get Paul Costello to give a presentation to educate us – next agenda item.
7. Education of GU-1 Zoning
- Have a list from last meeting to work with. Bernardo is working on this.
 - Need to schedule meetings to inform the public based on our discussions to educate.
8. Next Meeting Agenda Item
- Introduction
 - Citizen Comments
 - Presentation on Land Management / Paul Costello
 - Land Suitability Analysis Planning Project
 - Review GU-1 Lot size
 - Review Tasks List of CPAB
 - Citizen Comments
 - Next Meeting Agenda Item
 - Adjournment
9. Adjournment
- Adjourned at 4:50 pm

Next Meeting
May 6, 2009