

Comprehensive Plan Advisory Board (CPAB)
Notes from May 6, 2009 Meeting

Present

Members: Merle Jantz, Deb Horner, Matt Reckard, Joseph Blanchard II

FNSB Staff: Bernardo Hernandez, Marnie Long-Boehl

Visitors: Bill Blanchard, citizen

Members Absent: Jennifer Peterson, Bob Henszey, Sharron Hunter

Introduction / Opening Comments

None

1. Introduction

- Bernardo introduced Joseph Blanchard II to the Comprehensive Plan Advisory Board as an Assembly Representative member.
- All members introduced themselves.

2. Citizen Comments

- Bernardo explained why we needed a place on the Agenda for citizen comments.
- No citizen comments at this time.

3. Presentation on Land Management / Paul Costello

- Land Department has two functions – manage the Borough’s Municipal Entitlement Land and provide advice to other departments in land related issues and manage the tax foreclosure program.
- Land department takes over the collection of property taxes unpaid.
- Primary objective is to give notice to the people so they will pay their property taxes versus taking ownership of their property.
- We charge exorbitant fees so it will make people pay their property taxes. We could charge anywhere from \$1800 to \$2400 in fees per parcel.
- Each year there is 1100 to 1500 parcels delinquent.
- Fairbanks has the highest percentage of delinquent tax payers in the State.
- The Borough has a good notice process and by the end of the year – there is 300 delinquent tax payers.
- By the time we go for sale of properties; it brings delinquencies down to 22 properties. It’s cheaper to pay the taxes than pay the fees.
- First sale on property is the sealed bid. Minimum bid is the taxes for foreclosure. Whoever bids highest will get the property. If a parcel doesn’t sell at auction, we then have an out-cry auction on the same day.
- The Borough also collects taxes for the City of Fairbanks and the City of North Pole.
- The Borough is not out to make a profit off of property just to cover the delinquent taxes owed. If the property comes in at more than the taxes, the owner is entitled to the excess if they respond to our communications. If they don’t respond, it will go into the general fund.
- The Borough had an entitlement of 112,000 acres from the State. It was transferred from the State to the Borough to foster the growth of the Community.

- By selling the land and taxing it - it would offset the cost of the Borough operations. It would foster the growth of the Community by turning public land into private ownership.
- It provides sights for public facilities.
- Active sale program since 1973. (about 10,000 acres)
- Made land available for public purposes – Salcha School and Two Rivers School.
- We have sold lots with a developer incentive program – if they take the larger parcels and re-platted them within a certain time frame – we would give them 10% of their purchase price back. It has been successful. This is an alternative way to go versus the Borough being the developer.
- Working on the Tanana Levy certification for the Corp and FEMA. Problems with people on our property or they have excavated gravel to close to the buffer zone. Some people are in the process of fixing this problem but still have one person not complying. This needs to be accomplished by June 2009.
- Relocation of railroad on the dike – we will provide the railroad with information about our land ownership interest to one end of the levy to the other and working with them to create a right-of-way.
- The University has a lease with the Borough for two seismic sites that is on our property, so we are re-negotiating those leases.
- Last year we issued 182 fire wood permits. This is more than we have ever issued.
- Involved in Salcha and Seward Landing. We did some flood plain acquisition about 4 years ago and acquired some properties in these areas.
- Have had timber sales in the Birch Lake area.
- Salcha Neighborly Association – group of people that live in Salcha that are not part of the Salcha Fair have asked for a piece of property to put up a Community Center and a Laundromat.
- We have a group in Two Rivers (Two Rivers Community Association) who want to build behind Valley Center. There are some ball fields that the Borough acquired.
- Question: Policy of the Borough for disposing land in a flood plain? Answer: On all the Borough sales, they do full disclosure on everything for public record. We talk about zoning, soils, and wetlands. Question: If the Borough acquires land in the flood hazard area – are we disposing of this land. Answer: No. We have some properties in flood zone “A” and the Borough decided not to sell. We are going to sell to the National Resource Conservation Service (NRCS) three properties.
- If you qualify in a flood zone - the NRCS will purchase an easement from the property owner which includes all the development rights. That means we could use the property but couldn't put any permanent structures on it.
- Emma Creek West – 160 acre parcel at 6 mile on the Old Nenana Highway and we planned a subdivision and was going to build a road to it. We concluded that RE2 was an appropriate zone. We did our subdivision to that zone. We have not gone to the Platting Board yet but went to the Planning Commission. The Ester committee convinced the Planning Commission that it should be RE4. Our design of two acre lots did not fit the neighborhood so we pulled our request and didn't go forward with it.

4. Land Suitability Analysis Planning Project
 - Bernardo explained what the CPAB group is all about and how we can do some long range planning for the Community to our new member.
 - Bernardo explained what the Land Suitability Analysis Planning Project was all about.
 - We are trying to craft the land use plan for the Borough on an area by area basis.
 - The contract is almost signed for the land suitability analysis planning project.
5. Review GU-1 Lot Size
 - Bernardo went over the GU-1 zoning permit and that it will go before the Planning Commission on May 19, 2009.
 - We are now working on the GU lot size requirement. Merle explained the problems with GU-1 zoning and how it will help to go to GU-5 lot sizes.
 - Merle and Deb Horner will work on the GU-1 Lot Size Position paper for next meeting.
 - Discussed problems when a lot is grandfathered into GU-1 and then sold - does it require a rezone process?
 - Discussed having setbacks in GU-1.
 - Need to propose something that can be politically achievable.
6. Review Tasks List of CPAB
 - Deb Horner started the discussion on the CPAB tasks list. A lot of the items are going to be solved with the Land Suitability process.
 - Title 17 is going to be part of the Land Suitability study.
 - Title 17 touched on the trail system as well as the land suitability analysis.
 - Matt went over the re-development of tailing areas and extraction of gravel. Someone said we are running out of developable land and that is not true. We have thousands of acres next to the road that have gravel on it but could be developed – could be private property. It could be improved if you let the miners at it because they have to leave it in a better condition when they are finished.
7. Citizen Comments
 - None.
8. Next Meeting Agenda Item
 1. Introduction
 2. Citizen Comments
 3. Update on Land Suitability Analysis Planning Project
 4. Review GU-1 Lot Size / Position Paper.
 5. Citizen Comments
 6. Next Meeting Agenda Item
 7. Adjournment
9. Adjournment
 - Adjourned at 5:00 pm

Next Meeting
May 20, 2009