

Comprehensive Plan Advisory Board (CPAB)
Notes from June 10, 2009 Meeting

Present

Members: Merle Jantz, Deb Horner, Joseph Blanchard II,
Jennifer Peterson

FNSB Staff: Bernardo Hernandez, Jeff Bouton

Visitors: William Rice, citizen, Darrell Kniffen

Members Absent: Matt Reckard, Bob Henszey, Sharron Hunter

Introduction / Opening Comments

None

1. Introduction

- Mr. Hernandez had everyone introduce themselves.

2. Citizen Comments

- Darrell Kniffen is attending this meeting because he is interested in the Land Suitability Analysis project.

3. Update on Land Suitability Analysis Planning Project

- **Mr. Hernandez** stated that there was an email from Doug Braddock explaining that the Consultants will be in Fairbanks on June 30th. We will meet in the Ester Room from 9:30 – 2:00 pm. Lunch will be provided. If any CPAB members have comments and are not going to be attending the meeting on June 30th, we will pass them on the Consultants.
- **Mr. Jantz** wants to see the Land Suitability go in the direction of setting standards of which we develop the land rather than withdrawing it from development. Would like to see it set standards on how to develop it.
- **Mr. Hernandez** responded with the study is telling us what lands are the best suitable lands and which land it not suitable land. They might give us some ideas on how to develop these lands. It's not planning it – it's doing the assessment of it. The Consultants will not be doing the planning for us. The planning comes later and as a group we will do the planning.
- **Ms. Horner** added that maybe where we have sub-standard lands – we develop standards by which they may be developed and you have to meet those standards.
- **Mr. Hernandez** commented on that they will tell us ideas on green infrastructure.
- **Mr. Hernandez** answered someone's question about why we hire consultants. We went through the proposal process and evaluated them and hired the best Consultant. It is an Alaskan company we hired.

4. Review GU-1 Lot Size / Position Paper

- **Deb Horner** was the editor on the “Draft” of the GU-1 Lot Size / Position paper.
- CPAB members changed language where appropriate on the “Draft”.
- **Mr. Hernandez** will make a recommendation to the Planning Commission under New Business.

5. Citizen Comments

- **Darrell Kniffen** thought that this was really restrictive. He stated that with GU-1 he can select what parcel size is appropriate for the property.
- **Mr. Jantz** suggested that you should be looking at uses that go on that property that might not be compatible with the existing neighbors. He explained problems that the Planning Commission faced in the GU-1 zone. We are talking about land use not quality of land – not what it takes to develop it.
- Further discussion on GU-1 zoning of why this GU-5 can work.
- **Ms. Horner** explained that we are just making one extra step for the responsible developer. In the long run, it serves the Community better.
- **Mr. Hernandez** added that the rezone process is not that hard. Maybe we can waive the fees if a person is rezoning GU to something else as part of the encouragement. We should encourage developers to move in that direction.
- After listening to Citizen Comments, we decided to send this before the Planning Commission as a Work Session.

6. Next Meeting Agenda Item

1. Introduction
2. Citizen Comments
3. Consultant Review with CPAB on Land Suitability Analysis Project
4. Citizen Comments
5. Next Meeting Agenda Item
6. Adjournment

7. Adjournment

Adjourned at 4:33 pm

Next Meeting

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