

FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
February 2, 2010

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Assembly Chambers, Borough Administration Offices, 809 Pioneer Road, Fairbanks, Alaska. The meeting was called to order at 7:00 p.m. by Tom Marsh, Chairman.

MEMBERS PRESENT: Tom Marsh Tom Temple
 Jennifer Peterson David Pruhs
 Brian Flemming Nello Cooper
 Michael Wenstrup Pamm Hubbard

MEMBERS ABSENT: Ian Hebert

OTHERS PRESENT: Bernardo Hernandez, Director of Community Planning
 Jim Lee, Deputy Director of Community Planning
 Doug Sims, Floodplain Administrator
 Todd Boyce, Senior Planner
 Melissa Kellner, Planner II
 Cynthia Klepaski, Asst. Borough Attorney
 Marnie Long-Boehl, Secretary

A. ROLL CALL

B. MESSAGES

1. Chairperson's Comments:
None
2. Communications to the Planning Commission
3. Citizen's Comments – limited to three (3) minutes
 - a. Agenda items not scheduled for public hearing.
None
 - b. Items other than those appearing on the agenda.
None

C. *MINUTES

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

MOTION: To approve agenda and consent agenda, including minutes of previous meeting by **Mr. Temple**, seconded by **Ms. Peterson**.

Objections

None

MOTION APPROVED

E. CONSENT AGENDA ITEMS

F. PUBLIC HEARING

HP 2010-002 Application by the Alaska Department of Transportation and Public Facilities to upgrade Van Horn Road west from Peger Road, about 4,700 feet to the boundary of Fairbanks International Airport. The road will be widened to 32 feet and paved.

Todd Boyce presented the staff report. Based upon staff analysis, the Department of Community Planning recommended approval of the proposed ordinance.

PUBLIC HEARING OPENED

Mark Davis, resides at 3150 Van Horn Road, owns Interior Towing & Salvage on Van Horn Road. He spoke of the condition of the road and traffic problems. He is in favor of this upgrade.

Margaret Coghill, resides at 2301 Peger Road, lives in the neighborhood. She spoke of the traffic and speed of the vehicles going past her house and she wanted to know if the speed zone will be increased after this expansion. Her concerns of the expansion is how close to her house and yard will this expansion be placed and how much of her lot will be used for this expansion. She is in favor of this upgrade but has questions that need to be addressed and needs more information on why they need to lease part of her property during this expansion.

John Bennett, Right of Way Chief, Northern Region and **Barry Hooper** is the Engineer Manager of this project. **Mr. Hooper** has a few responses to comments – driveways will be improved to DOT standards, no plans to raise the speed limit, and the project will include a substantial road structure of 4" of asphalt treated base designed for trucks.

Mr. Pruhs asked **Mr. Hooper** when the proposed construction will be taking place.

Mr. Hooper replied late summer.

Mr. Pruhs asked if there will be any road closure.

Mr. Hooper replied that there would be road closure for the installation of the culvert.

Mr. Pruhs asked if they have looked into a turn-in and turn-out at Great Northwest site.

Mr. Hooper replied that they have looked at it in the perspective of truck turning but not that design aspect.

Mr. Cooper asked if traffic enforcement can be addressed for the residents of that area.

Mr. Hooper replied that would be a police enforcement issue not a DOT enforcement issue.

Mr. Marsh asked Staff to pull up the map on the overhead. He asked about the alignment and if it is the same centerline that it is there now.

Mr. Hooper replied yes.

Mr. Marsh asked if the expansion was going to be on both sides of the project.

Mr. Hooper stated that expansion was to the north.

Mr. Marsh asked Staff to point out the Great Northwest property on the overhead.

Mr. Pruhs said they also own land to the immediate left for gravel purposes. This is the best time to get this project done before more growth occurs in the area.

PUBLIC HEARING CLOSED

MOTION Move to approve **HP2010-002** with one (1) Findings of Fact by **Mr. Pruhs**, seconded by **Ms. Peterson**.

Discussion

Mr. Pruhs is in favor of this project.

Ms. Peterson believes this is a very much needed project. She is in favor of this project.

ROLL CALL

Eight (8) in Favor: **Mr. Cooper, Ms. Peterson, Mr. Pruhs, Ms. Hubbard, Mr. Flemming, Mr. Temple, Mr. Wenstrup, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO APPROVE, PASSED.

G. UNFINISHED BUSINESS

RZ2010-001 A request by E. Andrew and Anita L. Bryan to rezone a portion of Lot 1, Section 18, Township 1 South, Range 2 East, further described as Tax Lot 1809 from Rural and Agricultural-5 to Rural Farmstead-2 or other appropriate zone. **(located east of Cloud Road and south of Porter Ave)**

Melissa Kellner gave the correct legal description of **RZ2010-001** to the Planning Commission and recommend that the Planning Commission moved to rescind the prior action taken on January 12, 2010, on **RZ2010-001** A request by E. Andrew and Anita L. Bryan to rezone Lot 1, Section 18, Township 1 South, Range 2 East from Rural and Agricultural-5 to Rural Farmstead -2 or other appropriate zone in order to correct the legal description.

MOTION Move to rescind the prior action on **RZ2010-001** with two (2) Findings of Fact by **Mr. Temple**, seconded by **Mr. Pruhs**.

ROLL CALL

Eight (8) in Favor: **Mr. Cooper, Ms. Peterson, Mr. Pruhs, Ms. Hubbard, Mr. Flemming, Mr. Temple, Mr. Wenstrup, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO APPROVE, Rescind the prior action.

The Planning Commission moved to approve **RZ2010-001** with the corrected legal description. A request by E. Andrew and Anita L. Bryan to rezone Tax Lot 1809, Section 18, Township 1 South, Range 2 East from Rural and Agricultural-5 to Rural Farmstead -2 or other appropriate zone with two (2) Findings of Fact as recommended by staff.

MOTION Move to approve **RZ2010-001** with the correct legal description with two (2) Findings of Fact by **Mr. Temple**, seconded by **Mr. Pruhs**.

ROLL CALL

Eight (8) in Favor: **Mr. Cooper, Ms. Peterson, Mr. Pruhs, Ms. Hubbard, Mr. Flemming, Mr. Temple, Mr. Wenstrup, Mr. Marsh.**

Zero (0) Opposed:

MOTION TO APPROVE, Approved.

H. NEW BUSINESS

The Planning Commission had a work session to review Title 15 Floodplain Management Regulation amendments.

Doug Sims gave a Staff report on floodplain management in the Borough.

Mr. Hernandez added a few points on why this floodplain management program has to be a community effort. He explained that Staff is having a meeting with the lenders, builders, and open houses for the public to get involved.

Mr. Pruhs agreed that you are on the right tract with lenders making compliance. He asked if the Borough could put in a statute for lending requirements in the FNSB for a zoning permit application.

Mr. Hernandez said that is possible – he would have to check into it.

Ms. Peterson asked how other communities make compliance. What are we not doing to make compliance?

Mr. Hernandez explained that the Municipality of Anchorage does not have this problem because everything requires a building permit.

Mr. Sims added that Anchorage doesn't deal with structural permits for building in a floodplain. Fairbanks floodplain property is huge – Anchorage has very little. The Borough does not administer the International Building Code.

Mr. Flemming thinks that we should talk with the Title companies.

Mr. Hernandez replied that the Title companies have been informed. They only see people after the buildings have been constructed.

Mr. Pruhs asked if this can be incorporated into the Tax Bill – have the notices on floodplain property information and maybe a reduction of taxes acknowledging awareness that they are in a floodplain area.

Mr. Hernandez commented that we will be sending out notification cards that the property is in a floodplain area.

Mr. Flemming does not think the fine is serious enough - \$500 fine is not enough to get people's attention.

Ms. Peterson agrees with **Mr. Flemming**.

Mr. Marsh asked about the flood area in Salcha that does not have a floodway – is that a drainage area.

Mr. Sims replied that it is the Tanana River and the associated sloughs that are there as part of the Tanana River floodplain.

Mr. Marsh replied that staff said there is no floodway.

Mr. Sims replied “No designated floodway – the river hasn't been surveyed or hydro-logically modeled to the degree necessary in order to develop a regulatory floodway”.

Mr. Marsh replied that we don't know where the floodplain areas are?

Mr. Sims replied that we do – it is mapped using very approximate methods.

Mr. Marsh asked if we had elevations.

Mr. Sims said we have elevations but they have not been surveyed.

Mr. Hernandez commented that the Railroad is putting in a new bridge in Salcha. In order to build the bridge – they had to do an analysis of how they were going to affect the floodplain.

Mr. Wenstrup asked about FEMA's 100% requirements. What if we are at 90% - we are at 17% presently. Are we going to be in trouble at 90%?

Mr. Hernandez said that it will be up to FEMA. We are showing them every step we are doing to get our program in compliance.

Mr. Wenstrup asked if **Doug Sims** will be driving around looking for new buildings.

Mr. Sims replied that he will be coordinating with the Assessors and if they can flag something or put a mark on the GIS map that will help him.

Mr. Marsh added that with Home Shows and talking with Realtors and Lenders – it will take a long time to get the public educated. He commented that we need to review this ordinance before next meeting and be prepared to ask questions at the next meeting. You can email your questions, prior to the meeting, to Marnie.

The Planning Commission held an election to renew Chairman and Vice Chairman seats for the Planning Commission. The Planning Commission elected **Tom Marsh** for Chairman and **Jennifer Peterson** for Vice Chairman.

I. COMMISSIONER'S COMMENTS

1. FMATS

- **Mr. Wenstrup** said that their meeting will be held tomorrow on 02/03/10. We are getting an update from our consultants that we hired to do long range transportation plan analysis.

2. Title 17 Rewrite Project

- **Mr. Hernandez** stated that they are continuing to work on this project.

3. Vision Fairbanks Update

- **Mr. Hernandez** stated that the ordinance has been introduced to the Borough Assembly and forwarded to the City Council and the Planning Commission for review and recommendation. We will have a work session on Vision Fairbanks Design Standards at our next meeting on 02/16/10.

4. North Pole Land Use Plan

- **Mr. Hernandez** stated that this plan has been adopted by the Borough Assembly as recommended by the Planning Commission. The Borough Assembly reconsidered their decision and they added that the plan could be changed by the Borough Assembly at a public hearing.

5. Comprehensive Plan Advisory Board (CPAB)

- **Ms. Peterson** stated that we had a meeting with a lot of citizen comments. We were looking at the maps with some ground-truthing to make sure the Land Use Suitability Maps are showing what is in the Borough. Hopefully by the end of February, we will be done with the ground-truthing and will have the maps in a more polished state.
- **Mr. Hernandez** added that these maps will tell us the suitability for construction – they won't take into consideration whose owns the land or what it is being used for now.

6. Other Commission Comments

- **Mr. Cooper** asked if we have to do another financial disclosure or take another oath.

I. ADJOURNMENT

There being no further business the meeting was adjourned at 8:28 p.m.