

Land Use Planning
Tuesday, September 26, 2006

Attendance: Bernardo Hernandez, Ryan Colgan, Emily Bratcher, Jeanne Olson, Bob Henszey, and Giovanna Jackson.

Bernardo opened the meeting at 11:35 p.m.

The minutes from 09/12/06 were approved at 11:36 p.m.

Why do we need Land Use Planning?

- GUI zoning through the whole borough will create hesitancy for both residential and retail/businesses because they can't be sure what will move in next to them. There is a need for roads, justice and some type of glue to hold everything together.
- Protecting private investment
- Health & safety
 - Watersheds
 - Don't want a Safeway next to a nuclear plant
- Providing stability and order (major investments)
- Need for community assets (roads, justice, other amenities)
- Planning is about greater good, sustainability and environmental preservation
- Higher quality of life
 - Enjoy open space
 - Close to amenities (stores, gym, trails, etc.)
- Good design
 - Nice to look at
 - Aesthetics
 - The more a place is liked or looks nice, the more people like to spend time there and spend money there
- Minimizing future land use conflicts of zoning, building, property value, etc.
- Retain Fairbanks' unique character so it doesn't become another big city
- If we don't plan, we will continue to spread out which creates less opportunity to live rurally with water and sewer
 - We have a paradox with people moving out further and the rural feel dissipating due to more people moving out
- If we don't think about planning, our cost of living will go higher and quality of life will drop
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What opportunities does Fairbanks have now?

- Be an individual – unique
- Raise a family
- More money opportunities

We like Fairbanks now, but it will change if we don't plan for it. What will it change to?

- Look like NoName America
- More box stores
- Lower wages
- Service economy

What do we value in Fairbanks?

- Small town feel, friendliness
- Climate, seasons
- Don't have to be on highways or in traffic jams to get places
- Wildlife
- Clean water and air
- Northern Lights
- Rivers
- Trails

How do we make the planning process better?

- Creating dialogue and extend throughout community
- Bringing people together
- Identify who is going to be affected by your plan and then work to bring their opinion in

Next meeting October 10, 2006, 11:30am at FEDC:

- Invite people (one at least) to the October 31st meeting to get more of the community involved
- Prepare for October 31st meeting
- What do we ignore?

Meeting was adjourned at 1:00 p.m.