

Land Use Planning meeting
Tuesday, August 22, 2006
11:30 a.m. @ FEDC office

Attending: Bernardo Hernandez, Torie Foote, Mike Musick, Deb Horner, Luke Hopkins, Hugh Fate, Emily Bratcher, Chick Wallace, and Ryan Colgan.

Torie Foote volunteered to be Vice Chair for the group and take notes. FEDC will type notes.

Bernardo discussed presentations around town on planning for Downtown Fairbanks. Most events were well received. The Directors of the Chamber of Commerce had a lot of responses to the concept. Planning is the effort of ideas.

Presentation on Borough plans and present land use plans:

- Bernardo showed the [Regional Comprehensive Plan \(2005\)](#) and several other plans
 - Road Plan – Borough
 - Parks, 1990 & 2006
 - Historic Plan for Fairbanks 2006
 - Chena River Front Plan 1997
 - Joint Land Use Plan (with military)
- Need to incorporate all of these efforts into what we do
- This incorporation will help ensure having as much of the public participate in what we do

“Pocket Plan” (pages 6-9 of FNSB Regional Comprehensive Plan) highlights the key elements of the plan. The rest of the Comprehensive Plan covers how to implement the plan.

Efforts so far have focused on urban areas, c/ North Pole (4 sq. miles) and their selective bodies, and downtown Fairbanks. Both are seeking or have received funding for this planning.

Land use issues in other areas, however, are creating too many challenges for the FNSB Planning Commission and Borough Assembly:

- Re-zones and special limitations issues keep taking up the time for making forward planning possible
- Reviewed 1984 Comprehensive Plan Maps, 7360 sq. miles for entire borough
- The 1984 plan has several conflicts with the 2005 Comprehensive Plan – example: the 1984 designated “open land” is actually owned by private individuals

Bernardo wants to get through 6-12 months of planning with Downtown/urban areas before trying to take on the whole borough.

Other Issues:

- Railroad moving
- Ft. Knox mining area
- DOT’s transportation plan

There are conflicts with land use not doing enough to 'add' to transportation plans. Transportation plan from DOT continues to move forward and we need to adapt to the future in a healthy way.

The planning department is spending a lot of time subdividing large plots – 27 this month. We need to find a way to expand land in Urban areas and to increase attractiveness of living downtown, change density.

What funding is available to help this effort?

- Cost to subdivide here is \$100 and takes 2 weeks (quick plot)
- Palm Springs is \$10,000 and Anchorage cost \$3,500
- If a larger lot, \$100/application, \$100/lot

Railroad yard will need to move despite the latest Railroad building. They are running out of land – where would it move to?

Pattern Language, by Christopher Alexander is an interesting book on planning.

Energy is a concept that needs to be part of the plan. This would mean higher density would be better on hillsides, rather than downtown.

First steps in land use planning:

- Inventory from downtown area out
- Then cover the next circle out from downtown
- Encourage water and sewage to come into the plan
- Transportation

As energy costs go up, so does the cost of building homes, condos, etc. Nobody wants to pay for this infrastructure.

Having a plan:

- Keeps the vision in place. Does the vision need more work?
- Anything that is done is expensive – how do we pay for it?
- How do we retain property rights?
- How do we make transportation affordable and fit the concepts?

Comments:

- How does the Comp. Plan get used? What is our goal?
- Looking over priorities, we should review and put them in order of importance and then work them in order
- More thoughts on vision statement, importance, etc.
- Brainstorm: everyone bring to the next meeting three ideas they would like to see happen in 10 years in the FNSB
- Make a priority list out of Land Use Planning issues
- Next meeting Tuesday, September 12, 11:30am, FEDC office