A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:00 p.m. by Chris Guinn, Chairman.

MEMBERS PRESENT: Chris Guinn, Mark Billingsley, Wendy Presler, Mindy O’Neall, Charles Whitaker, Pat Thayer, John Perreault, Sean Reilly (arrived at 6:03), Robert Peterson

MEMBERS ABSENT:

OTHERS PRESENT: Christine Nelson, Director of Community Planning, Kellen Spillman, Deputy Director of Community Planning, Stacy Wasinger, Planner III, Wendy Doxey, Assistant Borough Attorney, Mary Bork, Administrative Assistant

A. ROLL CALL

B. MESSAGES

1. Chairperson’s Comments

2. Commissioner’s Comments

Ms. O’Neall noted that she had to leave by 10 p.m.

3. Communications to the Planning Commission

Ms. Nelson updated the Commissioners on the following:

- Introduced Bridget Hamilton, new Permit Tech
- Cancellation of the December meeting
- 2017 Planning Commission meeting dates
- Two Upcoming Work Sessions
  - Walkability in Alaska
  - Green Infrastructure vs. Grey Infrastructure
- Alaska APA Conference – FNSB to receive 4 Planning Awards
  - Planning advocate for the Mayor
  - Community Outreach for the Smith Ranch Rezone
  - Best Practices for GPS Control study
  - Emergent Planner – Manish Singh
- Brown Bag Lunch Nov. 16 at UAF – Permafrost mapping in the Goldstream Valley
- Central Resource Management Plan
- IMLA Webinar regarding the Quasi-Judicial Process
Mr. Guinn reminded that annual officer elections would be held in January 2017. Additionally, in the upcoming quasi-judicial hearing cases Mr. Spillman would give a project overview prior to the start of each case.

4. 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

5. Disclosure & Statement of Conflict of Interest

Ms. Thayer disclosed a Conflict of Interest regarding V2017-001, V2017-002, & V2017-003. She informed that she was the project manager for the acquisition for the right-of-way for this project for State of Alaska Department of Transportation.

Mr. Guinn commented that she was actively involved in the negotiation for acquiring the right-of-way for this project.

Ms. Thayer concurred.

CHAIR GUINN RULED COI FOR MS. THAYER FOR V2017-001, V2017-002, & V2017-003

Mr. Guinn declared that he was also involved in the Richardson Highway Project in a different way. He expressed that he did not believe that he had a Conflict of Interest. Additionally, he had nothing to do with creating the parcels. He had been hired by Ms. Thayer’s company to appraise the parcels in question.

Ms. Doxey advised Mr. Guinn to pass the gavel for this discussion.

CHAIR GUINN PASSED THE GAVEL TO MS. PRESLER

Mr. Billingsley enquired if Mr. Guinn did much business with Ms. Thayer’s company and if he expected to do business with them in the future.

Mr. Guinn confirmed that he did expect to do business with them in the future. He estimated that the income from this project was around 5% of his annual income.

Mr. Billingsley questioned if the way Mr. Guinn voted today could affect whether he received business from Ms. Thayer’s company in the future.

Mr. Guinn responded that he did not see how it possibly could.
Mr. Peterson summarized for clarity; Mr. Guinn’s potential vote this evening had no relation to income generated from this project, he had been paid to perform an appraisal of the current lot size. The parcel sizes are not affected by the appraisal.

Mr. Guinn concurred.

Mr. Peterson verified that Mr. Guinn’s company had already been paid, or would be, regardless of the outcome of the cases.

Mr. Guinn stated that he had already been paid.

Mr. Reilly inquired if this project failed, was it a possibility that another appraiser besides Mr. Guinn could be given the work.

Mr. Guinn replied that he did not foresee that happening.

Mr. Billingsley queried whether Mr. Guinn received any inside information that would affect the end result of the case.

Mr. Guinn replied no.

Ms. Presler queried of Mr. Guinn had any personal relationships with the property owners.

Mr. Guinn replied no.

Ms. Presler inquired if he felt he could make a fair and impartial decision.

Mr. Guinn replied yes.

Ms. Doxey quizzed if Mr. Guinn had a financial or private interest that is a substantial part of these matters tonight.

Mr. Guinn replied no.

Ms. Doxey quizzed if Mr. Guinn had any financial or private interest that would be directly varied depending on the outcome of these cases.

Mr. Guinn replied no.

Ms. Doxey queried if Mr. Guinn’s interest was significantly monetary.

Mr. Guinn replied no.

Ms. Doxey requested clarification; was the interest Mr. Guinn disclosed, different from that of the General Public.

Mr. Guinn replied that while he was not involved in the development of the project, he was the appraiser of the properties involved.

Ms. Doxey advised the Commission to consider whether Mr. Guinn’s involvement was prejudicial or if it created the appearance if prejudice.
Mr. Billingsley asked Ms. Thayer if the effect of this vote would have any effect on the future business between her firm and Mr. Guinn.

Ms. Thayer responded none at all.

**ROLL CALL ON POSSIBLE COI FOR MR. GUINN**

One (1) in Favor: Mr. Reilly,

Six (6) Opposed: Mr. Perreault, Ms. Presler, Mr. Whitaker, Mr. Peterson, Ms. O'Neall, and Mr. Billingsley.

NO COI FOR MR. GUINN

MS. PRESLER RETURNED THE GAVEL TO CHAIR GUINN

Ms. Doxey advised Chair Guinn to give the applicant and all interested persons the opportunity to state an objection to his participation for the record.

**C. 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 the Agenda and Consent Agenda by Mr. Billingsley, seconded by Mr. Peterson.

**ROLL CALL**

Nine (9) in Favor: Mr. Perreault, Ms. Presler, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, Mr. Billingsley, Ms. Thayer, Mr. Reilly, and Mr. Guinn.

Zero (0) Opposed:

**MOTION CARRIED**

**D. MINUTES**


E. CONSENT AGENDA ITEMS

*V2017-005 A request by Brian Roberts on behalf of the State of Alaska Department of Transportation & Public Facilities for a lot size highway variance of 2,841 square feet to the minimum lot size requirement of 40,000 square feet in the General Use 1 (GU-1) zone on Tax Lot 3606, T1N R1W. (Located at 314 Birch Hill Road, on the east side of Birch Hill Road, southeast of Steese Highway). (Staff Contact: Stacy Wasinger)

*V2017-006 A request by Daniel Pistor on behalf of the State of Alaska Department of Transportation & Public Facilities for a lot size highway variance of 121 square feet to the minimum lot size requirement of 40,000 square feet in the Rural Residential (RR) zone on Lot 2, Skol Subdivision. (Located on the east side of Birch Hill Road, southeast of Steese Highway). (Staff Contact: Stacy Wasinger)

F. QUASI-JUDICIAL HEARING

OATH GIVEN

Mr. Spillman gave an overview of the Richardson Highway Project scope to improve access control on the Richardson Highway by:

- Upgrading and extending the existing Frontage Road system
- Construct at right intersections
- Eliminate the number of existing access approaches on to the Richardson Highway

The Richardson Highway usage has changed from being the connection between Fairbanks and Valdez to becoming a major commuting thoroughfare between North Pole and Fairbanks. This project will limit and improve access control by:

- Adding acceleration and deceleration lanes in certain areas
- Highway Lighting
- Construction of a Frontage Road system
- Improvements to the existing Frontage Road system
- Closure of 3 current access points

The Richardson Highway Project creates Right-of-Way acquisition on 27 parcels. This project was heard before and approved by the Planning Commission and Assembly in 2013 and the replat has been approved by the Platting Board.

Brian Roberts, Right-of-Way agent for DOT&PF, introduced himself.

Ms. Little, Project manager for DOT&PF, introduced herself.

Planning Commissioners had no questions at this time.

V2017-001 A request by Brian Roberts on behalf of Calvin and Cindy Stageman for a lot size highway variance of 29,183 square feet to the minimum lot size requirement of 40,000 feet in the General Use 1
(GU-1) zone. (Located at 1815 Rozak Road, on the west side of Rozak Road, south of Richardson Highway) (Staff Contact: Stacy Wasinger).

Ms. Wasinger presented the staff report; staff analysis found that the proposed variance will meet the intent and purpose of Title 18 and of other ordinances and state statutes and will not adversely affect the public health, safety and welfare. Additionally, if the variance is denied, the denial would deprive the property owner the use of their property in a similar manner made by other owners in the general area. Further, The Department of Community Planning recommended approval because the acquisition of land by the Alaska Department of Transportation and Public Facilities (AKDOT & PF) as right-of-way for the Richardson Highway represents a special condition which is peculiar to the property and which was not caused by the property owner.

Mr. Roberts agreed with the staff report and reiterated that the size of the lot was only 11,250 feet. While this variance did reduce the size a small amount it would also solve potential issues in the future.

Mr. Guinn noted that there was some form to sign if this was approved.

Mr. Roberts agreed.

Mr. Peterson queried if the owner's signed a release for him to bring this request forward.

Mr. Roberts replied that since DOT&PF was creating a need they filed the application, paid the fees, and posted the signs on the owners' behalf for the variance.

Ms. Doxey clarified that in FNSBC 18.104.070 Application for Highway Variances, it states that written consent of the owner was not required as a part of the application. If the Highway Variance was granted, then written consent of the owner or authorized representative shall be required as a condition of approval.

**Interested Person Testimony Opened**

NONE

**Interested Person Testimony Closed**

**MOTION:** To approve the requested 29,183 square foot variance from the 40,000 square foot required minimum lot size requirement in the GU-1 zone with one (1) condition, adopting the staff report and nine (9) Findings of Fact in support of the decision by Ms. Presler, seconded by Mr. Billingsley.

Ms. Presler spoke in favor of the request and agreed with the proposed findings of fact. She posited that DOT was doing the homeowners a service in this instance by bring the property marketable in the future. The proposal protects public health, safety, and welfare by improving access on the Richardson Highway. The current utilities in their home will not be affected.
Mr. Billingsley agreed with Ms. Presler and spoke in favor of the request. All criteria for approval was met in this request.

Mr. Guinn agreed with both Ms. Presler and Mr. Billingsley.

ROLL CALL

Eight (8) in Favor: Ms. Presler, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, Mr. Billingsley, Mr. Reilly, Mr. Perreault, and Mr. Guinn.

Zero (0) Opposed:

MOTION CARRIED

V2017-002 A request by Brian Roberts on behalf of Jonathan Pearson for a lot size highway variance of 12,056 square feet to the minimum lot size requirement of 40,000 feet in the General Use 1 (GU-1) zone on Lot 1, Block 1 Badger Industrial Park Subdivision. (Located on the east side of Midland Street, south of Richardson Highway) (Staff Contact: Stacy Wasinger).

Ms. Wasinger presented the staff report; staff analysis found that the proposed variance will meet the intent and purpose of Title 18 and of other ordinances and state statutes and will not adversely affect the public health, safety and welfare. Additionally, if the variance is denied, the denial would deprive the property owner the use of their property in a similar manner made by other owners in the general area. The Department of Community Planning recommended approval because the acquisition of land by the Alaska Department of Transportation and Public Facilities (AKDOT & PF) as right-of-way for the Richardson Highway represents a special condition which is peculiar to the property and which was not caused by the property owner. The subject parcel was legally subdivided to meet the GU-1 minimum lot size requirement at 54,057.96 square feet and is made non-conforming by the proposed 31,113 square foot right-of-way acquisition by AKDOT & PF.

Mr. Roberts added that this was a significant acquisition and was necessary because it was one of points of main access to the Richardson Highway and they had to straighten the alignment to a 90 and provide for enough traffic flow through the Frontage Road to the Richardson Highway. Approval of the variance would be important to the homeowner in the future marketability of the property.

Interested Person Testimony Opened

NONE

Interested Person Testimony Closed
MOTION: To approve the requested 12,056 square foot variance from the 40,000 square foot required minimum lot size requirement in the GU-1 zone with one (1) condition, adopting the staff report and nine (9) Findings of Fact in support of the decision by Mr. Perreault, seconded by Ms. Presler.

Mr. Perreault spoke in favor of the request. The development of the Richardson Highway into the next phase is an important addition to borough wide infrastructure. He spoke in favor of the accommodations by DOT&PF and the property owners to cooperate to accomplish this project and fit all criteria, protected private property rights, and property values.

Mr. Guinn spoke in favor

ROLL CALL

Eight (8) in Favor: Mr. Whitaker, Mr. Peterson, Ms. O’Neall, Mr. Billingsley, Mr. Reilly, Mr. Perreault, Ms. Presler, and Mr. Guinn.

Zero (0) Opposed:

MOTION CARRIED

V2017-003 A request by Brian Roberts on behalf of Jonathan Pearson for a lot size highway variance of 4,833.56 square feet to the minimum lot size requirement of 40,000 feet in the General Use 1 (GU-1) zone on Lot 2, Block 1 Badger Industrial Park Subdivision. (Located east of Midland Street, south of Richardson Highway) (Staff Contact: Stacy Wasinger).

Ms. Wasinger presented the staff report; staff analysis found that the proposed variance will meet the intent and purpose of Title 18 and of other ordinances and state statutes and will not adversely affect the public health, safety and welfare. Additionally, if the variance is denied, the denial would deprive the property owner the use of their property in a similar manner made by other owners in the general area. The Department of Community Planning recommended approval with one (1) condition and nine (9) Findings of Fact in support of approval. Staff recommends approval because the acquisition of land by the Alaska Department of Transportation and Public Facilities (AKDOT & PF) as right-of-way for the Richardson Highway represents a special condition which is peculiar to the property and which was not caused by the property owner. The subject parcel was legally subdivided to meet the GU-1 minimum lot size requirement at 54,406.44 square feet and is made non-conforming by the proposed 19,240 square foot right-of-way acquisition by AKDOT & PF. The resulting parcel will be 35,166.44 square feet.

Mr. Peterson queried how the owner was not responsible for the non-conformance.

Ms. Wasinger deferred to the applicant; however, DOT purchased the property and the owner was not responsible for the Highway Project.

Mr. Spillman explained that in all of these cases the owner sold the property; the State does have eminent domain authority, and if it came to that the State could use that power to acquire the property.
Mr. Peterson commented that he understood the project but suggested that they should be looking at the lot sizes; there was no public water or sewer in this area, an owner could construct a large house on one of these lots. He posited that the Borough should have an idea of what a good minimum lot size would be in this area.

Mr. Spillman noted that the Borough, in the 1980’s, set the minimum lot size at 40,000 square feet. This was the recommendation by DEC at that time. It is still currently the standard in most of the Rural zones. There are advancements in septic technology that receive DEC approval on lots much smaller than 40,000 square feet; even lots smaller than 10,000 square feet. It depends on the system installed verses the lot size.

Mr. Guinn added that a 5,000 square foot parcel was unlikely to be developed as an apartment complex.

Mr. Roberts complimented Ms. Wasinger’s work on the case.

Interested Person Testimony Opened

NONE

Interested Person Testimony Closed

MOTION: To approve the requested 4,833.56 square foot variance from the 40,000 square foot required minimum lot size requirement in the GU-1 zone with one (1) condition, adopting the staff report and nine (9) Findings of Fact in support of the decision by Ms. Presler, seconded by Mr. Reilly.

Ms. Presler spoke in favor of the request and noted that the situation was not created by the owner; it was created by the Highway Project. Further, the request benefits the community by promoting Public Health, Safety, and Welfare. There are no structures or current use on the property, so it will still comply with GU-1 standards. This variance will also assist the owner with future development of the property.

Mr. Perreault spoke in favor of the request and opined this was a necessary part of the development of the Richardson Highway and culminates the needs of the property owner. He expressed that measurement was not capable of .06 square feet accuracy and suggested the variance be rounded up to 4,834 square feet.

Mr. Reilly spoke in favor of the request and would alleviate the future traffic volume and additional housing that would be moving into the area.

Mr. Guinn spoke in favor of the request and agreed with Ms. Presler’s points.
ROLL CALL

Eight (8) in Favor: Mr. Peterson, Ms. O’Neall, Mr. Billingsley, Mr. Reilly, Mr. Perreault, Ms. Presler, Mr. Whitaker, and Mr. Guinn.

Zero (0) Opposed:

MOTION CARRIED

Ms. Thayer rejoined the dais

V2017-004 A request by Brian Roberts on behalf of the State of Alaska Department of Transportation & Public Facilities for a lot size highway variance of 4,063 square feet to the minimum lot size requirement of 40,000 square feet in the Rural Residential (RR) zone on Lot 1, Skol Subdivision. (Located on the east side of Birch Hill Road, southeast of Steese Highway) (Staff Contact: Stacy Wasinger).

Mr. Spillman gave an overview of the Birch Hill Bike and Pedestrian Facility Project. This project was heard and approved by the Planning Commission and Assembly in 2014. It creates a separate pedestrian pathway along Birch Hill Road.

- Pathway separation varies along the length
- Guardrail will be installed beside the pathway in certain areas

Mr. Perreault inquired if the responses received from the Dear Property Owner letters were inquiries or comments.

Ms. Wasinger replied that they were primarily questions regarding how the variance related to the Highway Project.

Ethan Graetz, AKDOT&PF Designer, introduced himself to the Commission.

Carl Heim, AKDOT&PF Project Manager, introduced himself to the Commission.

Ms. Wasinger presented the staff report; staff analysis found that the proposed variance will meet the intent and purpose of Title 18 and of other ordinances and state statutes, would deprive the property owner the use of their property in a similar manner made by other owners in the general area if denied, and will not adversely affect the public health, safety and welfare. Further, the acquisition of land by the Alaska Department of Transportation and Public Facilities (AKDOT & PF) as right-of-way for the Birch Hill Bicycle and Pedestrian Facility project represents a special condition which is peculiar to the property and which was not caused by the property owner. The subject parcel was legally subdivided to meet the Rural Residential (RR) minimum lot size requirement at 40,019 square feet and is being made non-conforming by the proposed 4,082 square foot right-of-way acquisition by AKDOT & PF. The resulting parcel will be 35,937 square feet. Based on the staff analysis, the Department of Community Planning recommended approval of the variance request with one (1) condition and nine (9) Findings of Fact in support of approval. She explained there was some discrepancy between the staff report and the original application materials and right-of-way maps from DOT; this is partially due to with the use of different survey monumentation in the subdivision plat. Officially, the request for the variance is based on the recorded plat.
Mr. Guinn requested clarification of the different numbers regarding the request.

Ms. Wasinger explained that the original application materials had a mathematical error in the amount of right-of-way acquisition requested, there was a transposed number, and the application was since modified to correct this. The original acquisition was stated as 4,802 square feet. The actual right-of-way acquisition is 4,082 leaving a remainder lot of 35,937 square feet and the actual variance is 4063 square feet to the minimum lot size of 40,000 square feet.

Ms. Thayer queried the impact on the Public Utility Easement.

Ms. Wasinger replied that it would reduce it by to 7 feet.

Mr. Perreault inquired if the guardrail would be located between the bike path and private properties and not between motorized traffic and the bike path.

Mr. Spillman deferred the question to the designer and commented that the guardrail was only at the top of Birch Hill where there were steeper slope allowances.

Mr. Graetz Clarified that it was a handrail only, not a guardrail, and was included on the steeper sloped areas but a car would pass through the railing.

Mr. Perreault noted that would leave no division between the motorized road and the path.

Mr. Graetz explained that there currently was no guardrail and pedestrians use the road. The path would be offset from the road

Ms. Thayer noted that DOT acquiring 22 of the 30 feet of the PUE leaving 7 feet for future utility additions.

Mr. Roberts responded that typically DOT works with a utility agency located in the right-of-way; in this case none are affected.

Ms. Thayer explained that her line of questioning was leading toward future utilities; specifically natural gas. Currently there is a PUE that would not require permitting for utility companies; however, with DOT acquiring 22 of the 30 feet in the future they will have to come to DOT for a permit.

Mr. Roberts responded that was correct.

Interested Person Testimony Opened

NONE

Interested Person Testimony Closed
MOTION: To approve the requested 4,063 square foot variance from the 40,000 square foot required minimum lot size requirement in the RR zone with one (1) condition, adopting the staff report and nine (9) Findings of Fact in support of the decision by **Ms. Thayer**, seconded by **Ms. Presler**.

**Ms. Thayer** spoke in favor of the request, opining that it was a phenomenal contract and highly needed for safety purposes on a highly used highway. Relocating pedestrians from the roadway with narrow shoulder to a safe pathway was a benefit to the community.

**Ms. Presler** spoke in favor of the request and concurred with Ms. Thayer’s comments. She added that property was currently vacant land and this variance was a small portion of the lot, granting the request would also benefit the property owner by keeping the property marketable.

Mr. Guinn

ROLL CALL

Nine (9) in Favor: **Ms. O’Neall, Mr. Billingsley, Ms. Thayer, Mr. Reilly, Mr. Perreault, Ms. Presler, Mr. Whitaker, Mr. Peterson,** and Mr. Guinn.

Zero (0) Opposed:

MOTION CARRIED

V2017-007 A request by Daniel Pistor on behalf of the State of Alaska Department of Transportation & Public Facilities for a setback highway variance of 3 feet to the minimum rear-yard setback requirement of 25 feet in the Rural Residential (RR) zone on Lot 40C, Vue Crest Subdivision. (Located at 344 Scenic Hills Court, on the west side of Birch Hill Road, south of Steese Highway) (Staff Contact: Stacy Wasinger).

**Ms. Wasinger** presented the staff report; staff analysis found that the proposed variance will meet the intent and purpose of Title 18 and of other ordinances and state statutes, would deprive the property owner the use of their property in a similar manner made by other owners in the general area if denied, and will not adversely affect the public health, safety. Further, the acquisition of land by the Alaska Department of Transportation and Public Facilities (AKDOT & PF) as right-of-way for the Birch Hill Bicycle and Pedestrian Facility project represents a special condition which is peculiar to the property and which was not caused by the property owner. The subject structure was constructed to meet the Rural Residential (RR) rear-yard setback requirement of 25 feet and is being made non-conforming by the proposed 3,158 square foot right-of-way acquisition, ranging in depth from 17 feet to 18 feet, by AKDOT & PF. The resulting rear-yard setback will be 22 feet, which will require a 3 foot variance from the RR minimum setback requirement of 25 feet. Based on the staff analysis, the Department of Community Planning recommended approval of the variance request with one (1) condition and nine (9) Findings of Fact in support of approval.
Ms. Thayer requested clarification of where the south property line was located on the property and noted there was a different variance request in 2015 that was granted.

Ms. Wasinger replied that was for the single family residence that exists, not for this greenhouse structure.

Ms. Presler inquired when the greenhouse was completed.

Ms. Wasinger answered that construction had begun earlier this year and it was completed late this summer.

Ms. Presler queried if it had been under construction at the time that DOT approached them for the acquisition.

Ms. Wasinger replied she believed so but deferred to the applicant to answer fully.

Daniel Pistor, AKDOT&PF applicant, responded that the first contact DOT made with the property owners was June 21, 2016 and at that time the concrete footings were poured and most of the framework was completed.

Mr. Peterson queried when the property was acquired.

Mr. Pistor replied that negotiations were ongoing.

Ms. Wasinger noted for the record that there was a change to the published packet to correct a technical oversight regarding the location of front yard versus rear yard.

Interested Person Testimony Opened

NONE

Interested Person Testimony Closed

MOTION: To approve the requested 3 foot variance from the 25 foot required minimum front-yard setback requirement in the RR zone with one (1) condition, adopting the staff report and nine (9) Findings of Fact in support of the decision by Ms. Thayer, seconded by Ms. Presler.

Ms. Thayer spoke in favor of the request and reiterated this was a great project and a benefit to the public for safety reasons.

Ms. Presler spoke in favor of the request and added that this was not a situation created by the property owner.

Mr. Guinn spoke in favor of the request and agreed with both Ms. Thayer’s and Ms. Presler’s points.
ROLL CALL

Nine (9) in Favor: Mr. Billingsley, Ms. Thayer, Mr. Reilly, Mr. Perreault, Ms. Presler, Mr. Whitaker, Mr. Peterson, Ms. O’Neall, and Mr. Guinn.

Zero (0) Opposed:

MOTION CARRIED

G. PUBLIC HEARING

NONE

H. APPEALS

NONE

I. UNFINISHED BUSINESS

NONE

J. NEW BUSINESS

NONE

K. EXCUSE ABSENT MEMBERS

Mr. Billingsley and Ms. O’Neall will both be excused from attending the January 10, 2017 meeting.

Mr. Peterson will be excused from January through April meetings.

L. COMMISSIONER’S COMMENTS

1. FMATS

Ms. Thayer relayed information regarding ongoing projects at FMATS.

2. Other

Ms. Nelson reminded Commissioners that the timeline for finding new applicants for the Planning Commission vacancies was short as the Assembly only met once in December.

Mr. Peterson inquired what gray infrastructure was.

Ms. Nelson replied that it was conventional human engineered disposal system for discharged water with pipes and utilities that clean the water before it is added back into the waterway
system where a green infrastructure that consisted of natural land and plant based ecological treatment systems and processes.

**Mr. Billingsley** broached the idea of the Planning Commission taking a more proactive role and proposing ordinances as the body tasked to focus on community planning. If people have ideas on how to improve the community; walkability, bikability, a vibrant downtown, and other topics he suggested working together and expressed interest in participating in that process. The Planning Commission has the authority to bring proposed ordinances.

**Ms. Nelson** added that they were currently putting together a working group on Lighting on which Mr. Whitaker would represent the Planning Commission on that group. Also, the Economic Development Commission was interested in working closely with Community Planning and the Planning Commission so that all ordinances that have an impact on economic development so their interests were fully addressed and the interaction between economic development and planning was strengthened.

**Mr. Guinn** reported that at a recent meeting the Assembly disagreed with the ordinance proposed by Mr. Whitaker to add Conditional Use Permits for Marijuana Facilities in the GU-1 Zone, which sought to use a conditional use permit as a tool for increased public involvement.

**M. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:26 p.m.