

## ECONOMIC DEVELOPMENT COMMISSION

### MINUTES

March 26, 2019

A regular meeting of the Economic Development Commission was held in the Mayors Salcha Conference Room, 3rd Floor, Borough Administration Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 3:35 p.m. by Mayor Bryce Ward.

#### A. ROLL CALL

MEMBERS PRESENT: Mayor Ward, Fairbanks North Star Borough; Russ Talvi; Andrew Gray, Abigail Riggs and Mike Meeks.

MEMBERS EXCUSED: None

MEMBERS ABSENT: Christopher Quist, Fred Schlutt, Mayor Welch and Paul Robinson

OTHERS PRESENT: Gary Newman, member of the public; Christine Nelson, FNSB Department of Community Planning Director; Kellen Spillman, Deputy Director, Department of Community Planning; Nancy Durham, FNSB Floodplain Administrator and Laura Melotte, FNSB Recording Clerk.

#### B. CITIZENS COMMENTS

#### 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 Economic Development Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

#### D. \*MINUTES

The minutes of January 22, 2019 were presented for approval.

**MOTION:** Moved by **Mr. Talvi**, seconded by **Mr. Gray** that the Agenda and Consent Agenda, including the minutes of January 22, 2019 be approved as presented.

**VOTE:** No objections

### MEETING AGENDA AND CONSENT APPROVED WITHOUT OBJECTION

#### E. NEW BUSINESS

##### 1. Local housing scorecard vetting for the North Star Gold Standard

**Mayor Ward** addressed the Commission. He stated that this is a project that he has been working on. He provided the Commission with a vetting scorecard that was developed to help identify values with regard to properties.

The Commission reviewed the scorecard line by line.

**Mayor Ward** reiterated that this is merely a rough draft. He welcomed any thoughts or ideas.

**Mr. Talvi** stated that he found this interesting as he sees it as consumer market demand driven whereas it has been difficult to get "traction" with the appraisal industry.

**Ms. Riggs** requested further clarification regarding item #10, FAST PLANNING.

**Mayor Ward** responded that if you are within the MPO boundary, it means that there are resources available that are currently being spent on transportation planning. If you are within that area, there are planning efforts that are being done by the MPO and also leveraging that money for construction projects. Therefore, you are more likely to have a planning effort done within that area than outside of that area.

**Mr. Meeks** commented that item #6 should have sub-categories as some folks have wells and others haul their water or have it delivered.

The Commission discussed this topic further and will re-visit this item in the future.

2. Ground water protection overlay report and impact discussion

**Christine Nelson** gave a brief background with regard to this topic.

**Mayor Ward** commented that the reason he feels this is significant to the Economic Development Commission is that there are changes in interpretation of code that are effecting appraisers work.

**Ms. Nelson** stated that it is unclear how many crawl spaces are out there and how many are under 4 feet or over 4 feet.

**Ms. Nelson** stated that she is doing a presentation to the Assembly for a worksession on April 4, 2019 to flush out some of the information that is unclear and hopefully will have more to add to this discussion in the future.

Further discussion ensued with respect to this topic.

3. Support motion for Ord 2019-01, Road Construction Exemption Ordinance

**Mr. Spillman** gave a brief presentation to the Commission with regard to this proposed ordinance change.

A brief question and answer period followed the presentation.

**MOTION:** Moved by **Mr. Talvi**, seconded by **Mr. Gray** that the Economic Development Commission consider supporting Ordinance 2019-01 with the existing language.

The Commission discussed the proposed ordinance change further.

**Mr. Newman** commented that he would not have a problem with a five (5) lot exemption.

**Mr. Spillman** clarified that there is still a provision about private easements. You still can utilize private easements as the legal access to the subdivision.

Further discussion ensued regarding applying conditions to the final plat. **Ms. Nelson** stated that the reality is that most buyers don't look at the plat prior to purchase.

**VOTE:** No objections

4. Subdivision standards and development issues and plan

**Mayor Ward** stated that one of the things that his administration has heard from industry is that they would really appreciate a road standards manual. The manual would be published and easy to utilize with regard to subdivision road standards.

Discussion ensued centering around how development of subdivisions relates to economic development for our borough and how having a road standards manual would be beneficial for developers.

**Ms. Nelson** added that she was able to contact Mat-Su Borough and was informed that they are still utilizing their road standard manual from 1991.

**Mr. Newman** added that it was evident during discussions with the surveying and engineering community that they want a road standard manual.

F. OLD BUSINESS

1. Update on Implementation Plan, EAFB Regional Growth Plan

**Mayor Ward** announced that Jeff Stepp has taken a position with the Legislature in Juneau.

**Mayor Ward** requested that the Commission to go back through the original growth plan and review the task list from that grant to determine which tasks could be used in the next grant application.

2. Update on Comprehensive Economic Development Strategy (CEDS) Metrics

The Commission discussed this topic briefly. **Ms. Nelson** requested to be included in future discussions as she has some experience with CEDS.

A majority of the discussion for this topic as well as the remainder of this meeting was not audible due to recording equipment failure.

G. STAFF COMMENTS

**Mayor Ward** reminded the Commission of the Interior Alaska Builders Association Home Show coming up.

H. REPORT

None

I. COMMISSIONER COMMENTS

None

J. ADJOURNMENT

Moved to adjourn by **Mr. Gray**, seconded by **Mr. Meeks**.

The next meeting will be on April 23, 2019 at 3:30 p.m. There being no further business, the meeting was adjourned at 5:00 p.m.