

FNSB / City of Fairbanks
CHENA RIVERFRONT COMMISSION

MINUTES

April 4, 2005
Salcha Conference Room
12:00 noon

A regular meeting of the FNSB /City of Fairbanks CHENA RIVERFRONT COMMISSION was held in the Salcha Rm, 809 Pioneer Road, Fairbanks, Alaska. The meeting was called to order at 12:08 p.m. by Cam Leonard, co-Chairman.

1. ROLL CALL

PRESENT:

- Paul Barrett
- Bill Brophy
- Bill Bubbel
- Annette Freiburger
- Kelley Hegarty Lammers
- Merritt Helfferich, co-Chair - by phone
- Cameron Leonard, co-Chair
- John Reeves
- Debbie Tilsworth

ABSENT:

Michelle Roberts-Calvillo, Vice Chair

ALSO PRESENT:

- Bob Shefchik, FNSB Chief of Staff
- Jim Fish, ADF&G
- Doug Sims, FNSB Planner
- John Haas, Proj Mgr, FNSB Parks & Rec
- Martin Gutoski, Platting Officer
- Rachel Boyd, Recording Clerk

2. APPROVAL OF AGENDA - approved with correction of the Platting Board meeting date to April 26, 2005 for the Gaston vacation.

3. APPROVAL OF MINUTES (March 7, 2005) - approved

4. COMMUNICATIONS TO THE COMMISSION

Leonard noted that National River Clean-Up Week is May 14-22. If the community does clean-up during that time, there are certain benefits such as free trash bags, contests, etc. However, Fairbanks Paddlers has already scheduled their Chena River clean up for the week-end before. Perhaps they can take advantage of it next year.

Leonard passed around a letter from Helfferich, in which he stated he will not stand for reappointment when his present term expires at the end of this year.

5. PUBLIC COMMENTS - none

6. NEW BUSINESS**A. Borough Reports**

- (1) VA 007-05 - A request by Barbara and Patrick Gaston to vacate the 33' wide public access and utility easement along the west and north boundaries of Government Lots 18N and 18S within Sec 23, T1S R2W, FM AK (located on Supply Road and Stealey St). *[This is scheduled for the Platting Board meeting of April 26, 2005.]*

Gutoski presented the request for vacating portions of two public accesses to the river, which are also the only constructed accesses in the area. He noted that severe bank erosion is occurring along this stretch of the river, and the ADF&G is planning a bank stabilization project. This vacation request does not appear to satisfy the requirement of the Title 17 subdivision ordinance that an area to be vacated must either no longer be useful for the purposes for which it was intended or must have been replaced by something more beneficial to the public.

Helfferich pointed out that this applicant will gain about one-half an acre, a \$35,000 value, by vacating this public access.

Barrett remarked that the CRFC Plan is clear and emphatic about preserving and increasing public access to the river. Bubbel has first-hand knowledge that this is actually being used as an access point to the river.

In response to the question as to who would be responsible for constructing the alternate accesses, Gutoski replied it would be anyone who owns along there.

Bubbel wondered why this applicant has not presented her case to this Commission. Without that, the Commission is voting without any input from her.

Gutoski thought the biggest issue is that the driveway that goes to Lot 1, Carpenter Subd, is getting closer and closer to Gaston's house because the river is eroding. Right now the driveway is almost outside the easement; if that happens, it won't have any access unless perhaps by prescription. She just wants to preclude the driveway in front of her house.

In response to the question as to how long this access has been in use, Gutoski believes that the applicant bought her house about four years ago, whereas the owners of Lot 1 said they have been using the access for about 20 years.

Except that Reeves abstained because he is on the Platting Board and thought he should not vote, there was unanimous approval of the motion to oppose this vacation because it is inconsistent with the Chena Riverfront Plan.

Discussion followed as to what would be done with the position the CRFC took on this matter: would the information go directly to the Platting Board, or did it have to go through the Mayor to the Platting Board.

Sims thought it entirely appropriate for the Commission to comment in-house to other Borough Commissions regarding river issues.

Helfferich thought the mayor should be advised of the Commission's action.

Shetchik couldn't envision why there would even be a commission if they can't comment on things related to the river. He agreed that the Mayor's office had been notified by virtue of his presence.

- (2) RZ 023-2005 - A request by Raymond Young to rezone Lots 1 and 2, DeZarn Subdivision from Light Industrial to Rural Residential or other appropriate zone (located north of Supply Road along the east bank of the Chena River). *[This is scheduled for the April 19th Planning Commission meeting.]*

Sims presented a two-lot rezone across the street and up-river from the proposed vacation.

Bubbel asked the downside to such a rezone.

Sims didn't know of any. He liked the idea of taking the industrial zoning off the river. This applicant is working with others in the neighborhood on the stabilization project to try to stabilize the river bank so Supply Rd doesn't get washed away and to re-establish some area for that easement to exist.

Approval of this rezone was unanimous.

- B. Committee Reports as necessary - none.

Helfferich suggested hearing from just one committee per meeting.

Leonard wished to review the committee structure and see if it still works.

- C. Summary of public comments regarding the CRFC Plan update (Calvillo) - postponed to May.
- D. Winter City resolution (Barrett, Eagle, Hegarty) - work not completed; postponed to May.
- E. Is it time to take a position on the Downtown Association's proposed boat dock project?

After extensive discussion, resolution #2005-3, urging that efforts and resources for a downtown boat dock development should be directed toward the existing boat dock and infrastructure at Golden Heart Park, was unanimously adopted.

7. UNFINISHED BUSINESS - none

8. COMMISSIONERS' COMMENTS

Brophy will be absent from the May meeting.

9. STAFF COMMENTS - none

10. AGENDA SETTING FOR May 2, 2005 COMMISSION MEETING

- A. Summary of public comments regarding the CRFC Plan update (Calvillo)
- B. Winter City resolution (Barrett, Eagle, Hegarty)
- C. Discussion of Alaska State Parks letter to the Citizens Advisory Board
- D. Committee Structure Review and Reports as necessary
- E. Rezone

11. ADJOURNMENT

The meeting adjourned at 1:13 p.m.

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