

**Fairbanks North Star Borough  
Suitability Map and Alternative Futures Project  
Comprehensive Plan Advisory Board Notes  
August 26, 2009**

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**Internal To Do:**

- Send electronic copies of information to Marnie Long-Boehl (by way of Bernardo)
- Schedule next CPAB meetings (use doodle) – Sept 9, 12:30
- Set up and conduct focus groups (November? or earlier?)
- Get air quality maps
- Get economic model from Kathryn Dodge/Jim Dodson
- Check for Tanana Area Plan data – maps and reports (State DNR)
- Talk to Susan Todd – get students involved?
- Sort out options to produce “extractive resources” map - talk to Winston, Allegra re roles

**MEETING TOPICS AND RESULTS:**

**Attending:**

Members: Bob Henszey, Deb Horner, Merle Jantz, Matt Reckard, Jennifer Peterson

FNSB Staff: Bernardo Hernandez, Jeff Bouton, Doug Braddock

Visitors: Chris Beck, Kelley Hegarty, and Allegra Bukovemsky by Tele-conference

Members Absent: Joseph Blanchard II, Sharron Hunter

**Development Capability Mapping Process**

- Define products
  - Development capability
  - Natural landscape values
  - Economic resources
- Define base maps for each
- Consulting team prepares preliminary rankings and associated maps; circulate for CPAB review
- CPAB review/refine (virtual “groundtruthing”) – September 9th; 12:30pm
- CPAB review/refine – later in Sept (to be scheduled)
- Workshop 2 (and 3) – 2nd week November?

**Discussion:**

- Response to first item above:
  - group supports three products outlined above
  - for the development capability map: secondary, “people-created elements” – e.g., access, proximity to communities, to schools, electricity should not be included in the capability map. These may be considerations during alternatives evaluation process and later planning process.

- Response to second above;
  - group generally supports the categories outlined in the draft matrix handed out at the meeting (attached); see additional notes below

## I. Notes Concerning Development Capability

- Elements to add
  - Elevation (need an upper & lower limit line); and moderate slope may be more positive than no slope (dealt with through a combination of elevation and aspect?)
  - Add natural hazards – floodway, floodway fringe (two different levels of constraint)
  - Add air quality factors? Needs discussion
  - Water quality for well-drilling? Probably not - don't have good data, and very site specific issue
- Clarify contents of maps in matrix (so someone understands what an X means in positive or negative column, e.g. in soils categories, where some layers identify constraints, and some identify absence of constraints)
- Accept that soils may be too site specific to be element of map
- Brief review of existing map:
  - Harding Lake area – shows on map as concentration of high capability – may not be accurate
  - “Flats south of Tanana” – not reading accurate on map (the area is a vast wetland) and should show up low capability
  - Capability of mountains to the east? – mostly high elevation, but some developable lands? Needs more evaluation.
- Land ownership, land dedications – CB suggests adding boundaries on capability map as reference, but show capability information in 100% of area. We may want to produce a separate interpretation of a land ownership map to identify areas likely off limits to development. This might be part of alternative futures analysis (e.g., wetland area mentioned above is all held by BLM and pretty much all used by military)
- Base map - add river and road names?

## 2. Base Maps for Natural Landscape Values

- Elements to add:
  - Wetlands
  - Flood areas
  - Vegetation - developed areas (but not roads)
  - Vegetation – not used
  - Viewsheds (use hills as proxy?)
  - Referenced, but not part of rankings:
    - Recreation elements
    - Trails
- Green infrastructure – how to insert concepts without “crossing the planning line”? what to do about “connectivity” (which involves judgments beyond what are objectively driven by the data)? Possible answer: do “connectivity lite” - use existing

parks, emphasize known on linear features like streams and trails; but don't create connectivity where this is a political call.

- Land ownership? CB suggests same as development capability, but identify established natural reserve areas (e.g. parks)

### 3. Base Maps for Extractive Resources (decide on name)

- talk to Doug/Bernardo: not in contract to do original research, we'll do a simple version, will need to be refined subsequently
- mineral potential areas; mining claims (see Borough map, talk with Loeffler)
- ag lands (class II, class III soils - NCRS)
- timber potential (state division of forestry/Marty F.)
- sand and gravel – forget it?

### Alternative Futures Process

#### Objectives

- Should alternative futures process include alternative policy scenarios (e.g., concentrated development, impact of changing fuel costs, etc.)? Group decision: No – keep process focused on data collection, not policy setting

#### Amount of growth

- Consulting team prepares
  - Short report on historic development (draft done)
  - Map of existing land use, existing road system
  - Written snapshot of current conditions (work with Kathryn; add employment & wage “pie,” include discussion of basic vs. service economy)
- Consulting team prepares summary of economic sectors/economic “drivers” – 1 page per topic below:
  - Mining
  - Oil and Gas
  - Timber
  - Ag
  - Tourism
  - Military
  - University research?
  - Energy?
  - Air quality/particulates?
  - Retail substitution?
- Develop three scenarios for *amount* of future development
  - Maximum plausible growth
  - Continuation of existing/recent growth
  - Negative growth

For each:

- Short summary of “drivers”
- Estimated pop change
- Estimated annual growth rate

#### Location of growth

(again, this assumes “business as usual”, i.e., without any new planning policies)

- Consultants prepare three alternatives for amount of growth & preliminary map of each scenario
- CPAB reviews and provides input re alternatives
- Set up and conduct focus groups (November or earlier?)
- Conduct Workshop 3 (2<sup>nd</sup> week November?)
- Refine
- *Optional:* Winston does (simplified) community viz analysis ???

### **Proposed Public Interface Plan**

- Objective: Keep public fully informed of collection and availability of new data to support future public and private sector decision-making
- Frame all information sharing within the context of the CPAB
- Use FNSB website as vehicle/link for sharing maps and data
- Bernardo as author of “Community Opinion” piece in News Miner updating public on:
  - history and accomplishments of CPAB
  - current GIS mapping project
  - future use of maps in on-going comprehensive planning process.

*Action Item:* Kelley to call Bernardo for direction on editorial draft and any other PI tools he may wish to employ