

Comprehensive Plan Advisory Board (CPAB)
Notes from October 21, 2009 Meeting

Present

Members: Matt Reckard
Bob Henszey

FNSB Staff: Jim Lee
Melissa Kellner
Jeff Bouton

Visitors: William Rice, citizen
Kelley Hegarty
Chris Beck

Members Absent: Joseph Blanchard II, Sharron Hunter,
Jennifer Peterson, Deb Horner, Merle Jantz

1. Introduction

- None

2. Citizen Comments

- None

3. Land Suitability Mapping Project Indicators Index Discussion

CONCLUSIONS

A. Schedule for Nov 12, 13th workshops

- Nov 12th, Thursday 9:00–11:30 AM – CPAB meeting
 - Review final capability maps
 - Discuss Alternative Future Issues
- Nov 12th, Thursday 11:00 AM – Alternative Future Focus group meeting
- Nov 13th, Friday 11:00-2:00 PM – CPAB meeting
 - Debrief alternative futures discussion
 - Outline steps to complete alternative futures work

B. Review of Capability Maps

The group reviewed the 10.13.09 memo circulated to the CPAB regarding different elements of the development capability process. Comments below:

Section 1: Purpose of the maps

- Section is helpful
- Clarify that considerations not included on the capability map are necessary for a full story of development potential, e.g., access and land ownership
- Add “mining claims” as an example of a land use conflict that might override good physical capability
- Edit for brevity
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Section 3: Base maps

- Slope – collapse into three categories: 0-10% 10-20% >20%
- Hydric soils
 - Use three categories: <20%, 21-80%, >80% (numbers refer to the percentages of the soil category that is poorly drained soils)
 - This breakdown is a helpful way to explain the map to the public
 - Note that “hydric soils” are significant because these poorly drained areas are both more difficult to build on and they pose challenges for septic systems
 - Thank Bob again for his extensive, very helpful work
- Permafrost/Thermokarst
 - Subject is difficult because data is not uniformly of high quality, and permafrost/thermocarst can present constraints in almost any Borough environment (exception is well drained, middle elevation, south facing slopes)
 - Permafrost/thermocarst add to cost of construction, but don't create significant obstacles to development as long as the ground reliably stays frozen; challenge comes where ice melts, due to disturbance, variability in weather year to year, or longer term changes in climate conditions
 - Permafrost/thermocarst are widely recognized as important building constraints in the FNSB; therefore, despite challenges in creating helpful base layers, there is a need to find a way to present these factors
 - Bob H histograms show a) relative percentages of all soil types that have a certain amount of permafrost areas, and b) relative percentages of all soil types that have of thermocarst areas with likelihood of 6' subsidence on 90% of the area)
 - Options considered: use two categories (the “nastiest of the nastiest” vs. all other areas or the best of the best vs. all other areas) or use three ranges (worst, best, middle ground)
 - Thermokarst may be the more significant indicator of constraints. The problem is that criteria currently at hand (6' subsidence on 90% of the area) only identify a relatively small percentage of the Borough as having problems, when the reality is a much higher percentage of the borough has these constraints.
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- Conclusion: Bob & Doug will look into options to use a different threshold, e.g. 3 foot total subsidence over 50% of the area. If this can be done relatively easily this information will be used to address this constraint category
- o Soil Septic limitations – agreed to drop this category, as it effectively covered under the hydric soils layer
- o Soil Structural limitations – tentatively agreed to drop this layer, as it may be effectively covered under the thermokarst category
- o Wildfire – agreed to keep this layer. Wildfire is a significant concern in the region

Section 4: Synthesis map

- o Agreed to use 5 discrete levels (rather than 3 or a spectrum): highly capable, capable, neutral, somewhat challenging, very challenging.

4. Citizen Comments

None

5. Next Meeting Agenda Item

Proposed list of invitees for your consideration for workshop:

- Banking: Bart LaBon / Jo Heckman
- Commercial Developer: Tim Cerney
- Commercial Real Estate: Pam Throop, Commercial Properties
- Future Residential Development: Jack Hebert, Cold Climate Research Institute
- Government: Mayor Jim Whitaker / Sally Stuvek
- Energy and Military: Mayor Whitaker / Jim Dodson
- Timber and Ag: Jim Dodson, Fairbanks Economic Development Corporation
- UAF: Brian Rogers / Bob Shefchik
- Mining: Tom Bundtzen, AMA and Norm Phillips, Doyon
- Health Care: Mike Powers, Fairbanks Memorial Hospital
- Transportation:
- Tourism/ARR: John Binkley, ATIA Board, ARR Board

6. Adjournment

Next Meeting

November 12-13, 2009