

ANC AIRPORT COMMUNITY OUTREACH PLAN (JUNE 2020 VERSION) TURNAGAIN COMMUNITY COUNCIL Comments/Recommended Amendments

Submitted March 18, 2022, by TCC Vice President Cathy Gleason on behalf of TCC Board, with Ratification at TCC's General Membership Meeting April 7, 2022

ADDITIONAL AMENDMENT PROPOSED ON PAGE 2 — HIGHLIGHTED IN YELLOW

#1 TCC Comment/Recommendation — PAGE 6 — SECTION 2 AIRPORT CONTACT INFORMATION:

The Lake Hood Manager's office is one location where public notices for Lake Hood-related meetings will be posted (page 9). Contact information and address for this office should be included in the Airport Contact Information section.

Add Lake Hood Manager Office location and contact information.

#2 TCC Comment/Recommendation — PAGE 7 — 3.1 AIRPORT COMMUNITY OUTREACH PHILOSOPHY:

Because virtual meetings have become another means of communications in the last two years — and could continue, to some degree, in the future — it is appropriate to add this mode of communication:

Amend second graph: "Leadership at the Airport is committed...online notifications, in person and virtual meetings..."

#3 TCC Comment/Recommendation — PAGE 8 — 3.3.1 REQUIRED COMMUNICATION:

The Airport has already responded to Turnagain Community Council numerous times over the years to requests for meetings and more information on various projects, which we appreciate. It seems logical to include Community Councils to this list in the Plan.

Under "The Airport will respond to requests for meetings and/or information as requested by:"
Add "Community Councils"

#4 TCC Comment/Recommendation — PAGE 9 — 3.3.2 PUBLIC NOTICE:

TCC recommends this section be **divided into two separate subsections** for user-friendly clarification, as the lease and permit notice process contains additional notification listings. This makes more sense than covering public meeting notices, then starting a new graph buried within this section with, "With regard to leases and permits..."

Add Subheadings: "3.3.2.A. PUBLIC MEETING NOTICE" & "3.3.2.B. LEASE AND PERMIT PUBLIC NOTICE"

*The Lease and Permit Subheading would start with an **amended first sentence:***
"Alaska Administrative Code, Title 17 Chapter 42, regulates public notice for leases and permits for Airport land, terminal space, and concessions."

#5 TCC Comment/Recommendation — PAGE 10 — *(recommended)* 3.3.2.B. LEASE AND PERMIT PUBLIC NOTICE:

The second bullet on this page states as one of the public notice methods: "Posting [of public notice] on or near the physical location for new development that will occur within 500 feet of the ANC and LHD boundaries."

An important Airport responsibility to the surrounding community councils is to ensure residents have an opportunity to be informed of development lease applications that may have significant impacts on land uses

— including park, recreation and natural open spaces in and around the Airport as well as residential or commercial areas — located **greater than 500 feet** from the Lake Hood and Airport boundaries.

For example, the numerous cargo land lease applications and resulting development and operations in North Airpark are located greater than 500 feet from the Airport boundaries, but have significant negative impacts on surrounding land uses and those who recreate or reside in the Turnagain neighborhood. There should be **no distance restrictions** on locations of lease application posting notices within the Airport.

Amend second bullet: “Posting the lease application on or near the physical location for proposed new development.”

#6 TCC Comment/Recommendation — PAGE 11, LAST CURRENT BULLET UNDER ‘SAND LAKE, SPENARD AND TURNAGAIN COMMUNITY COUNCIL’ (THAT STARTS ON PAGE 10):

This bullet items states, “The Airport will require that applicants for land leases adjacent to residential areas meet with the associated Community Council to inform the community of their development plans.”

As stated under our #5 TCC comment, an important Airport responsibility to the surrounding community councils is to ensure residents have an opportunity to be informed by applicants of development lease applications that may have significant impacts on land uses. This includes park, recreation and natural open spaces — in and around the Airport — **not just development proposals “adjacent to residential areas.”**

While TCC appreciates the Airport’s much-improved land lease application notification process, very few — if any — lease applicants have contacted our council to present information on development proposals before application comment deadlines. It’s important for community councils to have the opportunity to dialogue directly with applicants to review the proposal and discuss potential modifications with the Airport and the applicant that could reduce/mitigate negative impacts, including removal of vegetation buffers, ground noise, air pollution, wetland fill, hydrology and water quality, commuter and truck traffic through neighborhoods, etc. *This communication should take place before the Airport makes a decision on the lease application.*

Reword last current bullet referenced above as follows:

- **“The Airport will require that applicants for land leases that include development and operations that may have significant impacts on residential, commercial, park, recreation and natural open space areas in and around the Airport to meet with the associated community council(s) to inform the community of their development plans. Approval of any land lease or permit application by the Airport will be contingent upon the applicant following through with this requirement. This meeting shall occur within a reasonable amount of time before the lease application comment deadline, to ensure the Council(s) have adequate time to provide input on the proposal.”**

During our April 19, 2024, meeting with Airport Planning Manager Teri Lindseth, we collectively realized that there should be an additional requirement for the leaseholder to meet with community council(s) AFTER THE AIRPORT HAS APPROVED THEIR LEASE APPLICATION. As Teri pointed out to TCC, during the application process, the lease applicant’s information on a development proposal is limited — **it is only after a lease application is approved that the leaseholder will subsequently have a much more detail plan for their development proposal to present to councils for discussion/possible recommendations to lessen potential impacts.**

Add an additional bullet to address the above:

- **“As a condition of a lease application approval, the Airport will require that at an appropriate time after it has approved a lease application, the leaseholder again meets with community council(s), so that the Council(s) are presented with a much more detailed development plan. This meeting shall occur within a reasonable amount of time after the lease application has been approved, to ensure the Council(s) have adequate time to provide additional input on the development proposal.”**

#7 TCC Comment/Recommendation — PAGE 11, NEW EIGHTH BULLET UNDER ‘SAND LAKE, SPENARD AND TURNAGAIN COMMUNITY COUNCIL’ (THAT STARTS ON PAGE 10):

An integral component of good communication with the surrounding community councils — especially when councils have submitted comments on specific land lease applications — is to be informed when the Airport has made a decision regarding the lease application.

Create new eighth bullet on page 11:

- [“The Airport will send out notices to all three surrounding community councils in a reasonable amount of time after the Airport makes a decision regarding land lease applications — especially if the council/s have submitted comments on the lease application.”](#)

#8 TCC Comment/Recommendation — PAGE 11, NEW NINTH BULLET UNDER ‘SAND LAKE, SPENARD AND TURNAGAIN COMMUNITY COUNCIL’ (THAT STARTS ON PAGE 10):

TCC appreciates the Airport already adhering to the below recommendation; it would be appropriate to formally include this in the Plan.

Create new ninth bullet on page 11:

- [“Include representation from each of the above Community Councils on project working groups, standing stakeholder/users groups, master planning committees and at other times when appropriate.”](#)

#9 TCC Comment/Recommendation — PAGE 11, NEW TENTH BULLET UNDER ‘SAND LAKE, SPENARD AND TURNAGAIN COMMUNITY COUNCIL’ (THAT STARTS ON PAGE 10):

TCC appreciates the Airport already adhering to the below recommendation; it would be appropriate to formally include this in the Plan.

Create new tenth bullet on page 11:

- [“Collaborate with Community Councils when updating the ANC Airport and Community Outreach Plan.”](#)

#10 TCC Comment/Recommendation — PAGE 12 — LAKE HOOD USER GROUP:

One of the issues discussed in the past — but still not resolved — is the lack of a coordinated way for information from the Airport or community councils to be disseminated by the various Lake Hood User Groups to their memberships. (One example: Efficient way to remind pilots on a regular basis to be safe, but courteous, flyers and minimize noise impacts to surrounding neighborhoods as they fly over residential areas.)

Add additional language at end of this section:

[“An ongoing communication goal is to develop efficient methods of communications/information dissemination between Lake Hood Seaplane Base staff, Lake Hood User Groups and the community councils.”](#)

#11 TCC Comment/Recommendation — PAGE 12 — ANCHORAGE INTERNATIONAL AIRPORT STAKEHOLDERS:

This section states that, “The Airport meets regularly with stakeholders...” However, previously, a formalized “Stakeholders Group” met on a quasi-quarterly basis. West Anchorage community council representatives were included in this Stakeholder Group.

Why has this formal group been disbanded? TCC regularly attended these meetings and found them very informative. They provided an opportunity to dialogue with businesses and other organized groups who had a vested interest in discussing Airport-related topics — and we heard from different Airport departments and the

functions they provided.

TCC recommends the resurrection of a Stakeholder Group with inclusion of Sand Lake, Spenard and Turnagain Community Councils representation — and that at least three meetings are held per year by the sitting Airport Manager.

Add language back in from previous 2018 Plan:

“The Airport’s responsibilities consist of:

- **Discussing Airport-related matters with the Stakeholder Group, answering participants’ questions and following up with pertinent information as necessary**
- **Taking Stakeholder Group comments**

The Airport Stakeholder Group responsibilities consist of:

- **Providing feedback to the Airport and its representatives**
- **Communicating matters for discussion at meetings to the Airport and its representatives”**