

**Rogers Park Community Council**  
**Minutes**  
**7 PM Monday, November 13, 2006**  
**Rogers Park Elementary School Library**

- I. Welcome  
Heather Ireland called the meeting to order.
- II. Approval of October Minutes  
Bob Williams moved to approve. Pete Mjos seconded.
- III. Announcements
- A. U-Med Transit & Pedestrian Improvement Project -- Open House – Anne Brooks organizing  
4 - 6:30 pm Monday, December 4, 2006  
3211 Providence Drive UAA/APU Consortium Library, Room 307  
Members of the general public planning to drive to campus for this meeting should park in the parking garage to the west of the library. There is a \$1 per hour fee.
- B. The Ted Stevens International Airport is updating its Master Plan. More available at [www.anchorageairport.com](http://www.anchorageairport.com) There will be three public meetings:  
Tuesday, November 14 at Spenard Recreation Center  
Wednesday, November 15 at Fairview Recreation Center  
Thursday, November 16 11901 Business Blvd. #203 – Eagle River
- C. Liquor license renewal: Chuck E. Cheese’s 308 E Northern Lights – objection to approval? Not in council area
- D. Fireweed and LaTouche Update – design committee report bid in March and construction next summer
- E. 40th Avenue East Extension/Upgrade Project (Lake Otis to Dale St.)  
More information at <http://www.east40th.com> - meeting tonight at Wendler
- F. Anchorage Center for the Environment recycling day on the 26<sup>th</sup>
- G. Forum on Health – Jay Butler, Joan Fisher, Paul Sherry, Fran Ulmer at UAA,  
See flyer at [www.hss.state.ak.us](http://www.hss.state.ak.us)
- IV. Assembly Report: Mr. Coffey and Mr. Traini
- Mr. Traini: Next Tuesday night the Assembly will review how the Board of Ethics addresses lobbying issues.
- Mr. Mjos: What is the composition of the Board of Ethics?
- Mr. Traini: There are 5 members; the list is available from the City Clerk. The board handles public complaints.
- Mr. Mjos: What is the process for becoming a member?
- Mr. Traini: You can apply with the Mayor’s office. There is a need for applicants.

Jim Wright: There is currently no lobbying law. Has there been one before?

Mr. Traini: No. It is proposed that a legislator may not become a lobbyist for one year after they leave office.

V. APD Report:

Sgt. Stanton reported on calls for service in the RPCC area. In the last 30 days, 152 calls for service, previous month 300 calls. Number of traffic stops went down by 28. Accidents went down by 19. Disturbances went down by 3. No hit and runs in the last 30 days. Misconduct involving a weapon. Parking problems increased from 4 to 19. Number of theft went down by 14. Vandalism went down by 11. There will be meetings at West High and East High to discuss gang related activity; school resource officers will be there. More information is on the CC website.

Ms. Ireland thanked Sgt. Stanton for responding to inquiries from residents re: disturbances.

VI. Legislative report: Berta Gardner's representative reported that the special session was postponed for a day due to weather in Juneau.

VII. Federation of Community Councils report: Bob Williams reported on last month's meeting and Open House attended by some RPCC members.

VIII. Treasurer's report - \$193.00

Tom Obermeyer announced that donations of Christmas gifts for Beanie Boxes will be accepted at Bean's Café; specify men or women. He also asked a question about the cost and effectiveness of the fence in Turnagain.

IX. Old Business

A. Title 21 Discussion: Walt Parker and Kim Wetzel

Mr. Parker stated that the aim is that Title 21 will implement the comprehensive plan 20/20. How well will Title 21 implement the 20/20 plan? Which plan rules? Many zoning laws were passed when Mr. Parker was on the assembly in 1973. The current zoning was designed when the population was 120,000, less than half of current population. We will continue to make our views known.

Ms. Wetzel: The Anchorage Citizen's Coalition supports the comprehensive plan process to make sure goals of comprehensive plan are not lost as the new zoning is implemented. She presented a PowerPoint presentation. Title 21 is being adopted chapter by chapter. There is a hearing tonight. The more controversial chapters will be adopted later in 2007. The goals of the 20/20 plan include protection of wildlife habitat, improving neighborhoods and

providing for open space. Rabbit Creek Community Council passed a resolution supporting the 20/20 plan. She stated that the public process has not been adequate; transportation is a big issue; highways will bisect neighborhoods.

B. Discussion of resolution:

Mr. Mjos asked Mr. Traini to comment on the Title 21 rewrite.

Mr. Traini: Some do not believe that Title 21 needs to be rewritten. The assembly is not rewriting Title 21; the Mayor and his staff are working on the rewrite. Two assembly members, Mr. Coffey and Ms. Ossiander, are also working on it.

Helen: this council did a lot of work on 20/20. Helen proposed that RPCC pass a motion supporting the 20/20 plan.

**Motion: RPCC requests that the language of Title 21 clearly states that Title 21 is an implementation tool for the 20/20 comprehensive plan.**

Mr. Mjos moved and Mr. Williams seconded. Mark spoke in favor of the motion.

Mr. Mjos: The 20/20 comprehensive plan received a national award. It should be followed.

X. New Business

A. Analysis of Assessed Property Land Values: Joel Groves presented a PowerPoint presentation.

B. Assessors Office: Marty McGee commented that Mr. Groves presented a good quantitative analysis and indicated that the Assessors Office uses similar techniques. He indicated that real estate markets are more complex; there are 20 different sub-markets. The Assessors Office works with the information available to us. The assessor is not allowed onto the property and does not have information on sales prices. The market does not behave uniformly and rationally. Usually the assessment is within 90% of the known sales price. The market is shifting right now. Property on the bluff is changing more rapidly. There is a relationship between the attributes of the property and its value. Unique attributes are harder to measure. It may depend on how many view lots do I have to measure against. He stressed the importance of accurate evaluation, fairness in the assessment process. The goal is to accurately predict the value of the property and allocate the cost of government fairly among property owners.

The Assessors Office is using a new model, which has been successful. It has changed results. We focus on the total property values, not only on the land. We deal with issues of fairness and accuracy all the time.

Mr. McGee thanked Mr. Groves for his work.

Question: Re: model used to assess property.

Mr. McGee: We are changing the way we do the modeling. We will be using a cost approach rather than comparable sales. It will be more understandable.

Question: Re: the mil rates and how they are set.

Mr. McGee: Replacement cost is used as a beginning point, size, age, and comparable sales are not as accurate. The mil rate is set based on the service area and tax district. The tax cap is real; it limits total tax revenue. The mil rate is the adjustment. The new governor has said she will increase revenue sharing to local governments. The most common appeal addressed by staff is the description of the property. Value changes from year to year. It is more accurate when we have the information.

- C. Lubavitch Center of Alaska: Preliminary presentation of a proposed Alaska Jewish Historical Museum and Synagogue at their property on the north side of 36<sup>th</sup> Ave at MacInnes Street. [A more detailed presentation and discussion will occur at the December 11<sup>th</sup> meeting.]

John Nabors, Project Manager, Marina Komkov, Kumin Associates, Tanya Bratslavsky, P.E. Consulting Engineer, Rabbi Greenberg

Mr. Nabors: My background is in forecasting and appraisal. I have been involved in the building on Tudor Circle and have family bond in Anchorage. I am honored to be involved in the project; my daughter has been involved in fundraising for the project. We will have four meetings with the municipality regarding the site plan for Alaska Jewish Historical Museum and Synagogue. Today, we discussed the concept architectural work; tonight we will discuss the engineering, and on Dec. 7, the architectural plan. We will meet with the Tudor Community Council on January 4 and with the Planning commission in March or April. We will submit the Municipal Corps of Engineers application in January.

A new green park is proposed at 36<sup>th</sup> & MacInnes with trails through the area. Art Esch applied for the grant and Zach Klutz has started work on a trail through the area. We met with Zach and his father tonight. Part of the site will be used for the historical museum and as a community center with shared parking. No one has adopted the public park that adjoins the property. We are proposing to do this. The neighborhood is important to us.

Discussion re: putting a traffic signal at the intersection of 36<sup>th</sup> and MacInnes.

Mr. Traini: there was money to put in the light, but the municipality feels that the hill would create an ice hazard.

Mr. Nabors: We see it as a T intersection not a 4-way intersection. Invest funds in parking lot and playground. Use land in public joint use agreement change from R-1 to PLI. We plan to apply for a conditional use permit. There will be a full design review process. PLI goes all the way to the assembly. Conditional use permit goes to the zoning commission. There are stricter requirements in the PLI. Private property was deeded to the congregation. We plan to give private property back in trade for use of the public land. We will give a copy of plan to the community council. Zach's trail will connect Princeton to 36<sup>th</sup>. We will work with him to relocate the trail to our property. We are willing to adopt the trail and park with perpetual maintenance.

Mr. Traini: Have you talked to the Parks and Recreation Commission?

Mr. Wright: How big is the building?

Mr. Nabors: About 8,000 square feet, two story with a daylight basement, not full two stories. We are building the model now.

Mr. Mjos: What is the likelihood that the footprint could be compressed to prevent egress into the wetlands.

Mr. Nabors: The original plan did not to go that far into wetlands; we shifted driveway at the request of the municipality, which pushed the parking into the wetland. The zoning ordinance required a lot of parking; it was a tradeoff between regulations.

Mr. Wright: Is there room for expansion down the road?

Mr. Nabors: No. It would be very difficult to expand; there is no room to grow with these two parcels.

Rabbi Greenberg: There could be parking on the other side with a traffic signal.

Question re: R1 zoning and PLI (public land and institutions).

Access will be greater to the neighborhood. There will there be a public process. The conditional use permit will go to the planning commission.

Mr. Mjos: Can you outline the MacInnes right of way?

Mr. Nabors: There is no MacInnes right of way. If there was, half of it would be on our property. The municipality said they didn't want the intersection there.

Mr. Nabors: We will be back next month.

Mr. Mjos moved to adjourn. Meeting adjourned.

Submitted by Joyce Hughes. December 3, 2006