

# Eagle River Valley Community Council Meeting

Wednesday, January 9, 2019 7:00 pm

## REGULAR MEETING

Ravenwood Elementary School

Minutes – Approved February 13, 2019

Call to order at 7:04pm by David Schade, MPA  
Quorum established.

**Meeting Minutes:** November 2018 meeting minutes

Pete Panarese moved to approve with correction to footer. Tom Freeman seconded. November Meeting Minutes with corrections were unanimously approved.

**Old Business:**

**School Board Report:** Starr Marsett

- School Board passed a resolution to support Assembly adding \$4 million to the school bond with funds slated to go to Eagle River/Chugiak schools for earthquake damage repairs.
- We are still awaiting official reports on earthquake damage to Eagle River Elementary School and Gruening Middle School. Issues will be presented to the community before next steps are decided.
- There is \$12 million leftover in bonds. For funding with specified use (i.e. roof repair), those funds can be used at any school for that purpose. For funding without specified use, state must approve use of the funds.
- Electrical and water damage is covered 100% by FEMA. Anticipate FEMA will cover 75% of repair cost and state will cover 25%. Thirty million dollars was taken out of reserves for the repairs. To date \$22M has been spent on repairs.

Questions/comments included:

- How much funding is leftover from previous bonds? \$12 million. If funding use is specified (i.e. roof repair), must be used for that purpose. If unspecified, state must approve expenditure.
- Are Eagle River Elementary students who qualify for free breakfast and lunch receiving those benefits? Ms. Marsett will check into this.
- Do students have access to bathroom facilities and shelter at transition points? Ms. Marsett will check into this.
- Gruening Middle School was an emergency evacuation center. Each school used to have a 50-gallon drum with emergency supplies. Schools may not know where these supplies are now or if they have been maintained (i.e. flashlights and batteries replaced, etc.). Need to confirm these still exist, that staff knows location and that supplies are usable. At some schools, a staff safety committee manages the emergency supplies.
- What was protocol for bus drivers during earthquake? Drivers took students to school and parents were instructed to pick them up from school.
- We all appreciate schools' efforts to conduct frequent earthquake drills, so students and staff knew what to do. There are still some areas to address in preparedness (i.e. high school students were in passing period during earthquake).

**Anchorage Assembly Report:** Gretchen Wehmhoff

- Ms. Wehmhoff introduced herself. She is the temporary Assembly member filling position vacated by Amy Demboski. Ms. Demboski resigned to join Governor Dunleavy's administration.

- The next municipal election will be a mail election. Address verification cards will be coming in mail soon. These cards are forwarded, but actual ballots are not forwarded so be sure to confirm your address for ballot.
  - The election center will be up next week. Staff will review lessons learned from previous mail election and plans for upcoming election as defined by Title 28.
  - Eagle River drop box is near Library and municipal offices, 12001 Business Blvd.
  - There will be four additional drop boxes but none of these will be in Eagle River.
- The municipal alcohol tax proposal will be on the spring ballot.
- Property tax green cards will be mailed January 15.
  - The Board of Equalization is a volunteer board, currently with 12 members. Three additional members are needed.
  - Earthquake damage may affect the value of your property.
  - If you wish to appeal your assessment, follow instructions to appeal at appropriate time.
  - There is some discussion about having weekend or evening hours for appeal hearings.
- Municipal inspectors are not typically involved in inspections in Eagle River area. There was a news segment today with Fred Dyson about structural issues with one builder. Ms. Wehmhoff is learning more about this issue and Assembly resolution 2018-347, regarding housing development in Eagle River.

Questions/comments included:

- Businesses trying to recover from earthquake damage need an expedited permitting process. Most contractors require permits even though municipal inspectors don't usually inspect in Eagle River. Ms. Wehmhoff will investigate this.

### **Residential Development west of Ravenwood Elementary**

On September 9, 2018, Andre Spinelli, Spinell Homes and Tony Hoffman, The Boutet Company, Inc, presented on a proposed development near the corner of Eagle River Lane and Ptarmigan. Nearby residents received a notice of a public hearing by Anchorage Platting Board to be held February 6, 2019, regarding this proposal.

**Gary Baumler** and other members expressed the following concerns about the development:

- The proposal has changed from 24 to 27 lots.
- The February 6 hearing addresses variances to several municipal ordinances.
- As stated at September meeting, objection is to small lot sizes and high density. There should be a buffer between the high-density housing and the larger, heavily wooded lots of this neighborhood. The lots will be clear-cut. Major re-grading and fill is required. How will earthquakes impact roads and homes?
- This area already has drainage issues. How will clear-cutting, total re-grading and fill affect the drainage?
- This is a very busy area when Ravenwood Elementary School is dismissed. This proposal is dangerous for school children due to increased traffic.
- The construction noise may disturb Ravenwood Elementary School children.
- **Ms. Wehmhoff:** Carol Creek in Chugiak has gone through similar situation where residents opposed adding high-density housing. Residents opposing this development should attend Feb 6 Platting Board meeting and voice their opposition. You must show up and be vocal. Written comments can also be submitted to the Board.
- **Susan Fischetti:** Mr. Spinelli is very well-known by Assembly and attends many meetings. A Resolution could be drafted and passed by our community council opposing this development.

A Resolution will be drafted. The resolution will re-state the concerns above and oppose all actions proposed for the February 6 Platting Committee meeting until

- Access issues have been addressed, and
- Housing density is in line with this current, low-density area, and
- Seismic event risks associated with clear-cutting, major re-grading and substantial fill are addressed, and
- Drainage issues are addressed, and
- A traffic and safety study to ensure safety of Ravenwood Elementary School children is conducted.

The resolution and the notice of February 6, 2019 meeting will be placed on Eagle River Valley Community Council website.

Resolution was approved by vote of 12 yea, 0 nay and 3 in abstention.

**Eagle River Community Patrol – Cliff Cook**

- In 2018, patrols were conducted for total of 1,097 hours, 10,293 miles.
- Crime has slowed in this area but patrols are still out.
- Be sure to report all crimes to Anchorage Police Department. These data are used by Gretchen Wehmhoff to help justify more patrol cars in our area.

**Committee Reports:**

**CBERRRSA (Road Board) – Crystal Kennedy**

- No meeting was held in December.
- There is an estimated \$2.1 million in road damage in the CBERRRSA area due to earthquake.
- Hiland Road had significant damage. As with many roads, quick fixes were made but more repair will be required when weather warms.
- There have been many complaints about berms in driveways caused by plows. In Anchorage, snow plows drop an additional gate to help clear the berms or additional trucks come through to clear the berms. However, in Anchorage it typically takes 3 days for side roads to be cleared while in Eagle River area, we're cleared in 24 hours.
- Do we want to change the way Eagle River receives service? 2020 contracts will be renewed so let Road Board know if you want to change to be more like Anchorage service. Consensus from members was to keep service as is. Faster service is preferred to slower service with berm removal.
- There are 40 large cracks in roads. These are filling with water and getting worse with rain/freeze cycle. Call street maintenance office to report problems this spring.
- Crystal has the list of proposed projects from the Road Board if anyone would like to review it.
- Three additional streetlights requested at War Admiral near Tradition will be activated this summer. Question was raised about type of lighting and desire for "night sky friendly" lighting. New lights will match rest of neighborhood.

**Chugiak/Eagle River Advisory Board (formerly C/ER Consortium): Scott Bailey (for Steve Skipper)**

There are several proposed changes to Title 21 that would affect Eagle River/Chugiak. These could create non-conformity issues, or existing structures may be grandfathered in or have different ratios. These include

- Changes to R2A, R2D and R2M zoning which impacts several Eagle River locations, and
- Removal of 2 ½ story height restriction, allowing more landfill, and adding a floor/area ratio, and
- New language about solar setbacks, and
- Elevator enclosure requirements (16' in Eagle River, 25' elsewhere).

Motion by Scott Bailey for ERVCC to notify Board of concerns with proposed Title 21 changes and to request an advisory board meeting be held. Crystal Kennedy seconded. Approved unanimously.

David Schade will issue this tonight.

Eagle River Valley Community Council

January 9, 2019

Page 4

**AWWU Water Tank**

There is a concern about how seismic events might affect the proposed 900M gallon water tank. Will follow up on how an earthquake or a tank rupture might impact the area.

Regarding “building on fill” concerns, banks require a 12-month period on closing. However, soil doesn’t settle enough in one year. Suggest requiring a 95% compaction rate on housing sites.

**Education:** No report

**Federation of Community Councils:** Tom Freeman

- No meeting in December.

**Parks and Rec:** Pete Panarese

- December meeting was cancelled.
- There were some concerns about use of Beach Lake Trail prior to snowfall. These were alleviated with snowfall and trails opening to Ski Club.

**Platting and Zoning:** Pete Panarese

There is a Compatible Scale Housing request for R2 zoning modification. This would allow extra housing to be built on a property. (i.e. an in-law house in addition to main residence). This doesn’t affect Eagle River or Chugiak.

Motion to adjourn by Pete Panarese. Adjourned at 8:32 p.m.

Next meeting on February 13 at Ravenwood Elementary School.

March meeting location is TBD due to spring break at schools.

ERVCC Board Members (Term Expiration) President: David Schade (2021) Vice President: Elisa Snelling (2019)  
Treasurer & Education: Patsy Gunn (2021) Parks & Rec: Pete Panarese (2021) Consortium: Steve Skipper (2020)  
Platting & Zoning: Pete Panarese (2021) Federation of Community Councils (FCC): Tom Freeman (2020) Road  
Board: Crystal Kennedy (2019)/Arlene Rasic – Alt (2019) Secretary: Joy Webb (2021) Susan Fischetti (2019)