



BEAR VALLEY COMMUNITY COUNCIL NEWS
Community Councils, at the root of better government
NEXT COUNCIL MEETING: Wednesday, 7:00–9:00 p.m., May 11, 2005
Bear Valley Elementary School, 15001 Mountain Air Drive

ANNOUNCEMENTS

News is updated weekly on the BVCC website at <http://www.bvcc.info/news.htm>

Firewise Boards – The Anchorage Fire Department is looking to the communities to become involved in their campaign to make our neighborhood more fire aware. Its goal is to encourage and acknowledge action that minimizes home loss to wildfire by preparing for a fire before it occurs. It provides citizens with the knowledge necessary to prepare and maintain a Firewise neighborhood while coordinating with the Anchorage Fire Department for effective emergency response. The program draws on a community's spirit, its resolve, and its willingness to take responsibility for its ignition potential. More information can be found at <http://www.muni.org/fire1/FirewiseCommunities.cfm>.

Anchorage Police Department – The APD has joined the community councils and will be attending meetings to discuss related police issues as well as to hear from residents.

PREVIOUS MEETING HIGHLIGHTS

Summary of Hillside Community Councils Meeting with Mayor Begich, April 13, 2005
Bear Valley School

Anchorage Mayor Mark Begich hosted the last BVCC meeting. The intent of the meeting was to address specific concerns within our neighborhoods and to provide a question and answer forum for all local hillside community council members.

The following represent some key questions posed to the Mayor and his responses. You may download the entire Q&A list at www.bvcc.info/minutes.htm :

We need the Hillside District Plan (HDP) because piecemeal development is occurring rapidly and residents are bearing the brunt of lack of planning.

MB: Funds have not been set aside for the HDP; also there will be 2-3 more positions in the Planning Dept. Completion of the neighborhood and district plans has been accelerated. Other planning efforts include getting the developers for the GCI and Mental Health Trust (MHT) lands together to plan jointing for those adjacent lands. Regarding Code Enforcement—there will be 2-3 more officers. In 2006 it is expected that Title 21, and the HDP will be completed. The Mayor's team currently spends 70% of his time on land use issues.

When will Section 36 be transferred to Parks?

MB: Money is needed in order to manage the park after it is transferred and right now Parks does not have funds. Other issues related to park lands involves the adoption of the Parks Plan rewrite which is moving to the Assembly soon.

Section 36 ordinance was passed to put the land into park status. Concern is that it may return to HLB.

MB: The Mayor wants all the information on Sec 36 and the issues that relate to the need to finalize the access for properties to the east to come to him before he moves on the plat. It will be a few weeks before all information is available.

The Mayor reports the MOA will be changing their view of how they deal with land use permits and drainage. There will be shift from assuming the developers will not have drainage problems to one that assumes they will and that will require proving the methods for controlling drainage. This shift will also help ensure that property values will remain high.

Code Enforcement doesn't appear to have any teeth to deal with repeat offenders.

MB: New software is coming this summer for a centralized system which will allow the MOA to see any open violations when permits are applied for. The system will cover all code and building permitting departments.

Potter Valley is experiencing high density development on steep terrain (that may not be in the best interest of the land or those who are already there and with poor designs not suitable for the slopes).

MB: The Mayor is now being notified of any building permit over 20K sq ft so that he can have discussions on better designs and land use with the developers. This includes requiring large commercial developments to produce nicer looking stores and over all lay out.

Feels like SE Anchorage has been neglected. Even though there are funds for the HDP, it isn't being moved on. Can we depend upon the Mayor to deal with the issue soon as there is so much development occurring all around us. Now that there is a new ordinance allowing groups or councils to do

neighborhood and district plans before Title 21 is rewritten, what will happen with so may plans being done at once and how will they all interact?

MB: There will be joint P/Z and Assembly meetings on Title 21.

Question on bond issues and state grants—is there a limit to use them within five yrs?

MB: There is a need to have a prioritized list so the bond funds can be used. There is some still out there from yrs ago that hasn't been used. The Assembly used to hold the authority to use the funds, now there is a new development authority which can do that.

APD doesn't respond when called to the Bear Valley area.

MB: MOA has always been short of officers. Positions can't be filled. But now MOA is getting 40 officers.

Regarding development in Girdwood, the MOA property there will be sold—behind the Post Office and he has concern About selling it in large parcels to developers as property values will go up too fast like has happened elsewhere in the MOA. Why not sell land in smaller parcels like lot by lot to individuals rather than developers.

MB: Anyone can buy HLB land. A lot in Girdwood now is \$90K. The Mayor wants to make sure there are residential lots for individuals. Girdwood is a hot real estate area now with little land to sell except the HLB land. MOA is doing a land use study now to see what their land should best be used for. HLB land sales can and are requiring better development designs than other land development projects.

May 11, 2005 MEETING AGENDA

7:00 Introductions & Opening Announcements

- Secretary Vacancy

7:15 BVCC Meetings Will Continue Through the Summer

A representative from the AFP will be on hand to discuss winter safety issues.

7:20 Anchorage Police Department Update – Sgt. Cindi Stanton

7:40 Bear Valley Community Council (BVCC) Updates

- Treasurer's report – Deborah Mole
- Federation of Community Councils (FCC) update – Cheri Howland
- Hillside Area Land Owners Association (HALO) update – Rodney Powell
- BVCC website update – Jim Steele
- April Meeting minutes – Jim Steele
- LRSA update – Cheri Howland
- Other announcements from council members

8:00 Assembly Update

- Assembly Member Janice Shamberg and/or Chris Birch plan to update us on Assembly issues

8:45 Other Issues

- Suggestions for next meeting
- Other council member ideas or concerns?

9:00 Adjourn

CONTACT INFORMATION

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