

March 10 2004



BEAR VALLEY COMMUNITY COUNCIL NEWS
NEXT COUNCIL MEETING: Wednesday, 7:00-9:00 p.m., March 10, 2004
Bear Valley Elementary School, 15001 Mountain Air Drive

ANNOUNCEMENTS

Title 21 Citizen Participation Working Groups: Many lots in the Bear Valley area are zoned for residential use. Lots are generally zoned as R-6 (Suburban Residential), R-7 (Intermediate Rural Residential), R-8 (Rural Residential), or R-10 (Residential Alpine/Slope). Most lots in Bear Valley are either R-7 or R-10. Municipal codes affecting land uses for these zoning districts are under review and may significantly change. The current proposal would change Title 21 to entirely eliminate R-7 and R-8 zoning districts in Anchorage. Feel free to attend upcoming meetings to be held in City Hall at 632 W. 6th Avenue. Groups 1 and 3 meet from 7 to 9 pm on March 10 & 24. Groups 2 and 4 meet from 7 to 9 pm on March 11 & 25. More information is available online at http://www.muni.org/planning/prj_Title21.cfm

Rabbit Creek View-Rabbit Creek Heights Subdivision Resurvey Project: A status hearing was held in state court on Friday, February 20, 2004. A council member that attended indicated that a final judgment was not made by the judge because of issues related to payment of attorney fees, particularly attorney fees associated with disputes between Chugach Electric Association and the Municipality of Anchorage. After this issue is resolved, hopefully, a final decision will be made by the judge. After that the new subdivision plats must be filed and recorded at the Anchorage District Recording Office. Eventually the Municipality and the Assembly will need to address how to calculate total costs and how the costs will be assessed to property owners and others.

Community Councils/HALO Candidates' Forum will be held on April 1, 2004 at Holy Spirit Center, O'Malley and Hillside. Candidates for upcoming municipal elections will talk about their plans and ideas.

Municipal Elections will be held Tuesday, April 6, 2004. Don't forget to vote!

Contact Information

Bear Valley Community Council website, www.bvcc.info

President Scott Pexton, 345-0374, spexton@ak.net
Vice Pres. Deborah Mole, 349-3994 afdlm2@uaa.alaska.edu

Limited Road Service Areas

Bear Valley LRSA, Kathleen Rice, 345-0754
Rabbit Creek View/Heights LRSA, John Pezzenti Jr., 345-8999

Federation of Community Councils, Charlene Whiting 401 E. Northern Lights Blvd # 204
Anchorage AK 99503, phone 907-277-1977, fax 907-277-3952, email councils@alaska.net,
website: www.communitycouncils.org

Assembly Section 6 - South Anchorage

Assembly member Dick Tremaine 343-4122, tremaine@alaska.net
Assembly member Janice Shamberg 343-4124, jcshamberg@gci.net

State Legislators

Senator Con Bunde, Senate District P, 269-0181, Senator_Con_Bunde@legis.state.ak.us
Rep. Mike Hawker, House District 32, 269-0244, Representative_Mike_Hawker@legis.state.ak.us

Burn Info Hotline: 267-5020

Code Violation Hotline: 343-4141

Crime Stoppers: 561-7867

Last meeting summary

Three guest speakers spoke at the February 11th meeting: Officer Bakken of the Anchorage Police Department (APD), Forester Sue Rodman and Captain Buck McKibbin, both with the Anchorage Fire Department (AFD).

Officer Bakken discussed the possibility of implementing a neighborhood watch program in Bear Valley. This program is a cost effective way to reduce or prevent residential property crimes. The most common crime on the hillside is burglary. Neighborhood qualification is based on the percentage of participants in a given area. To get started in the program, Bear Valley would first need to elect a representative. The representative would contact the APD Neighborhood Crime Watch at 786-8585. Officer Bakken also discussed snow machine usage. Current law allows property owners to ride snow machines within their own property boundaries, but prohibits snow machine use on municipal roads. This type of offense is "at the bottom of APD's priority list." Many times when officers do respond to complaints, the offenders flee or have already left the area. He encouraged people to communicate with APD and file complaints.

Forester Sue Rodman with AFD's Wildfire Mitigation Office provided printouts of the wildfire assessment report written for the Bear Valley area. This work-in-progress document includes an evaluation of the neighborhood with a focus on risks and hazards. This document will be placed on the BVCC website. She talked about safety zones, areas designated for residents who have evacuated their homes or are otherwise seeking shelter from wildfire. In the event of wildfire, those evacuated may be sent to an unused AFD staging area or to Goldenview Elementary School. In some cases, it may be safer to stay in your home than to try to seek outside shelter.

Forester Rodman talked about the Right of Way (ROW) project that was offered to land owners along Carl and Nickleen to treat dead trees within falling distance (roughly 50 feet) of the road right-of-way. This is still being offered. Interested parties should contact Ms. Rodman directly at 267-4902. She also placed emphasis on the importance of maintaining the immediate area around your home to ensure that it is free of flammable materials such as firewood, debris, dead trees, plastic toys, machinery with gasoline, etc. There is a municipally sponsored reimbursable mitigation program available to homeowners who want to remove dead trees from within their home's

defensible space. The homeowner chooses a contractor and submits for 70% reimbursement from the AFD. Checks are usually processed and mailed within ten days. Also, the woodlot will be open again in May at C. St. and Minnesota. This year there may be a \$5.00 charge per load to help the AFD offset potential future cuts to federal funding sources. In March and April there will be coupons mailed in VALPAC's that offer four free trips to the woodlot per recipient.

Ms. Rodman explained that the State of Alaska also offers landowner assistance through the federally funded Forestry Incentive Program. Landowners are eligible if they have seven or more acres that are undeveloped and capable of growing forest trees. Landowners with less than seven acres may be eligible if contiguous private landowners can pool together. Cost-share assistance is eligible to landowners under certain agreements. The federal cost share is 65% and landowner cost share is 35%. Further information can be obtained by contacting the Anchorage Soil and Water Conservation Districts at 271-2424, extension 107 or the Alaska Division of Forestry at 761-6309.

Captain Buck McKibbin of the Anchorage Fire Department's Station 10 (Rabbit Creek) provided more information about defensible space and mentioned that homeowners should look at your roofs. The cost of replacing a shingled roof with a metal one is small in comparison to losing your home. Firefighters determine whether your home is defensible or not. Given the limited number of AFD resources, they will fight fire at a defensible home before attempting to save one that is not. Firefighters help influence where wildfires go, they don't necessarily put them out - your best defense is to keep your homes from burning by following the guidelines outlined in the Defensible Space Guide.

Bear Valley residents should be cognizant of any proposal calling for the elimination of the trained Medic from Fire Station 10 (Rabbit Creek station), or any other fire station on the Hillside. Station 10 is often the target of proposed municipal cutbacks. The next closest fire station is almost ten minutes away, which can be the difference between life and death. Structure fires cannot be entered unless the responding team has four firefighters. There are requirements for a minimum of two firefighters to be present to enter a burning structure with at least two firefighters remaining outside. Currently, Station 10 teams consist of four firefighters, one of which is the medic. If the medic goes away, it could prevent responding firefighters from entering a burning structure with potential dire consequences, particularly if a fire gets out of control on the Hillside.

More details about the February 11th council meeting and prior meetings are provided in the meeting minutes available online at <http://www.bvcc.info/minutes.htm>

March 10, 2004 Meeting Agenda

7:00 Bear Valley Community Council (BVCC) Updates

- Treasurer's report - Karen Brandon
- Federation of Community Councils (FCC) update - Deborah Mole
- Hillside Area Land Owners Association (HALO) update - Dan Stone
- January 14 and February 11, 2004 Meeting minutes - Jim Steele
- Status of Rabbit Creek View & Rabbit Creek Heights Subdivisions Resurvey Project - Claire Steffens (if available)
- Other announcements

7:15 Assembly update

- Assembly Member Janice Shamberg plans to update us on issues before the Anchorage Assembly

7:30 Guest Speakers

- An Anchorage Tomorrow's Speakers Bureau representative is scheduled to discuss Road & Drainage bonds
- An Anchorage School District representative is scheduled to discuss proposed school district bonds

8:00 Title 21 (Module 2) Updates - Proposed changes to Planning & Zoning codes

The discussion will focus on potential changes to land use zoning in Bear Valley as presented in the *Module 2 Title 21 Updates* document. Several copies of the *Module 2 Title 21 Updates* document and current zoning maps will be available for review for the Bear Valley District.

8:30 Other Issues and Discussion

- BVCC Committees - The council seeks volunteers to join committees to become more involved in issues that most interest them. Two standing committees currently exist, but need more participants: a *Parks & Recreation Committee* and a *Council By-laws Committee*. Some members have suggested forming a *Community Affairs Committee* to focus on crime and fire prevention issues, traffic and litter concerns, forming a Neighborhood Watch group, etc. Other members may want form a *Planning Committee* to address zoning, platting, and building code issues, etc. If you want to make a difference, please participate and join us at the March 10th council meeting.
- BVCC By-laws - DRAFT updates to propose; seeking further input by other council members

9:00 Adjourn