NECC

North East Community Council **Executive Board Action Report October 5, 2006**

Executive Board Members Present:

Absent:

Dean Syta	Bob Reupke	Bill Wielechowski
Peggy Robinson	Troy Carlock	Steve Sommerfeld
John Floyd	Josh Green	Bobby Scott

Call to Order: Approx 7:05 pm.

Business:

1) **Approval of Prior Minutes**

- Minutes of August 3rd, approved with no objection.
- Minutes of September 7, approved with no objection.

2) **Set Meeting Agenda**

- Discussed and set the agenda:
  - Cheney Lake Pike Removal Update, Dan Bosch, Alaska Dept of Fish and Game, 5 minutes
  - Cook Inlet Housing Update, AHFC Affordable Housing Application (Creekside Development), Matt Yeomen, CIHA. 20 minutes
  - Election 2006 --- Candidates Forum, mediated by the NECC executive board, approx 2 hours.
  - Committee reports to be condensed or truncated if necessary to meet time constraints for the candidates forum.

3) Eastview Estates at Peck and Warner Circle (Rezoning). NECC Committee and Harvey Prickett, Dean Architects

- This item was referred to the NECC executive committee for action by motion of the NECC membership at the September 21, 2006 general membership meeting. The motion referring action on this rezone to the Executive board passed 19 in favor, 2 opposed, and 1 abstaining.
- Dean Architects is seeking the support of the NECC for a zoning amendment at Peck and Warner Circle. The amendment would revise the zoning from R2M to R3, and allow 66 units to be constructed instead of the 45 units possible under the current zoning. Harvey Prickett has attended several previous executive board and membership meetings, and worked with an NECC committee that reviewed the proposed development.
- Mary Pedlow summarized the meetings the NECC Committee held with Dean Architects. Mary along with Harvey Prickett, reviewed the special limitations Dean Architects was proposing be applied to the zoning change, in exchange for NECC support of the rezone.
- General discussion and debate of the proposed SL's by the board members. Three additional SL's were proposed by the board members (SLs #10, 11, 12 in the motion below).
- President Peggy Robinson read a letter from executive board member Steve Sommerfeld supporting the rezone.
- General consensus of the board was that the development of the property in question, as R3, with 66 units of housing would be a better development with the proposed SL's, with less impact on the community, than would a 45 unit development under the current R2M zoning, without the SL's. Essentially, in exchange for the additional 21 units of housing, the developer would be required to adheres to a stringent list of SL's, and the project would be subject to public hearing before the planning department.

NECC Executive Board October 5, 2006 Motion (1):

The NECC Executive Board approves the rezone of Peck and Warner Circle to R3 from R2M, provided the following Special Limitations are made part of the rezone, added to the recorded plat and will be a condition of approval for this rezoning and any subsequent construction. These are in addition to the ones already defined by Planning and Zoning:

1. *Prior to submitting for a building permit, the "for construction" site plan, landscaping plan, building floor plans, and building elevations, must be submitted for public review and comment by the local community council and review and approval of the Planning and Zoning Commission. The purpose of this review is to verify that the intent of the currently adopted codes, entitlements, and defined special limitations have met these standards and requirements.*
2. *At a minimum, 600 square feet of usable open space will be provided per unit.*
3. *At a minimum, 20% overflow parking will be provided.*
4. *Adequate snow storage must be entirely on site. Additionally, if this project is established as a "for sale" product, the Condominium declarations must require that all snow is to be removed from the site.*
5. *The site grading and drainage plan cannot, in any way promote drainage from this development on to other properties.*
6. *The developer is required to connect to nearest viable public storm drain system.*
7. *It is requested that the current proposed trail easement along the north property line be revised to run adjacent to the proposed and logical driveway location along the southeast, south, and southwest areas of the property.*
8. *The project design must not deter the views from Melody Commons development to the East.*
9. *Landscaping must be designed and placed in such a fashion as to deter potential erosion on the steep portions of the lot. Furthermore, this landscaping must be installed in an expeditious fashion as soon as weather and seasons dictate.*
10. *Geo-technical investigation and foundation recommendations are required regardless of building type.*
11. *Maintained site lighting will not impede the view of Melody Commons or The Summit residences.*
12. *No T-111 siding will be used.*

This motion passed: 6 in favor, 0 opposed, 0 abstaining.

4) Legislative Grants to Community Patrols – Peggy Robinson, NECC President

- At present, the contracts between the State and the Community patrols are being finalized. Originally, the FCC had offered to act as a clearing house for these grants. However, at this point, the FCC is requiring that the NECC administer the Grant. This will require that the NECC establish oversight and review procedures.
- The executive board will meet in November to establish the procedures.

5) Wal-Mart Rezoning

- Brief review of the S version of the Wal-Mart rezoning ordinance the assembly is expected to act upon on Tuesday, October 10th.

Adjournment at approximately 8:35 pm.