

GLEN ALPS COMMUNITY COUNCIL
January 26, 2023 MINUTES

Location: Meeting held over Zoom.

Roll Call of Board Members:

- Present: Greg Kuijper (President) Rob Brown (VP), Amy Robinson (Sec/Treas.)

Meeting called to order at 6:00 p.m. by Greg Kuijper.

Quorum was established because more than 3 members were present.

Members present: Rob Brown, Greg Kuijper, Amy Robinson, Katie Kuijper, Ricky Burke, Ted Moore, Ryan Wallace, Tim Connolly, Gina Robinson, Kristen Green, Monty M., Andrea Schuster

Other attendees (uncertain membership): Marc June, Roger Marks, Judy Caminer, Ian Moore (using Jen Joliff account), Dianne Holmes, Joan Priestly (using Gail Morrison Zoom account), Tom Griffin, Suzanne LaFrance, Randy Sulte, Nancy Pease

Guest speaker: Kate Sauve of S4 Group, Joy Boston

Agenda Review:

Greg Kuijper requested any changes or additions to the agenda. No changes were requested. Agenda was approved by Greg Kuijper.

Review of November 10, 2022 Minutes:

Members reviewed the November 10, 2022 minutes. No changes were made. Amy Robinson moved to approve the minutes. Rob Brown seconded. Motion passed.

Invitation for Public Officials to Speak:

- Roger Marks from Glen Alps road service area board spoke to describe MOA fund ordinance. He gave history of Canyon Road 2021 attempt in late fall to pave upper Canyon past Echo. Tried to start again in 2022 and Muni imposed a number of expensive requirements that exceeded budget. He described a bond fund being created, paid for by people in the Anchorage bowl, to allow matching of payment/use of the roads to Chugach State Park, including upper canyon road. It will need voter support to pass. On a separate subject, Roger said he is working with Sen. Giessel to make a capital request of \$2M for funding for Upper Dearmoun and upper canyon road. The municipality will make the same \$2M capital budget request. Suzanne LaFrance, assemblyperson, spoke briefly and there was some discussion with community members in response. The topic was the MOA bond fund ordinance is focused on roads but there are some amendments, such as from assemblyperson Meg Zaletel, to include funds for installation of bathroom and

garbage facilities. The road is the primary component for the funding. Suzanne agreed with Greg Kuijper that the language MZ used was “amenities.” There was additional discussion from community members. 6:19 end.

- Randy Sulte, assemblyperson spoke. He reiterated that the Anchorage bowl fund passed and we will see it on the ballot. He also described other happenings including new assemblyperson joining (didn't catch name), response to ombudsman happenings, and ability for assembly to approve legal costs and settlements. He gave a brief overview of other bond fund items and the associated amounts. 6:22 end.
- Suzanne LaFrance, assemblyperson spoke. She mentioned that the property tax assessments should have arrived in our mailboxes and reminded members of appeal deadlines. She mentioned nomination of another member due to Forrest Dunbar's state elections in. She briefly spoke to the allegations made by the former municipal manager and the assembly's focus in response. Assembly appropriated ARPA funds for Potter Marsh parking lot. It was done in coordination with the state, and raised an example of how we could proceed with our road issues. 6:30 end.
 - At 6:34 (out of sequence from agenda), Joan Priestly asked a question of SL re the “professional victimhood” board and their demand for a payment for meetings. SL thought she was referencing the equity committee and a proposal to provide a stipend. This did not pass. She explained the basis for the requested funds and repeated that the measures did not pass. Joan Priestly made positive comments of the BOE and volunteer service of board members in general. 6:37 end.
 - At 6:38, Rob Brown spoke up and indicated a link would be added to the chat for anyone who is able to volunteer to serve on boards. He suggested that Marc June might volunteer, or Ian Moore, for some of these positions. 6:39 end.

Executive Board Meeting Report:

- No activity to report.

Committee Reports:

- No activity to report.

Old Business:

- None.

New Business:

Community Updates:

- JBER updates from Joy Boston. She mentioned isportsman permits and that January is a good time to renew (\$10/annual pass).
- Assembly [Special Meeting](#) Monday, January 23, 2023. Greg returned to this at 6:39 p.m. - Chugach Access Service Area did pass and is a mechanism for bond funding if approved by voters in April. The hope is that these funds can improve Canyon Road, here in our service area, as Roger Marks spoke too. 6:40 end.

- Scheduling land use committee meeting. Greg invited members to a meeting a week from today on Zoom, Thursday February 2, 6 to 8 p.m. The committee meeting will discuss existing road design and other design ideas, including the design presented by Ted Moore. Greg mentioned compliance with the MOA Chugach Access Plan from 2010, and DNR Chugach State Park Management Plan from 2016, and encouraged members to look at them using the links in the agenda. 6:43 end.

Kate Sauve from S4 Group - Mills Subdivision proposal

- Presentation started at 6:43 p.m. wherein Kate gave a brief description of the area.
- Discussion/questions
 - Rob Brown spoke at 6:44 and made an objection to a proposed ROW using Bonnielaine.
 - Joan Priestly spoke up at 6:44 and made critical comment of the map as not explaining current legal ownership. She also mentioned assumption of Hultquist purchasing the land. Kate Sauve denied knowledge of this.
 - Joan Priestly asked a questions about the tracts. Kate S. indicated two small tracts - A and B, and one large tract C in response. Joan asked if any road connects to Tract B. Kate S says there is no road access there now, gave an explanation of the connecting road, and said that a road would have to be built. Joan asked about a trail depicted on the map and Kate responded. She explained an original trail followed Rabbit Creek but the “trails guy” would not support that. So instead, they are proposing a trail easement. The public can use this easement to walk. Kate S. said there is already something of a public trail there that can be continued to be used. Kate S. explained that they are required to build a trial to comply with the Hillside District Plan. The trail originates at start of rabbit creek along western boundary of map. Kate S. said E 140th is walkable and Rabbit Hill (?) is developed to a point to access this trail. Kate S. said not planning to build a road at this point to Tract B. 6:53 end.
 - Greg spoke and pointed out MOA “half park” along western border of map. Dianne Holmes said she could explain that park along boundary. She then spoke for a few minutes about requirements generally and some ideas for trail development. She said it was Jeff Urbanis at the MOA who nixed the trail along the road, but that he was incorrect. 6:57 end.
 - Marc June had a question about a variance - Kate S. confirmed not seeking it. He also asked if she is aware of Hultquist seeking to buy the land from the Mills. Kate S. said not aware of any requests from Hultquist. Kate S. then explained not trying to do trail along creek due to Jeff Urbanis (planning) not supporting it as too expensive due to maintenance with the creek nearby. 6:59 end.
 - Dianne Holmes said city is not going to maintain the trail so that was a false statement by Urbanis. Marc asked who DH expects to maintain the trail. DH said it would have to be volunteers. 7:00 end.

- Nancy Pease spoke up - has been part of the creek plan downstream. She said Jeff Urbanis is not a trail coordinator for the muni, so his expertise is not in this area. Her question is apparent overlap of trail with a roadway or driveway for 25 feet which would overlap motorized and non-motorized access. Kate countered that the trail could also be along a sidewalk - which would have to be built to code. Kate S. said no development planned. 7:03 end.
- Rob Brown asked about a labeled 33' section easement on east side. Kate S. said they have state documentation for this section line easement. Rob said that the municipality does not show a section line easement there. Kate S. said no knowledge of no easement and confirmed receipt of an email from Bill Falsey on this subject. Rob asked about ROW not being on Arconia or Our Own that could access Tract C. Also pointed out very wet nature of east side. Said it doesn't make sense to build off of Bonnie Laine because while map is wrong, those NW access points are more logical. Kate S. said that those were not considered. Kate S. BL road is currently the access for hte lot. Rob said yes, for Tract A. She clarified for the existing lot - as it is.
- Judy (using rogermarks account) asked about 25' trail easement marked as straight line on map. Do you have sense of elevation gain there? 7:07 end.
- Greg Kuijper asked about easement requirements in general along rabbit creek. Dianne said it is supposed to be 50' minimum each side of the creek is the requirement. There was more discussion. Greg then pointed out some items on the map related to public use and asked questions. Kate S. said there's a 50' setback requirement and said the proposed trail is a public use trail. Kate S. said if they move trail along the stream it would still be a public use trail. Greg commented general preference for path along trail and to not have it be steep. 7:11 end.
- Rob asked if the road off of the eastern parcel, if built, would have to include access to section 36. There was conversation with Dianne on this topic. 7:14 end
- Marc June asked questions about preliminary plat application and procedural questions. Kate S. explained process and additional requirements to come - that there will be time for the community to comment directly to the municipality. Marc said - until the application is filed, this is in flux - right? Kate S. said yet. And even after prelim plat application is submitted, there could be changes. 7:16 end.
- Joan Priestly, from Gail Morrison's account, asked about a 100' setback and set it looks like a proposed trail will terminate at the SE corner of the parcel - is this correct? She also asked about why the current sizes and shapes of tracts were selected. Kate S. said Elaine Mills is owner and two of her children want the tracts. Elaine was going to give each child 4 acres, but this was increased to just over 5 each. The tracts have dry cabins on them. 7:19 end.
- Ted Moore made a comment that goal of a greenbelt trail is to follow a creek and that the proposed version makes a mockery of that goal. He said

the easement should parallel the creek itself. If we call this a greenbelt it should be along the creek. 7:21 end.

Open Forum: Amy Robinson reminded all that next meeting of GACC is annual election. Greg Kuijper mentioned deadline tomorrow to apply for joining MOA boards and to consider applying. Marc June raised that we should work on promoting the bond fund for Chugach Access since there will be inevitable complaints. Roger Marks was asked a question and said this has been framed not as “building roads for rich people” but to have nice roads for all constituents to drive to the parks. He replied to a question from Greg that the entire municipality - not just people in the bowl - will have to support the bond package and creation of the Chugach Access Service Area (CASA sp?). Joan Priestly gave an update of ongoing litigation including the Lewis and Clark rezone (supreme court briefing in process) and superior court case asking for reversal of BOE decision denying their appeal re Canyon Estates of actions by the platting board and that these appeals should not have been ignored.

Adjourn: Rob Brown moved to adjourn; Katie Kuijper seconded. Meeting adjourned at 7:38 p.m.