

CALL TO ORDER: 7:03 pm.

Board Members Present: Peggy Robinson, Ron Rivas, Bob Reupke, Clinton J. Hodges II, Charlie Fahl,

Board Members Absent: Steve Sommerfeld, Mary Pedlow, Dean Syta, Troy Carlock

Special Meeting of Executive Board: Pres. Robinson convened a special meeting of the Exec. Board to consider a request from the Nunaka Valley Community Patrol, namely to approve an expenditure of \$400 left over from their Legislative Grant (a spending plan for \$2100 had been earlier approved by the board) to buy 3 jackets from Galls Law Enforcement Equipment and Apparel with whom they had an \$122.00 credit and Costco gift cards to use for fuel for the remainder of their grant funds. **The Board approved their request 5-0. End of special meeting.**

Approval: Previous Minutes: Minutes of October 18, 2007 **approved unanimously without objection.**

Approval: Agenda: Agenda **approved unanimously without objection.**

Treasurers Report: The checking account balance is \$543.01. Treasurer Bob Reupke purchased replacement strings of small lights for the “globes” that are hung on the lampposts at the Debarr and Muldoon Intersection. He asked for volunteers to help him finish the hanging of the lights this coming Sunday.

Representatives Reports:

- **Senator Bill Wielechowski**
George Ascott, a worker in the senator’s office called in and reported that the Senate’s pivotal evening session on the penultimate day of the special session was about to begin.
- **Senator Davis**
Tom Obermeyer was present as an aide to Senator Davis. Commented on special session in its last two days and everyone’s keen anticipation.
- **Senator Dyson and all our Representatives: Gruenberg, Dahlstrom, Crawford and Roses** did not call in from Juneau.
- **Anchorage Assembly Member Selkregg**
Report given about 8:30 (see below)
- **Anchorage Assembly Members Bauer, Ossiander, Starr** not present

Executive Board Report: Peggy Robinson reported that the board had an extensive discussion about the Eastside Title 21 committee vis-a-vis Community Councils Title 21 committees. She reported that the other councils’ representatives were taking back the discussion from the Eastside Title 21 planning meeting to share with their councils.

Community Activity Reports:

Northeast Community Center – Bob Reupke, in his capacity as a member of the board of the NE Community Center, reported that a hallway monitor had been hired and the noise and commotion

therein was considerably abated. He also reported that there continued to be 3 vacancies on the board, which meets on the 4th Wednesday of the month at 5:30 p.m. at the Center, in the same room as NECC meets in. He strongly encouraged 3 people to volunteer for these positions.

Federation of Community Councils - Bob Reupke reported that a very short special FCC meeting that was held on November 14. The next regular meeting is November 21.

Anchorage Fire Department — Captain Lopez reported that there would be a new fire academy in two weeks. He did not have any valid data on the '08 budget or its impact on the Fire Department. From the council, Genevieve Holibuk said that it was difficult to understand the vacancy rate issue because there were differing accounting systems in play, and approximately 10 positions in the fire department were on hold for National Guard soldiers deployed to Iraq.

BUSINESS:

- 1) Cook Inlet Housing Authority – Subdivision of Tracts B-3 & B-4 of Glenn Heights Subdivision. Jeff Judd, CIHA. P&Z hearing on November 26. Jeff Judd did not attend; therefore, the council will not make comment on this request.
- 2) Ordinance 2007-170 amending Title 21 for PLI (Public Lands & Institutions district). An ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.40.020 PLI Public Lands and Institutions District, to permit hotels as a conditional use, permit reduction or abatement of side and rear yards [setbacks] under certain conditions and to permit large campus institutional developments with multiple principal buildings to locate required parking anywhere within the designated campus. Glenn Clary, chair NECC Title 21 committee.

Glenn Clary presented the proposed ordinance, also referred to as Case 2007-170. He explained to the council that the Planning & Zoning (P&Z) staff would be making recommendations to change the proposed ordinance. There are three areas they were concerned about:

- 1) Affiliation/Ownership – Hotels approved under a conditional use must be affiliated with and owned by the PLI institution.
- 2) Building Separations – If reducing property line setbacks are allowed, the adjoining property must be owned by the applicant wanting to reduce the property setback. If the building being proposed is approved to be built on the property line, then the adjoining property line must maintain the setbacks for both properties.
- 3) Parking – If parking separation is approved, it must be from a master plan for the entire PLI property.
- 4) [added by amendment **11-1-3**] The NECC will also support any additional staff recommendations that identify further restrictions on the proposed 2007-170 ordinance.

In the ensuing discussion concern was raised as to the approach being taken by developers, namely proposing to change the code rather than seeking a variance. Even though a new Title 21 would be in place within a year or two, the impacts of the proposed change could affect other potential developers in that time frame. There was support for a hotel in the University Lake area, namely in the Medical-Educational lands centered at Bragaw/University Drive (Alaska Native Medical Center, Providence Hospital, UAA, and APU). A confusing series of motions and amendments were made, discussed and voted on. An early vote captured the split nature of the council on this issue: **7-6-2** to [essentially] not approve the ordinance. (n.b., not that NECC

had the authority or was being asked to “approve” the ordinance). The ultimately determinant vote was on the following motion: “NECC does not approve of the proposed ordinance 2007-170 because it allows too much freedom for development without regard for safety and landscape protections. We are also opposed to long-term changes to Municipal ordinances where the motivation for the change is for a specific site or use. However, if ordinance 2007-170 moves forward, we wish the inclusion of at least the following restrictions [1-4 above]. The vote was **11-0-4**.

A subsequent motion was made to “...support the location of a hotel in “this” area [understood to be University Lake/Alaska Native Medical Center]. The discussion centered on whether passing such a motion would “confuse” the issue; i.e., what the council was concerned about as represented by the preceding vote. Motion failed: **2-10-5**.

Assembly representative Selkregg report: Sheila Selkregg joined the meeting midway through the discussion on the proposed 2007-170 ordinance. After that issue was completed she shared with the council how things were going or not going with respect to the Assembly and the Mayor’s office. On the Title 21 rewrite she told us she was still trying to slow down the process, but her efforts were being resisted except possibly with the Mayor with whom she had a meeting scheduled the next day. One of her concerns was that our (Anchorage) standards for housing developments are well below national standards. On the budget, she told us that the Mayor’s 7% increase was taken up largely with mandated increases, e.g. medical premiums, pension contributions, etc. In addition, many of these costs would be offset by funds from the state, provided we made the increases in the first place. Finally, she told us she is still working on getting us about \$75,000 for planning purposes; i.e., developing an “area” plan.

NEIGHBORHOOD CONCERNS:

- None.

Next meeting of the NECC: Thursday January 17th. The February meeting will be on the 21st and may be at Cook Inlet Housing Authority’s senior housing in extreme northeast Anchorage, at the east end of Peck Avenue.

ADJOURNMENT: 9:20 PM

Respectfully submitted:

Charlie Fahl, Asst. Secretary

Other Important Notes and Announcements:

1. Presentations and subjects are timed. Brevity is important. Please wait to be recognized by the Chair.
2. Please sign in when attending meetings. If possible, choose to be notified by E-mail. [Send E-mail to info@communitycouncils.org](mailto:info@communitycouncils.org) if you’d like to receive Council information by E-mail.
3. The NECC now has a web page maintained by the Federation of Community Councils. Minutes for the meetings, other NECC documents, and NECC contact information are online on this site at www.communitycouncils.org/servlet/content/23.html.
4. We are a non-profit organization and receive no funds from the State or Municipality. Our treasurer would be happy to receive your donation.
5. Revised bylaws as approved by the members at the September 15th 2006 Meeting are available at the NECC website listed above, and at the meeting.