

Birchwood Community Council

REGULAR MONTHLY MEETING

7-9 PM, Wednesday, October 25, 2006

****Beach Lake Ski Chalet on S.Birchwood Loop****

- 1) Call to Order
- 2) Approval of Minutes (Sept, 2006)
- 3) **Guest Speakers** (7:30 PM)
 - a. Sgt Stanton, if available
- 4) OLD BUSINESS

a. **MOA Title 21 Rewrite:**

On Nov 13, P&Z Commissioners will have a public hearing on chapters 1,2,8,&13. You can review those in the reference section of the local library, or online at

http://www.muni.org/planning/prj_Title21/PublicHearingDraft.cfm You can also make comment online at <http://www.muni.org/planning/index.cfm> On the left, click on cases online, type in 2006-147

b. **Powerline Ordinance:**

P&Z held a public hearing on Sept 11, then Sept 12 the Assembly took input. AO 2006-64 establishes design, location, and conditional use standards, and set the maximum heights for **high voltage transmission towers**. There is now an "S" version out and be re-heard by the Assembly on 10/31.

c. **Chugiak_Eagle River Long Range Transportation Plan Update: Case No. 2006-092**

Two reviews were held out here, the 13th & 14th. A total of 7 people attended both reviews. A public hearing was held Sept 18th before the P&Z Commissioners, then continued the PH to 12/6. To read the LRTP online go to <http://www.muni.org/transplan/CERLRTPUpdate.cfm> To make comment online, go to <http://www.muni.org/planning/index.cfm>, on the left click on "cases online", type in case no. 2006-092.

The hot button issue appears to be the connectivity issue whereby connections between all subdivisions as well as missing connections between local streets are being listed for development. While this might assist faster emergency response, it also brings up the question of cut-thru traffic in neighborhoods and who is to pay for these connections.

d. **Mt Baldy access.**

The committee has met on three occasions The contract with Caywood on Baldy (current access route/parking) has been extended so we can provide access to the park. As I understand it the parking lot was improved last week.

There is no NEW appraisal, the appraisal that was completed was a per price acre for the entire park divided by acreage to come up with a "fair market value" per acre. When the specific parcel is chosen, a new appraisal will take place that accurately values the park land that will be removed from park land status. Example, wetlands and slopes were all taken into account in the "fair market value" per acre. If Eklutna selects flat land, which I would expect them to do the "fair market value of that parcel will be a greater value than the average price per acre of park land.

At the last committee meeting we, the public members told HLB that we would go back to voters with an exact acreage if there was a problem (difference in value of property, unlike South Anchorage). We have a legal opinion (I am told) that we will provide the road easement and that Eklutna will have to buy (part of the trade, not part of the 20 acres) that access as part of the deal. I received this new information just before the Assembly meeting Tuesday night. As far as the committee is concerned we were heading back to voters with an equal trade (land for land). The appraisal on the Baldy property for the access and parking came in higher than HLB expected because of the lease revenue on the antenna.

e. **Eklutna's Tract 40A, the new Master Plan**

for the 404 acres we call the Powder Reserve will be heard by the P&Z Commissioners on Nov 6th. Eklutna elected to have the Oct hearing postponed to this new date. While they leave the door open to develop as many as 3300 dwelling units, Dowl Engineers stated at their presentation before the Chugiak Council that they are planning on about 1500 dwelling units under zoning districts similar to R-1 thru R-4. However MOA Staff recommends a maximum of 2024 units. The smallest lots are 3500 sq.ft., with the

average being 6000 sq.ft. They also show 7 acres of B-3 commercial business, mixed use, and a reservation for an elementary school site. There will be both public and private trails and initial road connections to the NW quarter/Almdale area as well as 3 connections to the Frontage Road between the interchange and Terrace Lane. The case number is AO2006-125 and is listed on line where you can make comment.

f. **C-ER Consortium Status Report on a separate chapter in Title 21-**

We are moving ahead, the first to be a telephone survey of the community by Dittman Research. If you are one of those called, you will be asked a number of questions about our area. Please take the time to respond as these will factor in when we begin formulating the separate chapter of land use regulations. Check out our website by going to www.communitycouncils.org. On the left click on any local council, like Birchwood, and when that opens, look to the left near the bottom of the list, and click on Consortium of C-ER Community Councils. Everything we have done or will do is on there.

(5) NEW BUSINESS

a. Elections for Vice Chair and Correspondence Secretary.

Please think about taking an active role in your community council. Kevin Finnigan has stated that he would like to continue serving the membership as Vice Chair, so if one of you will step forward to help our Secretary handle necessary business, it would be appreciated by all.

(6) Board Reports

CBERRRSA by Gail Dial-excused for medical reasons.

Parks & Rec Bd of Supervisors-Lexi Hill

Federation of Community Councils-We need a new delegate as Nanette can no longer fill this position.

Open Forum

****Note**** Our agenda is subject to modification to allow input/action on issues that did not make this notice. Any problem or concern you may have about your area, please contact us. Our mailing lists are constantly be modified and anyone wanting to change to email or not receive council correspondence is urged to contact us.

Bobbi Wells – Chair 688-4321

Kevin Finnigan – Vice Chair 688-3758

Nanette Belk – Secretary 694-9629