

TO: Federation of Community Councils
THRU: Amy Demboski, President
FROM: Erin Dovichin, Secretary-Treasurer
SUBJECT: Chugiak Community Council Approved Minutes for Dec 20, 2012

CALL TO ORDER

The President called the meeting to order at 7 pm.

Roll Call

Present:

Amy Demboski, President
Randy McCain, Vice-President (arrived after roll call)
Erin Dovichin, Secretary-Treasurer
David Baldwin
Meredith Mears (alternate)
Harold Parker (alternate)
Benjamin Sherburne

Excused:

Gale Armstrong

REVIEW OF AGENDA

A motion was made to suspend review of minutes and reports until the next meeting and to focus on the Granite Construction and Eklutna monofill topics (1 Sherburne, 2 Dovichin). Motion passed unanimously.

Copies of Chugiak Community Council's meeting minutes and bylaws are available on the FCC's website at www.communitycouncils.org (Click on Chugiak). These minutes are a summary form of the discussion and key decisions. Audio files of the full discussion are also available on the website.

PRESENTATION BY GRANITE CONSTRUCTION

Granite Construction provided a short overview of their request for a conditional permit to operate at night for an additional 60 days at their gravel pit across from Loretta French ballfields this summer. Granite was the low bidder on the Glenn Highway bike trail project but the work is required to be done at night. Peak operation will likely be in late June to early July. This project will likely be the last gravel from that pit.

OLD BUSINESS

Eklutna Monofill

Shane Duran of Central Recycling gave an overview of the proposed monofill project on Kerbow Lane, off the Old Glenn Highway. Many residents from the Amonson and Bending Birch neighborhoods were present and asked questions regarding concerns about water quality, air quality, noise, truck traffic, fencing and quality control of fill materials, such as asbestos etc. The monofill will only take construction debris from Central Recycling(CR). It will not be open to the public. The materials will be

inert and so there should not be water quality issues, though it can contain, for example, non-friable asbestos. Truck traffic is estimated at 6 trucks a day, all company drivers. The fill is estimated to be in operation for 20 years.

The discussion then shifted to a focus on the zoning for the property and the need for a master plan and residents' concern over any zoning changes that allow for industrial purposes. The area is currently zoned PC (planned community), and the project requires different zoning. Zoning changes cannot be made until there is an accepted master plan. Eklutna has contracted with Dowl and they are working on the master plan. There was extended discussion about the zoning and residents' concern about the future. Some residents do not want any more of this type of development around Amonson and Bending Birch. They feel that enough gravel and light industrial use has come from this area. Other residents are potentially comfortable with the monofill, depending on how it is proposed, but are uncomfortable with any non-conditional, permanent or indefinite change in zoning that supports industrial activity. There was discussion of a variety of ways to make sure the master plan and any associated zoning would only allow the monofill development and return the zoning to non-industrial uses after the monofill is complete. Eklutna and Dowl are open to exploring these options. They are also interested in recommendations from residents on how the land should be specifically used after the monofill is closed. They may also have issues regarding wetlands.

After extended discussion, Baldwin made a motion that the Community Council support the concept of the monofill but that support was contingent on reviewing the master plan. Sherburne seconded. There was debate about the wording of the resolution. McCain suggested that the council not move forward with a resolution and wait until at least January. Baldwin and Sherburne withdrew their resolution. Eklutna and Dowl will provide an update at the January meeting on their progress in developing a draft master plan.

OPEN FORUM

The president asked if there were additional topics for the good of the order. A motion was made and seconded to adjourn. McCain asked what happened to the reports and said he had announcements and a resolution for consideration. Demboski kept the meeting open for the Council to review and hear McCain's resolution. McCain read a resolution regarding supporting the efforts of the Anchorage Soil and Water Conservation District on Peters Creek to the Anchorage Assembly. There was discussion of the resolution. Assemblywoman Ossiander said the resolution was not necessary because she had already informed the Assembly that the Chugiak Council supported her resolution because of past resolutions the Council had made. Dovichin stated that she was uncomfortable with supporting resolutions on this subject as she does not know what the Anchorage Soil and Water Conservation District's plans for Peters Creek are and she wants to understand them and see more long-term thinking about how to handle floodplain residences and development. McCain motioned to change the resolution to a resolution to the Legislature to reaffirm continued support of the Anchorage Soil and Water Conservation District continued maintenance and to expand their permitted area from the Stoltz bridge to the Starner bridge. Baldwin seconded. Motion passed with one in opposition.

ADJOURNMENT

Meeting adjourned.

NEXT MEETING

The next meeting will be Thursday, January 16, 2013, 7:00 pm at the Elsie Oberg Community Center.

The Chugiak Community Council serves Fire Lake, Chugiak, Peters Creek, Mirror Lake, Thunderbird Heights and Eklutna. We meet at 7pm on the third Thursday of the month at the Chugiak Benefit Association's North building, the Elsie Oberg Community Center (18606 Old Glenn Highway).

Matanuska Telephone Association is donating the use of email accounts to Chugiak Community Council officers.
