

# Abbott Loop Community Council Meeting

~~March 10, 1994~~

Minutes

4/14/94

## I. CALL TO ORDER

The regular meeting was called to order at 7:05 p.m. by President Jim Garrigues.

## II. MINUTES

The March 10, 1994, minutes were waived from reading.

## III. APPEARANCES

### a) Traffic Problems for East Dimond Blvd., Hartzell Rd, Sandlewood Street Mr. Lyle D. Perrigo

Lyle Perrigo with Perrigo Technology, Inc., presented information and recommendations to the Council regarding traffic problems at East Dimond Blvd., Hartzell Rd, Sandlewood Street. He stated his concerns on the safe access to and egress from the Industrial Area to the east of New Seward Highway and north of East Dimond Boulevard. Planned street modifications scheduled for 1996 do not provide interim measures to avoid severe safety problems in entering and exiting from the industrial area. Due to the opening of nearby Walmart and KMart stores, traffic has increased on East Dimond. Vehicles, and light and heavy equipment wishing to enter the industrial area by using east Dimond Blvd. beyond Hartzell must cross a single west bound lane of traffic while often simultaneously stopping east bound traffic also in a single lane, causing a number of accidents in the past few months. Entry and egress on streets maintained by the Municipal and the State of Alaska is limited to two streets. Immediate and long term solutions would be to open and maintain 79th Avenue, which would be an alternate means of entering and exiting the east Dimond Industrial Area and a temporary turn lane where east Dimond merges into Hartzell Road, which would not require an unusual amount of work or lengthy operation.

Tom Knox with the Department of Public Works stated that they are looking into the situation, but currently do not have the funds for this project.

Discussion followed.

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**Motion by:** Lyle Perrigo  
**Second by:** Dana Seagar

**Motion that every effort should be made to alleviate safety problems attendant with access and egress from the Industrial Area to the east of New Seward Highway and north of East Dimond Boulevard in the interim before a major street modification occurs by undertaking the following remedial action by mid summer 1994, 1) creating an additional point of access and egress for the Sandlewood-North Hartzell area by opening the west end of 79th Avenue and maintaining that roadway in its entirety, 2) adding a turning lane for east bound traffic to east Dimond at the intersection with Hartzell, and 3) encouraging entry and egress from the Industrial area via Lake Otis Blvd. by installing a stop light at the intersection with 79th Avenue.**

**Motion passed.**

The Council would send the resolution to Public Works, the State of Alaska, and Representative Parnell.

**b) April 19, Anchorage School District Bonds - Ms. Patty Higgins, ASD**

Patty Higgins and Bill Mikawa with the Anchorage School District provided information and answered questions about the April 19, School Bond Projects.

**c) Municipal Public Works Bonds - Mr. Tom Knox, Public Works Dept.**

Tom Knox with the Department of Public Works provided information and answered questions about the April 19, Public Works Roads and Drainage Bond Projects. He stated that Public Works had three objectives: 1) reducing maintenance, 2) improvement of public safety, and 3) upgrade and improve drainage systems.

**IV. OLD BUSINESS**

**a) Plat S-9567 - Legacy Park with Vacations and Variance - Heritage Land Bank (HLB) Zodiak Manor Platting Board Actions for May 4, Public Hearing**

Lynda Cyra-Korsgaard and Lou Bassler with Tryck, Nyman Hayes, Inc. (TNH) contracted by the Heritage Land Bank (HLB) presented the second Conceptual Plan for Legacy Park AKA Zodiak Manor that was submitted to the March 21, Platting Board. She compared the latest plat with the plat presented at the March 10, Council meeting. She restated that the main tasks are to create a separate subdivision following the topography, reduce cut and fill, and minimize the number of trees removed to connect roads. Paul Baer with the HLB was also present to answer questions. The proposed concept was to go to the Platting Board on May 4, 1994. Soil tests had not yet been received.

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Members of the Zodiak Manor ad hoc committee were present and stated that the HLB had still not met all the requested requirements by the ad hoc committee or did it adhere to the Assembly Resolution.

Council Concerns that were still not met included:

School overcrowding, expect 100 children on Jupiter Drive;  
Topography developed: developed in a manner that is compatible with existing conditions; Council did not feel that the property had been walked precious to layout of the plat.  
Address the drainage problems the present Zodiak Manor would experience because amount of water runoff expected from the new development;  
Told that subdivision would be separate with no access or limited access to existing subdivision, adding a second access to Abbott Road suggested; increased cars onto Jupiter Drive a major concern;  
Do not want sidewalks (like unpaved road);  
Twenty foot (20') foot walkway easement not adequate, recommend wider;  
Don't want lighting;  
Would like tot lot;  
Better to leave as greenbelt;  
Should be 60' buffer around proposed water tanks;  
Lot sizes should be recalculated; are not as stated.

**Motion by:** Dan Seagar  
**Second by:** Steve Fetchner

**Motion that the plat continues to be deficient and doesn't meet concerns identified by the Assembly resolution and recommend that the plat not be approved as submitted to the Platting Board.**

**Motion passed unanimously.**

Discussion followed.

The Heritage Land Bank Advisory Commission would be meeting April 20, to make a decision on the plat and whether to dispose of the property. The Assembly would also hold a noon Work Session on April 26. Paul Baer with the HLB was asked if Council concerns brought up during this meeting would be incorporated in the plat submitted to the Heritage Land Bank Advisory Commission. He stated that disposal would proceed with or without Councils concerns.

**Motion by:** Dan Seagar  
**Second by:** Pixie Siebe

**Motion that the Community Council advises against any disposal of the property recognizing that the position for disposal may change after the Mayoral election, and that the Community Council feels that any one of the alternate uses such as holding the land, transfer to Parks and Recreation, potential school site; and while there may be positions taken by municipal agencies, those positions may be change after the election.**

**V. NEW BUSINESS**

**a) S-9031A - Carriage Estates Subdivision Phase I**

Bob Brunnett requester for the plat, stated that drainage requirements had been met.

**Motion by:** John Wanamaker  
**Second by:** Lynette Watson

**Motion to approve Plat S-9031A Carriage Estates Subdivision Phase I.**

**Motion passed unanimously.**

**b) Bristol Environmental Services Remediation Project - Mr. Dan Graham - Public Hearing**

Mr. Dan Graham and Jerry Norman with FERtech, Inc. spoke with the Council. They are soliciting public comment on their application to Alaska Dept. of Environment Conservation for permission to construct and operate a one-time use biotreatment cell for the remediation of 7,000 cubic yards of petroleum hydrocarbon contaminated soils from Underground Storage Tanks at Fort Richardson. The site will be located on the southwest corner of E. 63rd Avenue and Lake Otis Blvd., zoned I-1. The proposed dates of use are from May 1 to Sept. 30, 1994.

Discussion followed with Council concerns being addressed.

Graham stated that he saw no reason why a request for a landscape buffer of 15-20 feet (leaving existing trees for buffer) could not be honored. The project would be monitored by Alaska Dept. of Environment Conservation (ADEC), CORPS of Engineers, and their own monitoring. The remediation process will be one batch taking approximately 4 1/2 to 6 months to process. Council members were concerned why these hazardous materials needed to be trucked across town to be remediated instead of on base. Traffic should not be a problem because trucks would be going in the direction of traffic but flagmen are a possibility. Graham stated that the project required utilities and lots of water, and that the base at the time of the project will be using the area and this location is privately owned land and can be leased at a lesser price than by purchasing. All permits have been applied for but require Councils approval before permits could be approved.

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Council would notify Alaska Dept. of Environment Conservation (ADEC), CORPS of Engineers and Assembly of its concerns.

**Motion to reject the request.**

**Motion by:**  
**Second by:**

**Motion passed unanimously.**

**c     Liquor Licenses for Renewal or Transfer**

All liquor licenses were discussed and the following motions had are as follows:

**Motion by:** John Wanamaker  
**Second by:** John Anderson

**Motion to approve the request for renewal of liquor license for Sons of Norway.**

**Motion passed.**

**Motion by:** John Wanamaker  
**Second by:** John Anderson

**Motion to Deny the Request for Transfer to Mixed Grill, the Request to Transfer to Mickey Angelo's, and the Renewal of O'Shay's House of Spirits; to be returned for more information.**

**Motion passed.**

**d)   OSHP (Official Street & Highway Plan) April 27 - ASC 5:30 PM**

No discussion.

**VL   COMMENTS**

Assemblyman Bob Bell updated the Council on the latest plan for Police and Fire Retirement. He stated that the Assembly had failed by a 6-5 vote to place Police and Fire new hires under the PERS plan. He planned to reintroduce it.

Harriet Drummond candidate for School Board spoke with the Council.

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Assemblyman Kevin Meyer spoke with the Council and asked members to vote for the school bond and roads and drainage bond projects. The Assembly approved the Polar Theater for an Alternative School Site. An ATU audit was completed and several concerns were brought forward. ATU is considering competing for long distance service, but because of audit concerns; they should not at this time.

President Garrigues asked for volunteers for a phone tree; they are Carol Bridge, Lynette Watson, and Paula Smith.

**VII. ADJOURNMENT**

Meeting adjourned at 10:10 p.m.

**MINUTES APPROVED**

\_\_\_\_\_  
President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary