

Basher Community Council Meeting
Scenic Park Elementary School
Wednesday, March 5, 2003
6:45 pm - 8:30 pm

Meeting called to order by President Matt Moore at 6:55 pm

Presentation from the Anchorage School District (ASD) regarding Bonds in the April Election

ASD Superintendent Carol Comeau presented April 1 school bonds. For more information, go to the ASD website or contact the district's financial officer. Superintendent Comeau reviewed ASD School Bond Information (handout). Debt reimbursement and low interest rates reason to try to push these programs through this year.

- Prop 11: Asking for construction of Eagle River High School as there are no other options and Chugiak is over capacity. Other school design & construction included.
- Prop 10: Central administrative & training building to consolidate in an effort to ease public access to district administration. Qualifies for 60% debt reimbursement.
- Prop 9 – major maintenance & busses; qualifies for 70% debt reimbursement.
- Voters will be asked to approve full cost of capital construction as debt reimbursement is subject to legislative appropriation.

Joe Henri (& representative) presented information regarding the proposed rezoning of R10-SL to AF (Antenna Farm). Planning and Zoning Case 2003-030

Charlie Forbes from LanMark Engineering, Planning & surveying, Inc. (Representing Joe Henri) presented the following points on the proposed rezoning:

- Referred to handout and mailer that was sent to all homes in the community
- Catalyst for this action: to relocate an existing tower
- Will be remote site w/ electricity
- Service will be by four wheeler, snowmobile, helicopter
- East trail will become portion of easement to access Chugach state park – for use by Stuckagain community, not general population.
- Location: 800' higher in elevation, approximately 300' north of cottonwood stand on mapped property
- Would be visible from roads and a "few" houses in neighborhood
- Did fly balloons to determine visibility.

The presentation was followed by Q&A and discussion, outlined as follows:

Q: Rezoning gives option for 9 towers. Why not just rezone for just the one that needs to be relocated?

A: Originally approached municipality with intent to rezone just three acres. Unnamed individual at Municipality suggested that he rezone larger acreage to benefit Anchorage (need). Mr. Henri downsized municipality recommendation to the 7 acres listed in Case # 2003-030.

Q: Why are antennas needed? What is current demand? Are there existing deficiencies?

A: There have been no needs assessments. Current demand is the one existing tower that will be relocated to the AF. Future demand reportedly exists. It is not out of the question that this could benefit Homeland Security measures in the near future.

- Q:** Why there?
- A:**
- It is generally difficult to find places to put towers.
 - It is more efficient to concentrate them rather than spreading them out.
 - This would give municipality a tool to suggest location to place towers in future.
 - This is a “best” location in Anchorage for an antenna farm.
 - It is an economic use of mountainous land, and when compared to other possible uses of land it is a good option as it has no odor, noise, or traffic associated with it.
- Q:** Information indicates existing antenna tenant was evicted in November. Is this true? Is the current antenna in use?
- A:** It is currently in use by channel 33 and a radio station.
- Q:** What’s going to keep community from seeing a larger tower if it can already see smaller existing tower?
- A:** Will be able to see from Anchorage, but from few houses within community – based on balloon visibility study.
- Q:** Could you put up balloons and let us see for ourselves?
- A:** Yes, but need a cooperative day. Took three weeks last time to get right day!
- Q:** What about lights on towers?
- A:** Will not need lights. Towers under 200’ are not covered by FAA regulations
- Q:** Need for moving existing antenna is not clear, please explain further
- A:**
- Existing tower is side by side with two residential lots.
 - Mr. Henri reported making a commitment to these homeowners to move it.
 - Moving it would pull it far away from existing residences.
 - Mr. Henri reported that he has no commitment to current leases to relocate existing tower.
- Q:** Would color modifications be possible?
- A:** Yes, possible
- Q:** Are there health hazards?
- A:** Not sure. Suggested Internet search for answers on both sides. Could ask some engineers to provide information.
- Q:** AF Zoning allows for conditional use (towers larger than 200’). Collocation allows permitted towers to extend to a height of 230’. What guarantees do we have that antennas on this site will not extend above 200’?
- A:**
- Desire to stay out of FAA regulations (above 200’)
 - Conditional use requires more public hearings
 - No guarantees
- Q:** Would Mr. Henri be willing to sign an agreement to move only the existing antenna and not erect any more?
- A:** No. In fact, one of the potential uses would be a radio wave Internet access – something that would benefit the immediate community.
- Q:** Explain alternate uses of land if doesn’t get approved AF?
- A:** Mr. Henri indicated there are alternate plans, however, he did not wish to discuss them at this time.
- Q:** Has an alternate location been discussed?
- A:** No

Q: Next step?

A:

- P&Z Hearing, Monday, March 10 in the assembly chambers at the Loussac library.
- If approved, would then go to assembly for approval.

Other comments:

- Potential fire hazard due to increased access to kids
- Consider aesthetic value.
- Anchorage bowl residents and park users have not had the opportunity to discuss and hear about this issue
- Individuals bought into this community because of restrictive covenants. This type of rezoning runs counter to existing nature of neighborhood.
- This is a private property issue: Mr. Henri should be allowed to develop his property
- Concern that development could affect "treeline" study
- Is this the legacy Mr. Henri wants to leave for remembrance by future Stuckagain residents?

Mr. Henri was thanked for his willingness to attend and respond to questions about the proposed rezoning.

Dirk Sisson motioned that Basher Community Council adopt a resolution in strong opposition to AF rezoning case # 2003-030.

Resolution read to the council in its entirety (attached).

Motion seconded by Rich Neubauer.

Shane Langlad offered friendly amendment intended to reduce length of resolution.

After brief discussion to the contrary, amendment withdrawn.

Mr. Henri requested roll call vote.

Roll call vote: Motion passes, with a report of 114 in favor, 6 against, 1 abstention. (**NOTE:** a recount of the votes after the meeting indicates a vote of **98 in favor, 5 against and 1 abstention**. The recount does not alter the outcome. It is believed that one sign-in sheet was counted twice while tallying the votes during the meeting, and we apologize for this error. Also one 'yes' vote was eliminated due to duplication, one 'no' vote was disqualified due to residency ineligibility). See Appendix A for roll call.

Barbara Hood called for members of community to be present at P&Z hearing on Monday, March 10.

Anchorage Fire Department Representatives on Construction of Fire Station 14. Timeline, etc. and Fire Evacuation Plan

John Kiewik, 267-5064, provided briefing on new Campbell Airstrip Road Fire Station Construction:

- 12,000 sq/ft station on corner of Tudor & Campbell Airstrip Road (CAR)
- To be built and operational by end of year (October 1, substantial completion)
- Will include:
 - Fire engine co.
 - Water tanker co.
 - Possibly paramedic company
- Response time in six minute range with good road conditions, 8 minutes with poor.

Concern was expressed about trucks hauling fill up CAR this time of year. Road restrictions are not in place yet (as this is not "officially" breakup).

Groundbreaking ceremony this Friday – please come.

Michelle Weston provided information on Fire Evacuation Plan: Draft in place:

- Two types of evacuation: immediate and advisory
- Immediate: requires family planning, and be prepared to bring f-P's: **Pets, Paper, Pills, Photos**
- “The form”: Those refusing to evacuate will be asked to sign “the form”, which asks for next of kin, and other such information.
- When return at next CC meeting, will talk about shelter. Please view wildfire video – extra copies available from fire department.

Discussion with Roger Cremo regarding his plans for development of approximately 54 acres to the west of Tuxedni Park Subdivision.

Agenda item postponed due to lack of time

Brief update on funding allocated for the road. Parks and Rec Bond of \$4,995,000.00.

Some money earmarked for Campbell Airstrip Road repairs. Vote on this issue April 1. Matt encouraged council members to urge state representatives and legislators to support state funding for road improvement through the park. This should include a continuous parallel trail for biking and jogging.

Mary Norman was thanked by the Community Council for her efforts in identifying the funding source.

Brief update on LRSA continuation.

Please consider whether you want LRSA to continue prior to going to polls on April 1.

Coordinate a trash pick up day along the road in either April or May

Agenda item postponed due to lack of time

Next Meeting

Matt will schedule another Community Council Meeting for early April.

Coastal Trail

Bruce Talbot motioned for the Community Council to support a resolution regarding location of the Coastal Trail. Mr. Talbot then read the resolution in its entirety (attached).

Discussion ensued on the appropriateness of considering this resolution without a representative from the opposing side present. The Council was advised that the deadline for public comment on the coastal trail route was this Friday, March 7, and most expressed belief that members present had had adequate exposure to the issue to be able to form an opinion at this time.

Motion to table the issue was made and seconded. Motion to table failed in a hand vote.

Dirk Sisson seconded Talbot's motion in support of the resolution, and called for question.

Motion supporting resolution passes in a hand vote.

Adjournment

Pete Aftreth moved, Jack Walker seconded, motion to adjourn. Approved without opposition.

Meeting Adjourned at 8:56 pm.

Appendix A

March 5, 2003 roll call vote on the question of supporting a resolution in opposition the proposed rezoning, MOA Planning and Zoning case # 2003-030. **Motion passes by a roll call vote of 98-5-1**

Meeting stats:

Total Attendance: 118
Absent or not voting: 11
Not eligible due to residency: 3

Total votes cast: 104
Total **in favor** of resolution: **98**
Total **against** resolution: **5**
Total **abstaining**: **1**

Roll call:

In Favor

Aftreth, Peter
Allen, Jeff
Allen, Susan
Archey, Kathleen
Archey, Pat
Armbrust, Betsy
Armbrust, James
Barber, Sam
Barnes, Jeff
Beebee, Adrian
Beebee, John
Beheim, Beverly
Besh, Judy
Bixby, Catherine
Booth, Greg
Booth, Jane
Borg, Nancy
Cameron, Debbie
Cameron, Scott
Clark, Debbie
Clark, Steve
Coray, Gail
Cremo, Ghislaine
Cremo, Roger
Flanagan, Kelli
Freeman, David
Garner, Cathy
Garner, Rick
Groeneweg, Bob
Hadley, Shawn
Haga, Angela
Hall, Robert
Harvath, John
Harvath, Joyce
Harvey, John
Hohn, Janet
Hood, Barbara
Horne, Mike

Hufford Steve
Hufford, Gwen
Jamieson, Chuck
Keddington, Dave
Kiger, Bill
Kruse, Sue
Kirsch, Kathy
Kirsch, Monte
Kress, John
Kullberg, Kris
Kullberg, Richard
Langlard, Kjirsten
Langlard, Shane
Lanza, Mario
Lanza, Mary
Lewis, Margaret
Lewis, Robert
Liotta, Rick
Luiten, Barbara
Luiten, Doug
Mader, Teri
Mader, Tom
Mahaffey, Jim
Moore, Matt
Myers, Alice
Myers, Mark
Neubauer, Rich
Noble, Eric
Norman, Mary
Norman, Michael
Palmero, Susan
Pomery, Mary
Richards, Lloyd
Roberts, Carlton
Rockcastle Lois
Rohacek, Penny
Rosenzweig, Mary
Ryan, Elle
Samuelson, Jeannine

Samuelson, John
Sanders, Mike
Saupe, Bill
Schaefer, Delmar
Schenker, Diane
Schnellbaecher, Matt
Sherwood, Ken
Singer, Bob
Singer, Sandy
Sisson, Dirk
Sloan, Ernest "Pete"
Soquet, Anita
Soquet, Mark
Stevenson, Nanette
Sveinbjornsson, Bjarmar
Sveinbjornsson, Halldora
Talbot, Bruce
Walker, Jack
White, Joe
Wojciehowski, Jim
Wojciehowski, Joyce

Oppose

Crary, Charlie
Henri, Aletha
Henri, Joseph R.
Henri, Steve
Henri, Will

Abstain

Don Clary