

NECC

Northeast Community Council

Minutes – August 17, 2006

CALL TO ORDER: 7:03 pm.

Board Members Present: Dean Syta Peggy Robinson Bob Reupke Steve Sommerfeld
 Bobby Scott Troy Carlock Bill Wielechowski John Floyd (Arrived 7:50)
 Josh Green (Arrived 7:12)

Board Members Absent: All present.

Approval: Previous Minutes: Minutes approved unanimously.

Approval: Agenda: No objections to the revised agenda provided at the meeting which included candidate presentations replacing most of the Community Activities Reports, adding Wal-Mart discussion, and deleting Road Funding for Muldoon Area Middle School and CIRI Shopping and Entertainment Center..

Treasurers Report: \$511.62 at Wells Fargo. Account at First National has been closed. A written treasurer's report was provided.

Executive Board Report: No report, all items will be addressed under new business.

Representatives Reports: (in no particular order)

- **Senator Bettye Davis, Representative Tom Anderson, Representative Dalstrom**
 - No report. Not present.

- **Senator Gretchen Guess**
 - Oil and Gas Tax passed the special session.
 - Senator Guess's term continues till the third week of January, not seeking re-election.
 - May be heading back for a third special session on the gas contract.
 - Remains available for questions and legislative assistance for the remainder of her term.

- **Representative Max Gruenberg:**
 - Running for re-election, will address the NECC under new business with the rest of the candidates for office.

- **Anchorage Assembly Members Paul Bauer, Ken Stout, Debbie Ossiander, Anna Fairclough:**
 - No report. Not Present

Community Activity Reports: (in no particular order) NOTE: Most reports were deferred due to length of business agenda.

- **Anchorage Fire Department – Patterson Station, 267-5006**
 - Differed / Not Present.

- **Community Patrols** – See discussion under new business.

Please contact the following individuals with questions, or to volunteer for the Community Patrols.

- Aaron Pascar, Nunaka Valley Patrol, 223-4630
- Michelle Daugherty, Northeast Patrol, 748-7800
- Other phone numbers of interest:
 - Junk cars - 729-7878 Graffiti Busters - 343-4663
 - Streetlights - 263-5483 Potholes - 343-6363

- **Northeast Community Center** – Bob Reupke
 - Differed.

- **Weed and Seed-** Tim Sullivan
 - Differed / Not Present

- **Road Construction Updates**
 - See discussion under new business -- NECC Traffic Calming
- **Federation of Community Councils – Bob Reupke**
 - Differed
- **Title 21 Committee – Glenn Clary**
 - Deferred / Not Present
- **Greenhouse Property Update – Don Smith**
 - Elaine Dalgren, with Volunteers of America, a group that was previously negotiating to purchase part of the property, reported that in May of 2006 the property was confiscated by the US Attorney's office. Fidelity Title will auction it off at the courthouse on October 26th. The opening price is \$1,325,000, for the entire parcel. As a result, the land for the park will no longer be sold to the MOA, and the Volunteers of America will not be able to buy their parcel either.
- **Anchorage Police Department – Sergeant Stanton**
 - Not present. Sergeant Stanton's position as a liaison with APD has been reinstated, and she will return late in August.
- **MOA Parks and Recreation – Terry Peters, Northeast Parks Manager;**
 - Deferred/ Not Present
- **Elmendorf Air Force Base – Bill Day, Public Affairs**
 - Differed
- **Anchorage School District**
 - Differed / Not Present

BUSINESS:

(1) NECC Traffic Calming Updates -- Bill Coghill, DOWL Engineers

- Final report is nearing completion. All meetings have been completed, and many good comments were received. The resulting report is available on the DOWL website.
- The report includes a prioritized list of recommended neighborhood improvements. This is intended to be a 5 to 10 year plan. It is expected that the NECC area will receive about \$150K per year to implement the traffic calming measures over a number of years.
- Bill thanked the NECC Traffic Calming Committee for their help with this effort.

(2) State Legislature Candidate Presentations

- Primary Election Candidates for the various House and Senate districts within the NECC were each allowed 3 minutes to make a statement to the NECC membership. Questions were not allowed, this was presentation only. The October membership meeting will include a regular candidate forum with debate and / or question and answer sessions prior to the November General Election.
- Candidates were taken in the order then appear in the State election pamphlet.
- Senate Seat J: Presentations by candidates Earl Mayo (R), Robin Phillips (R), Bill Wielechowski (D).
- House District 18: Presentation by Dan Kendall (R); Nancy Dalstrom (R) was not able to attend.
- House District 19: Presentation by Bob Roses (R); Daniel Behymer (D) was not able to attend.
- House District 20: Presentations by Max Gruenberg (D), Mat Moon (R); Scott Kohlhaas (L) was not able to attend.
- House District 21: Presentations by Harry Crawford (D), Jeff Gonnason (R).

(3) Cook Inlet Housing Project at Creekside Town Center – Matt Yeomans, Project Manager for Cook Inlet Housing Authority

- Cook Inlet received replat approval from planning and zoning in February of this year. DOWL Engineers is currently working on addressing the 20 or so conditions of approval. Expects to be done with this in 8 to 12 weeks. Includes 8 commercial parcels, with the rest residential
- Anticipate doing some water and sewer extensions this fall, and hope to start on 7.8 acres of housing next spring. This will consist of about 94 units of townhouses / condos. This is a “neo-traditional style” with garages in the back. Housing is all multi-family, mixed development. Mostly two story buildings, but with some four story near the creek, and four single story handicap accessible units.
- The development will have onsite maintenance staff for the common amenities (lawns, etc).
- Bob Peterson (of the Peterson Group), developer for project spoke. Some of the commercial lots have been sold or optioned to Northrim Bank, two restaurants. Expect to also see some strip mall or commercial professional development.
- While tax increment funding or abatement had been discussed for this property, the base value of the land has risen to the point where the project is viable without tax abatement.
- Cook Inlet Housing and the Peterson Group are meeting with MOA administration to address the fact that the middle section of the wishbone road design is not built or funded. However, it is not necessary to access the first 94 units.

(4) Eastview Estates Rezoning. NECC Executive Board and Harvey Prickett, Dean Architects

- Dean Architects has requested MOA Assembly approval of a rezone for the area at Peck and Warner Circle (behind ACE Hardware) from R2M to R3 with SLs that would allow the construction of 66 units on 2.5 acres (that are currently zoned for up to 45 units).
- At a special meeting of the NECC executive board in July, Harvey Prickett presented his proposed development. At that meeting, the board voted 3 / 2 to accept the development. However, the next day an executive board member requested reconsideration. At the subsequent August executive board meeting, the board voted unanimously, 7 to 0 to rescind the acceptance of this rezone.
- Harvey Prickett presented his proposed development, and there was general discussion. Harvey answered members' questions. Items of concern included; too many units (much denser than surrounding area -- the surrounding area has about 16 units per acre. The proposed rezone would be double this.); no spaces for children; a need for more parking; issues with the retain walls and drainage; no real snow storage; fire department access; steep grades; legitimacy / longevity of condo association; concern that whomever actually develops the property will adhere to the deal negotiated between Dean Architects and the NECC, and that the property won't simply be flipped to another developer.
- Harvey had not spoken to the businesses and neighboring properties. Harvey did indicate that SLs could be put in place as part of the zoning that would address some of these concerns. These SLs would be attached to the property, and control whomever buys or develops it.
- Ron Pollock – Prudential Realty. The site, at 66 units, would be less dense than the Port Commons apartments on Debarr.
- A NECC committee was formed, including Ainslie Phillips, Keith Holloway, Josh Green and Mary Pedlow to work with Dean Architects on SLs for this project.

(5) Community Patrols Discussion

- Dave Noland with the Northeast Community Patrol, and Aaron Pascar with Nunaka Valley Patrol discussed the formation and history of the community patrols in Anchorage.
- The patrols are recognized by APD; former Chief of Police Monaghan helped to formalize and train the patrols.
- The patrols serve as additional civilian eyes and ears for the APD. The patrols patrol in marked vehicles looking for signs of community crime, which are reported to APD. The patrols also help out with traffic and crowd control at crime or accident scenes.
- The patrols have helped decrease crime in the NECC over the past 7 years. Northeast can be a better place to live if everyone does their part.
- Funding: The patrols do get a legislative grant (typically \$2500 each). Brown Jug typically donates \$50 / month to each patrol. Fred Meyer used to donate, but has stopped. Most of the gas money comes out of the volunteers' pockets.
- The patrols can take people on check rides to see late night crime. They can also put on educational forums for the NECC.
- Contact Michelle Dougherty 748-7800, Dave Noland 748-7801, or Aaron Pascar 223-4630 if you are interested in getting involved.

(6) Wal-Mart – Discussion of Alternate Locations

- Peggy Robinson provided a review of the public hearing on the Wal-Mart rezoning that opened before the MOA Assembly on August 15th. The hearing will be continued on the 29th, and the actual Assembly debate and decision will happen on the 12th or later (note: was actually set for September 26th).
- General discussion of the Wal-Mart project by various members. Vanessa Salinas indicated that there were other possible locations for the stores. There was also much discussion of the recent statement by Lounsbury & Associates that Wal-Mart could build both stores on the site without the rezone. This is contrary to what the NECC had been told earlier in the process.
- Judd Walker – owns the land at Boniface and Debarr, which presently includes 36 vacant acres. Has some desire to develop all of this land into mixed commercial and residential. Judd stated he had spoke with Mayor Begich in February 2005 about getting his property rezoned. Judd stated that the Mayor indicated he would not approve that rezone. But now, the Mayor is pushing a very similar rezone just down the road. Judd presented a simple site plan for the possible development of a Wal-Mart at Boniface and Debarr. Judd will be testifying at the assembly that the Mayor's office denied his attempt at a rezone in favor of the Mayors own plan.
- Anyone wishing to testify on this matter needs to attend the August 29th assembly hearing. The NECC position has already been presented at the August 15th meeting.
- There were two motions to extend the meeting. The first motion was to extend to 10:15, and a subsequent motion to extend till 10:20. Both motions passed.

NEIGHBORHOOD CONCERNS:

- Length of meeting precluded time for neighborhood concerns. Concerns can always be presented to the executive board for inclusion on a regular meeting agenda or by contacting the President

ADJOURNMENT: 10:20 PM

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 councils@ak.net 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 Meeting are available at the NECC website listed above, and at the meeting.