

NECC

Northeast Community Council

Minutes – September 21, 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

Board Members Absent: Josh Green

Approval: Previous Minutes: Minutes approved unanimously.

Approval: Agenda: Agenda approved unanimously.

Treasurers Report: Bob Reupke: \$546.62 in checking account. Received \$35 last month, \$10 tonight.

Executive Board Report: Peggy Robinson

- Minutes of last executive board meeting are available on the FCC website.
- Briefly mentioned two requests for liquor license transfers: 1) for the El Rodeo Restaurant to Ishmael & Marisol Sanchez; 2) Crazy Horse II (Icons) request to transfer that license back to Jeanette Johnson
- The main focus of the October NECC meeting will be the candidate's forum.
- October will be Community Council Awareness Month. The Federation of Community Councils would appreciate photos of council members in action.

Representatives Reports: (in no particular order)

- **Senator Bettye Davis**
 - Had a representative present but no report
- **Senator Gretchen Guess**
 - Senator Guess reported that she is currently taking in bills to be introduced for next year. Her assistant George Ascott is also available to answer any questions.
- **Representative Tom Anderson** (Presented by Eugene (269-0265, aide for Tom Anderson)
 - Tom's office is open
 - Tom voted no on the PPT tax
- **Representative Dalstrom**
 - No report. Not present.
- **Representative Max Gruenberg:**
 - The State House Judicial committee will be holding hearings soon to help structure legislation to deal with gang issues
 - The State Ethics Committee will be holding a training program for all new legislators the first week of the new session.
 - Fire station #3 is in need of renovation funding
- **Anchorage Assembly Member Paul Bauer:**
 - Spoke on the issue of Wal-Mart. Paul had prepared and distributed a letter to the residents of Old Harbor showing what a possible two-building Wal-mart / Sams Club could look like, without the rezone. He announced that he is hosting an on-site meeting Saturday morning, 9/23/06 at 10:00 am that is intended for the Old Harbor neighborhood residents. After some discussion, he opened the meeting to all those who are interested.
- **Anchorage Assembly Member Ken Stout:**
 - The assembly is starting to think about examining and re-districting the assembly districts.
 - The MOA budget cycle is starting again. Ken extended an invitation for all who may be interested to participate in that process.
 - Was able to get \$200k for Baxter Bog last year, expects work to start shortly.
 - Parking fines are on Assembly Agenda, as is the Wal-mart zoning action.

- **Anchorage Assembly Member Debbie Ossiander:**
 - Looking at traffic issues in the Melody Commons area.
 - Working on ethics codes for Anchorage.
 - Briefly discussed the South Anchorage land trade.

Community Activity Reports: (in no particular order)

- **Anchorage Fire Department – Patterson Station, 267-5006**
Not present.
- **Community Patrols**
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
 - Aaron reminded people to be persistent in report crime to APD. APD is busy, but the squeaky wheel does get greased.
- **Northeast Community Center – Bob Reupke**
 - The Community Center is relocating to the bowling alley area at the north end of the mall within the next several months. The community center will be co-located with the library and WIC office. The library and WIC office will be open by January, but the opening date for the Community Center has not been announced.
 - Seth Kelly is the new Boys Club/Girls Club manager
- **Weed and Seed-** Tim Sullivan
 - No report. Not present.
- **Road Construction Updates**
 - None
- **Federation of Community Councils – Bob Reupke**
 - Townhall meetings are going to be started up again.
 - Ken Stout presented the MOA Assembly report to the FCC.
 - October 25th is going to be the date of the Federation open house.
 - Certificates of appreciation were handed out to Mary Pedlow, Bob Roses, Glenn Clary and current executive board members for their service to the NECC.
- **Title 21 Committee – Glenn Clary**
 - Debby Ossiander provided an update. The next draft on Chapters 1, 2, 3 and 13 is expected to be released for public review next month. It will be in front of the Assembly in December.
- **Greenhouse Property Update – Don Smith**
 - No report, however, it was mentioned that the property will be auctioned off on the courthouse steps in October.
- **Anchorage Police Department – Sergeant Stanton**
 - Email: cstanton@ci.anchorage.ak.us
 - Office hours are 12:00 noon – 10:00 pm at Muldoon Community Center.
 - Sergeant Stanton has returned as the APD liaison officer. In addition to her email address above, she can be reached at 786-2668 which is her direct line at the station. She gave a report that listed the “Calls for Service” in the NECC area for last 30 days. 1,590 Calls for service were recorded.
- **MOA Parks and Recreation – Terry Peters, Northeast Parks Manager**
 - No report

- **Anchorage School District**

- Susan Windgrove, the drama director at Bartlett HS will be directing her theater group in a drama that will focus on the consequences of violence among young people, titled "Bang-Bang, Your Dead". This will be a free production for the viewing public and all are encouraged to attend. Show dates are Nov 30- Dec 2nd in the new Bartlett auditorium.

BUSINESS:

(1) Little BBQ House Korean Cuisine, Luke Kim

- Luke Kim, representative of this business is seeking community approval for a beer and wine license for the restaurant. The desire to serve beer and wine was based on customer requests.
- A number of members testified that this was a responsible family run and oriented business. After some discussion, the following motion in support of this license was made:

NECC September 21, 2005 Motion (1):

The NECC supports a conditional use permit for the Little BBQ House Korean Cuisine for beer and wine sales for onsite consumption only, limited to the hours of 11am to 9 pm, Monday through Saturday.

Motion passed; 25 in favor, 3 opposed, 1 abstaining.

(2) Lattice Cell Phone Tower at Boniface and Debarr, MOA Code Enforcement and Judd Walker, Waldec Inc.

- Waldec Inc, a company that currently has a small cell phone tower on the property located adjacent to the Debarr and Boniface Holiday station wishes to erect a 155 foot tall lattice space frame antenna tower on this same location. They desire to locate the tower about 35 feet from the property line. The tower Waldec has purchased, and already staged on site is designed for a total height of up to 170 feet, but as proposed will only be constructed to a height of 150 feet. The tower has space for 5 carriers, MOA, APD and AFD antenna. At present, there are leases for 3 phone carriers in place.
- Don Dolenc and Tim Hamrick with the MOA Code Enforcement division reviewed the requirements of AMC 21.45.265, the MOA's 1999 Telecom and Antenna Ordinance. The code allows all types of phone towers by right, without public hearing or review --- however, the towers do have to comply with zoning limitations. The tower being installed, since it serves multiple carriers is limited to a height of 160 feet. It is classified as a "Type II Lattice Tower". Based on the plans submitted to the MOA, the taper of the tower, and the zoning rules, the tower proposed for this site must be at least 155 feet away from any property line. Therefore, the MOA has denied the permit for this tower, as the proposed location does not comply with the setback requirements. Waldec either needs to relocate the tower further into the property to meet the setbacks, or needs to obtain a variance.
- The orange and white color, and an illuminated beacon to be installed on the tower are FAA requirements.
- Judd Walker, the property owner and owner of Waldec Inc. disagrees with the MOA's position, and believes the code is being interpreted wrong. He has been arguing this issue with the city for 5 months. He indicated he will not move the tower further into his property, as this limits his future use of the land. He does not intend to apply for a variance, as he believes his proposed design does comply with code. He stated that he would appreciate a motion of support from the NECC for his tower, as he believes the improvements in cell communications are in the best interest of the community. He also feels that the location closer to the road is better, because the base of the tower is partially obstructed by the vegetation alongsides the road.
- General discussion amongst the NECC members. General concerns over aesthetics and the need for the tower to be that height. It was determined that there are no setback requirements from buildings, just from property lines.
- No council position was taken on the issue.

(3) CIRI Shopping and Entertainment Center, Tim Potter DOWL Engineers, Greg Jones, CIRI, and others.

- Greg Jones is the new real estate manager for CIRI. He joined CIRI a year ago, and was given the task of investing in real estate in Anchorage as a long-term investment for CIRI. One of these major investments will be a 95-acre commercial development on the northwest quadrant of the Muldoon and Glenn Highway interchange. CIRI sees real opportunity in the Muldoon area due to the lack of quality projects in the community.
- CIRI has retained Browman Development to plan and build this project. Browman will also lease the property to the tenants, and manage the development. Browman does not sell the projects they build; rather they build them as a long-term investment, and consequently tries to build a sustainable development that tenants actively seek to lease. Browman indicated they understand the need for community interaction. CIRI also stated that they intend to become a member of the community.
- Jim Stevens, the Browman project manager presented a schematic site plan, and described the proposed development: a campus style layout consisting of a core of smaller buildings surrounding the pedestrian and traffic boulevards. These buildings will be a mixture of retail and service providers, with interspersed public spaces. The larger anchor tenants will be arranged around the outside edges of the property, and the parking areas will be in the middle. The buildings and parking will be arranged to encourage people to circulate through the area. Bowman is investigating heated walkways for winter access. The development will vary, but at present could have about 11 larger retailers and 20 to 30 smaller ones. Buildings will exceed typical box store standards, and will have a cohesive theme.
- The 2020 plan has identified this area for mixed use commercial, although it is currently zoned Transitional, and will need to be rezoned.
- Access to the project will be via North Muldoon Road, with a possible secondary access from the westbound interchange on ramp. DOWL is doing a traffic impact analysis (TIA) now, and expects to have it done in about a month. There was some general discussion of traffic concerns, and the limited capacity of the existing Muldoon overpass. If the TIA indicates that the road system cannot handle traffic requirements, Browman may have to reconsider the project.
- Robin Ward, MOA Heritage Land bank spoke on the question of economic sustainability of the project, and general retail needs in Anchorage. Retailers who have spoken to the City on this subject believe that Anchorage is nowhere near its retail capacity, since Anchorage is a shopping destination for the State and parts of Russia. Many retailers find that their highest volume stores are in Alaska, mostly due to lack of options.
- There was some discussion of the types of retailers expected. There will be room for local retailers. There was also some desire expressed for a high-end grocery store, although this is not presently included in the project.

(4) O'Malley / Klatt / Muldoon Land Trade, Robin Ward, MOA Heritage Land Bank

- The April MOA election included a proposition for a land trade in South Anchorage, trading less desirable MOA parkland, for a portion of the Klatt homestead on Minnesota Drive. This would allow for development of a better park system in south Anchorage. However, the value of the 69 acres of MOA land to be traded is insufficient to obtain the 22.2 to 38 acres of land the city desires from the Klatt's. Therefore the City is looking at adding other MOA land to the trade, including lands south of Bartlett High School that are currently managed by ASD.
- The city has asked ASD to examine ASD's need for this land. It is known that the land includes trails currently used by the High School. These trails would need to be excluded from the land trade, or otherwise protected.
- Bill Wielechowski: What does NECC receive in exchange for this trade? Robin Ward: Nothing directly. It is a benefit for the whole city.
- Greg Jones, CIRI: CIRI is participating in the Klatt Land Trade. CIRI is purchasing the Klatt Homestead, and will be the party actually trading it to the City. Therefore, CIRI will end up being the owner of the land south of Bartlett if that trade goes through. However, CIRI presently has no plans for the land (although it is adjacent to the proposed Shopping center, on the opposite side of North Muldoon Road.

(5) Eastview Estates at Peck and Warner Circle (rezoning), NECC Committee and Harvey Prickett, Dean Architects.

- Harvey Prickett presented a history and update on the status of his request to rezone Peck and Warner Estates to R2M from R3. The rezone would allow up to 66 units to be built on this 2.5-acre site. Harvey discussed a number of special limitations (SLs) he had prepared that would be attached to the rezone as conditions of approval. These SLs had been developed in conjunction with the NECC committee that had been formed to review the rezone request. These items included additions to the open space, parking increases, snow storage, and control of drainage. Harvey asked for NECC approval of the SLs, so that he could proceed to present to the MOA Assembly October 12th.
- After some general discussion of the proposed development, the NECC committee members present requested that they meet with Harvey one more time prior to final approval of the SLs. This would require that the matter be forwarded to the NECC Executive Board, for action at the regular October 5th meeting of the executive board.
- The following motion was made:

NECC September 21, 2005 Motion (2):

[The NECC requests that] the rezoning committee meet one more time, and that the executive board acts on this issue and the rezone [taking into consideration the recommendations of the committee].

This motion was discussed. It was made clear that the membership would be delegating the responsibility for the decision on supporting the rezone or accepting the SLs to whichever members of the 9 person executive board attended the October 5th executive board meeting. Discussion included a straw poll of the audience: 4 members (including two executive board members) supported the rezone; 13 members of the audience did not. At the conclusion of discussion, the motion was voted upon:

Motion passed; 19 in favor, 2 opposed, 1 abstaining. The matter will be heard at the October 5th executive meeting.

NEIGHBORHOOD CONCERNS:

- None.

ADJOURNMENT: 9:55 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.