

# Bear Valley:

*Where Anchorage meets with the spirit of the last frontier*



## Bear Valley Community Council

BVCC Website: <http://www.bvcc.info/>

Federation of Community Councils: <http://www.communitycouncils.org/>

### **BVCC Meeting Minutes– November 8, 2006 council meeting**

Compiled by Scott Pexton

Meeting Minutes are posted at two locations online: <http://www.bvcc.info/minutes.htm> and at <http://www.communitycouncils.org/> (click on the Bear Valley link, and then click on the Minutes link).

The council meeting was held in the multi-purpose room at the Bear Valley Elementary School, 15001 Mountain Air Drive and began at approximately 7:10 pm. Fifteen people attended including eleven BVCC members indicating a quorum of council members present.

**BVCC Chair Cheri Howland** started the meeting and introduced Dave Tremont with the Municipality of Anchorage Planning Department.

#### **Title 21 Rewrite project – Municipal Land Use Codes**

**David Tremont** is a Senior Planner that works for the Planning Department and he indicated that Planning Director Tom Nelson could not attend this council meeting because he was attending a recently scheduled Platting Board Meeting regarding the Title 21 Rewrite project. Dave spoke about the origins and history of the Title 21 land use codes and gave an overview of the project status. The land use codes were originally written in the late 1960's. They address property development standards and zoning requirements. The Title 21 code rewrite project is part of the city's multi-year process of updating land use regulations which haven't changed significantly in more than 35 years. The Title 21 Rewrite website is available online at: [http://www.muni.org/planning/prj\\_Title21.cfm](http://www.muni.org/planning/prj_Title21.cfm).

The Anchorage Bowl Comprehensive Plan, also known as the Anchorage 2020 Plan, was adopted by the Assembly in 2001. It is a visionary, policy document that provides overall direction and guidance to how Title 21 should be implemented. The process of creating Anchorage 2020 was a citywide effort to gather citizen input to write a plan that communicates land use policy and serves as a guide for elected and appointed officials as they deliberate community development issues.

The Title 21 code re-write project began during 2002 when the municipality hired some consultants to prepare and gather feedback on proposed Title 21 code changes. Two different public review drafts of the entire Title 21 codes were prepared and reviewed through public processes to gather comments and recommendations by the public. In essence, the code rewrite project has become a bit more complex than perhaps originally envisioned, and a new approach is underway to attempt to reach an acceptable version to present for final review and action by the Assembly.

The new approach is to try to gain consensus at least conceptually by the Assembly members on four of the fourteen chapters of Title 21 during 2006, then prepare an Economic Impact Analysis report and work on remaining chapters during 2007. A Title 21 Rewrite Schedule Update chart was distributed. It shows that public review of Chapters 1, 2, 8, and 13 began in September 2006 and is planned to go before the Assembly for conceptual approval during December 2006. A consultant would complete the Economic Impact Analysis report by the end of January 2007, and public review of Chapters 3 - 7, 9 -12, and 14 are scheduled to occur during January and February 2007. Public review is followed by Public Hearings, Platting and Zoning Commission Deliberations, and finally the ultimate Assembly Deliberations on all of the Title 21 Rewrite charters is anticipated to occur during August and September of 2007.

Dave indicated that Chapters 1, 2, 8, and 13 dealing respectively with General Provisions; Boards, Commissions, and Municipal Administration; Subdivision Standards; and Enforcement go before the Planning & Zoning Commission for a Public Hearing on November 13, 2006. He indicated that Tom Nelson, the municipal Planning Director, plans to attend the December 13<sup>th</sup> Bear Valley Community Council meeting to provide the council a status report on the Title 21 Rewrite project.

Dave indicated that Chapter 8, Subdivision Standards, is one of the chapters that many people seem to be interested in and he distributed several copies of this September 2006 Public Hearing Draft chapter with the updated code notations. These copies had yellow highlighted and underlined text and other indicators to show how the proposed language has changed since earlier public reviews drafts. This allows the reader to see how various public comments and concerns were addressed (or not addressed) and shows how the text has evolved over time. Dave mentioned that this chapter has a Conservation Subdivisions section that is intended to replace the Cluster Housing Subdivisions section in the current Title 21 code. Some questions were asked about dedicating parks and about access to Chugach State Park. Dave indicated these issues are addressed in Chapter 8 in the Dedication section and within that section under the sub-heading for Trails (page 13 of the handout copy).

### **Parks Management**

**Shawna Popovici**, Central & Southeast Park District Manager with the municipal Parks Department, addressed the council members and mentioned that a tour of local park areas had occurred in October and that she had determined that another unnamed small municipal park parcel exists in Bear Valley in the vicinity of the intersection of Francesca Street and Nickleen Street. She indicated that neighborhood parks are frequently named for the nearest street. She indicated that the Rabbit Creek Community Council would be meeting the next evening at Bear Valley Elementary School and would be discussing trails and access to local parks.

Shawna indicated that the Parks Department was considering establishing a Request for Proposal (RFP) process to select a contractor to prepare a Southeast Part District Parks and Recreation Plan instead of pursuing a smaller scale RFP for a Section 36 Park Plan. It sounded as if the SE District Parks Plan would somehow link to the Hillside District Plan, but it was unclear how. She thought the SE District Plan would involve two phases, an already completed in house park planning review conducted during 2005 and a Phase II, \$133,000 scope of work for a Master Plan. A timeline was not available, but the larger scale site concept plan might involve Storck Park, Bear Valley Elementary School, Section 36, and other potential local parklands or trails in the vicinity. Shawna was reading from what appeared to be hardcopy printouts of emails and she indicated that the municipality (Parks Department) was not willing to accept Section 36 for park management from the Heritage Land Bank until a management plan was completed. She did not cite any specific laws requiring this and it appeared that this policy may be based on some type of a directive from the Parks Department Director and/or other municipal executives. It is unclear whether any other similar land management transfers to the Parks Department in Anchorage have required that a parks plan be completed before accepting management authority from the Heritage Land Bank. Shawna Popovici's phone number is 343-4202 and her email address is [popovici1@muni.org](mailto:popovici1@muni.org).

### **Assembly Updates**

**Assemblymember Janice Shamberg** indicated that Assembly members continue to work on an ethics ordinance which may go before the Assembly for deliberation in November. She is working on a new municipal ordinance that would increase the penalties for habitual traffic offenders by impounding vehicles and providing stiffer fines for people with multiple traffic offenses. She is also working on issues involving the State regarding collecting fees to help fund crime prevention and wellness and youth court activities.

### **Hillside Area Sub-Area Transportation Study**

**Lance Wilber**, the municipal Traffic Director, spoke to council members about a transportation study prepared for the Municipality of Anchorage Traffic Department by USKH, an architecture/engineering/planning consulting company. Lance handed out two copies of the recently revised October 2006 version of the 44-page bound study report, one copy given to Cheri Howland and one to Scott Pexton. Lance indicated that the updated study report and two maps had been posted online. They can be viewed online at <http://www.muni.org/traffic/Publications.cfm> (use the scroll bar to navigate down until the link is viewable).

Two large maps were spread out on a table and Lance described some of the main elements of the study. He stated that there is no law that required the study be done, but the intent was to give the community a picture of what to expect in terms of traffic routing as nearby development plans get implemented. He said it would go before the Planning & Zoning Commission on December 11<sup>th</sup> unless it was postponed depending on time available due to an Eagle River issue that might be taken up by the Commission first.

Lance said the study is not cast in concrete and that the actual locations of roads would depend on many other factors not evaluated in the study, such as bedrock depth, drainage, construction costs, and funding availability. He indicated that the cost of building the access road(s) to the north of the study area was unknown, but that road design criteria usually

stress the use of minimum grades and the need for provisions for emergency vehicle access. Lance's phone number is 343-8406 and his email address is [WilberLR@ci.anchorage.ak.us](mailto:WilberLR@ci.anchorage.ak.us)

### **BVCC Council Officer Election Results**

Additional candidates were nominated and elections held for vacant and vacated Council Officer positions. Five council officer positions are now filled. The term ends in October 2007 when formal elections take place for all seven positions. The two positions still vacant are Treasurer and Member-at-large (Committees Coordinator). Elections for vacant positions may be held at any general meeting if eligible members volunteer or are nominated and accept the opportunity. The current status of election results and a brief description of the duties of each officer position follow:

#### ***Council Chair: Cheri Howland***

- The Council Chair is the principal presiding officer that supervises the affairs of the Council, establishes the meeting agenda, and ensures that a monthly or periodic and timely newsletter is published.

#### ***Vice Chair: Scott Pexton***

- The Vice Chair is a mediator or facilitator for each meeting, keeps a member register and sign-in log, assumes the duties of Council Chair when the Council Chair is absent, attends each meeting of the Federation of Community Councils (FCC) as Council Representative, and signs all checks and bank withdrawals as one of the two officers whose signatures are required for authorized disbursement(s) of any funds from the Council financial account(s).

#### ***Secretary: Jim Steele***

- The Secretary ensures that copies of the bylaws are available, keeps and reports the meeting minutes, sends copies of the minutes to the Community Councils Center, ensures distribution of meeting notices and agenda, and maintains records, and keeps custody of the membership-voting register.

#### ***Treasurer: Vacant (position unfilled to date)***

- The Treasurer has charge and custody of all funds of the Council, makes disbursements, reports all receipts and expenditures for the preceding month including the current balance of funds, and signs all checks and bank withdrawals as one of the two officers whose signatures are required for authorized disbursement(s) of any funds from the Council financial account(s).

#### ***Member-at-large: Joel Miller***

- The member-at-large (Assembly liaison) serves as information liaison between the Council and the Municipal Assembly and informs the council concerning forthcoming Assembly agenda items that may be of interest to Community Council members.

#### ***Member-at-large: Dan Stone***

- The Member-at large (HALO representative) attends each meeting of the Homeowners and Landowners Organization, Inc. (HALO) as Council Representative and reports to the Council on the activities of HALO.

#### ***Member-at-Large: Vacant (position unfilled to date)***

- The Member-at-large (Committees Coordinator) serves as a coordinator of any committees formed by the Council and periodically informs the council about the status of various committee activities.

### **Police Matters**

**Sergeant Cindi Stanton** spoke to council members and said that Bear Valley had five police calls reported over the last month with one subject arrested: an alarm call, a DUI, a security check, a traffic violation, and a suspicious activity call. The arrested person had managed to get a vehicle stuck in a ditch and was accused of driving under the influence.

### **Other**

Cheri Howland noted that the BVCC fund balance is at \$1,160 dollars. She also mentioned that one member recently made a \$100 donation to the council and that Cheri sent them a thank you note of appreciation.

The council meeting adjourned at approximately at 9:00 PM. The next Bear Valley Community Council meeting is scheduled for **Wednesday, December 13, 2006, 7:00 – 9:00 PM at the Bear Valley Elementary School.**

End of meeting minutes.