

MINUTES

GLEN ALPS COMMUNITY COUNCIL

September 28, 2023 MINUTES

AHR ROUGH NOTES AS OF 9/28

Location: Meeting held over Zoom.

Roll Call of Board Members:

- Present: Rob Brown (President) Greg Kuijper (VP)
 - Sec/Treasurer vacant (Amy Robinson Assistant/Temporary Secretary)

Rob Brown called meeting to order at 6:01.

Greg Kuijper moved to approve minutes of April __, Rob seconded. Motion passed.

6:04 Joe Connolly from Glen Alps RSA presented - described activities of their last board meeting. Attended assembly work session today. State park was possibly given money for Canyon Road parking - Rhys Miranda will discuss. After question from Rob, Joe talked about money for hairpin turn on upper huffman - grant money to pay for it must be Davis Bacon wages so when received quote for it bid with lower rate. Unfortunately due to grant payment requirements the project was shelved as too expensive for now. Will grow funds and then determine what projects are viable. Will discuss in January at next road board meeting. Third Thursday of Sept, Jan, April, May.

No action between meetings.

No committee reports.

No old business.

New business.

Old Business reminder

Rob reminded community of resolution in support of parking at end of Canyon Road passed by GACC. Greg read the resolution aloud to the community present.

Adjust agenda to allow Rys Miranda to present

Rys Miranda (State Parks) spoke at 6:14. He works for AK State Parks and is chief engineer responsible for all major CIP including Canyon Rd. Submitted grant for funds and were successful. 50/50 split grant and match award - have about 1.8 - 1.9 M to put toward parking at end of Canyon Rd where pavement ends. Awarded end of august and did survey work starting last week. Funding came in late to start contracts for geo technical investigation right away. Will develop over winter to get the data when conditions permit with drill rigs to do the investigation. Currently collecting data to accelerate that phase of project. Next comes design phase - likely latter part of 2024. Construction timeline anticipated of 2025/2026.

Discussion that the funds would not be enough for pavement. Rys mentioned his version and then also Ted's version - Ted's being more complicated including a bridge. He also said in reality the amount of funds are not very high for a project of this type.

Rob asked how many parking spots are anticipated. Rys was told "you can't have enough out there." The number 200 was suggested because that many vehicles were counted at one point. An estimate is 90/100.

Rys says - parking lot would begin at switchback and end at part where there is a water crossing. The terrain there at park boundary gets steep.

Rob mentioned fire concern and that there was a fire near end of road this spring; possibly last year.

Rys mentioned that both designs under consideration allow two way traffic and also that the parking lot can be expanded towards the lake.

Judy Camineer asked in chat if it is certain that the legislature will match the funds.

Rys said state already matched the funds for 2024 budget so bringing that.

In response to a question, Rys said another grant match for recreational trails could possibly be used toward this - though much smaller amount of money whereas this is a multi-million dollar project.

Rys said they have looked at sportfish side - rabbit lakes are stocked for sport fishing so could serve that use and there may be available funds for that.

Expansion toward rabbit lake side would be years into the future.

I asked if grant funds would include trash collection and restrooms. Rys said yes - fees station, orientation kiosk, bolted toilets, signage amenities. Estimate included retaining structures - he is excited to see geotechnical data because if competent bedrock can make vertical cuts without retaining walls which frees up money for amenities.

New business

Approx 6:30

Greg talked about wildfire drill in coordination with AFD station 10 next spring. Greg attended firewise meeting during May or June and Rabbit Creek CC had created resiliency committee to make neighbors aware of hazards of fire. Greg then learned Basher CC did something similar due to municipal office of emergency management - though we urged them to hold a hillside wildfire response drill last summer - they were not ready to do so. So the member of the Basher CC got together with fire station 14 to coordinate own wildfire response drill. Greg thought it would be a good approach to emulate for Glen Alps because both areas have single two way

roads to evacuate. Greg has talked to Jen Schmidt from (UAA?) who can create a virtual wildfire with mapping of our area to show how a fire would progress through simulation. Additionally, local fire station 10 in bear valley - captain nick davis - is invested in wildfire response as well. Greg reached out to him today via email and they planned for a drill in early May 2024, with planning to proceed in Feb.

Rob and Greg continued to discuss wildfire response drill concept and importance.

Discuss Assembly Zoning Ordinance

Rob described the rewrite of Title 21, mainly changes to residential zoning. Rob said that our community's zoning types may not be affected but raised issue for community consideration.

Greg spoke to it - acronym for new plan is HOME. It takes ten current zones and shrinks it to 5. It consolidates our R6, R7, R8, R9, and R10 to "large lot residential zones." He takes issue with it because it associates R6 - 8 with alpine slope. These are more permissive with what they allow and they don't jive, in his opinion, with our community. The changes are driven by homeless populations - so it doesn't make sense about the housing crisis. He doesn't understand why the assembly people are focused on this and there being a rental crisis. Affordability is difficult nationwide. More housing with more permissive zoning will effect all of our real estate values. Allowing ADUs in everyone's back yard is likely sufficient without the Title 21 rewrite. Last rewrite took 10 years; this they want approved by 2024 and adopted in 2025. He is against it personally.

Marc June spoke to HALO and hillside community council following the ordinance. He's been following it procedurally and said... first, as initially presented it is an example of government governing badly. Normally a rezone requires a process in front of planning & zoning commission. The next iteration of the ordinance has been to somehow refer it to P & Z commission that will somehow come up with a work product. Zac Johnson and Randy Sulte who represent our area on Assembly seem to be against the ordinance but are worried that people in other districts seem to be more in favor of it, such as Kevin Cross. Kevin was on platting board and now represents Eagle River. One of the first things he did was exclude ER and then Girdwood from it. Marc then said he thinks the best thing our community can do is contact our assembly persons and let them know we don't like it. Additionally, Randy Sulte has introduced his own ordinance cosponsored by Kevin Cross that may increase density across districts that currently allow multi family dwellings to understand more. In sum he said there's a lot of moving parts and they keep changing.

Some discussion followed. Marc suggested asking Sulte to attend the meeting and explain his proposal.

Rob suggested having an executive board meeting and to prepare a resolution for November 9 meeting to make community opinion public (non-supportive). Rob mentioned personal experience making him support good planning.

AMATS Anchorage 2050 MTP - CIP 5, \$5 million for Canyon Rd and parking lot

6:58 started discussion of AMATS Anchorage 2050

Rob mentioned that we are given list of projects to rank, one being Canyon Road funding. The AMATS criteria and point system are convoluted - hoping presenter Aaron (last name will be in chat) can explain the process and how our CC can prioritize and be effective.

Aaron Jongenelen gave overview of AMATS.

AMATS is an MPO metro planning org - federally required every census if a community receives enough density (ppl per square mile). AMATS has been in Anchorage since 1964. They are responsible for federal transportation process. Any fed funding in AMATS area has to involve them.

AMATS area covers majority of MOA. Responsible for planning and receive allocation of fed money every year that put toward projects. Board of 5 members makes decisions. Deputy commissioner of DOT, rep for mayor, DEC member, Kevin Cross, Daniel Volland, and Meg Z as alternate if Daniel or Kevin can't make it. Meg is a non-voting member.

Metropolitan transportation plan - MTP - looks at 20 year plan for transportation projects in AMATS boundary. It is not a funding document; it is a long range plan. It is not a CIP.

He sees that muni has Canyon Rd has CIP for Canyon Road. But AMATS does not.

Muni has it listed for \$5M. If AMATS were to fund, would double or triple the cost and double the time frame. He often cautions groups against AMATS funding because of this.

Recommends continuing to work with Assembly/Muni on the project and pushing for it.

Greg asked if it would help to contact board policy members about MTP.

Their 4 year funding program is known as the TIP. It has about \$300M worth of need over the next 8 to 10 years.

Some last projects: 3 phases of O'Malley, Abbott Road, Fireweed Lane rehabilitation, Spenard Road, Fish Creek Trail extension project to connect trail along RR ROW. They do planning studies and assist with transit. Help with studies, funding for seniors and youth ride free program for next few years. Current TIP cycle is 23 - 26. Next will be 27 - 30.

Muni passed ability to bond for emergency access - Aaron mentioned in response to Judy C question about how muni will pay for Canyon Road. Aaron then said federal funds will always require some local match.

7:18 Rob announced seeking Sec/Treasurer to join our Executive Board. Currently temporary - Amy - involves taking notes, minutes, and helping with agenda. Treasurer role is limited.

Rob said CC is 4 years old. Could use the help, lots of positive things we can do as a CC - think about getting involved! If interested put in chat - or email us.

Open Forum 7:20 start

No one present spoke (Andrea Schuster, Ryan Wallace, Tim Connolly, Rita Wadé, dad2m = Mike Walker and Karrie Walker, me, Marc June, Greg Kuijper, Judy Caminer, Rob Brown).

Rob spoke to remember Joann Vance and to honor her memory having passed away recently.

Greg asked if anyone had input on the rezone consolidation of R6 - 10. Ryan Wallace said he hadn't heard of it before but agrees it sounds important and relevant and will look into it. Rob agreed important to review and comment on it as a CC - gives a special voice through municipal code. Hillside is similar to excluded areas and are steep - perhaps we may be getting overlooked. Marc June said Rabbit Creek CC provided an extensive letter on the rezone (Ann Rappaport) that GACC may want to review. Greg agreed worth checking out.

Amy spoke to Section 36 planning for bike trails that is under discussion by STA - my husband Adam Robinson being on the board may want to present to the community at some point about it. Rob agreed - good idea to have on Nov. 9 agenda.

Adjourn at 7:29 - m/Greg, second Rob.

Next meeting Nov. 9 at 6 p.m.

8:00 p.m. Adjourn

APRIL MINUTES:

Meeting called to order at 6:01 p.m. by Greg Kuijper.

Quorum was established because more than 3 members were present.

Members present: Rob Brown, Greg Kuijper, Amy Robinson

Agenda Review:

Greg Kuijper requested any changes or additions to the agenda. Rob and Greg discussed adding discussion of the Mills subdivision progress and a resolution for trailhead on Canyon Road to agenda. Agenda as amended was approved by Greg Kuijper.

Review of January ____ 2022 Minutes:

Members reviewed the January __, 2023 minutes. No changes were made. Rob Brown moved to approve the minutes. Motion passed.

Invitation for Public Officials to Speak:

- Assemblyperson Sulte addressed the council regarding a number of assembly activities including Suzanne LaFrance's last action on the assembly to propose a \$10M bond for next spring for the Chugach Access Service Area, the municipal manager status, employee retention, and the shutdown of Sullivan area as a homeless shelter and related issues such as inadequate housing in the Anchorage bowl. He also discussed the APD's adoption of body cameras going into effect after a two year delay. There was some in-person discussion of the nuances of the municipal plan to address the unhoused and use and disbanding of homeless camps. Lastly, he discussed the creation of the Chugach Access Service Area.
- Greg Kuijper gave an update on GARSA's latest road board meeting in his capacity as an elected member of the GARSA board. There are some funds that are not eligible for use on Canyon Road because they can only be used on ROWs. There is \$525K of work that needs to be done including the "sink hole" at Michael on Upper Dearnoun. He made a call about it and the dangerous nature of it. He would prioritize repairs to Upper Dearnoun for some of that money. There was some community discussion in person of signage needs, e.g. "no outlet" for Echo Canyon Road.

Executive Board Meeting Report:

- No action taken

Committee Reports:

- Parks Committee - February 9, 2023 meeting report by Greg. The committee discussed design and construction of a Rabbit Lake trailhead with DNR. Ben Corwin and Reese Miranda (design/construction person at DNR) attended. There was a constructive discussion of community concerns over the design and review of Reese Miranda's more recent design which is in front of the second gate. Ted Moore had another design that he came up with that would provide for more parking, also at the end of the road. His design would be more expensive. Reese's design called for 90 spots and Ted's called for 180. Ted is working with Reese on the design process. Reese promised to include GACC in the design process. Because there is no funding for this project he is seeking federal grant funding and would prepare a final design if those grant funds come through.
 - Greg invited DNR Commissioner Boyle to meet him at the trailhead and discuss community concerns, which meeting has not been scheduled but could be helpful.
 - Rob mentioned there are 2-3 abandoned cars at the end of Canyon road which could not be towed away this winter.

Old Business:

- GARSA Election, Seats A and B filled by Greg Kuijper and Andrea Schuster. Update from 4/20/23 meeting.
 - Greg reported that these seats were filled and gave the update on the 4/20 meeting above.

- Proposition 6- Chugach Access Service Area created. Greg reported that this occurred and that we are grateful it did.

New Business:

- Annual election of officers.
 - Greg nominated Rob Brown for President. Rob said that he is honored and willing to serve and that the bylaws allow a slate of candidates if no objection.
 - Rob nominated Greg to be VP. Greg said he would be happy to.
 - Rob, Greg, and Amy discussed the requirements of the GACC bylaws, how vacancies are handled, etc.
 - Amy suggested that Greg serve as VP, Secretary, and Treasurer until a replacement Sec/Treas can be found.
 - Seeing no opposition, this slate of Rob and Greg passed.
- Rob presented to the community council regarding the progress of the Mills subdivision. Essentially it is going through despite outstanding questions and procedural noncompliance, such as lack of notice. He also described a pending appeal from the platting board decision. Rob expressed disappointment in this being the third development to impact our community with application problems, lack of transparency/honesty, and that the BOE does not reverse platting board decisions. He acknowledged support from the community and appreciation for neighbors who attended and expressed concerns. There was a dispute regarding existence of a section line and the board accepted an assertion from DNR and the developers that one existed, rather than seeking input from the Muni or looking at evidence to the contrary. There was some community discussion of the issues involved. Rob's property and his driveway are particularly impacted by this decision. The land impacts Section 36 land that is part of our community council and that of Bear Valley. End 7:03
- Proposed resolution in support of development of parking lot to service Canyon Road trailheads and trail users. Greg read the proposed resolution to members present.
 - Community members discussed the resolution. Dale spoke to how the Glen Alps development moved the parking lot out of the residence. She said it should be on park property not on Canyon Road. Rob said that this same concept was impressed upon Reese Miranda. There was further discussion of lack of funding and how funds impact the design, but that we are all working toward a solution. Dale expressed how people who use the Park at the end of Canyon Road are often very rude and leave trash. Rob said the goal would be that if parking lot is full, just like at Glen Alps, that no more users can park there. Rob moved to approve the resolution, Greg seconded, community members voted in support. No nays. Resolution passed.

Community Updates:

- Joy Boston was not present to give JBER updates.
- Greg Kuijper informed members of the upcoming Firewise meeting 5/6/23 at Hilltop Ski Area and how helpful and informative these meetings are.

Open Forum: Rob thanked Amy for her years of service to the community council. Greg echoed similar gratitude. Amy expressed gratitude for the recognition, that it was a joy to

restart the community council with them, and that she admires them for the way they support and fight for the community.

Eric ___ raised concerns about road issues. Discussion followed about a number of road issues on Dearmoun and the wear and tear on Canyon Road since it was paved.

The community discussed litigation related to the Canyon Road Estates development.

The community had a lengthy discussion about property issues and how developments seem to be approved by rote.

Rob asked about Michael Walker who attended over Zoom and was a first time attendee. The community confirmed he is a resident of our area and welcomed him and his participation.

Adjourn: Rob moved to adjourn; Greg seconded. Meeting adjourned at 7:40 p.m.