

# NECC

North East Community Council

Executive Board Action Report Sept. 7, 2007

Executive Board Members Present:

Dean Syta  
Peggy Robinson  
Ron Rivas  
Charlie Fahl

Bob Reupke  
Troy Carlock  
Clinton Hodges  
Mary Pedlow

Absent:

Steve Sommerfeld

**Call to Order: 7:00 P.M.**

## **Business:**

- 1) Approval of Agenda. Approved with out objection
- 2) Approval of Prior Minutes of August 2. Postponed
- 3) Treasurer's Report. Current balance \$664.39. Audit committee to meet after board meeting.
- 4) Agenda for September 20 Meeting.
  - a. Citizens Against Noxious Weeds Invading the North (CANWIN). To be **rescheduled** in about six months.
  - b. Muldoon Community Assembly. Dale Fick. Amending a site plan to allow snow storage on their lot at 12<sup>th</sup> and Ermine. **Action.**
  - c. Grime Fighters Car Wash. Bert Bomhoff. Proposal for rezoning vacant land at 10<sup>th</sup> and Muldoon, east side from residential to B-3. **Action.**
  - d. Alcohol Committee recommendations for hearings for renewals of liquor licenses for 2008. Clinton Hodges, Chair. **Action.**
  - e. Hazardous Waste Disposal Site Notification. **Discussion and action.**
  - f. Title 21 proposed changes. Chapters 4, 5, & 6. Glenn Clary, Chair. **Action.**
  - g. Wal-Mart update. **Report** on suit and P&Z Commission decision.
  - h. Don Jose's update. **Report** on Assembly decision.
  - i. CIRI highway Landscape Variance Update. **Discussion** of ZBEA decision.
- 5) Presentation by Tim Potter, Dowl Engineers, and discussion by board of CIRI Highway Landscape Variance Request/ZBEA hearing 9/13.
  - a. Tim presented graphics that portrayed the changes they wanted to make to the 30' landscape corridor on the south side of the CIRI mall development along the Glenn Highway and the west on-ramp from N. Muldoon Rd. They will be presenting their variance request to the Zoning Board of Examiners and Appeals (ZBEA) who will forward their decision to the Urban Design Commission for approval of the actual landscape plan.
  - b. An update on the ZBEA decision will be presented at the NECC at the September meeting (agenda item i).
  - c. There were several questions from the board relating to the size of the birch and white spruce trees that CIRI wants to plan after removing dead or nearly dead trees (primarily black spruce). The new trees will be hand planted to avoid damage to existing vegetation, such as the fragile white spruce roots. Hand planting limits the size of birch to 12-15', and white spruce to 4-5'.

- d. There are no existing bird nests; but a further examination will take place prior to removal of the dead or seriously dying trees.
  - e. One area, the furthest east section of the replant was earlier destroyed. The state is adding additional plantings to beautify this section in addition to the 30' wide CIRI section.
  - f. **The NECC Board of Directors moved to approve the cutting by hand of the flagged trees in the Highway Screen Buffer that are dead and almost dead, and approved the use of the alternate landscape plans in the two cleared buffer areas shown on the site plan. These alternate landscape plans includes a combination of birch that would be a minimum of 12-15 feet tall and of white spruce to be a minimum of 4-5 feet tall, to be planted by hand in a more natural configuration that is standard.** The vote was 7 in favor, 0 opposed, and 1 abstained.
- 6) PENCO Hazardous Waste Treatment Facility. There was a hearing underway at the Sheraton Hotel. The board discussed PENCO's project: Suitability in an area zoned Industrial; but possible impacts on Bean's Café and the Brother Francis Shelter, as well as the auction site and residence. There was a consensus view of **not commenting** on this issue.
- 7) **Update** on Alaska Greenhouse Property: Peggy reported on her meeting with MOA a few weeks earlier. She reported on the future access to the park area in the west section of this property. There will be no vehicle access from the south; only from the north. There will be foot and bike access from the south. The creek will be realigned on the east side of Muldoon Road so as to connect to the realigned section on the west side of Muldoon road. The exact route is being designed, and the state DEC received \$1 million for construction. The center section won't be sold until it is determined if Debarr Road will be cut through, as that will affect the value of the property.
- 8) **Update** on Begich Middle School/Fire Department/NECC Community Center property east of FS #6. Peggy and Bob were to meet Friday Sept. 7<sup>th</sup> with MOA (Jeff Dilland, Fire Chief et al) concerning the 5-acre property in question. NECC board recollection was that the fire station needed only 1 acre leaving 4 acres for the future home of the NECC. Problem now is that the Fire Station request has grown to 2.5 acres. Funding for NECC's future home is several years in the future.
- 9) **Update** from Tim Potter regarding CIRI's Mall and also their 20 acre project at the corner of O'Malley and C St. Regarding Target, the foundation slab is almost finished. Cranes will soon be on site and the Target building and others should be readily visible as they are constructed in coming weeks and months. The project is slightly behind schedule, but Tim reported they plan to be ready for business by next October. The utilities for the west side of the project should all be in before the October snows arrive. Best Buy was identified as an additional tenant. The C St. project will include an innovative Fred Meyers store emphasizing organic food ala "Whole Foods"; a boon for Southside yuppies!

**Adjournment at approximately 8:35 pm.**