

TO: Federation of Community Councils

THRU: David Baldwin
President

FROM: Linda R. Kovac
Secretary-Treasurer

SUBJECT: Chugiak Community Council – Approved Minutes for Sept. 17, 2009 Meeting

CALL TO ORDER – COMMITTEE OF THE WHOLE

Due to a lack of a quorum, the President called a Committee of the Whole to order at 7:07 pm.

Roll Call

Present: David Baldwin, President
Gale Armstrong, Vice President
Linda Kovac, Secretary-Treasurer
Karla Beller
Randy McCain

Excused: Tom Devine

Unexcused: Paula Caywood
Jason Walsh

APPROVAL OF MINUTES

Approving minutes from the 05/21/09 meeting was tabled to the next meeting.

Copies of Chugiak Community Council's meeting minutes and bylaws are available on the FCC's website at www.communitycouncils.org (Click on Chugiak).

REPORTS

CBERRRSA Road Board – L. Kovac (688-5356), C. Hudson/Alternate (696-1037). Kovac reported:

- The Road Board is starting to meet again after a summer off.
- ER Street Maintenance is widening the road and also paving at the Mt. Baldy parking area. The project will triple the amount of parking available. The area has already been hydroseeded and looks good. Final paving is expected to be completed by next week.
- Funding for fixing flooding problems at Breckinridge Dr. continues to be a challenge.
- CBERRRSA receives pressure to accept inadequately-built roads into street maintenance but the Road Board's policies help to prevent this from occurring.
- At a joint 09/14/09 Parks & Rec/Road Board Supervisors' work session:
 - Supervisors agreed that the MOA should not sign the State of Alaska's proposed maintenance agreement which would require the Chugiak-ER Parks & Rec Department to maintain the future, state-owned, Old Glenn Highway pathway.
 - There was discussion about Assemblymember Bill Starr's recent suggestion to reduce C-ER's service area mill levies. The suggestion will be considered at the regular Parks & Rec and Road service area meetings. CBERRRSA's initial reaction was not to reduce the current requested mill levy.
 - Supervisors agreed there should be more information available to the public on who is responsible for certain roads and parks, how mill levies are utilized, and how C-ER service areas operate and cooperate to bring a great value to the taxpayer. It was recommended to use the internet to relay the information.

Eagle River-Chugiak Parks & Recreation Board – G. Armstrong (696-3543), R. Burger/Alternate (688-3835). Armstrong reported:

- John Rodda (343-1502, RoddaJH@ci.anchorage.ak.us) was promoted to director of all municipal parks. Members praised Rodda's enthusiasm and his dedication to C-ER Parks & Rec. Rodda will remain working on C-ER Parks & Rec 30% of his time.
- To-date, the following groups have moved into the Eagle River Town Center: Library; Parks & Rec; ER Street Maintenance; and WIC. It was unknown whether or not the police desk was being manned by a clerk yet. There are no immediate plans to move in the Emergency Operations Center or Permitting Department due to the MOA budget shortfall and redundant services in Anchorage.
- All capital projects that had been planned have been completed.
- Skateboarding and BMX-style bike riding had been situated in the Eagle River Town Square Park; however, there was vandalism there and the skateboarding activities disrupted other park users. The ramps were moved adjacent to the Valley River Cinema parking lot where, it is hoped, vandalism and litter will be reduced.
- The repairs to the subfloor at the McDonald Recreation Center ice rink were completed for much less than the original \$1M estimate although there was five weeks of downtime.
- Plans to expand the McDonald Recreation Center are indefinitely on hold as the rigid fabric building design that was to be used failed in high winds down in the L48.
- Parks & Rec Supervisors are considering lowering the capital side of the mill rate but keeping the maintenance side as is.
- Parks & Rec Supervisors are considering increasing pool fees as the fees at the Chugiak High School Pool are 30%-40% less than pool fees in Anchorage.

Federation of Community Councils (FCC) – R. McCain (229-6009), D. Baldwin/Alternate (688-0123) – R. McCain reported:

- Board elections were held recently: Dick Tremaine is President (227-9217); Jason Bergerson is Vice-President (529-4043); and Sheli Dodson is Secretary (522-6436).
- Community Councils Center is located at 1057 West Fireweed Lane, Suite 100; Phone 277-1977; Email info@communitycouncils.org; Web **www.communitycouncils.org**.

Chugiak Community Council Treasury – L. Kovac (688-5356) reported:

- There was \$3,151.09 in the savings account including a \$13 donation from members attending the 05/21/09 meeting and a donation of \$300.00 from Tonjess Estates (check no. 2322). Thank you very much, Tonjess Estates!
- A motion was made and seconded to withdraw \$110.00 from the savings account for P.O. Box rental (1 Kovac, 2 Beller). Motion passed unanimously by the Committee of the Whole.

On-Site Wastewater System Technical Review Board – L. Kovac (688-5356) reported that the board did not meet during the summer but might start up meetings soon.

Old Glenn Project Citizen Committee (ADOT&PF Project No. 52515)

- Kovac informed the membership that as a result of a Chugiak area-wide survey done in 1993, the Council requested certain improvements for the Old Glenn Highway. That request turned into the current project.
- Residents reported that there has been a lot of blasting at the site of the old Kingdom Hall and the highway is about ready for asphalt. They also reported that the traffic re-routing has not significantly hampered their travel.
- For more information on the Old Glenn project, go to **www.oldglennhighway.com**.
- Go to **www.alaskanavigator.com** for travel information on Alaskan road construction projects including description, lane restrictions, road closures, etc.

Consortium of Chugiak-Eagle River Community Councils – R. McCain (229-6009), M. Mears/Alternate (622-4077) – R. McCain reported:

- The Consortium is dedicated to overseeing the creation of a separate chapter of land use regulations for C-ER in Anchorage Municipal Code Title 21. For more information, go to the FCC's website at www.communitycouncils.org (Click on Chugiak/Eagle River Consortium).
- The Assembly passed Anchorage Ordinance No. AO 2009-56 to provisionally adopt Anchorage Municipal Code Title 21 Section 21.07.020: Natural Resource Protection. The ordinance will create 200-foot wide wildlife corridors on each side of certain MOA water courses. The Assembly decided to make Eagle River into such a wildlife corridor but removed the following water courses from the requirement: all of Eklutna River, all of Fire Creek, and Peters Creek downstream of the Old Glenn Highway.
- The Consortium has used up its first grant of \$100,000 and is about to start on using its second grant.
- See Way-Forward for the Consortium under New Business.

Assemblymember Debbie Ossiander (688-2308, ossiander@gci.net) opined that the Consortium might be burning itself out and could be missing items of importance.

Kovac added that the Consortium's and the Council's electronic files had resided together on the FCC's website which created a maintenance security issue. The two sets of files have now been separated which will allow the files to be updated independently. Go to the FCC's website at www.communitycouncils.org. Click on **Chugiak** or click on **Chugiak/Eagle River Consortium**.

Title 21 Rewrite Committee (Land Use & Zoning Code Rewrite)

- Assemblymember Debbie Ossiander (688-2308, ossiander@gci.net) reported that the Assembly would soon deal with proposed design standards for residential houses such as requirements for landscaping, flat roofs, house aspect, etc. Most members were against such rigid design controls for houses.
- Go to www.muni.org/Departments/Planning/Projects/t21/Pages/Title21Rewrite.aspx to review the Public Hearing Drafts.
- Assembly T21 Rewrite Committee meetings are generally scheduled for Thursdays, Planning Dept. Conference Room at Elmore and Bragaw; 9:15am-11:30am. Go to the Assembly Calendar at www.muni.org/departments/assembly/pages/default.aspx for an up-to-date schedule.

PRESENTATIONS

MOA Assembly – Assemblymember Debbie Ossiander (688-2308, ossiander@gci.net) reported:

- Gay Rights – The gay rights issue is over for now.
- CVFRD Equipment – The Assembly approved the purchase of generators and a command truck for the Chugiak Volunteer Fire & Rescue Department.
- Chugiak-Eagle River Site-Specific Land Use Plan – The Assembly approved, with amendments, a Land Design North development plan to sell some Heritage Land Bank parcels located within the Chugiak area: North Knoll (HLB 1-071, 40 acres); Muldrow St. East (HLB 1-072, 7.8 acres); Muldrow St. West (HLB 1-073, 3.7 acres); and Carol Creek (HLB 1-074, 92 acres). Assemblymember Bill Starr was the only no vote.
- Wilder Gravel Pit – The Assembly approved a master plan developed for Granite Construction Company's Wilder Gravel Pit which is located adjacent to the Old Glenn Highway across from Loretta French Park. A requirement for the site to have vegetative berms at certain property borders was added. In addition, a conditional use permit to mine gravel at the pit was extended.

- Budget Issues – The Mayor and Assembly continue to deal with severe budget shortfalls. People are upset at cost-cutting measures taken by the Mayor such as pool closures and rolling AFD station closures. There is a controversial Assemblymember proposal to require public hearings if the Mayor wants to cut the budget by \$100,000 or more.

Kovac informed the membership that at the joint 09/14/09 Parks & Rec/Road Board Supervisors' work session, there was a discussion about reducing the parks and road mill levies per a previous request by Assemblymember Bill Starr. Kovac pointed out that parks and road taxes do not fall under the MOA tax cap and reducing those two budgets would not help the current MOA budget shortfall. Kovac added that the C-ER parks and road tax caps were established because, in the past when C-ER was under the MOA tax cap, C-ER was prevented from taxing its residents up to the level it needed as a consequence of the Anchorage Bowl's need to use more of the MOA tax cap. Ossiander stated that it might be hard to look at most MOA departments cutting their budgets right now but C-ER not cutting theirs.

NEW BUSINESS

Planning & Zoning Case No. 2007-117-2

Kovac reported that Planning & Zoning Case No. 2007-117-2 was a second request for a conditional use for a Planned Unit Development (PUD) on Lot 20 in the Tundra Jewel Ranch Subdivision. The development would be 30 homes on 7 acres. The site is generally located south of Needles Loop and west of Wildwood Drive. The case was scheduled to go before the Planning and Zoning Commission on 07/13/09.

P&Z Case No. 2007-117-2 essentially mirrored P&Z Case No. 2007-117 on which the Council previously took action. On 09/20/07, after much debate, the Council came out strongly against approving P&Z Case No. 2007-117 in a unanimous vote of 45 members. At the 11/19/07 P&Z Commission Meeting, P&Z Case No. 2007-117 was postponed indefinitely.

On 06/23/09, the Council's summer Oversight Committee discussed P&Z Case No. 2007-117-2. The Oversight Committee found nothing in P&Z Case No. 2007-117-2 had changed from the original case. The Council had numerous outstanding concerns such as future traffic volume/patterns and the feasibility of the proposed on-site well and wastewater systems. The PUD would be an incompatible use and incompatible density with the surrounding residential neighborhood. The proposed high density would pose a substantial threat to the health and capacity of the drinking water aquifer. The proposed parking spaces did not appear to be designed for the elderly/disabled. Given these unresolved concerns, the Oversight Committee unanimously recommended to MOA Planning that P&Z Case No. 2007-117-2 be denied.

On 07/13/09, the Planning and Zoning Commission unanimously denied the request. In addition, it was rumored that Lot 20 is currently up for sale.

Way-Forward for the Consortium

Over the years, the Council has discussed the merits and drawbacks of various options on how to incorporate C-ER-specific code into AMC T21 including: creation of unique zoning districts; creation of neighborhood and district plans (development guidelines); creation of community and neighborhood conservation overlay districts; inclusion of C-ER's code exceptions into existing T21 Rewrite draft code in lieu of a separate chapter and; writing C-ER's code exceptions into a separate chapter. After every discussion, the Council concluded that having our own chapter is the superior solution.

The Council again discussed the possible code-writing options for the Consortium. A motion was made and seconded to recommend that the Consortium continue overseeing the creation of a separate chapter of C-ER land use regulations in AMC T21 as opposed to other code-writing options (1 R. McCain, 2 Kovac). Motion passed unanimously by the Committee of the Whole.

State Right-of-Way Maintenance

At the 05/21/09 Council meeting, there was discussion about the C-ER community councils' opposition to ADOT's proposal to require the MOA to maintain the future, state-owned, Old Glenn Highway pathway. Jim Amundsen/ADOT Design Project Manager (269-0595, jim.amundsen@alaska.gov) had explained that ADOT is ultimately responsible to maintain the facilities that ADOT builds, regardless of MOA's involvement. Amundsen had stated that ADOT would maintain the Old Glenn Hwy pathway although he expected that such maintenance would be an extremely low priority. Amundsen had added that the level of maintenance that ADOT could ultimately provide might be less than what the public would expect.

There was further discussion on this issue as well as on the drawbacks of Transfer of Responsibility Agreements (TORAs). A motion was made and seconded to send a letter to the Mayor and Municipal Manager documenting the Council's concerns about the MOA taking on state road maintenance responsibilities (1 Kovac, 2 Armstrong). Motion passed unanimously by the Committee of the Whole.

Land Use Enforcement Officer for C-ER

R. McCain informed the membership that as a consequence of a re-organization in the MOA Development Services Department, there had been discussion about transferring Tim Hamrick/MOA Land Use Enforcement Officer (343-8335, HamrickT@muni.org) out of C-ER and replaced here by a yet-to-be defined position. Ultimately, Hamrick was not removed from his responsibility of servicing the C-ER area.

No action was taken.

OLD BUSINESS

There was no old business.

OPEN FORUM

There were no comments.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:37 pm.

NEXT MEETING

The next meeting will be Thursday, October 15, 2009, 7:00 pm at the Chugiak Benefit Association.

BOARD INFORMATION

Term Expires	Name	Phone	Email	District	Seat
01/11	Dave Baldwin, President	688-0123	dbaldwin@chugiakcouncil.org	At Large	7
01/10	Gale Armstrong, Vice President	696-3543	armstron@mtaonline.net	Chugiak/ Fire Lake	6
01/11	Linda Kovac, Secretary- Treasurer	688-5356 phone 688-5456 fax	lkovac@chugiakcouncil.org	At Large - East Mirror Lake	3
01/11	Karla Beller	688-8061	bellers@ak.net	At Large - Eklutna/ Thunderbird	5
01/10	Paula Caywood	694-8758	cmmgen@mtaonline.net	East Peters Creek	2
01/10	Tom Devine	688-0618	akdevine@mtaonline.com	At Large - West Mirror Lake	4
01/11	Randy McCain	229-6009	mccain@mtaonline.net	West Peters Creek	1
01/10	Jason Walsh	688-9088	walshj73@yahoo.com	At Large	8
01/10	Bill Mears	622-4077	meredithmrs@aol.com	Alternate Board Member	n/a
01/10	Harold Parker	696-2684	dippercreek@hotmail.com	Alternate Board Member	n/a

The Chugiak Community Council serves Fire Lake, Chugiak, Peters Creek, Mirror Lake, Thunderbird Heights, and Eklutna. We meet at 7pm on the third Thursday of the month at the Chugiak Benefit Association's south building (18530 Old Glenn Hwy).

Matanuska Telephone Association is donating the use of email accounts to Chugiak Community Council officers.

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