

Eagle River Valley Community Council Meeting

Wednesday, June 13, 2018 7:00 pm

SPECIAL MEEETING

Eagle River Town Center Conference Room

Draft Minutes

Call to order at 7:05 pm by David Shade.

This special meeting was called in order to present two topics of interest, Braendel Creek Subdivision proposal and the proposed Veteran Village.

Candidate Introductions:

Eugene Harnett – Candidate for State House in District 14 Eagle River

Mr. Harnett introduced himself as a long-time resident of Eagle River, active in parent-teacher organizations and children's sports, interested in protecting family and community values. Key issues are public safety, education and state budget. See WWW.GOHARNETT.COM

Joe Hackenmueller - Candidate for State House in District 14 Eagle River

Mr. Hackenmueller introduced himself as a long-time resident of Eagle River who would like to give back to the community. Key issues are large state deficit, infrastructure, education and public safety and determining what we are willing to pay for. Email HACKENMUELLER4HOUSE@GMAIL.COM

Dan Saddler – Candidate for State Senate

Mr. Saddler introduced himself as Eagle River/JBER representative in State Legislature for past 8 years and long-time resident of Eagle River. He shared some of his key accomplishments in the Legislature and desire to continue as Eagle River's representative in the Senate. See WWW.DANSADDLER.COM

Special Business:

Braendel Creek Subdivision Proposal, Mike Quinn, Skyler Quinn

Skyler Quinn, Rodney P. Kinney Associates, Inc, presented the subdivision proposal. Key points included:

- Braendel family who owned property went through extensive interview process to identify suitable developer.
- In 2006 AK Planning zoned 16 acre parcel as R1A residential with density of 48-96 units and minimum lot size of 8400 sq. ft. Parcel requires Class A improvements (public sewer, water, etc.)
- Property to be rezoned to reduce density but will maintain Class A improvements. Density will be reduced to 30 lots varying from 13,000 sq. ft. to ~ 1 acre. Average lot size is 19,000 sq. ft.
- Mike Quinn has been/will continue to meet with various municipal departments to manage the planning process.
- A presentation was shared including a plat of the proposed subdivision.

Questions from the audience included:

- Timeline: Design is just starting so road construction could begin in summer, 2019.

- Access to ER Loop Rd: Several residents from Talarik Rd. expressed concern about additional traffic from new subdivision. At this time no other access to ER Loop Rd. is planned for the subdivision.
- Builder: Builders have not been determined. We are currently in preliminary plan phase for design and engineering only. (Mike Quinn and Skyler Quinn are not builders.)
- Price range of new homes: Expected to be \$600,000 - \$800,000, in line with surrounding neighborhood.
- Water Pressure for surrounding homes: Engineering study indicates water pressure will not be impacted for existing residents of the area.
- Creek set-back requirements: Properties will be subject to Title 21 requirements for set-back.
- Lot purchase: Will abutting property owners be given right of first refusal to purchase the lots adjoining their property? We are in design/planning phase. This is outside the scope of planners/engineers responsibilities.
- Drainage study: Will be performed in the future as part of planning process.
- Traffic concerns (blind corner and volume of traffic): Will be reviewed with engineering.
- Sales potential: Many similar homes and improved lots are available for sale in Eagle River near high school. This is outside the scope of planners/engineers responsibilities.
- How to stay informed on progress: Planners/engineers are following municipal code regarding rezoning and planning meetings and notifications. Initial notification was to property owners within 500 feet of property. This proposal will continue through Platting & Zoning, municipality committee reviews and the Assembly per municipal code requirements.
 - When Planning & Zoning hearings are scheduled, notice will be posted on the property.
 - Share your specific concerns in writing and/or by testifying at Planning & Zoning and Assembly meetings on the subdivision proposal.
 - Join the ERVCC (Eagle River Valley Community Council) email list to watch for additional information, <http://www.communitycouncils.org>.
 - Come to our Community Council meetings.

Alaska Veterans Foundation

Presentation on Proposed Veteran Village, Ric Davidge

Ric Davidge, Chairman/Founder of Alaska Veterans Foundation presented the VetVillageAK plans. Key points:

- Following the death of 5 homeless veterans in Anchorage, Alaska Senate held hearings on the issue of veteran homelessness and requested a fully developed proposal to end veteran homelessness in AK. Extensive research has been conducted in order to develop the proposal. Copies of the proposal were available at the meeting and are also available by contacting Mr. Davidge via email.
- The purpose of the Foundation is to 'plug holes' of services not provided by others.
- Alaska has highest per capita number of veterans in USA. There are 22 American veteran suicides each day.
- There are estimated 100 homeless veterans in the Anchorage area. Veterans were interviewed to determine their preferences to address homelessness.
- Land for the VetVillage will be leased from Department of Defense (JBER) to the state. Site was chosen for location and desirability (proximity to VA offices & Clinic, 'in the woods' per veteran

feedback, etc.). Property is also available in Mat-Su and Fairbanks. Anchorage will be first trial site. Total site is 185 acres with planned development for ~25 acres.

- Village will include individual cabins (25 to start) and a main building with 25 hotel-style rooms, kitchen & mess hall facilities and offices. Up to 50 additional cabins will be added as needed. Participants will be required to work either in support of the Village or in outside jobs.
- One full-time Veterans Service Officer will be onsite, providing a 'door' to veteran benefits that are available.
- Various companies have contacted Mr. Davidge with proposals for the cabins (e.g. Gold Homes in Palmer/Wasilla offers small homes beginning at \$10,000 each).
- Access to the Village is currently planned to Hiland Road/Eagle River Loop Rd. Some concerns were raised about additional traffic in this area and proximity to high school student drivers. However, traffic impact is expected to be small. Three to four vans would transport veterans to work locations. It is very unlikely residents would own vehicles.
- VetVillage is expected to be financially self-sufficient in 18-20 months. Funding sources were presented and include grants as well as a portion of state alcohol tax that is currently allocated but not being used to offset the effects of alcohol in the community.
- The Anchorage Municipal Assembly passed Resolution No. 2018-132 supporting VetVillageAK on May 8, 2018.
- Numerous states are following progress of this proposal to implement similar programs.
- Question was raised about suitability of site near JBER gun range due to post-traumatic stress disorder. Mr. Davidge responded that impacted veterans would not be disturbed if they were made aware of range and its planned usage.
- Best case timeline for next steps is:
 - Lease approval by end of 2018.
 - JBER agreement in place.
 - Introduction to Legislature in January, 2019 and subsequent approval.

Meeting adjourned at 8:23 p.m.

Next meeting on September 12, 2018.

ERVCC Board Members (Term Expiration) President: David Schade (2021) Vice President: Elisa Snelling (2019) Treasurer & Education: Patsy Gunn (2021) Parks & Rec: Pete Panarese (2021) Consortium: Steve Skipper (2020) Platting & Zoning: Pete Panarese (2021) Federation of Community Councils (FCC): Tom Freeman (2020) Road Board: Crystal Kennedy (2019)/Arlene Rasic – Alt (2019) Secretary: Joy Webb (2021) Susan Fischetti (2019)