

UACC MEETING MINUTES

February 6, 2019

1. **Opening and Welcome and Introductions** - The meeting was called to order by the President Paul Stang at 7:15 pm. - There were 27 members and 22 visitors signed in. The President asked each individual to state their name and location or business.
2. **Approval of Prior Months Minutes:** Al Milspaugh, with a second by Russ Kell, moved to approve the January 2, 2019 Minutes as written. The motion to approve these Minutes was passed by unanimous consent.
3. **Approval of the Agenda:** Paul Stang introduced tonight's agenda. Al Milspaugh, with a second by Susan Klein, moved to approve the agenda. The agenda was passed by unanimous consent.

4. Informational Reports

A. Reports From Public Servants and Elected Officials

- a. **State Representatives-** **The State representatives who were to be on line from Juneau were not able to give their updates due to technical difficulties with the phone conferencing equipment. State Senator Elvi Grey Jackson was able to speak to the UACC via personal phone line speaker phone mode but her discussion was not audible to the whole room.**
- b. **Assembly Member Dick Traini-** The first item Dick mentioned was the due dates for earthquake disaster relief requests, with the State deadline being 2/28/2019 and the Federal due date of 4/1/2019. He also said that one could request update of property appraisal due to earthquake damage. He also discussed upcoming Assembly agenda items, among which were a ban on flame retardant clothing for kids due to potential cancer risk, and the potential tax break for development of housing in the downtown business District. There was discussion about how these potential breaks were advantage to affluent developers and would not produce affordable housing in the downtown area. Also, points were made that it was differentially favorable only to the downtown area and leaves out the rest of the Anchorage bowl. Dick said that the Council needs to decide on and submit their Capital Improvement Project priorities to the Muni.
- c. **Assembly Member Forest Dunbar:** Forrest reported on upcoming Municipal Bond proposal for April ballot. He said the \$59 Million school bond package includes an extra \$4 million for Eagle River school damage repair. He also noted that the package would include \$2.5 million for renovation of the Elmore Police facilities for evidence storage purposes. He also mentioned the ballot would include an initiative to amend the Anchorage Charter that would allow non-sworn municipal employees to tag for removal junk or abandoned vehicles on city streets. He said the current Charter provisions are an artifact of the 90's parking enforcement and fines controversy and make removal of said vehicles extremely challenging. Finally, Forrest discussed the surprise of the massive

increase in the estimate for Port of Alaska (POA) modernization. He indicated that the new estimates cost for POA upgrades are estimated to be \$2 billion. Part of this is due the 75 year life design and the need for POA reconstruction to withstand a 9.2 earthquake. He also said that the US Army Corp of Engineers did not come through with the 10s of millions needed for the upgrade to the cement and petroleum terminal facilities, and this will result in an increase in user tax for many years to come to pay for these upgrades. In light of the very high cost of construction there was discussion about using alternate deep water port facilities at Whittier or Seward. Forrest said that these were looked at but discarded because there is not enough highway or railroad interface to meet the needs of the State. Also massive new infrastructure would also be needed at these two ports to meet the container cargo that comes in. Also, these ports do not meet the rapid deployment requirements need for Joint Base Elmendorf/Richardson. Forrest also mentioned there is a lawsuit pending against the Alaska Maritime Development Authority that could possibly bring in \$300 million.

- d. **School Board Member Alisha Hilde-** Alisha said that the district is working on the Eagle River School situation with a Federal disaster declaration which could include 75 percent federal FEMA money with a 25 percent State or local match. She said the upcoming bond does not reflect the significant repair needs and is mostly covering deferred maintenance such as roof replacement and plumbing and electrical upgrades. She also indicated this would not increase property tax amounts as a similar bond debt is being retired. As previously mentioned it includes \$4 million for starting the process of repairing or replacing the Eagle River Elementary and Gruening Middle Schools. Finally she said that this is “visit our schools month” and one can show up at any of the ASD schools at Tuesday morning at 9 AM for a visit. She also said that Tuesday evening February 26th will be a special visitation.
- e. **Midtown Assembly Candidates-** Meg Zatatel and Christine Hill briefly presented their qualifications for representing the Midtown District Assembly seat to the UACC members.

B. Reports from UACC Committees/Ad Hoc Chair Persons

- a. **Parks and Recreation–Barbara Garner-** Barbara said that the muni will begin construction in June on the Folker Intergenerational Park. She said that the Muni doesn’t have enough money to do the outer trail and will need to prioritize what can be done with available money. Forrest Dunbar mentioned that it is possible that the additional money needed for the outer trail could be part of a bond package for next year. Susan Klein asked what the UACC could do. Barbara felt that we should urge to keep the original design. In other Park news, Barbara mentioned that there is a survey out on the Russian Jack Master Plan priorities.
- b. **Al Milspaugh-** Vice President UACC. Al presented on behalf of UACC a Certificate of Appreciation to Pastor Willie, Minister of the University Baptist Church, for his service to our Community Council.

- c. Safety-Al Milspaugh-** Al had some safety tips in relation to vehicles:
- a) Don't leave an unattended vehicle running, it invites theft and could lead to a ticket.
 - b) Establish an emergency family relocation place in case you are separated.
 - c) Do not leave animals or children unattended vehicles. It is dangerous.
 - d) Vehicle thefts have been going on but still be vigilant.
 - e) Hide valuables to prevent theft
 - f) Park in a garage or lighted area if possible

C. Report from the FCC Representative: Joanie Nardini, UACC FCC Alternate Representative, reported on last month's FCC meeting. She said there were presentations on the Next Door App, Title 21 R2 rezoning, and revision of code enforcement in relation to abandoned buildings and cars.

5. Old Business-Muni-Case No.2018-0113 – Relocation of Operations/Maintenance facility for Muni School buses-Discussion of air pollution issues- Robin Ward, Director, Real Estate and Heritage Land Bank

Robin said that the site selection study presented 2 sites to the Planning and Zoning Commission. (P&Z) recommended Site 27, 9.4 acres of undeveloped land east of the police station as the best possible site. Robin indicated that the site selection process was constrained from using air pollution, noise, or other criterion as it is not included in municipal code as part of the selection process. The P&Z recommendation will be heard by the Anchorage Assembly at the 2/26 assembly meeting. If this site is approved by the Assembly it will move on to the conditional use permit stage. Here the muni will look at air pollution, noise, and other conditions that were not part of the criteria used in the site selection process.

Heather Philp described the current situation with the bus routes. She said there are 75 bus routes, which the 142 buses in service. This means that not all the buses are in service each day. She indicated that there are still 48 buses that are in need of upgrade. The new buses are 90% better in capturing exhaust gases. The current budget allows trade out of about 8 of these inefficient buses per year. The muni also looked at electric buses, but found that they only lasted three hours per charge, and needed 6 to 7 hours to recharge so were found to be currently unsuitable. There was also discussion about moving all the buses to the Reliant bus location off of O'Malley, as it does not have air pollution problems. The muni officials discarded this as being too far away from its service routes.

Though there are more "efficient" buses in use, Karen Workman noted that residents still face the effects of diesel exhaust during cold air inversion periods. Muni representatives said they are aware of this and have attempted to mitigate the problem by having large fans pointed upward to help break up the inversion layer. They also have staggered the bus cold starts to attempt to lessen the exhaust levels. Robin again indicated that the air pollution could not be used as a criterion for selection of the actual site, as it is not part of the municipal code selection criteria, but it will be used as an evaluation criterion in the conditional use permitting

process if the Assembly approves the site.

Paul Stang, UACC President, again brought up the fact that the very significant problem of air pollution was not acknowledged in selection of Site 27. He stated the inversion problem was not acknowledged even though this has been brought before the muni for many years, and has been completely ignored in the selection process. He said UACC members will be continued to be impacted by moving the buses to this site, as they have been for the past 25 years, for the current location. Barbara Garner noted that people have been made ill from these diesel fume concentrations. She also noted that this issue is elevated in the area, as it directly affects the many Providence hospital facilities. She also noted that she was appointed to the citizen seat on the Municipality's Air Quality Advisory Committee, operating several years ago for the entire municipality. Air quality data collected by past monitoring in the Tudor area seems to be ignored. Karen Workman noted that a high percentage of people are allergic to diesel fumes and they may have to leave the area in times of air inversion. Russ Kell noted that the muni may have to look at other alternatives even though they may be more expensive. Paul also mentioned that the two final selection sites both had similar air inversion problems, so other alternatives should be examined. Barbara finally proposed that an enclosed warm up facility might be the answer to address the concerns if Site 27 is selected by the assembly.

6. New Business and Public Comment

A. Muni Case No. S12443- Whispering Hills Subdivision Pedestrian Pathway Issue-Robert Burnett, Project Agent and Krista Scott, UACC Board Member and Neighbor

Shaun Lebaron, owner of the property, discussed the development of the area. He indicated that 6 of the 8 lots developed would be for family members so look toward quality development. He indicated that the city would have to identify the pathway in the municipal trails plan. Robert Burnett, project agent, said that if the pathway were constructed on the ROW, it would have to serpentine down to the Campbell Airstrip Road (CAR) due to the 16% slope. This is a reason the road to the subdivision was not extended to CAR. Robert said that there is a dirt pathway down to CAR from the end of 23th. He said that Shaun is willing to allow this access and might be willing to put in some steps to maintain access. Local residents had concern over vacating the ROW, as they felt this was ceding municipal; owned property to private ownership, with no value gained by the Muni.

Beyond the pedestrian pathway issue, residents of the area raised concern over the East 34th Avenue design, particularly the proposal of only building the southern portion of the access road. They felt that the full road profile should be completed to both sides of the centerline, rather than just to the south. They felt this would eliminate congestion problems and provide on street parking, snow removal, adequate pavement width, and a turnaround for emergency vehicles. There was also

concern as to how the road build out would affect drainage in the area, particularly if the north side did not have a curb and gutter.

There was also concern expressed over the plat not constraining the development to single family residences, as is common with all the nearby development, and how this might affect property values. There was also concern expressed about why the development proposal contained eight lots rather than the six to seven lots common to other subdivisions that have been previously developed in the neighborhood. Specially how this might affect property values in the neighborhood.

To address these issues three motions were put forth by Shane Inch with a second by Mike Grunst. These motions pertained to four issues and were voted on by UACC:

Motion 1. This motion contained two parts: (a) Language in the Plat will require that developer only build single family residences in the Whispering Hill subdivision and (b) that the new extension of East 34th Avenue into the subdivision will continue the width/alignment of East 34th Avenue just as it exists to the east of the subdivision. **This motion passed 22/0.** Shaun Lebaron and Robert Burkett had agreed to do this in the previous discussions

Motion 2. The second motion was that a dedicated ROW in the northwest corner from the end of the newly constructed 34th to Campbell Airstrip Road would be included in the Plat. **This motion failed 9/12.** Shaun Lebaron and Robert Burkett had not agreed to do this in previous discussion

Motion 3. The final motion was that the parcel will be divided into seven lots rather than eight lots as currently proposed. **This motion failed 5/16.** Shaun Lebaron and Robert Burkett had not agreed to do this in previous discussion.

6. Public Comments- None

Adjournment: The meeting was adjourned by unanimous consent at 9:17 pm. Our next UACC meeting will be held on March 6, 2019.

Signed

Paul R. Stang, UACC President