

# BIRCHWOOD COMMUNITY COUNCIL

7 to 9 p.m., Wednesday, February 12, 2003

BIRCHWOOD ABC ELEMENTARY SCHOOL



## Meeting Agenda

- Approval of January Meeting Minutes
- Correspondence Received and Noted
- Committee Reports
- Old Business
- New Business

\*\*Note: Our agenda is subject to modification to allow input/action on issues that did not make this notice.

Any problems or concerns you may have about your area, please contact us.

There is always room for discussion.

Bobbi Wells, Vice Chair 688-4321

Heritage Land Bank has provided this council with the Draft 2003 Work Program and the 2004-2008 Five Year Plan. Our comments have been invited but must be received by HLB before Feb. 19<sup>th</sup>.

In their 2003 Work Program, HLB anticipates finalizing the sale of 8.65 acres in the NW quarter of Section 25 for facilitating the railroad's track straightening in the area. We fought this out before the Assembly in 1999. What this council objected to, was making this sale exempt from the mandated competitive bid process, especially since the fair market value was determined to be \$7000.00 an acre. However, the current program implies that this transaction will be based upon "updated appraisal information". No further details were given, but another part of this Draft states the railroad wants to trade some of their land for this land. (Also, there is a 2.5 acre parcel, HLB #1-034, part of the NW quarter that HLB anticipates will net them about \$67000.00 within the next 5 years)

Under HLB's list of ongoing projects is the NW quarter of Section 25 (for you newcomers, this is a 160 acre parcel we hope to annex to Beach Lake Park) specifically the Memorandum of Understanding that the Muni wants to secure with the State (Dept of Transportation) regarding their use of the subsurface gravel rights, which DOT holds. Apparently, it is Eklutna, the State, and the Muni that are all involved in the ongoing discussions.

The same three entities listed above are also meeting regularly to work out who gets what when Fort Rich is declared surplus to federal needs. Their next meeting is October 9<sup>th</sup> and the document is called the North Anchorage Land Agreement.

The North Eagle River Land Use Study is also underway for three parcels located by the Rec Center. Eklutna owns the land where the Fred Meyer store is, and some of the HLB land was needed for a slope easement. The Arctic Airwalkers proposed a lease of HLB land here, but that was tabled, at least until the Study is completed.

HLB and the Chugach State Park officials are still working out exchanges of land to improve park access. In earlier work programs, this Council was very surprised to learn that parcels we desired were under consideration for trade.

The majority of HLB's interest appears to be in the disposal and or planning of parcels in the Girdwood area for the 2003 work program.

In the Birchwood-Eagle River area, in the next 5 years, HLB hopes to offer about 225 acres for sale.

If you have questions or comments, bring them up at the meeting.

The application for re-zone within Eklutna Village for the new health clinic has been sent to us for comment. It certainly sounds like a worthy project and they will be looking to us for a letter of support. In past years, Alaska Railroad and National Bank of Alaska (adjacent landholders) tried for development in the area but met with concentrated resistance from Eklutna who claimed that important cultural and archeological significance would be forever lost with any development in and around the Village.

The council has been asked by the Federation of Councils if we would like to appoint an alternate representative since our regular rep has not been able to attend the monthly meetings. If you have one evening a month you could devote to this position, we would be glad to have you represent us. Their meetings are held in Anchorage.

We also need some nominations or volunteers to fill Nancy's position as Chair. Our by-laws state that the seat becomes vacant after 3 meetings if not attended by the elected officer. The Vice Chair can temporarily fill that vacancy until an election is held by the membership. We have to start thinking about this now.

The Muni has asked us if we would like to have the Assessor speak to us regarding our property assessments. He would explain the process and why assessments change, and what you need to do to file an effective appeal. Should we wait until our assessed valuation is mailed out, or do you want to hear from him ASAP or not at all?

Are there other speakers you want to hear from? Do you have any issues that you want the council to address? We are always looking for ways to make our meetings more informative and beneficial to our membership. While we're on the subject, it has been suggested to our Board that we structure our meetings to formal standards, thereby accomplishing our stated business in a quick and orderly manner. Some feel we are too casual, even by Birchwood standards. What do you think of limiting testimony to 3-5 minutes per individual per issue? Others have stated they come late because we start too early, others say they only come for the new business. What we would like to see is more active participation by all residents of Birchwood. Bring your neighbors. Bring your ideas.

## Community Councils

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**From:** "Tilton, Pat J." <TiltonJP@ci.anchorage.ak.us>  
**To:** <councils@alaska.net>  
**Cc:** "Cannelos, George J." <CannelosGJ@ci.anchorage.ak.us>; "Eash, Arthur S." <EashAS@ci.anchorage.ak.us>; "Roderick Van Horn, Lynn K." <VanHornLR@ci.anchorage.ak.us>  
**Sent:** Tuesday, February 11, 2003 8:33 AM  
**Subject:** Birchwood Community Council Newsletter

Attention: Birchwood Community Council Vice Chair, Bobbi Wells

Dear Ms. Wells,

A copy of your recent Birchwood Community Council Newsletter was forwarded to this office from the Dept. of Transportation.

We understand, from the letter, that you have received a copy of the Heritage Land Bank's "DRAFT" *2003 Work Program and the 2004-2008 Five Year Plan* for review and comment...

In reading the letter we noted a few, slightly inaccurate statements that we would like to offer some clarification or correction for your consideration.

- Railroad Track Straightening Project-

Although your council may have object to the sale of this property to the railroad for its project, on May 25, 1999 the Anchorage Assembly amended and approved AO NO. 99-78, an ordinance approving a "sole source" sale to the railroad for "appraised fair market value". Since, the project was delayed due to the railroad's lack of funding at that time. The railroad recently contacted the municipality and is expecting funding to be forthcoming and wishes to move toward the purchase this year. Enough time has passed that an updated appraisal of the property is seen as appropriate to determine the current "fair market value". This has been requested and evaluation is underway.

- The gravel issue of Section 25 has been discussed with DOT as well as Eklutna Inc. At the last discussion, DOT and Eklutna were trying to resolve access through the 'Powder Reserve' (Eklutna property) that would benefit both DOT and Eklutna. Eklutna is in the process of revising their plan for the 'Powder Reserve', looking toward a route that could eventually be developed to serve as a roadway for the future subdivision...to date Eklutna has not returned with such a plan.

- The North Eagle River Land Use Study-

This study is not underway at this time. We are proposing to conduct the study during the 2003 time frame. However, we will not begin preparing "Request for Proposal" documents until the work plan has been approved.

- The Arctic Airwalkers proposed lease-

The Heritage Land Bank Advisory Commission took action on this item approving HLB

Resolution 2003-11. This would be a recommendation the Assembly to approve such a lease. This item is currently under re-consideration by the administration, which believes that the site specific land use study (The North Eagle River Land Use Study) is requisite before any development takes place on the property.

We hope that the clarifications above are useful as you further review our work plan.

Should you have any questions on the above item please contact me at any time at 343-4336.

Sincerely,

Pat Tilton, LMO, HLB