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October 2003

ROGERS PARK COMMUNITY COUNCIL

Newsletter for the Rogers Park, College Village and Anchor Park Neighborhoods

Meeting: Governor, Budget, Land Use

After a long meeting last month, we have a shorter agenda in store for October. We'll start with a representative from Governor Murkowski's office, who will make a short presentation about issues and policies at the state level and then take questions from the floor. This is your chance to ask about state budget issues, capital projects, and so on.

Assembly Chair Dick Traini, one of our two Assembly reps, will explain what's going on with muni budget issues this year. Given the size of the budget shortfall that the administration and Assembly face (\$31 million is the number being discussed—over 10% of the budget), it's an important year to be paying attention. Layoffs are imminent and pending decisions may

curtail some services.

We'll also hear from RPCC member Anne Brooks, who has been tracking the Title 21 (land use) rewrite process. This is an important muni project that hasn't gotten much high-profile attention but has lots of potential neighborhood impacts related to zoning code.

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NEXT MEETING SCHEDULE

Monday, October 13, 7-8:30 pm
Rogers Park Elementary Library

Agenda

1. Introduction of officers and guests
2. Governor's office presentation
3. Muni budget cuts
4. Title 21 (muni land use) code rewrite

*Meeting schedule: second Mondays
except in summer months.*

SEPTEMBER MINUTES

Lake Otis rezone

Tim Potter from DOWL Engineers presented a report on the property at 36th and Lake Otis, owned by the Alaska Mental Health Trust Authority, which is working to re-zone the land from PL-I to B-3. They have prepared a draft ordinance that will limit future development on the parcel and plan a long-term lease.

The anticipated uses include office and medical facilities, as well as restaurants and cafes. Alcohol would be allowed to be sold in a business on this parcel only if the alcohol sales represented less than 50% of the business's income. The draft ordinance has been approved by Planning and Zoning commission, and it is expected to be on the Assembly agenda in the near future. Some Rogers Park members have shown interest in requesting a special limitation to ensure a pedestrian-friendly facade on the Lake Otis side.

Oxford House

Don Karabelnikof told the RPCC about his personal history as a recovering substance abuser and his residency at the Oxford House on Juneau Street, as well as general aspects of how Oxford House operates. A lengthy discussion ensued that centered on zoning questions, number of residents, parking and vehicle issues, lack of notice to neighbors and the council, and structure of the facilities and the organization. Assembly member Dick Traini noted a verbal opinion from the muni attorney that Oxford House is within the law and could not effectively be opposed on legal grounds. Mr. Traini promised *cont. on back page*

News Shorts

Seward Buffer Lots

Capital Projects Coordinator Heather Rice reports that, after MOA completed purchase of the buffer lot on New Seward Highway north of Fireweed, about \$17,000 of the legislative allocation remained. This can possibly be used for a design study to develop possibilities for landscaping or sound fencing. Questions to Heather: 258-6877.

Traffic calming, safety

After years of work by numer-

ous council members, the traffic calming and safety project has entered implementation, though not without some problems. Members have complained that speed bumps installed on Wentworth are inadequate to slow traffic. Muni Project Management and Engineering is currently expressing doubts about the level of need for a sidewalk on Maplewood for school and greenbelt foot traffic, the project ranked number one by neighborhood representatives during the muni-sponsored study that led to this project.

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<http://www.communitycouncils.org/rogers.html>

Minutes (cont.)

to forward the written opinion to the council when available.

Oxford House's Web site, www.oxfordhouse.org, says that Oxford House is a concept in recovery from drug and alcohol addiction. An Oxford House is a self-supporting and drug-free home. All Oxford Houses have these common characteristics: (1) The House must be democratically self-run. (2) The House membership is responsible for all household expenses. (3) The House must immediately expel any member who uses alcohol or drugs. The number of residents in a House may range from six to fifteen. There are currently five Oxford Houses in Anchorage, two of them in our area.

UMED District

According to Sharon Cissna, State House Rep, there will be a neighborhood meeting on October 4, from 11 a.m. to 3 p.m., at APU's Grant Hall, to discuss issues important to the future of the University/Medical district and its impact on surrounding neighborhoods.

Capital projects

Heather Rice gave the Council a brief update on the status of capital improvement projects, including the recent construction of some speed humps per the traffic calming plan; additional elements of the plan will be constructed this year and next. Purchase of the lot on New Seward north of Fireweed is complete and the lot is now in muni hands.

Meeting (cont.)

The Accessory Dwelling Unit ordinance that has been debated recently, for instance, is a proposed change to Title 21. Anne will give us an overview of what has happened so far and where the process is headed.

News Shorts (cont.)

Questions to Heather Rice: 258-6877.

Accessory dwellings

As we went to press, Assembly member Van Etten had announced that he would propose to amend his Accessory Dwelling Unit ordinance so that it would exclude R1 and R1A-zoned areas from eligibility for ADUs. He and other Assembly members acknowledged widespread public objections to inclusion of R1 areas such as Rogers Park. The amendment and the overall ordinance were to be debated on September 30.

Subdivision covenants

Two recent meeting agenda items

have raised questions from members about subdivision covenants. Covenants may only be enforceable for a specific time interval after they are established, such as 12 years, or may state that they are effective indefinitely. If renewed or revised later, they require agreement of 100% of owners in the subdivision unless they specify a lower percentage. If you own a home, a copy of any applicable covenants should have been included in the paperwork you received at the time of purchase. You can also research covenants in your subdivision by contacting a title company.

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