

Mid-Town Community Council Open Meeting Agenda
Wednesday; November 9th
12 Noon to 1:30 PM

Meeting Minutes

The Mid-Town Community Council (MTCC) open meeting took place at the 3000 C Street conference room. MTCC Officers and Directors attending included: Kris Stoechner, Kirk Hastain, Al Tamagni, Rosemary Borchardt, Brian Swartzentruber, Greg McDonald.

Sign in and Call to Order – Kris Stoechner President

- Kris called the meeting to order at 12:04 PM.

Approval of Minutes: 1 Min

- The minutes of the October 12, 2022 meeting were approved.

Treasure's Report – Kirk Hastain - **2 Min**

- Kirk reported that there is \$350 in the MTCC account and there has been no activity.

Approval of Agenda: 1 Min

- The agenda was approved.

Notice: Election of Secretary will be at the December open meeting; Megan Debenham has been nominated

Presenters:

Mike Robbins – Mike will provide an update on the “Plan for the Future of Mid-Town” **15 Minutes**

- Mike Robbins, Executive Director, Anchorage Community Development Authority (ACDA) reported that the MOA Assembly has appropriated \$100,000 for the MTCC Plan.
 - The ACDA contacted a former MOA planner, Karen Mathis, to review the plan that was previously developed, and she concluded that the plan was too outdated to be useful in developing a new plan.
 - ACDA requested additional funding from the American Rescue Plan Act (ARPA) and an additional \$360,000 has been earmarked for the plan however it has not been appropriated by the Assembly.
 - The process to develop the MTCC plan will take 18-24 months to complete and stated that the MTCC will be ineffective in dealing with the MOA or SOA streets and roads without a plan.
- Meg Zaletel noted that the MTCC area has many major MOA and SOA streets and roads, and the Anchorage Metropolitan Area Transportation Solutions (AMATS) future planning is in process. The MTCC plan will be critical to have for the MOA/SOA planning process.

A spokesman from Alaska's Alcohol & Marijuana Control Office will explain business licensing & renewals of Alcohol & Marijuana business – **20 Minutes**

- A representative from the Alaska Alcohol and Marijuana Control Office was not in attendance.

Daniel R. McKenna-Foster, from the City's Planning & Zoning Department will discuss a new ADU ordinance – **20 Minutes**

- Daniel handed out his response to the letter that Kris sent him regarding the MTCC concerns with the proposed ADU ordinance, and a question-and-answer discussion ensued.
 - Kris asked about parking requirements. Daniel responded that vehicle storage and street parking is not an ADU ordinance issue. He explained that it is a public right-of-way (ROW) and/or MOA to deal with, not the property owner, and that a ROW study has been approved.
 - Rosemary stated concern about ADU's being used as AirBNB's. Daniel said that his department is aware of that possibility, and again it is not for the property owner to deal with.
 - Al asked about the source of the data showing a Lack of Need. Daniel responded that the data was collected from other community councils and cities, and the data is on the MOA Planning website page.
 - Diane Holms, Roger's Park Community Council stated they are concerned about the 2040 ADU plan as it is not the same as the 2020 plan. She cited that short-term rentals are a concern and suggested that the owner should have to live in the residence six months of the year. She also said that the height of the ADU should not be higher than the original structure. Finally, she stated that enforcement of the ordinance is complaint driven.
 - Lindsey Hajduk, Director of Community Engagement, NeighborWorks Alaska said that she recently conducted a local survey that showed support for ADU's in the community.
 - Kirk cited that Hawaii controls the regulations by charging fees.
 - Jason Motyka, Northern Hospitality stated that short-term-rentals need to be addressed separately and not with ADU's.

Assemblyman Felix Rivera will provide an update on the homeless in regards to the success of moving them into employment and becoming self sufficient and off the homeless list. What is the future of various programs and how many homeless have been provided housing/a place to sleep etc. VS the number of people that have moved in to self-sufficiency. **15 minutes**

- Felix handed out a Demographic Information and Inflow vs Outflow report and said he does not have homeless placement information at this time. He explained each section of the four-page document, followed by a question-and-answer discussion.
 - Al asked what the cost was for the period 1/1/22-9/30/22. Felix said the costs are borne by multiple entities and he will have that information for the next MTCC meeting.

- Rosemary asked about a legend for the graphs. Felix said the graphs and charts can all be reviewed on the Anchorage Coalition to End Homelessness website aceh.org.

Mayor's office – 5 minutes

- A representative from the Mayor's Office was not in attendance.

Other Assembly reports – Rivera, Zaletel, Constant & Volland – 5 minutes

- Meg Zaletel reported that the MOA Budget has its last public hearing at tonight's Assembly meeting, and offered the following comments
 - She said that the proposed budget is paying off more debt than it is incurring.
 - The high cost of experienced employees (attorneys) is having an impact on the budget.
 - There are new room and car rental taxes.
 - The Alcohol Tax is producing revenues as expected but utilizing the funding quickly and effectively is challenging, and they are using Fairbanks as a model.
 - She urged the MTCC to get involved in the planning process for the SOA roads that pass through the MTCC area.

Committees:

Marijuana and Alcohol – Kirk Hastain & Rosemary Borchardt – 5 min

ADU's – Kris Stoechner – 10 min

- Brian reported that he visited the marijuana establishments where there were complaints and confirmed that there is a strong odor from the location directly north of the Midtown Mall.
- Jason Motyka, Northern Hospitality Group reported that their Package Store license will be presented at the Assembly meeting. He explained that they need that license to sell the products produced at their 49th State Brewery, at their new Midtown location (former Romano's). They plan to open in their new location next summer.

New Business:

- Al moved and Greg seconded that a Resolution be written regarding the proposed ADU ordinance. The motion passed with Kirk and Lindsey objecting.
- Meg explained that there will be plenty of time for public input as the public hearing will most likely be postponed to the 12/20/22 meeting

There being no further business, the meeting was adjourned at 1:27 PM.