

**Birchwood Community Council**  
**REGULAR MONTHLY MEETING**  
7-9 PM, Wednesday, February 28, 2007  
\*\*\*\*Beach Lake Ski Chalet on S.Birchwood Loop\*\*\*\*

- 1) Call to Order
- 2) Approval of Minutes (January, 2006)
- 3) **Guest Speakers** (7:30 PM)
  - a. Sgt Stanton, if available, or her replacement
  - b. Candidates for Eagle River Assembly seat: Mr Bill Starr and Ms Janet Brand (tentative) These two front-running candidates for the June Assembly seat are here to respond to members questions and hear their ideas and solutions to our hot issues.

4) **OLD BUSINESS**, updates on the following:

**a. MOA Title 21 Rewrite:**

Public hearing by the MOA Assembly is scheduled for **March 13, 2007** on chapters concerning General Provisions, Boards/Commissions/Muni Administration, Subdivision Standards, and Code Enforcement. An economic report should be released in April, then the remaining chapters will be scheduled for public hearing and approval. View at [http://www.muni.org/planning/prj\\_Title21\\_docs.cfm](http://www.muni.org/planning/prj_Title21_docs.cfm)

**b. Chugiak\_Eagle River Long Range Transportation Plan Update:**

To read the P&Z recommendations & Staff's 36 page Issue/Response summary online go to <http://www.muni.org/transplan/CERLRTPUpdate.cfm> The next step will be the public hearing before the MOA Assembly, but the date is not yet set.

**c. Mt Baldy access.** Our Parks & Rec representative should have an update available for the membership at the meeting.

**d. Eklutna's Tract 40A, the new Master Plan** for the 404 acres we call the Powder Reserve has been heard by the P&Z Commissioners & will go before the **Assembly on Feb 27th**. MOA Staff recommends a maximum of 2069 units. The smallest lots are 3500 sq.ft., with the average being 6000 sq.ft. They also show 7 acres of B-3 commercial business, mixed use, and a reservation for an elementary school site. There will be both public and private trails and initial road connections to the NW quarter/Almdale area as well as 3 connections to the Frontage Road between the interchange and Terrace Lane. The case number is AO2006-125 and is listed on line where you can review comments, read the Staff report, and submit your own comments. Go to <http://munimaps.muni.org/planning/home3htm>  
**UPDATE: Public hearing continued to March 13<sup>th</sup> & now listed as 2007-06. On line comments were not available to the Assembly because those comments were made under 2006-125...we're trying to correct that now.**

**e. C-ER Consortium Status Report on a separate chapter in Title 21-**

The results of the community survey were again presented to the local public on Feb 13 by Dittman. The guidelines in our Updated Comp Plan, this survey, and your input will serve as the basis for suitable land use regulations for our separate chapter for Chugiak\_Eagle River. We expect to hire the land use planner very soon. After the 16<sup>th</sup>, the Survey results can be reviewed on line at [http://www.communitycouncils.org/servlet/content\\_c\\_e.html](http://www.communitycouncils.org/servlet/content_c_e.html)

**f. Eklutna, Inc conditional use permit** for gravel extraction & processing, Case # 2007-040 and 2007-002 was heard before P&Z on Feb 12, with 2007-040 deferred to the March 12 P&Z meeting.. Their original application was to process 6 million cubic yards of material over 10 years, both from a site by the Village of Eklutna & Tract B (Eklutna's Tract C accessed on Eklutna Park Drive at the North Eagle River Interchange) with Tract B holding the concrete and the asphalt batch plants. . We will

discuss this further at the meeting. Your council made comment and can be found at <http://munimaps.muni.org/planning/home3.htm> Type in the case number, then go to “read comments”. A new ordinance proposed thru the Planning Dept, numbered 2007-034 which adds gravel extraction as an approved conditional use to the B-3 zoning was approved also by P&Z on Feb 12. This fits perfectly with what Eklutna needs is this Site 1B area and possibly other B-3 sites.

g. **Eagle River de-annexation feasibility study.** This was a study undertaken by the State Local Boundary Commission to determine if it is economically feasible for Chugiak-Eagle River to de-annex from the MOA and become it’s own Borough. The report will be completed the end of March. The State Legislature funded this study (requested by Sen. Dyson). If it is found possible, the people would have to petition the Boundary Commission for De-Annexation.

**5) NEW BUSINESS**

- a. NW Quarter now dedicated and annexed to Beach Lake Park as of Jan 5<sup>th</sup>, however there were some negative changes, Our meeting in March will host the ADOT who is applying for the conditional use permit to extract the gravel from this site.
- b. There is a proposal for a large area for a shooting/training range for exclusive use of an unnamed group to be located in Beach Lake Park. They do not wish to use public shooting ranges as they need to cordon off the area from the public for extended periods. Rumor says in our park, between the Birchwood Camp and the military bases, but accessed thru our entrance. While the speaker told me that this has been presented to the Parks & Rec Board, and we note that the Dog Musers will receive the proposal on March 20<sup>th</sup>, Others have told me that our P&R Board knows nothing of this.
- c. We will need to re-formulate a committee to review the MOA Title 21 draft and also give feedback to the C-ER Consortium
- d. On March 5, AWWU will present and take comments on the update to the Sewer Master Plan. The meeting will begin at 6:30 PM in the meet room above Garcias.

**6) Board Reports (discussion on continued absence of reports from our representatives)**

CBERRRSA by Gail Dial-  
Parks & Rec Bd of Supervisors-Lexi Hill  
Federation of Community Councils-We need a new delegate as Nanette can no longer fill this position.

**Open Forum**

**\*\*Note\*\*** Our agenda is subject to modification to allow input/action on issues that did not make this notice. Any problem or concern you may have about your area, please contact us. Our mailing lists are constantly be modified and anyone wanting to change to email or to not receive council correspondence is urged to contact us.

Bobbi Wells – Chair 688-4321  
Kevin Finnigan – Vice Chair (on medical leave)  
Nanette Belk – Secretary 694-9629