

Birchwood Community Council meeting minutes of  
February 28, 2007

Meeting was called to order at 7:20 PM, with 15 members in attendance.  
Absent and excused: Nanette Belk (secty), Kevin Finnigan (V. chair), Gail Dial (road board)  
Minutes of Jan 24, 2007 were approved as written

OLD BUSINESS;

The Chair individually read topics from the Agenda listed under item 4 and invited response or discussion from the membership.

-Mt Baldy update will be addressed under Parks & Rec report

-Mr Berg requested information on the C-ER Consortium & asked to be added to their email notification list

-Eklutna's Tract 40A information was updated to note the March 13 continued public hearing date. The Chair presented Eklutna's 2 presentation books to Berg, Solee's, Crosby for map references. Discussion centered on no comments being attached to the Assembly packet, the density, environmentally sensitive site conditions, & traffic analysis. Mr Berg will secure the revised TIA from either Dowl or MOA Traffic engineer for further review. (7:25-8PM)

-The other items did not evoke discussion.

NEW BUSINESS:

The Ordinance for the NW quarter dedication was read and discussed. Ms Brand explained why the 10 acre section was retained by HLB, & that the Timber clause was included to allow Scouts or some such group to come in and harvest timber where the gravel will be excavated. Ms Crosby stated she had spoke with Rodda & Robin Ward of HLB and was assured that if this was not selected as a school site that the community could then apply to have it annexed and dedicated to Beach Lake Park. The Chair noted that Mr Rodda, in the Assembly minutes, did acknowledge that the 1993 Beach Lake Master Plan with the NW Quarter would soon be updated.

Regarding the proposal for allowing a shooting/training range within the park, the Chair spoke of the rumors regarding who and how intensive, but stated those should be presented to the Chugiak Musers at their March 20<sup>th</sup> meeting & then to the Parks & Rec Board. Lexie Hill's email was read to the membership. The rumored benefits were discussed as reported to the Chair by Rodda: road improvements, musher trail improvements. Rodda may be going to HLB when Ward moves to CIRI. Response was lukewarm and suitability was questioned, including spending homeland security monies for road & trail improvements. Ms Brand discussed her knowledge and stated that they needed a secluded area & it would probably not be heavy artillery, but would require all other users to be excluded.

Janet Brand, candidate for Bill Starr's seat on the Assembly, told the membership of her background and community involvement and commitment. Important issues are

separate land use regulations for our area, Town Center, better emergency preparedness (communications, operations center here). Big supporter for service areas. Art Isham spoke regarding his support for our separate chapter also, as they did for Girdwood earlier. Ms Brand supports a sales tax to relieve the property owner tax burden and also thinks the School District budget should be increased. (Several members felt Tract 40A density was seen as a failure of the MOA to follow our comp plan or protect existing neighborhoods.) Ms Brand said our land use regs can stress this and build in protection from this. The chair cautioned members to ask questions not vent. When asked who on the Assembly was most like her, Ms Brand replied that would probably be Debbie, whom she has worked closely with on school issues. Ms Brand was thanked for her time. Mr Starr did not show up.

Lexie mentioned that she might accept the Musers chairmanship and that would free Diane Payne for her continued work on the Birchwood Title 21/separate chapter committee which is now to provide input to the C-ER Consortium on the 4 chapters now out for review by the MOA.

AWWU Master Plan for sewer was discussed which reactivated further discussion on Tract 40A and how water & sewer could possibly be made available to the adjacent neighborhood, which would need it since Eklutna's development could impede outflow and cause problems with the existing on-site septic systems

Lexie reported on Parks & Rec.

-NW quarter gravel extraction will be by conditional use permit and Rodda is helping the DOT representatives with that.

-McDonald Rec expansion is over budget by quite a bit so the project has been reduced by 10,000 sq.ft inside.

-Baldy issue: don't know who put the cell tower & its land, back in the trade.

-ASD would not let adult recreation use in any of their facilities by stating they were booked. Rodda devoted time to checking out their claims. We now can book the gyms but not the classrooms.

-CBA gravel/expansion on hold as BLM has a reversionary interest and now wants 50% royalty of extracted material

-No movement on Town Center deal.

-We're still revising fee structure.

-Spirit Park (in Hiland) will get additional play equipment

Meeting adjourned at 8:48 PM by membership.