

# **Consortium of Chugiak-Eagle River Community Councils**

***“Dedicated to overseeing the creation of a separate chapter of land use regulations for Chugiak-Eagle River in Anchorage Municipal Code Title 21”***

TO: Federation of Community Councils

THRU: Randy McCain  
Consortium President

FROM: Gail Davidson McCain  
Consortium Secretary-Treasurer

SUBJECT: Consortium –Draft Minutes for December 1, 2010 Meeting

## **CALL TO ORDER**

President Randy McCain called the meeting to order at 6:42 pm, at Eagle River Town Center, Eagle River. Room 170

## **Roll Call (Officer position as of tonight's Elections)**

Board: Bobbi Wells – Primary, Birchwood Community Council  
Randy McCain– Primary, Chugiak Community Council, President  
Mike Foster- Primary, Eagle River Community Council, P.M.  
Debbie Thon- Primary Eklutna Valley Community Council  
Gail Davidson McCain- At-Large, Consortium Secretary/Treasurer

Excused: Sara Pullen-Primary, South Fork Community Council

Consultants: Ryan Stencel, ASWCD  
Dan Bolles, ASWCD Consultant

## **APPROVAL OF SEPTEMBER 1, 2010 DRAFT MINUTES**

Corrections introduced by Bobbi: 1st paragraph: Typos; Change 'forth' to 'fourth', and change 'Grant III' to 'Grant 3'. 2nd page, change sentence to read: 'The average people of our community 'don't' understand what we wrote and exactly why we wrote it' by adding the underlined word "don't".

Add the action Items list:

--Dan to take area-wide community meeting concepts back to ASCWD, ASWCD to prepare a lump sum all-inclusive bid. Dan will then circulate ASWCD proposal to the Board within the next 2 weeks.

--Randy to send out disputed letters via email to the Board, with a stated deadline. After deadline, if no valid response, ASWCD is to mail out the response as written.

--ASWCD invoice is to be presented for approval and submission to State for payment at the October Board meeting.

--Gail to deliver a signed proposed amendment to FCC/Consortium MOU to the FCC Office on Sept. 3<sup>rd</sup> so that the FCC can be our Grant Administrator for Grant No.3

A **MOTION** was made (Bobbi) and seconded (Gail) to accept the Draft Minutes from the Consortium Meeting of Sept 1, 2010 as amended. **Motion passed without objection.**

#### **TREASURY REPORT & OLD BUSINESS:**

- Report given by Gail. Grant 1 drop dead date of June 30, 2011 requires all available funds expended, all reports to State Grant Administrator sent out. After discussion, Project Manager is to meet with Consortium Attorney, arrange that current Attorney Trust Fund is to be refunded/converted to Grant 2 with Foster to explore a smaller balance to be negotiated for continuing Attorney Trust Fund. Since contract is between FCC and Baird, FCC involvement will be necessary to do so. **MOTION:** Invoices approved for submittal to State thru FCC are Inv. 7,8, & 9 as presented by ASWCD with instructions by Consortium Board that they are to be paid from Grant 1 (07-DC-095) to exhaust all available funds remaining, with remaining unpaid balances, if any, to be taken from Grant 2 (09-DC-314). **Approved.** Gail is to submit Invoices to FCC. Gail will also make application for 2011 meeting room (for first Wednesday of each month) with fee waiver request ASAP. Grant 3 (11-DC-500) is active, un-used, available. FCC/Consortium MOU is in place for all grants.

#### **NEW OR CONTINUING BUSINESS:**

Re-ordering of the Board as confirmed by appropriate councils:

Bobbi Wells (P), Jill Crosby (A) for Birchwood Council,  
Randy McCain (P), Meri Mears (A) for Chugiak Council,  
Michael (P) with Alternate still unfulfilled for Eagle River Council  
Eklutna Valley will report results at next Consortium Board meeting  
South Fork Council positions are open and unfulfilled  
Eagle River Valley Council positions are open and unfulfilled.

Executive Board Officers, Nominations & Elections: At Randy's suggestion, position of Project Manager and Vice President are combined. Board agrees.

Randy to continue as President,

Michael to accept combined Project Manager/Vice President position,

Gail will continue as Secretary/Treasurer.

**MOTION** made (Gail) and seconded (Bobbi) to accept nominations for Officers as presented. **Approved.**

Debbie Thon suggests that Randy should drum up more interest by planning to attend each upcoming council meeting on behalf of the Board and our mission.

Discussion on recent actions regarding presentations to councils:

Bobbi reports on her attempted presentation efforts with other councils, the combined North-South presentations were called off. Birchwood did do a presentation, with ERV & Chugiak Chairs in attendance who took binders home with them, Eklutna Valley previously had an ASWCD presentation. Randy wants ASWCD to present to BCC and Chugiak.

Ryan discusses the necessity of presentation foam boards, and printing costs for handouts, etc. which have to be approved by Board. Ryan said printing expenses for Chapter 10 copies and presentation boards will be about \$2,000.00 to visit the 5 councils including map made up by muni (\$200) which would also be used when they present to the P&Z & Assembly. Thon suggests people just throw paper away and there's such a thing as too much. **MOTION (Gail)** to approve 2K for copy and costs for all public meetings. **Motion failed for lack of action or a second.** Thon restates she just wanted Randy to drum up interest by going to councils, not do this council presentation thing!. Ryan talks about her ASWCD website development of Ch.10 with links to all relevant MOA documents with a link so people can submit questions by email to ASWCD and a FAQ also.

Review of questions sent out by Bobbi to ASWCD & copied to Board

Randy begins with the list of questions submitted to ASWCD from Bobbi. Bobbi states those were questions she submitted to Dan asking for clarification not especially for Board discussion but as a courtesy was copied to the Board. One example discussed was the Staff & Administration proposed amendment to include Townhouses in B-3. After discussion, Randy suggests we drop discussion of any MOA amendments that haven't come forward yet and states he would like to discuss the R-6 issue a bit. Ryan acknowledges all the work Bobbi put in on the R-6 properties list with plats shown because of the issues regarding minimum lot size, setbacks, lot depth reduction, projected rights of way, and states she is having her Map guy pull all R-6 zoned properties beginning from Ft. Rich going north. She also states that the Consortium will have to approve the reasonable cost of having her Map Guy place on a mounted wall map the location of each of those properties that will be impacted. This is important because those exercising their right to apply for non-conforming status will have their setbacks reduced to 10 & 5 feet thereby destroying the R-6 lifestyle. We can also use this at the Town Hall meeting.

Randy says if we list R-6 at 1 acre minimum in our final draft, which apparently is what now has been done, we appear to have permanently conceded that we will accept 1 acre as the minimum and it is but one issue of multiple issues interrelated and tied together. He points out this is what was presented to the rural councils as well as to certain stakeholders. Ryan says those earlier versions listing 1.125 acres were a typo which they have now corrected. Ryan and Dan would like to add back in "minimum lot size to include half the abutting right-of-way" to the R-6, 8, 9, & 10 zone districts, even though Dan is sure P&Z will not agree with that if we don't go with 1 acre minimum lot size in R-6. Group agrees to insertion. Dan also points out that the intent for C-ER

reducing to the 1 acre is to allow future subdivision of the 2.5 acre lots which we have reduced to 2 acre minimum without creating the need for a variance to keep from being nonconforming. R-8 would be reduced from 5 acres to 4 acres minimum. R-9 goes from 2.5 acres to 2 acres. With the discussion heating up, Mike requests clarification from Dan. Multiple discussions ensue regarding effects of being a nonconforming property, yard setbacks, projected street and highway rights-of-way setbacks, measuring lot depth, the ability to subdivide, "takings", and validity of legal opinion being reviewed. By **MOTION**, the Board by majority vote **approved** going to a 1 acre minimum for R-6, and including half the abutting right-of-way in R-6, 8, 9, 10 zone districts.

Next the Board reviewed the changes made by our consultants to maximum height restrictions on commercial properties to conform to our C-ER Comprehensive plan. The Board agreed.

A **MOTION** was made to now move Chapter 10 forward as amended and agreed. **Approved.** ASWCD stated the next step is submitting Chapter 10 to Jerry Weaver, MOA Planning Director, and to also post it online on the website where members should review it and send any suggestions to Ryan. ASWCD will come to the councils. Then Chapter 10 will go to P&Z, then to the Assembly Title 21 Committee, then to the Assembly.

The meeting adjourned at 10:45pm.

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#### **ACTION ITEMS from December 1, 2010**

- 1) Discussion that Michael is to talk with our attorney, Ron Baird, about necessity of re-doing Trust account and negotiate smaller amount if we must continue to maintain a Trust account.
- 2) Gail to do fee waiver to P&R ASAP to ensure regular Board meeting dates.
- 3) Gail to submit Invoices to FCC for submission to the State
- 4) Email councils asking for affirmed or re-affirmed representatives to Consortium Board for 2011: S. Fork CC is open ERV is open, both seats. ER has alternate open. CCC reaffirmed, BCC reaffirmed, Ek,V (forgot to ask)
- 5) Bobbi points out we have to notify FCC, ASWCD, and Baird of new Officers, whoever we have contracts with, Gail to do that ASAP

### BOARD INFORMATION

Seat	Communi ty Council	Status of Confirmation by Community Council	Term Expires	Delegate Name	Delegate Type	Phone	Email
1	Birchwood	Confirmed	10/01/12	Bobbi Wells, Consortium President	Primary	688- 4321	barb@mtaonline.net
			10/01/12	Jill Crosby	Alternate		af@uaa.alaska.edu
2	Chugiak	Confirmed	10/01/12	Randy McCain Consortium President	Primary	229- 6009	mccain@mtaonline.net
		Confirmed	10/01/12	Meredith Mears	Alternate	622- 4077	meredithmrs@aol.com
3	Eagle River	Confirmed	10/01/12	Mike Foster Consortium Vice President Project Manager	Primary	696- 6200	mlf@mlfaalaska.com
			10/01/12	VACANT	Alternate		
4	Eagle River Valley		10/01/12	VACANT	Primary		
			10/01/12	VACANT	Alternate		
5	Eklutna Valley	Confirmed	10/01/12	Debbie Thon	Primary	688- 0575	mccain@mtaonline.net
		Confirmed	10/01/12	Bob Reagan	Alternate	688- 6610	reaganrr@ak.net
6	South Fork		10/01/12	VACANT	Primary		
			10/01/12	VACANT	Alternate		
7	At-Large	Consortium Election Confirmed	10/01/12	Gail McCain Consortium Secretary-Treasurer	Primary	727- 3845	mccain@mtaonline.net

*The Consortium meets at 6:30 pm on the first Wednesday of the month  
In the MOA Conference Room, next to the library in the Eagle River Town Center, room 170.*