

BIRCHWOOD COMMUNITY COUNCIL

Meeting Minutes June 24 2009

Jill Crosby - Vice Chair called the regularly scheduled Birchwood Community Council meeting to order at 7:30 pm with 14 members in attendance. Meeting took place at the Mushers Hall.

Minutes for May meeting approved as written 1st B Trost 2nd A Peck.

Guest Speaker ; Adam Caswell with Granite Construction updated the council on the progress made at the Birchwood airport gravel extraction project with an overview of procedures on extraction operations. The new rail will be set next week. In early July the train will begin loading gravel by rail.

With the latest updated operational plans and availability of trains, the train will be loading from 5:00 pm to approximately 8:30 pm with departure at that time instead of this process occurring in the morning or twice a day.

The construction of the north to south berm has been completed and no more access roads will be cut from South Birchwood.

Bobbi Wells had called in with concerns about access roads cut in from South Birchwood as well as penetration into the undisturbed vegetative buffer for monitoring wells, and the owners have agreed that the disturbed areas will be re-vegetated and 18 trees (3-to-1) will be planted.

OLD BUSINESS:

Discussion on summer-hiatus standing committees: committees and officers will remain active through the summer and present the council positions when needed.

A motion was approved to adjourn for the summer, July through August, meeting again September 24, 2009 (1st L Sander 2nd L Hill.)

Discussion: Beach lake master plan, the 8.8 acres in SE corner will be addressed according to Sara with LDN.

NEW BUSINESS:

Chugiak council member Frank Yarbourgh, brings to our attention a recurring concern; A parcel of property adjoining his land was donated to the catholic church to be used for a specific purpose; the catholic church sold it to a developer instead. The developer is proposing a densely planned Duplex subdivision that poses threats to neighboring wells. Case #2007-117-2, **Tundra Jewel Ranch** lot 20.

Chugiak Council has asked Birchwood to support efforts to stop this development. A **motion** for Birchwood to send letter of support (1st B Wells 2nd A Peck), Passed.

C-ER Consortium land use regulations:

Bobbi Wells speaks to defining an **Urban-Rural boundary** by B-3, RO, and I-1&2 zoning rather than a definite boundary line to define rural commercial standards. Rural standards for business and commercial properties should not be as strict as in MOA Title 21 rewrite.

Examples are side walks on both sides of roadways and landscaping requirements on the site. Country atmosphere of natural vegetation is more valuable and appropriate.

Wide vegetative buffers to screen industrial businesses and heavy equipment storage from the main arterials is desirable, or ensure business use next to arterial with industrial behind.

Bobbi reports; Assembly passed the **outdoor wood boiler ordinance**, "s" version, boilers meeting Phase 2 EPA guidelines and up are approved. It's unclear how existing boilers will be affected. Minimum distances and stack height will mitigate smoke nuisance to neighbors...as written, only the larger lots will meet these requirements.

Reports: CBERRSA REPORT (Wells)

Question before the Board is.... to **begin process to determine the level of service we wish for our local road board to maintain 10-20 years from now**, for all of us in Chugiak-Eagle River, with the appropriate mill levy. Examples are, should we construct sidewalks and maintain them, including repair? Do we want street lights everywhere or nowhere? Should we be building other roadways beside local roads? Should we purchase right-of-ways for new roads; should we be building new connecting roads at all? How about design and engineering? Drainage issues? Should we bond for projects? Should we combine with other boards and become one big board? Elected or appointed from each council?

Reintroduce the old country lane standard and a new rural collector standard were agreed upon. Initiating this change can not take place till 2011 when we redo our Long Range Transportation Plan.

Parks and Rec. (Hill)

--Lexi gives update on **Beach Lake Master Plan**. Several local residents will be doing a walk thru with the consultant on July 18.

--Parks and Rec. will not be purchasing the parking lot across from Valley River Center as they have dropped that idea for now.

Next meeting September 23rd

Meeting adjourned at 9pm (1st B Trost 2nd L Hill)

Gail Davidson McCain/Secretary