

Eagle River Valley Community Council Meeting
Wednesday, September 12, 2018 7:00 pm
REGULAR MEETING
Gruening Middle School

Minutes – Approved October 10, 2018

Call to order at 7:05 pm by David Schade
Quorum established.

Candidates Open Mike:

Oliver Schiess – State Senate

Mr. Schiess introduced himself and shared his background and various responsibilities in the Marines. His top priorities include the budget, crime and need to work together. He believes the state needs more stability, that law enforcement must be adequately funded and in increasing opportunities for Alaskans to go back to work. More information can be found at his website. <http://oliverforstatesenate.com>

Lori Reinboldt – State Senate

Ms. Reinboldt introduced herself and shared her background. She was born and raised here and was a substitute teacher for 9 years. She is against Common Core. Her priorities include repealing SB91, using statutory calculations for the PFD and responsible development of Alaska's resources. More information can be found at her website. <https://reinboldforalaska.com/>

Meeting Minutes: May 2018 minutes, **Kay Laughland-Street Lights**, were amended as follows: "Kay gave a presentation about the need for streetlight for the school children **at War Admiral Rd. and Tradition Ave.**" Tom Freeman moved to approve May 2018 minutes as amended. Pete Panarese seconded. May Meeting Minutes were approved by vote of 10 yea, 0 nay and 0 in abstention.

June 2018 Special Meeting minutes were amended as follow: In Braendel Creek Subdivision Proposal under "Questions from the audience... Builder" remove **(Mike Quinn and Skylar Quinn are not builders.)** Tom Freeman moved to approve June 2018 minutes as amended. Pete Panarese seconded. June Special Meeting Minutes were approved by vote of 10 yea, 0 nay and 0 in abstention.

Treasurers Report: No report

New Business:

Municipality of Anchorage Watershed Management Services

Ordinance No. AO 2018-067 Stream Setback Provisions

Jeffrey Urbanus, Watershed Hydrologist, UrbanusJD@muni.org, 907-343-8023

Mr. Urbanus presented proposed changes to the stream setback provisions.

- This topic has generated considerable public input at the Assembly. Public testimony is scheduled for August-October.
- The current version of the code directs the municipality to revisit the issue of stream setbacks in order to a) provide wider stream protection setbacks and b) provide relief for property that would be impacted or rendered nonconforming by such wider setbacks.
- Current code is complex and difficult to understand and use. Revised code has been clarified.
- Research on national trends show our current required buffers are small. Optimal setback is 100 feet.
- Setbacks are beneficial in that they provide protection from erosion and flooding, provide floodplain storage, protect water quality, increase property values and provide aesthetic benefits. Larger setbacks generally provide greater benefits.

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- Juneau and Kenai Peninsula boroughs have 50 ft. setback. Mat Su borough has 100 ft. setback.
- Previously, Anchorage setbacks were based on zoning and were very inconsistent. (e.g. South Fork had 100 ft. setback while Girdwood's was 25 ft.)
- With the proposed revisions, setbacks will be specific to the stream itself. Streams are categorized in tiers, based on size of stream, nature of the stream (wide meandering floodplain vs narrow entrenched stream) and pattern of adjacent development (intact riparian vs. urbanization).
- All stream setbacks include an initial 25 ft. "streamside zone" from the ordinary 'high water' mark. An additional "riparian edge zone" width will depend on the stream size (i.e. additional 0, 25 or 75 feet). The streamside zone is a non-disturbance zone, with exceptions for trail, road and utility crossings; unpaved trails; and things like stream gauges, monitoring equipment, fish platforms. The riparian edge zone is reserved for natural stream functions with some allowance for temporary or previous uses such as paved trails, decks, accessory structures less than 150 sq. ft. on non-permanent foundations and lawns which may be up to one-half of the riparian edge zone.
- Proposed setbacks in Chugiak/Eagle River/Birchwood are:
 - 100 feet – Eagle River, Eklutna River
 - 50 feet – South Fork Eagle River, Carol Creek, Crystal Creek, Edmunds Lake Creek, Falling Water Creek, Fire Creek, Little Peters Creek, Meadow Creek, Mink Creek, Mirror Creek, Parks Creek, Peters Creek, Thunderbird Creek
 - 25 feet – Unnamed tributaries of these streams, Eagle Loop Creek and all others.
- Existing uses are generally grandfathered in and remain so upon sale of property.
- Greatest impact of ordinance changes will be on vacant, undeveloped land and the largest streams. Intent is to preserve and protect what hasn't yet been disturbed.

Questions from the audience were addressed:

- If a fire substantially damaged a structure that was within a streamside or riparian zone, it can be rebuilt to its original state.
- There is clarifying language regarding hydropower generation requirements. Hydropower equipment is allowed within 25 ft. of the stream. The current review process to place such equipment is still required.
- There is clarifying language regarding identification of the edge of a stream. Watershed Management will define 'edge of stream' if requested.
- There is clarifying language regarding clearing and restoration of vegetation on the setback. Vegetation must be restored w/native vegetation. Trees must be replaced one for one.
- Code enforcement is an issue now. This is primarily "complaint-based." When complaints are raised to MOA Watershed, they will follow up, investigate and initiate a code enforcement case if necessary.

Next steps:

- Contact Jeffrey Urbanus with additional questions or feedback at UrbanusJD@muni.org or 907-343-8023.
- Contact your representative to provide additional input.
- The Assembly will revisit this topic on October 9.

Residential Development West of Ravenwood Elementary
Andre Spinelli, Vice President of Design and Development, Spinell Homes
Tony Hoffman, P.L.S. Senior Surveyor, The Boutet Company, Inc.

Mr. Spinelli introduced himself and Mr. Hoffman. Mr. Spinelli represents Spinell Homes, a family business that was started by his father Chuck Spinelli. They are long-time members of the Anchorage community. He presented plans for development of a parcel located west of Ravenwood Elementary School, located on east side of Eagle River Lane and south of Ptarmigan Blvd.

- This plat is part of Eagle Crossing and is currently zoned R3-SL (single or two-family residential with a restriction on areas with 30% slope). The Eagle Crossing master plan included construction on 30% slope, except in this area being considered for development.
- Property is currently owned by Northrim Bank. For purchase to be completed, development plans must be revised.
- Proposal is to construct 24 single family homes. Entrance to subdivision would be from Eagle River Lane. Two houses would be located on top of the bluff. Open space would be included on corner of Eagle River Lane and Ptarmigan Blvd. where creek is located. This is much lower density than original plans for all duplexes and a larger number of units.
- Slope along Eagle River Lane is problematic since it is so steep that vegetation cannot grow and there is an erosion problem. Proposal would lower this grade and move materials to fill ravine in the property. Additional fill would likely be required to reduce slope of the ravine.
- Current drainage pattern through the property would not be changed. Drainage pipe would likely be placed under road constructed into neighborhood to facilitate drainage pattern.

Questions from the audience included:

- Concern was raised about additional traffic through stop signs located at the Eagle River Lane/Ptarmigan Blvd. intersection.
- Concern was raised about losing pastoral atmosphere of Eagle River.
- Lot sizes would be approximately 6000 sq. ft. which is among the largest lot size in Eagle Crossing.
- Can lot size be increased to 1 acre to maintain atmosphere and reduce density/traffic? Project would not be economically feasible due to cost of property.
- Typical homes are expected to be 1600-2400 sq. ft. priced at \$350K-\$450K.
- Trees would be removed to construct road and change the slopes. When houses are constructed, it is likely most trees would be removed.
- Earthquake safety – Anchorage has a municipal map showing soil types related to earthquake risk. This is not a high-risk area.
- Homes would be served by city water.
- Snow removal issue? This would likely be a privately maintained road like rest of Eagle Crossing. It is likely snow would be trucked out in case of heavy snowfalls.
- Platting & Zoning approves plan revisions. Input from community councils and residents is considered in the decision.
- Process is to present plans to community council and seek the council's support, submit application and conduct public hearings/meetings. Input can be provided at public hearings. Residents can testify or submit their comments in writing.

Old Business:

Eagle River Community Patrol - Cliff Cook

- There were 253.25 patrol hours logged in June-August with 2500 miles.
- The Community Patrol participated in numerous public events over the summer to raise awareness.
- Crime has increased in Chugiak, Birchwood and Eagle River. Most prevalent is:
 - Smash & Grab at trailheads during the day. This seems to be an organized group.
 - Increase in mail theft

- Vehicles following Fedex and UPS trucks to steal packages from doorsteps. Track your packages and ask a neighbor to pick up if you cannot be home.
- Walkers in Fred Meyer parking lot trying car door handles to gain entry. (Lighting has improved in parking lot recently.) Call APD if you see this happening.
- Lions Park – unauthorized camping/sleeping
- Please be proactive and report all incidents or suspicious activities to Anchorage Police Department.

Assembly Report – no report.

Committee Reports:

Federation of Community Councils - Tom Freeman

- No meetings in July or August. First meeting is next week.

Road Board - Crystal Kennedy

Crystal's update included the following:

- Road board hasn't met yet this fall.
- Road board was invited to HALO meeting on Hillside. They have 31 different zones for road management. Board presented how our Road Board works.

School Board: Starr Marsett will be our new representative.

C/ER Consortium: Steve Skipper – No report

Education: Patsy Gunn: - No report

- An Open House Presentation by ASD is scheduled for September 13, 6-7:30pm, at Gruening Middle School regarding changes to school start times. An email reminder will be requested to ERVCC distribution list.

Parks and Rec: Pete Panarese

- The proposed dog park to be located on Fire House Lane is still under consideration.
 - Local neighborhood is very opposed with concerns about parking and traffic.
 - It is likely many people would walk to the park rather than drive.
 - This is empty property that would be put to use.
- Be very careful about locking your vehicle at trailheads. There are instances of 'smash and grab' taking place. Best policy is to remove all valuables from your vehicle.

Platting and Zoning: Pete Panarese: No report

Adjourned at 8:25 p.m.

Next meeting on October 10.

ERVCC Board Members (Term Expiration) President: David Schade (2021) Vice President: Elisa Snelling (2019)
Treasurer & Education: Patsy Gunn (2021) Parks & Rec: Pete Panarese (2021) Consortium: Steve Skipper (2020)
Platting & Zoning: Pete Panarese (2021) Federation of Community Councils (FCC): Tom Freeman (2020) Road
Board: Crystal Kennedy (2019)/Arlene Rasic – Alt (2019) Secretary: Joy Webb (2021) Susan Fischetti (2019)