

MEETING MINUTES

Thursday, October 21, 2021, 7:00 p.m.
Via Zoom

1. **CALL TO ORDER** (Quorum 5+ Elected Board Members) 7:00 PM

2. **INTRODUCTIONS** (Board Members / Presenters / Guests from outside the Chugiak Community Council area)
 - Jake Horazdovsky, President (at large)..... Present Excused Absent
 - Blake Merrifield, Vice President (E. Peters Creek/ Mirror Lake)..... Present Excused Absent
 - Tom Looney, Secretary (at large)..... Present Excused Absent
 - Burke Wonnell, Treasurer (Eklutna/Thunderbird)..... Present Excused Absent
 - Darryl Parks (Fire Lake) Present Excused Absent
 - Will Taygan (E. Peters Creek/Mirror Lake)..... Present Excused Absent
 - Leslie Echols (W. Peters Creek/Mirror Lake)..... Present Excused Absent
 - Rashae Johnson (W. Peters Creek/Mirror Lake)..... Present Excused Absent
 - Bruce Aspray (alternate, at large)..... Present Excused Absent
 - Harold Parker (alternate, at large)..... Present Excused Absent

3. **APPROVAL OF AGENDA**
 - Moved by [Darryl Parks](#) Seconded by [Burke Wonnell](#)
Passed Unanimously

4. **APPROVAL OF MINUTES** – Sept 2021
 - Moved by [Darryl Parks](#) Seconded by [Burke Wonnell](#)
 - Passed Unanimously

5. **UNFINISHED BUISNESS**
 - none

6. **UPDATES**
 - Chugiak Volunteer Fire Dept. – Fire Chief, Tim Benningfield
 - 73 calls for Sept 824 calls in 2021
 - +40,000 volunteer hours so far this year
 - Volunteer hour is worth estimated 30.30/hr at CVFD. \$1.8M savings by volunteer hours in 2021 by CVFD.
 - Fire protection month
 - Focus on “Sounds”, know the sounds of the smoke alarms, check and replace batteries
 - This Sunday October 24 1-4pm open house at fire house (bays only)
 - Legislative
 - Kelli Toth representing this area.
 - Legislature is still in technical session
 - Assembly
 - Crystal Kennedy
 - N/A
 - Jamie Allard
 - Emergency Mask Ordinance
 - Recall Petition is being circulated for her.

- School Board
 - Pat Higgins
 - Staffing is a crisis, lack of substitutes, bus drivers and food service for ASD and other schools around the state
 - New math program this year, heavy reading focus in new program, which may be impacting learning and test scores.
 - Some areas have seen improved outcomes due to remote learning, which the board is looking into.
 - Last School board meeting had a lot of input from teachers and administrators regarding too large of classroom sizes and excessive stress in current school situations.
 - Next Board meeting will be dealing with proposed Capital improvement bonds approx. \$100M being considered.
 - Roof maintenance projects are being considered high priority
 - Balancing deferred maintenance versus more bonding
 - Union Contracts are up for negotiation, teachers are currently working without a contract.
 - Jamie Allard asked if we have any form of ‘Critical Race Theory’ or similar philosophies are being taught. Mr. Higgins replied that “age appropriate” teaching and discussions will be allowed, and has not heard of similar philosophies being included in ASD curriculum.
 - Sean Murphy asked if the pay of Bus Drivers is being reviewed where bus drivers were paid in 2020 where students were not going to school. Jamie Allard stated that some of the bus drives pay was covered by grants, and they were paid whether they were actively driving or not.

7. **GUEST PRESENTATIONS** (limited to 15Min)

- Sean Murphy with Eagle Exit introduced himself as spokesperson.
 - Introduced himself and updated some of the activities the Eagle Exit has been doing to educate CER residents about their proposed plan for self governance for CER.

8. **NEW BUISNESS**

- Birchwood Airport Masterplan – Members of Birchwood Airport Association (No Show)
 - Members expressed concerns with the potential transfer of the airport management from DOT to a private partner.

9. **REPORTS**

- CBERRSA - Blake Merrifield
 - Study Planned for South Birchwood traffic
 - Old Glenn Hwy transfer snow maintenance from State to CBERRSA. New management is considering but may not happen until next year
 - Starner Bridge, maybe last update, waiting on Fish and Game permit to do temp repairs. (fixing planks and etc. (must be done by mid July) if it then fails inspection then the bridge may be closed, if so the bridge may need to be removed.
- CER Advisory board – Jake Horazdovsky
 - N/A.
- Federation of Community Councils (FCC), Darryl Parks
 - Presentation from planning dept. on downtown Anchorage issues (see attachment to minutes)
 - Presentation on Zoom meetings, zoom meeting recordings are only kept for one week because of storage size.

- Talked about Community Council, what they do, Burke showed a graphic summarizing the roles of Community Councils in Anchorage. (see attachment to minutes)
- Financial – Burke Wonnell
 - Savings Balance: 2520.09
 - Checking Balance: 12.78
 - \$160.00 fee for Council's PO Box is due at end of the month.
 - Burke made a motion to spend money to pay the PO Box Fee Burke seconded, the motion passed unanimously.
 - Received public notice from P&Z for rezoning at Carol Creek Subdivision case 2021-0066 scheduled 11/1/2021.
 - Received public notice from the Assembly about 3 Bear's request to amend their Special Land Use Permit for Alcohol (Package Store), case on 2021-0117, on 11/8/2021.
- Parks and Recreation Board of Supervisors –Will Taygen
 - Investigation is closed, things are getting a little back to normal operations
 - Karen Richards came to her office today (ER Parks Director)
 - Advisory Council approves the ER Parks Budget and they are under budget at this time
 - Request to make improvements Lorreta French
 - Ski Club wants to make improvements at Birch Lake
 - Proposed Improvements near Mirror Lake bike park
 - Todd Russel asked about the status of the Dog Park.
 - Will stated that some redesign is being accomplished and new plans will be published in the next month or two.
 - Todd stated that many of the people from the area are not happy with the development.
- CER Chamber of Commerce- Leslie Lance
 - Watch for our Support Local event. Spend \$100-\$200 at a local merchant. Take your receipt to the Chamber and receive a gift card for \$50-\$100 from a local business.
 - Online Holiday auction and Merry Merchant Campaigns--please go to our website.
 - Merry Merchant Munch in back! December 3&4. See the website for specific times and business list.
- Secretary – Tom Looney
 - N/A
- General Council Business – Jake Horazdovsky
 - N/A

10. OPEN FORUM


- No participants

11. NEXT MEETING DATE:

- The next scheduled meeting is Thursday, November 18, 7:00 PM

12. ADJOURNMENT:

- Adjournment moved by Burke Wonnell, seconded by Tom Looney, 8:11PM passed unanimously.




What does a Community Council Do?

Recommend compliance with and changes to the Comprehensive Plan

Respond to local government proposals

Review notices concerning liquor licenses, performance venues, land use permits, disposal of municipal lands and other issues submitted to the Council

Propose action regarding enforcement of existing laws, ordinances and pursuit of rights under existing laws or ordinances and any matter of policy regulation



Advise the Assembly of annual capital improvement project priorities



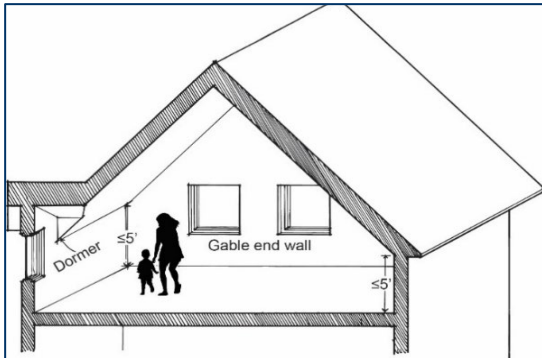
R-2 Zones Height and Bulk Amendment to Title 21

Summary: Amends the 2½-story height limit for residences in the R-2A, R-2D, and R-2M zoning districts.

- Allows 3-story buildings as exceptions to the 2½-story height limit on certain sites.
- Requires 3-story buildings on exempted sites to provide transitions in height and bulk.
- Adjusts multifamily building side setbacks and rooftop stairwell and parapet height.

Objective: Resolve constraints to new housing while addressing neighborhood compatibility.

Title 21: Half Story



2½ stories



3 stories



Rooftop Parapets, Stairwells





R-2 Zones Height and Bulk Amendment: PZC Case 2021-0111

Draft Documents for Public Review:

Cover memo: Request for public comment.

Attachment 1: Project Description and Background.

Attachment 2: Draft Assembly Ordinance.

Attachment 3: Draft Zoning Code Amendment Language (Annotated).

- 2021 Public Hearing Draft re-works a previous draft that underwent public review in 2019.
- Released on September 3 with public info meetings and consultations in Sept and Oct.
- Scheduled for Planning and Zoning Commission public hearing on November 1.

Project Info:

Contact Tom Davis at 343-7916 or tom.davis@anchorageak.gov

Visit the Project Web Page at:

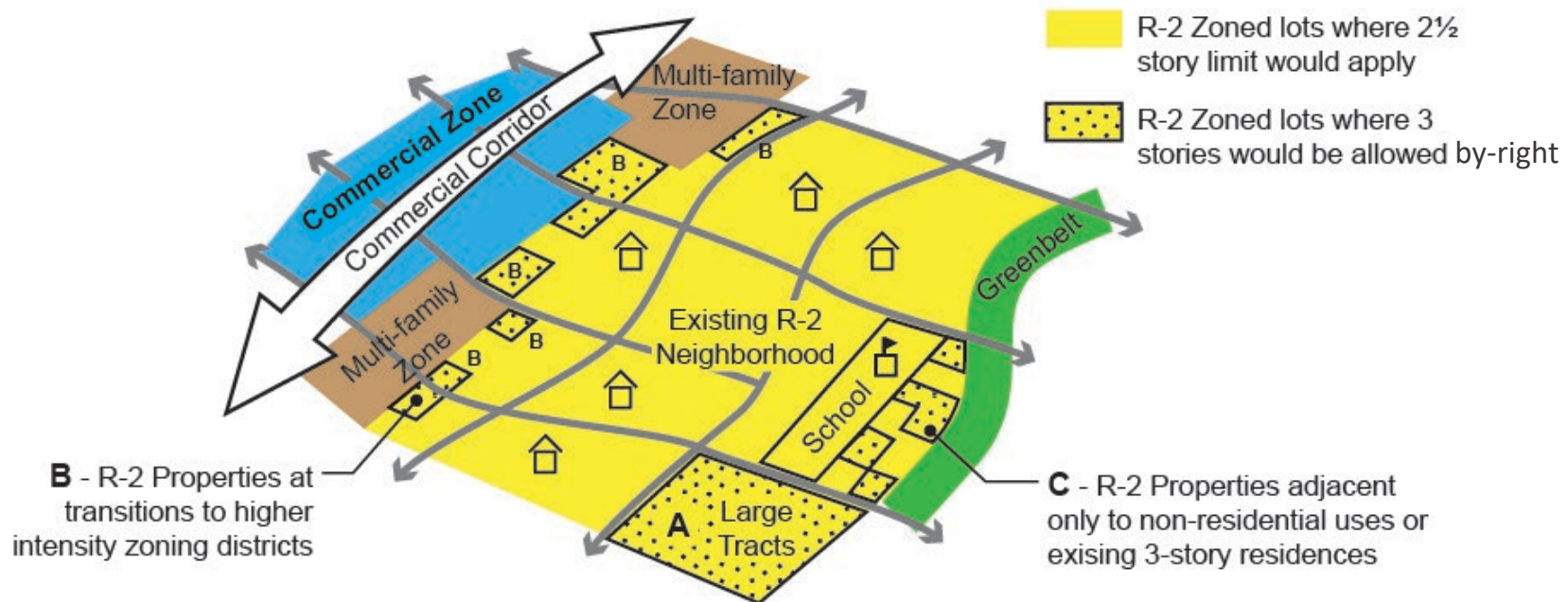
<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Compatible.aspx>



Summary of Draft R-2 Amendment

3-Story Residences as Exceptions:

- Retains 2 ½ story height limit for most lots.
- Allows 3-story buildings by-right, as exceptions in strategic and peripheral locations:
 - A. Large development sites ½ acre or more in size.
 - B. Transitional sites located adjacent to commercial or multifamily districts.
 - C. Sites adjacent only to non-residential uses or 3-story residential uses.
- Enables approval of 3-stories on other lots shown in yellow below, via Administrative Site Plan Review entitlement procedure.

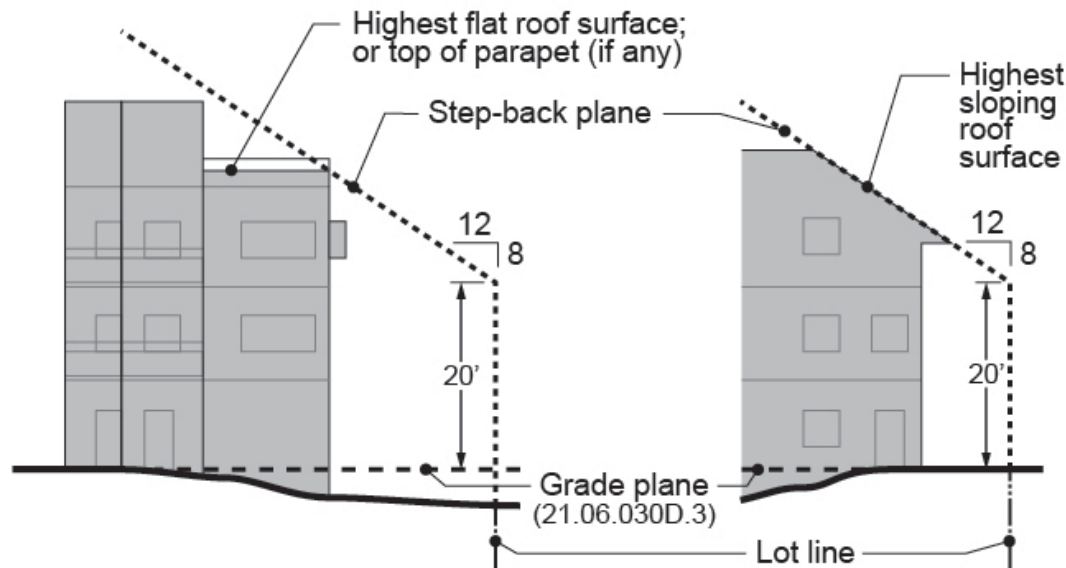




Summary of Draft R-2 Amendment

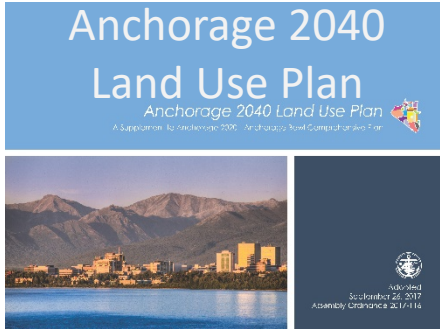
Height/Bulk Transition:

- A. **Step-Back in Height:** 3-story buildings to be stepped back in form, or set back further in footprint, or have rooftops sloped away from neighboring residential lots.
- B. **Maximum Sidewall Length:** Limit the length of the 3-story building mass extending along side lot lines facing adjacent residences.





Parking and Site Access Title 21 Text Amendment

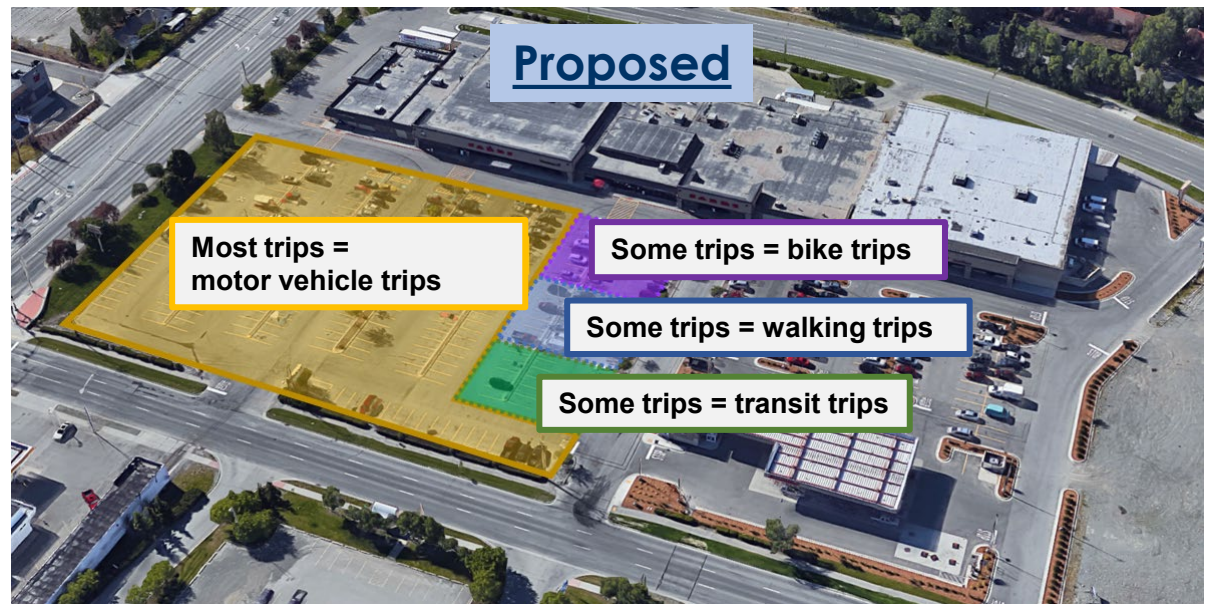


Action 4-3: Allow more parking reductions by-right in key areas.
Action 4-6: Reform internal site circulation (driveway) standards.

Improved urban design with increased multi-modal access within targeted areas of the Anchorage Bowl

Monetary savings on parking spaces will bring down costs

Efficient use of land and decreased costs will facilitate response to housing demands





Parking and Site Access Title 21 Text Amendment



Apartment with too many required spaces.



Driveway and parking takes most of the space on a site.



Lack of secure and convenient bicycle parking.

- Replaces five existing area-specific parking reductions with a lower minimum parking requirement for traditional urban neighborhoods near Downtown and along transit-supportive development corridors.
- Some parking reductions proposed to become “non-discretionary” up to a certain percent, providing more certainty in considering different site designs.
- Amends requirements for driveways in traditional urban contexts to be more true to neighborhood character.
- Encourages improved site access for pedestrians, bicyclists, ride-share, and transit riders.



Good site access for pedestrians.



Tailors regulations for areas with an urban street grid.



Secure bike storage for residents and commuters.



Parking and Site Access Title 21 Text Amendment

Project Schedule



Step	Public Involvement
1. Spring/Summer 2021 Pre-consultations	Pre-Consultations with public, agencies, and subject experts. Discussion of different options for code amendments.
2. Winter 2021 Community Discussion Draft	<i>Community Discussion Draft Review</i> code changes available for public review in October 2021.
3. Winter/Spring 2022 PZC-Recommended Draft Anchorage Assembly Final	<i>Public Hearing Draft</i> and public hearing before the Planning & Zoning Commission for a recommendation. <i>Final Draft</i> to Anchorage Assembly for a public hearing on adoption of the amendments.

LEARN MORE:

www.muni.org/Planning/2040actions.aspx

CONTACT:

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Tom Davis, 343-7916
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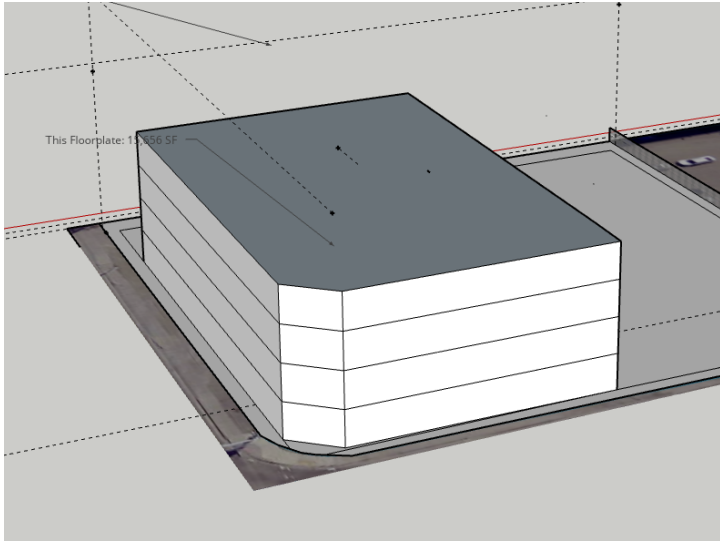
R-4A Zone Mixed-Use Text Amendment

A Title 21 zoning code change for Anchorage's R-4A mixed-use zoning district

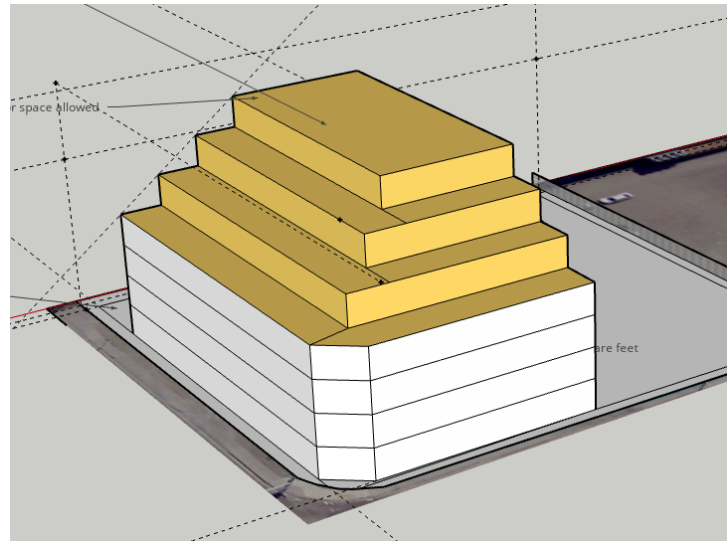
Why is this important?

Anchorage's residential mixed-used district with the highest capacity for new housing

The R-4A zoning district integrates high-density residential development with on-site commercial uses in a mixed-use neighborhood setting. **This project will make the R-4A district easier to use and interpret while achieving the goals of the Anchorage 2040 Land Use Plan.**



Example R-4A Buildout without FAR/height bonuses



Example R-4A Buildout step back and other bonuses

Project Overview

This project will make the R-4A zoning district more flexible and effective by:

- Consolidating and simplifying the R-4A development standards.
- Allowing a higher proportion of by-right commercial uses in mixed-use developments without extra reviews.
- Allowing a wider range of commercial uses that contribute to the urban mixed-use residential context.
- Supplementing the minimum housing density requirement with incentives to allow for more needed housing.
- Enabling more flexibility in phasing between commercial and residential uses.
- Varying design standards by primary and secondary frontages, with more flexible standards on secondary frontages.
- Simplifying the process for increasing building heights while reducing potential for shadowing.

Step 1

Discussion Draft Released for Public Comment

Step 2

Public Hearing Draft Submitted to Planning & Zoning Commission

Step 3

Planning & Zoning Commission Draft to Assembly for Approval

CONTACT:

Daniel McKenna-Foster, 343-7918
Tom Davis, 343-7916














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LEARN MORE:

www.muni.org/Planning/2040actions.aspx






Summary of Major Changes in R-4A

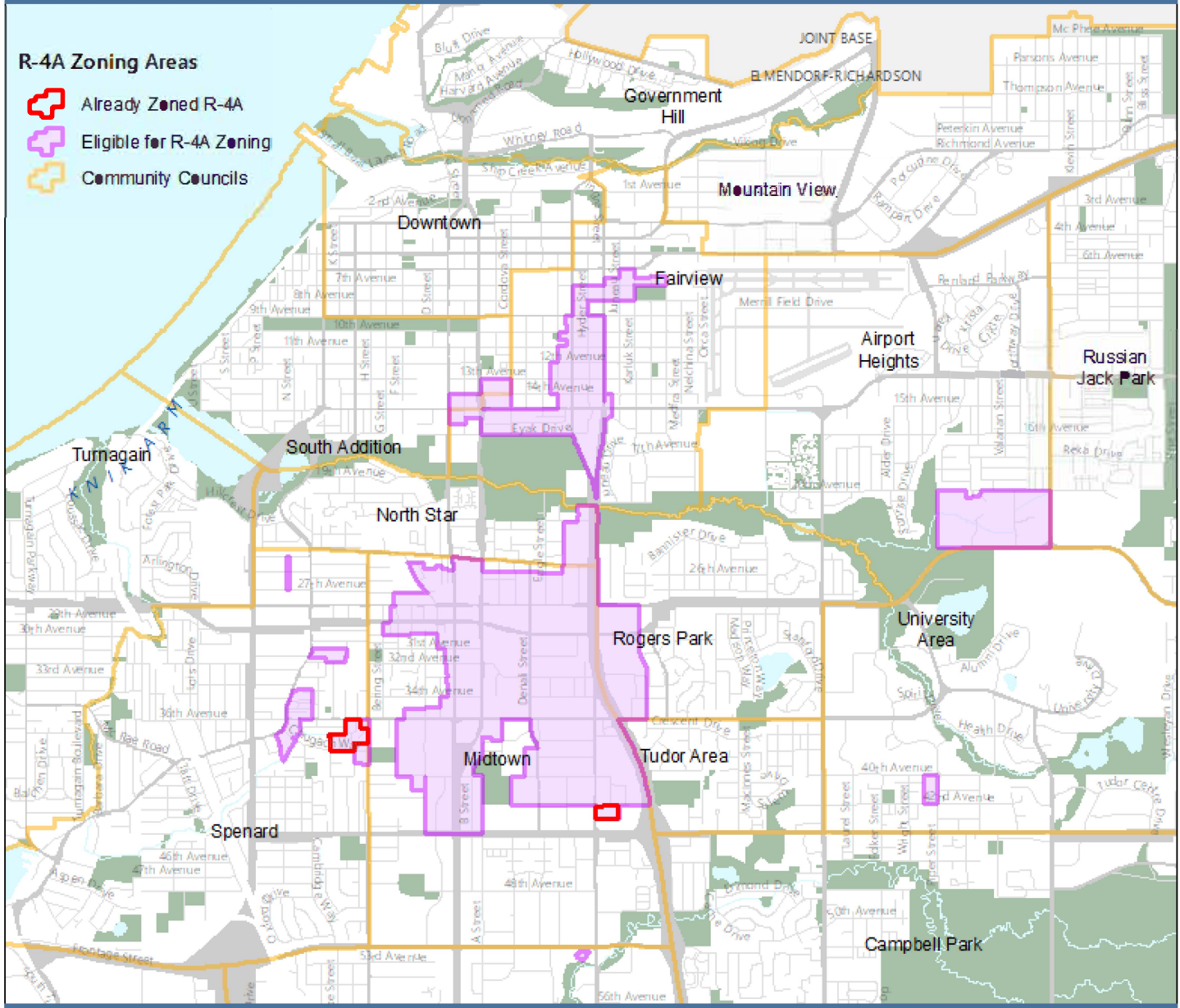
Existing Code	Proposed  = Relaxed  = More Stringent
Required Residential Housing Units	
20 dwelling units per net acre.	20 dwelling units per net acre
Residential vs. Non-Residential Floor Area for the Development Site	
<p>Up to 10% of gross floor area may be non-residential by-right.</p> <p>> 10% to ≤ 20% non-residential gross floor area requires major site plan review.</p> <p>> 20% to ≤ 49% non-residential gross floor area requires a conditional use permit.</p>	<ul style="list-style-type: none">  Up to 35% of gross floor area may be non-residential by-right.  > 35% to ≤ 50% of gross floor area may be non-residential: <ul style="list-style-type: none"> By-right with 35 dwelling units per acre on the development site; or Through a conditional use permit or small area implementation plan.  > 50% of gross floor area may be non-residential with a small area implementation plan and when two additional dwelling units per acre (above 20) are provided for each percentage increase of non-residential gross floor area.  Wider range of commercial use types allowed, 1.5 FAR by right.
Phasing of Residential & Non-Residential Uses	
All residential floor area must be provided prior to non-residential construction.	<ul style="list-style-type: none">  Although some amount of residential is required for each phase, more non-residential uses may be constructed prior to residential uses when a detailed phasing plan is provided through a development agreement or small area implementation plan.
Building Height Increases	
75 feet allowed by-right, with a maximum of 90 feet when six conditions are met.	<ul style="list-style-type: none">  60 ft. allowed by-right, max. of 90 ft. when conditions are met. Step-back required above 65 ft.  Simplifies conditions for increasing height to 90 ft.
District-Specific Design Standards	
<p>Min. Front Setback: 10'</p> <p>Within 100 ft. of most street frontages and walkways:</p> <p><u>Non-residential uses</u>: At least 50% of length and 25% of area of ground-level walls require visual access windows.</p> <p><u>Residential uses</u>: At least 25 percent of the length and 12 percent of the area of ground floor walls require windows.</p> <p><u>All uses</u>: Blank walls must be < 30 ft. in length.</p> <p><u>Max setback</u>: 20 feet for 50% of the building.</p>	<ul style="list-style-type: none">  Min. Front Setback: 5'  <u>Secondary Frontage</u>: <ul style="list-style-type: none"> -Max. setback 50 ft. -Non-residential ground floor requires 25% visual access window area. -All other floors require 20% window area. -Blank wall must be less than 50 ft. in length.  <u>Primary Frontage</u>: <ul style="list-style-type: none"> -Max. setback 30 ft. -Non-residential ground floor requires 50% visual access window area. -All other floors require 20% window area. -Blank wall must be less than 30 ft. in length.  Clarifies and simplifies standards, making them easier to apply.



Areas Eligible for R-4A Zoning

Action 3-1: R-4A Zone Mixed-Use Text Amendment

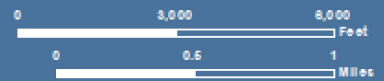
- R-4A Zoning Areas**
-  Already Zoned R-4A
 -  Eligible for R-4A Zoning
 -  Community Councils



Areas Eligible for the R-4A Zoning District Designation

The map above shows all areas which are zoned R-4A or have been designated by the Anchorage 2040 Land Use Plan Map (2040 LUPM) or other plans as eligible for the R-4A zoning district.

These areas include those with a future land use designation of "Urban Residential- High", "City Center" (outside of downtown and especially where the "Residential Mixed Use Development" growth-supporting feature is present) and areas identified with a "Residential Mixed Use Development" growth-supporting feature. Part of Fairview's "Main Street Corridor" land use designation is identified for R-4A per the Fairview Neighborhood Plan.

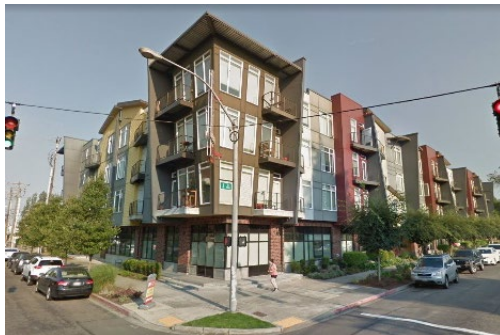
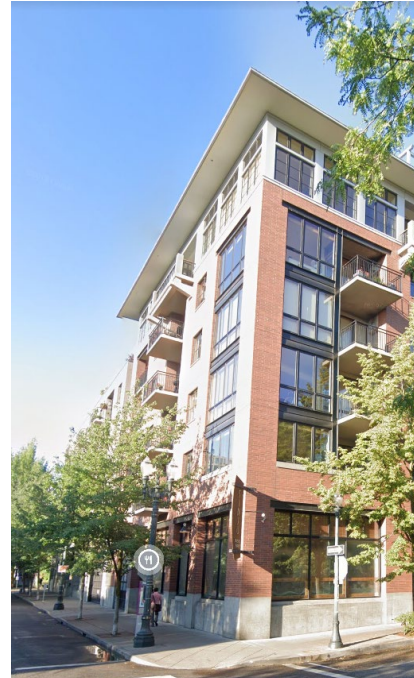
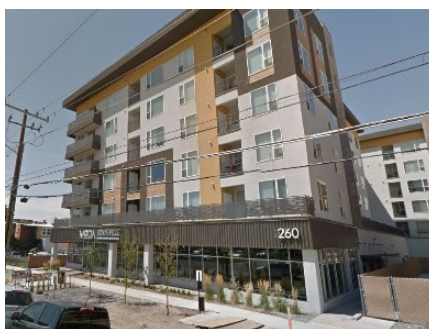




R-4A Zone Mixed-Use Text Amendment

A Title 21 zoning code change for Anchorage's R-4A mixed-use zoning district

Examples of Types of R-4A-Style Developments



FAQ

Is this a new zone?

No, this project is a modification to an existing zone.

Are all buildings in this zone required to have commercial uses?

No. The R-4A district is primarily a residential district, so residential uses are allowed on their own either by building, parcel, or over the entire development site.

Does this zoning district only allow for vertical mixed-use development?

No, the zone also allows horizontal mixed-use development.

The proposed amendments mention bonuses for non-residential floor area (FAR) obtained through either and Conditional Use Permits and Small Area Implementation Plan (SAIP). What's the difference?

SAIPs and Conditional Use permits follow similar processes and thus could require similar amounts of time. However, the SAIP procedure provides for more overall flexibility and is able to address a wider range of the various aspects of development requirements beyond uses.

CONTACT:

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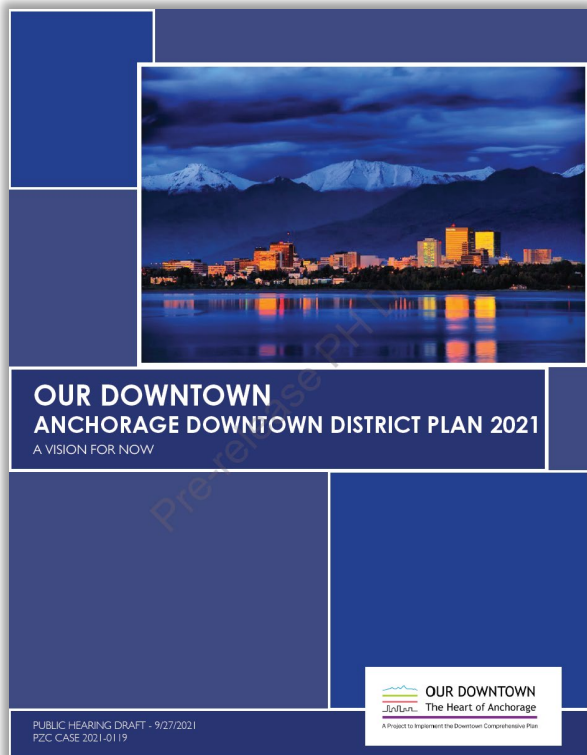
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OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021



The Municipality is pleased to announce the release of the public hearing draft of the 2021 Our Downtown Anchorage Downtown District Plan. This draft is the result of:

- Over 1200 comments from 300+ people taking the on-line survey
- One-on-one interviews with developers
- Public outreach at a 2019 First Friday event
- 5 meetings of two subcommittees formed, produced white papers and recommendations

WHAT'S NEW, REVISED, & UPDATED:

NEW	<ul style="list-style-type: none"> ❖ Oklahoma City and Smart Growth America strategies – pg. 47
REVISED	<ul style="list-style-type: none"> ❖ Study Area Boundary Map ❖ 2007 Downtown Plan Vision
UPDATED	<ul style="list-style-type: none"> ❖ Economic and Demographic Information ❖ Planning Factors ➔ Development Factors ❖ 2007 Design Guidelines ❖ Some 2007 Implementation Actions
KEPT	<ul style="list-style-type: none"> ❖ 2007 Overarching Goals ❖ Some of the 2007 Plan Content



Planning Department
MUNICIPALITY OF ANCHORAGE



OUR DOWNTOWN
The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021

WHAT'S NEW & UPDATED BY CHAPTER:

Chapter 3	<p>NEW</p> <ul style="list-style-type: none"> ❖ Revitalization Strategies ❖ Revitalization Strategy Map ❖ Revitalization Policy & Actions 	<p><i>The MOA will direct limited resources to the Focused Development Areas, Cultural Districts and Opportunity Sites...to leverage investments and incentives to revitalize Downtown with housing and businesses to accelerate economic recovery in Anchorage – page 53.</i></p>
Chapter 4	<p>NEW</p> <ul style="list-style-type: none"> ❖ Land Use & Economic Development Strategies ❖ Land Use Plan Map ❖ Land Use & Economic Development Policies & Actions 	<p><i>Leverage investments, Provide Incentives, Attract new businesses both government and private, Enhance the pedestrian experience, Increase development intensity, Ensure seismically safe development, Identify and promote the distinct subdistricts – page 56.</i></p>
Chapter 5	<p>NEW</p> <ul style="list-style-type: none"> ❖ Quality of Life Policies and Actions ❖ Creative Placemaking ❖ Importance of Cultural Districts ❖ Signage and Wayfinding ❖ Tourism and Nomad Worker Attraction 	<p><i>Market and Brand Downtown, Fund and Construct Wayfinding and Signage, Support ADP's Safety Program, Support Downtown Arts and Cultural Programming, Support Historic and Cultural Activities and Preservation efforts, Fund and maintain parks and open space – page 70.</i></p>
Chapter 6	<p>UPDATED</p> <ul style="list-style-type: none"> ❖ Urban Design Goals and Design Guidelines ❖ Incorporation of Street Typology ❖ Utility and Subcommittee Recommendations 	<p><i>Amend Northern City Design Guidelines to incentivize access to solar and views, Update the 1970s bonus point system, Provide a context-sensitive design code, Determine gaps in services to reduce development costs, Ensure the connection between the streets and buildings, Support economic development and Streamlined communication processes – page 83.</i></p>

<https://www.ourdowntownanchorage.com/>

For questions, comments, or additional information, please contact:
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