

# **UACC MEETING MINUTES**

## **March 2, 2022**

### **1. Opening and Welcome and Introductions**

At 7:02 PM UACC President Tyler Robinson opened the meeting. UACC Member Mike Grunst then detailed the protocols for tonight's meeting. He stated that the meeting is being recorded and there should be no expectation of privacy. Also, members present on tonight's Zoom meeting should identify themselves by using a UA identifier preceding their first and last name. He explained that members are residents, business owners, or institution representatives within the UACC boundaries. President Robinson emphasized that speakers should try to limit their time as timeframe are tight for the meeting tonight. Questions are to be held until the end of the meeting or detailed in the chat or answers. 39 persons were in attendance of all or part of the meeting. See Attachment 1 for attendance log.

### **2. Approval of the February 2, 2022 Meeting minutes**

Al Milspaugh moved to approve the February minutes. Mike Grunst seconded the motion. Secretary Zemke in a friendly motion moved to drop reference to attachment 3 and 4 from end of the minutes as they were inadvertently included. UACC members voted to approve the February minutes by unanimous consent.

### **3. Approval of the Agenda:**

President Tyler Robinson introduced tonight's agenda. Mike Grunst moved to re-order topics under Tab 5 to Tab 5a, 5c, 5b due to speaker availability. Al Milspaugh moved to approve the agenda as amended, with Susan Klein seconding. The UACC voted unanimously to approve the amended agenda.

### **4. Informational Reports-Reports from Public Servants**

- a. **State Senator Bill Wielechowski** – started by discussing deliberations within the legislature to divest in Russian held financial entities that are part of the PFD portfolio. and the He also discussed Alaska oil field profitability's, the and how relates to the \$1.3 B of oil tax credits. He also reported on upcoming hearing dealing with his bill on the State online check book, and with the breakup of the Health and Human Services department. He also noted that the UAA should receive a little more funding this year.
- b. **State Senator Elvi Gray-Jackson** - For details on Senator Elvi Gray-Jackson's information presentation see her written report to UACC under Attachment 2.
- c. **Meg Holland for State House Representative Ivy Sponholz**- discussed the scheduled hearings for her co-sponsored bill on telehealth. She provided a link in the chat on how to electronically testify. The legislature is also taking testimony tomorrow on the State operating budget. She also discussed the resolution to strike down the Governor's proposal to split the Department of Health and Human Services. She finally reported that the Capital Budget includes a Study on Pedestrian Safety at the intersection of Northern Lights and Bragaw. She indicated that this does not deal with the UMED Northern Access extension. Tyler Robinson thanked Representative Sponholz for her and her staff's help in UACC's response on CAPSIS and TIPS priorities
- d. **State House Representative Andy Josephson**- was not able to attend tonight's meeting.

- e. **Mayor's Office Representative, Terrance Shanigan-** discussed the Ukraine vigil downtown, black history month events, the need for up to 30 persons to serve on various municipal committees, and a mentorship program associated with Women in government. He indicated that application for property tax exemptions are due March 15<sup>th</sup>. Ballots for April's election will be mailed out on March 15<sup>th</sup>, with the vote opening March 28<sup>th</sup>. They also said that the process for determining the status of the Navigation Centers is in progress between the Mayor's Office and the Assembly. The process determined should be out next week for the proposed Elmore 200 bed navigation facility. By next meeting they should have more information to share. President Robinson stated that the Council wants assurance what the process will be, such as a condition use permit or emergency use permit process. Tyler would like to have commitment from the Mayor's Office to come to our April meeting to discuss this process, but emphasized that they should know what the processes are.
- f. **Anchorage Assembly-person Pete Peterson-** noted that April Municipal Election will be held April 5<sup>th</sup>. Deadline to register to vote is March 6<sup>th</sup>. He discussed the track your ballot system that is available through the municipal election website.
- g. **Anchorage Assembly-person Forrest Dunbar-** reported that the Assembly has taken action on approving appointments for the OMB Director and Anchorage Police Chief. They have also deliberated on the APD body camera policy.
- h. **Anchorage Assembly-person Meg Zaletel-** discussed the Municipality's efforts to allow for "mother-in-law" apartments to be built or converted on existing properties. This is in relation to providing for more affordable living space in Anchorage. Will be discussed before the community Development Committee on March 10<sup>th</sup>. More detail available in the chat.
- i. **Anchorage Assembly-person Felix Rivera-** discussed the Assembly's efforts to address the Homelessness situation. There was a facilitated collaborative process meeting today with the notes coming out soon. Questions about the timeline for implementation are still unanswered. He indicated that \$15 M may be available from that State for development of facilities. He also said that each of the proposed buildings will need to have a good plan which includes operating expenses. Catholic Social Services will become the operating contractor soon. The previously proposed Barret Inn site is in question, and there are two other sites that may be substituted. Of note, Felix indicated the RFP for the Single Adult Navigation Center has been extended to 3/24. Tyler Robinson requested that Felix reply in the chat to questions about what are the long term operating scenario's and what is the actual process to be used for development since it is not a normal permitting process.
- j. **Anchorage School Board (ASD) Member Carl Jacobs-** said on March 22-23 the ASD Board will hold a meeting to deal with the 2023 budget. The ASD should also approve the tentative teacher contract agreement at this meeting. Also of note is that the spring lottery for charter schools is now open. All this information is available on the ASD website. For more information on these topics Carl provided links to this in the chat.
- k. **UAA Representative Ryan Buchholdt-** UAA Rep Buchholdt noted UAA is preparing for a fall enrollment effort from April 1-18. Instruction in the fall semester will emphasize face to face learning. As a result there will be more traffic with more

students on campus. Also of note is that the University is also considering reduced face mask requirements for the fall. Ryan discussed UAA support of the UMED Northern Access Proposal. The support is contingent on the standards that were included in the original 2013-2015 Design agreement.

**1. Reapportionment-** Pete Peterson (Reapportionment Committee member) discussed the following points.

- The Committee met frequently las two months along with 2 public hearings
- 12 maps were developed: 6 from a private contractor, 5 from public, and 1 from Assembly-person Jamie Allard
- Map 11 version 2 is favored, keeps things static as much as possible, though some change needed with by adding 2<sup>nd</sup> downtown seat , now the North Anchorage District
- East High is back in the East District and West High is back in the West District
- The district boundaries do not change for UACC
- Amendments are due March 7<sup>th</sup>
- There will be a special election to decide on final map

## **5. New Business and Public Comment**

**A. University Lake Building, 3890 University lake Drive, Conditional Use Permit Public meeting, R&M Spark Design-** This meeting provides for requirement for a public meeting for the proposed design. Taryn Olsen-Yelle discussed the proposal to support the changes needed to facilitate the change from administrative offices to health supportive offices. All the proposed changes will be in the interior of the building. Also, there is currently sufficient parking to meet this change. The change is also consistent with the UMED District and the 2040 Plans. Ryan Buccholdt noted that the UAA owns the building and has moved out administrative offices so that the property can generate funds for the UAA system. The land is zoned PLI. **Paul Stang with Mike Grunst seconding moved to support the proposal as presented. The motion was approved by unanimous consent.**

## **B. Tudor Elmore Shelter, Navigation Center: Mayors Office Representative Terrance Shanigan**

Since the design document was not available for discussion President Robinson proposed that the UACC hold a 10 to 15 minute work session to discuss UACC concerns about the proposed project. The following points from the discussion are noted below:

- Forrest Dunbar noted that \$800 K for design is before the Assembly for approval on March 15th. The design work has been already been done in house and the Money would “backfill” funds already expended on the project. Tyler Robinson questioned whether this design was included in the RFP.
- At the meeting on March 15<sup>th</sup> the Assembly will also discuss public concerns on the design document that is being prepared.
- Paul Stang questioned whether the design is still a “sprung structure” and whether construction this summer is even feasible when no design and contract has been completed.
- There was question about the status of the actual design and construction.

- Ian Blake and Katie Bisson had question about how big and how permanent the structure is planned to be. If the facility is to be 200 beds, what is the process that would allow for the additional 130 bed surge capacity? What would be the short versus long term vision for the structure? How will the Municipality control the negative effects to wildland resources from an increase of homeless camps that congregate around homeless shelters, as has happened around the Sullivan Area site?
- Barbara Garner noted that the Municipality has not taken into account the air quality impacts from the operations at the Anchorage Bus Barn that may occur in the area. On winter non-inversion mornings fumes from the buses will permeate the proposed Navigation facility site and impact Navigation Center clients. The design needs to look at the air quality studies conducted for the air quality committee that were completed for the area decades ago.
- Ryan Buccholdt noted that the UAA is concerned about potential impacts of the large numbers of people experiencing homelessness that would be concentrated within the area. This creates concern with the UAA family and student facilities are nearby, particularly with the with the student dorms which are unlocked. In combination with the Rescue Mission, 400 to 500 homeless adult males would be concentrated in the area intensifying this concern.
- Paul Stang felt that we need sometime in writing from the Mayor's Office. He indicated that UACC never received a reply to our July 2021 letter expressing our concerns on the proposal Elmore Navigation facility. This letter could be used as a start for preparing UACC concerns about the facility.
- Steve Callaghan stated that the Municipality might consider moving the proposed structure to the Alaska Psychiatric Institute site.
- Tyler Robinson stated that Parks and Recreation need to detail how much of their resources are being taken in providing services to remediate impacts associated with homeless camps.
- Mike Grunst questioned how the social services needed to situation are being addressed.

**Paul Stang, with second from Steve Callaghan moved that the UACC Executive Board prepare a response on UACC concerns over the proposed Elmore Navigation facility to be presented to the Assembly at their March 15<sup>th</sup> meeting. The motion passed by unanimous consent.**

**C. Title 21A R4A zoning District Presentation-Daniel Mckenna-Foster, Senior Planner, MOA**

Daniel emphasized that this is a update of the R4A Zoning District standards rather than a rezoning It would expand what is allowed under the R4A District. Currently there are only 3 acres zoned R4A located in 2 areas within the UACC boundaries, but there could be potential rezoning in the future. The primary emphasis is on mixed use with emphasis on residential housing. Daniel provided some examples of lower 48 designs, with a concrete ground floor hosting commercial business, with several floors of residences (wood construction) stacked on top. The MOA looks at this as favorable as stacked structures provide for lower energy and transportation costs as well as providing for more housing. The update will provide for simpler design standards, hoping to stimulate construction. It will provide for heights up to 90 feet, allow for reduced setbacks (though lot coverage percentage would not change), and allow for a few more types of commercial uses. The construction would have to have a

minimum of 50% residential, but would allow for a larger commercial percentage if certain conditions were met.

Mike Grunst felt that planners needed to be careful that adequate parking is provided so as to not put the snow removal and on street parking costs on to other residents of Anchorage. Daniel indicated that developers still have to meet parking requirements. Paul Stang had concern about the increased height allowance provided and whether the “Shadow” models used in project development would be for Alaska. Daniel indicated that if development is up against lower density areas there needs to be setbacks, and shadow models are Alaskan based. Kate Bisson had concern over the process used to allow greater than 50% commercial use. Daniel indicated that there would need to be a Conditional Use Permit process done before permit was issued and would be a get a site by site exemption. Tyler Robinson had concern about the R4A zone around the intersection of Bragaw and Northern Lights and if this designation could be used to further justify the UMED Northern Access Road extension.

## **7. UACC Information Reports**

### **A. UACC Board and Committee Reports**

- i. **Planning and Zoning Committee**-Mark Fink indicated that UACC comments on the vehicle parking standards under Title 21 rewrite are due on March 21. These standards allow for reduced parking for new developments, and put more parking on adjacent streets. Discussion was that comments prepared for the last meeting are consistent, and the Executive Board would send on these comments to the Municipality.
- ii. **Parks and Recreation Committee**- Steve reported that there is an upcoming Anchorage Park Foundation Challenge Grant proposal zoom meeting tomorrow at 5:30. Applications for grants are due by March 17<sup>th</sup>.
- iii. **Safety**- Al Milspaugh safety tips for March are to be concerned for sharp corners on furniture in one’s home. He said that these corners are dangerous, particularly for children. He indicated that one should round them off where ever possible.

**B. FCC Representative Report**- Al Milspaugh reported on the task to update UACC website on the FCC homepage. The emphasis of the update is to report on the status of large projects that affect the UACC. The task group of Al Milspaugh, Mike Grunst, and Paul Stang met last week to develop a charter to move forward. Mike looked at other Councils for examples. Ian Blake suggested that they might look at the robust Airport Heights Facebook page for an example. Susan Klein indicated that the FCC uses antiquated software, and wants the Council sites to use similar formats, so update may be difficult. With familiarity with the website and Facebook page Susan can help with the changes.

### **H. Public Comments/Open Dialog-**

- i. Election Forum:
  - a. Meg Zaletel is running for Midtown Assembly seat re-election. She just got through defeating a recall election. Covid response has been priority. She speaks AMATS. She wants to work on important projects for the UACC. More information and her contact info is in the Chat.
  - b. Forrest Dunbar is running for Eastside Assembly seat re-election. He indicated this would be his third and final term. Public Safety, Jobs a, and fiscal Responsibility has been his focus. He worked hard in scaling back the 1,000 bed homeless facility

proposal on Elmore to an appropriate size. He said that was too large, wrong place, and it wouldn't work.

- ii. UMED Northern Access Extension (UNAE) Resolution. Donna Meyers indicated that the Airport Heights Community Council has put together a couple of draft resolutions that oppose the construction of the UNAE. The one by Caroline Ramsey is the most detailed. She indicated that the community councils should consider working together so as to have more power in defeating the UNAE proposal.
- iii. Mike Grunst praised the Trek Bicycle Store for hosting the Blue Booty Blitz bicycle race held in the University Lake Park on February 26.
- iv. Paul Stang asked for a moment of silence to support the people of Ukraine in their war against Russia and Vladimir Putin.

**8. Adjournment:** Mike Grunst moved to adjourn the meeting. Katie Bisson seconded. The meeting was adjourned by unanimous consent around 9:30 pm.

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Tyler Robinson, UACC President

Attachments: 1). UACC March 2022 Attendance Log  
2). Senator Gray-Jackson's Notes, UACC Community Council, March 2, 2022

## Attachment 1- February 2, 2022 Attendance Log

Name	Affiliation
Al Milspaugh	UACC Vice President
Steve Zemke	UACC Secretary/Treasurer
Tyler Robison	UACC President
Steve Callaghan	UACC Parks and Rec Subcommittee Chair
Annie Collie	UACC Executive Board Member at Large
Mark Fink	UACC P&Z Subcommittee Chair
Krista Scott	UACC Executive Board Member at Large
Paul Stang	UACC Immediate Past President
Mike Grunst	Member Executive Board Member at Large
Senator Elvi Gray-Jackson	Member
Senator Bill Wielechowski	Member
Meg Holland for Rep Ivy Sponholz	Visitor
Assembly-person Pete Peterson	Visitor
Assembly-person Forest Dunbar	Visitor
Assembly person Felix Rivera	Visitor
Assembly person Meg Zaletel	Visitor
ASD Rep Carl Jacobs	Visitor
Keith Baugass	Visitor
Marguerite Iverson	Member
Ryan Buchholdt	Member
Kate Wedemeyer	Member
Ian Blake	Member
Hannah Davis	Member
Katie Bisson	Member
Susan Klein	Member
Mary Lu Harle	Member
Barbara Garner	Member
Mary Lu Harle	Member
Tara Gallagher	Member
Hannah Davis	Member
Alexis Johnson	Visitor
Tara Gallagher	Visitor
Taryn Olson-Yelle	Visitor
Tim Mullen	Member
Michelle Schmidt	Member
Van Le	Visitor
Terrence Shanigan	Visitor

**Attachment 2- Senator Gray-Jackson's Notes  
University Area Community Council  
March 2, 2022**

*Note: Will insert when receive copy*