

GLEN ALPS COMMUNITY COUNCIL
November 10, 2022 MINUTES

Location: Meeting held over Zoom.

Roll Call of Board Members:

- Present: Greg Kuijper (President) Rob Brown (VP), Amy Robinson (Sec/Treas.)

Meeting called to order at 6:01 p.m. by Greg Kuijper.

Quorum was established because more than 3 members were present.

Members present: Rob Brown, Greg Kuijper, Amy Robinson, Tim Connolly, Andrea Schuster

Agenda Review:

Greg Kuijper requested any changes or additions to the agenda. No changes were requested. Agenda was approved by Greg Kuijper.

Review of August 25, 2022 Minutes:

Members reviewed the April 28, 2022 minutes. No changes were made. Rob Brown moved to approve the minutes. Amy Robinson seconded. Motion passed.

Invitation for Public Officials to Speak:

- Assemblyperson Sulte addressed the council. He gave updates regarding assembly activities and said that at present, the municipality is up \$1 million. The homeless navigation center has been postponed until next summer if approved. Assembly allocated \$5M towards construction, but did not pass appropriation of the funds to the contractor. The Assembly is moving forward on the Golden Lion to ensure it meets code. Rec centers are not on the table. Security around the Sullivan Arena has been a concern and is being addressed. SWS raised its rates 4 - 7% and AWWU raised its rates around 1.5%. They are trying to get Canyon Rd paved next summer; also some construction development for Honey Bear Lane; and Stewart trailhead was approved as public access through private property - they are working with Friends of Stewart Trail and the neighborhood to resume access to the trail. Greg Kuijper asked about Upper Dearmoun paving and when it may be updated - it was last paved in 1987, and is one of the last collector roads from that time. Tim Connolly said that the road board believes there may be some infrastructure funding for paving Upper Dearmoun. Rob Brown asked about the residential property tax exemption and whether it is increasing. Sulte said it did pass, so will now go on the April ballot. End 6:12.
- Tim Connolly, GARSA board member, spoke indicating that the last meeting covered road winter maintenance and the decision not to plow the bike path added on Canyon Road. Greg Kuijper raised the ice floe on the corner of Canyon and Echo. Tim

encouraged people to get involved with the road board. Andrea Schuster said she might be interested starting at the end of April. Tim also summarized what happened when Western was previously contracted to finish the road, indicating that a \$70K road survey is needed in order to do it right. End 6:22.

Executive Board Meeting Report:

- No activity to report.

Committee Reports:

- Parks Committee - no activity to report.

Old Business:

- Community Statement for parking at end of Canyon Road (August 2022 meeting); tabled until January 2023 meeting.

New Business:

- Adopt regular quarterly meeting dates for 2023. Proposed dates: 1/26/23, 4/27/23, 7/27/23, and 11/12/23. Amy moved, Rob seconded. Motion passed. End 6:25
- Presentation from Tony Hoffman of Boutet Company regarding subdivision proposal. Amy presented - watch out for future presentation, possibly for an upcoming meeting. Rob spoke, showed shared plat and intent to split 13 acre lot into thirds. End 6:30

Community Updates:

- JBER updates from Joy Boston. The star lighting at JBER will happen on 11/25 for the season. Also an economic impact report for the military for FY 21 as recently published and a link was placed in the chat. Also, the Aim High Flight Academy youth application deadline is expiring at the month - great opportunity for aviation experience. End 6:34.
- Tom Davis from MOA Planning Department spoke regarding the Municipality's decennial review of community council boundaries - required by municipal code every 10 years. The review requires that community councils reflect their neighborhoods. The default is that the Planning Department does not look to change boundaries unless requested by a community. Most recently, two Hillside councils were merged, two midtown councils merged, and Government Hill council was expanded. He requested that GACC consider the size of our council and get back to them. FCC Mark Butler will send us a questionnaire on the boundaries of our community council. Responses are due by the end of December. Starting in January there will be a draft map report with a two month opportunity to comment. The Planning Dept would like community councils to respond via a resolution. From there, council input is given to the Planning and Zoning Commission and ultimately to the Anchorage Assembly. For smaller community councils, they do a health and activity check. For GACC, we appear active, and it is important to retain an active community council when it has unique needs. They are concerned when community councils are inactive - at that time they look to help out. Rob Brown asked about other times that the council boundaries can be adjusted and Tom described some prior cases. The MOA process helps if a community council needs help with changing its boundaries without having to do it themselves. Rob suggested changing

the boundaries to match the GARSA jurisdiction and how that would happen. Tom said that this would be done by municipal ordinance and gave an example that occurred 20 years ago in South Addition to add parts of western Fairview. Community members document desired changes in writing. What MOA does is draft the ordinance and map, makes changes and recommendations, and forwards it to the community. Tom describes that a road service boundary does not require a change in a community council boundary, but it is a question for local residents to consider. He could share an old petition if we would like to see it. Greg Kuijper spoke up that he likes the existing boundaries. Tim Connolly said he thinks the road board boundaries more closely match the community and he would like to discuss it at some point. There was further discussion of Glen Alps and its interesting history. End 6:50.

- Daniel McKenna Foster from MOA, in the planning department with Tom, spoke regarding changes to Title 21.05.070.D. Mayor's push to change rules regarding Accessory Dwelling Units (ADU's). He said there are 3 ADUs in Glen Alps. He described the process of making the changes for the ordinance. AARP has been a big supporter of this process for older persons to build smaller units on their properties. It was intended to make it easier to have an ADU. Can build to the same height as the original structure now. It is harder still on Hillside if your septic is not rated for it, or if there is not well capacity for it. He added an overview of the project to the chat. Rob Brown asked some follow up questions specific to R8 and the difference between an ADU and a shop. Daniel said the ADU has to be subordinate to the main structure - up to 900SF or up to 40% of the main structure. The ordinance also helps with conversions of existing structures to ADUs. Greg Kuijper asked about land density changes related to this. Daniel said this is a contentious issue - the code does not count ADUs as density. Some areas say this is doubling the density but that doesn't match the current code. He describes this as a policy issue. He also says that most ADUs are in Hillside/Rabbit Creek, which are lower density areas, which is interesting that it is also the most popular area for them. Daniel addressed Greg's concerns about density and ADUs getting added to new developments. He suggested making sure our assembly person knows of any concerns we have because currently the code allows it. Rob asked about short term rentals in ADUs and whether the muni has STR policies. He said this has been a hot button issue and indicates that they are treated separately, and that STR isn't a use type for currently and does not apply to ADUs. Planning dept open to working with people on this. Work on ordinance was to implement the 2040 plan to increase ability to create an ADU. Also mentioned the concept that it is unfair to tie STR use restrictions to only ADUs. There was some further discussion. End 7:10.
- HUD - Community Development Block Grant for Mitigation from 2018 Cook Inlet Earthquake, there is a Public Hearing Nov 14 at 4pm online. Greg gave the update about it and directed people to the city website. End 7:11.

Open Forum: Amy thanked Tom Davis for his presentation. Rob said he is going to commit to outreach for the GACC meetings. Greg said he reached out to ADN's community historian for info about Glen Alps and its history, specifically about the name. Found out Glen Alps is the name of a Seattle artist who came to Anchorage in the

50s or 60s. This area became a city because the policy couldn't get up here - there were six families on a list from the historian. It was interesting to find out. One family name was Glen and the area was described as like the Alps, so the two were put together. Greg will add the info to our GACC share drive and with people. Greg commented on how the same reason for original formation is why it is still important for us to be a community council - our road issues are distinct.
End 7:16

Adjourn: Rob moved to adjourn; Greg seconded. Meeting adjourned at 7:16 p.m.

DRAFT