



**MUNICIPALITY OF ANCHORAGE  
BOARD OF ADJUSTMENT  
MEETING AGENDA**

February 23, 2024; 8:30 a.m. to 9:30 a.m.  
City Hall, 632 W. 6<sup>th</sup> Avenue  
MICROSOFT TEAMS  
Anchorage, Alaska

1. **CALL TO ORDER**
2. **ROLL CALL**
  - A. Oaths of Office
3. **APPROVAL OF THE AGENDA**
4. **MINUTES OF THE PREVIOUS MEETING**
  - A. Minutes of the Board of Adjustment Meeting of February 9, 2024
5. **NEW BUSINESS –**
  - A. Elect Chair for the Board of Adjustment
  - B. **BOA Appeal No. 2023-02**, Re: Planning and Zoning Commission Case No. 2023-0078 & 2023-0079, Conditional Use for a 65' Type I Tower and Utility Substation with Variances for Landscaping and Fence Height
    1. **Determine potential Hearing panel**
    2. **Discuss schedule availability**
6. **OLD BUSINESS –** None.
7. **MEMBER COMMENTS**
8. **AUDIENCE PARTICIPATION**

Please note: Audience Participation may not concern adjudicatory matters before the Board of Adjustment. **Pursuant to AMC 21.03.050A.10.b., the Board of Adjustment shall not hear argument nor take additional testimony or other evidence.** The Board may consider only the material contained in the appeal packet.
9. **ADJOURNMENT**

HOW THE PUBLIC CAN PARTICIPATE:

**Teams Phone Number: +1 907 519 0237**  
**Phone Conference ID: 644 407 328#**



**Municipality of Anchorage  
Board of Adjustment  
Minutes of the Meeting of February 9, 2024**

City Hall, 632 W. 6<sup>th</sup> Avenue  
Assembly Conference Room #240  
Anchorage, Alaska

**1. CALL TO ORDER**

Chair Guetschow convened the meeting at 1:05 p.m.

**2. ROLL CALL**

Present: Bernd Guetschow, Carl Propes, Jr., and Michael Rose  
Excused: Sam Laffey and Nancy Pease

A Quorum was achieved with 3 Board Members present.

Also in attendance were Board Counsel, Dean Gates; Assistant to Board Counsel, Brandi Heasley; Legal Counsel for Board of Adjustment, Cortney Kitchen; and Deputy Clerk, Jasmine Acres.

**3. APPROVAL OF THE AGENDA**

Michael Rose, moved, to approve the Agenda of the Board  
Carl Propes, Jr., seconded, of Adjustment Meeting of February 9,  
2024

**and the motion passed without objection.**

**4. MINUTES OF THE PREVIOUS MEETING**

**a. January 26, 2024**

Carl Propes, Jr., moved, to approve the Minutes of the Board  
Michael Rose, seconded, of Adjustment Meeting of January 26, 2024

**and the motion passed without objection.**

**5. NEW BUSINESS –**

Clerk's Note: Dean Gates, Board Counsel, requested a moment of personal privilege.

**A. Hearing on BOA Appeal No. 2023-01, Re: Platting Board Case No. S12713, Mills Subdivision, Tracts A, B, & C**

1. Findings of Fact and Decision

Carl Propes, Jr., moved,  
Michael Rose, seconded,

to approve draft of findings,  
conclusion, and decision

**and this motion passed 3-0.**

6. **OLD BUSINESS** - None.

7. **MEMBER COMMENTS** –

Carl Propes, Jr. spoke.

Chair Guetschow spoke.

Cortney Kitchen spoke.

8. **AUDIENCE PARTICIPATION** – None.

9. **ADJOURNMENT**

Chair Guetschow adjourned the Board of Adjustment meeting of February 9, 2024, at 1:27 p.m.

Respectfully submitted,  
Jasmine Acres, for  
Jamie Heinz, Municipal Clerk

*For detailed Board discussion, please refer to the recording of this meeting located on the Municipal Website at <http://www.muni.org/Residents/Pages/MuniMeetings.aspx>.*