

MUNICIPALITY OF ANCHORAGE
ANCHORAGE ASSEMBLY

Parks and Recreation Conference Room
11901 Business Boulevard, Suite 202 and 203,
Eagle River, Alaska

Minutes for Special Meeting of January 5, 2007

1. CALL TO ORDER

The Special Assembly Meeting was convened by Chair Sullivan at 12:03 p.m. in the Parks and Recreation Conference Room, Second Floor, Eagle River, Alaska.

2. ROLL CALL A Quorum was achieved with Assemblymembers present.

PRESENT: Allan Tesche (*arriving at 12:11*), Paul Bauer, Anna Fairclough, Dan Sullivan, Debbie Ossiander, Chris Birch, Dick Traini (*arriving at 12:11*) and Pamela Jennings.

ABSENT: Janice Shamberg, Dan Coffey and Ken Stout, each excused.

Also present were Mayor Mark Begich, Eagle River Parks and Recreation Manager John Rodda, Municipal Clerk Barbara Gruenstein, Acting Municipal Attorney Rhonda Westover, Assembly Counsel Julia Tucker and Planning Director Tom Nelson.

3. PLEDGE OF ALLEGIANCE Assemblymember Fairclough led the pledge.

4. NEW PUBLIC HEARING

4.A. Ordinance No. AO 2006-182, an ordinance formally dedicating municipal land located in the Northwest One-Quarter of Section 25, Township 15 North, Range 2 West, Seward Meridian, as municipal park land, subject to certain exceptions, and adding the dedicated park land to **Beach Lake Regional Park**; Assemblymembers Fairclough and Ossiander.

1. Ordinance No. AO 2006-182(S), an ordinance formally dedicating municipal land located in the Northwest One-Quarter of Section 25, Township 15 North, Range 2 West, Seward Meridian, as municipal park land, subject to certain exceptions, and adding the dedicated park land to Beach Lake Regional Park; Assemblymembers Fairclough and Ossiander. (***Laid on the Table***)
2. Assembly Memorandum AM No. 42-2007. (***Laid on the Table***)
3. Summary of Economic Effects. (***Laid on the Table***)

Chair Sullivan read the ordinance title, stated there was a substitute version (*S-version*) and opened Public Hearing.

JANET BRAND, former 11-year Eagle River Valley Community Council's Parks and Recreation Representative, stated this matter had been supported by the community since 1976. The dedication would be a valuable part of Beach Lake Park and a community asset. Ms. Brand urged approval and thanked Ms. Fairclough for all her support over the years.

CURTIS McQUEEN, Eklutna Incorporated Corporate Affairs Director, thanked Ms. Fairclough and Ms. Ossiander for their support over the years. The Beach Lake project was important to Eklutna Inc., which supported greenbelts and trails, making the park accessible and attractive.

CHRIS NOYLES, homeowner abutting the park land and owner of horses, testified that he and other local horse owners currently used the existing trails on the property for riding horses and hoped to be able to use the trails in the future. Ms. Fairclough responded that multiple uses for the park had been addressed.

With no additional public testimony, Chair Sullivan closed Public Hearing and called the Question.

Ms. Fairclough moved, to approve AO 2006-182(S),
Ms. Ossiander seconded

Ms. Fairclough described the history of the land and the recent extraction agreement with the State of Alaska. It involved 145 acres of park land owned by the Municipality of Anchorage (*MOA*), with a free-use gravel extraction owned by the State of Alaska. The agreement with the State defined the extraction location and quantity and creating a restoration plan for the future. They had reached a solution that would have the fewest impacts to the land and the community. Under the existing permit the state could extract 4 million cubic yards, which had been reduced to 1.5 million cubic yards with the negotiated agreement. Excavating the gravel was not a requirement and under the new agreement if the state chose to leave the gravel untouched, the agreement would expire on August 31, 2017. There was a finite time period of six months for the State to apply for the conditional use permit. Area A was proposed for recreation fields, expansion of trails and other uses. The conditional use permit would require the gravel extraction to be completed in three years and included details on the extraction depth to protect the water table, the harvesting of the timber resource on top of the extraction footprint and the steepness of slopes in a restoration plan. This was a good compromise for the project and would be in the best interest of the community of Chugiak-Eagle River.

To Mr. Tesche, Mr. Rodda responded that both sides had agreed there would be no blasting. Other details, including operation hours, truck traffic requirements and other uses would be defined by the conditional use permit. Mr. Tesche stated that the details of the conditional use were not final and would be determined by the P&Z and a public process. Mr. Rodda concurred. The state would be allowed to extract gravel in 60% of the area. The original 1973 Beach Lake Plan was still in effect. Mr. Nelson responded that all previous planning documents including the park plan and comprehensive plan supported the Beach Lake acquisition and the master plan would be updated when the dedication

was made. Mr. Nelson responded that it was the Administration's intent to leave a developable property. Ms. Fairclough responded the process outlined by the settlement agreement included the dedication of the park land. The community would have the opportunity to testify on the gravel extraction.

Ms. Fairclough stated there was an option still remaining, concerning a knoll, which was a valuable piece of property for a possible future school site or other uses. She urged Assemblymembers to move forward on the ordinance.

To Ms. Jennings, Mayor Begich responded the state had agreed to extract the gravel by 2017. Mr. Rodda responded the conditional use permit would include provisions so the land would not become a dump site and the gravel extraction would not be replaced with spoils from other sites. Using the displayed maps, he showed the boundaries of the Beach Lake Regional Park, the military bases, residential areas, dog mushing trails, the 800 acres of wetlands and surrounding parks. The property would provide a prime location for facilities and easy access to park land.

Mr. Tesche stated the settlement agreement, signed and approved on November 8th, referenced detailed operating conditions in the conditional use permit for gravel extraction, which the Municipality had listed to protect the community. Mayor Begich and Mr. Nelson responded that the conditions in the agreement were a minimum and the State had acknowledged that Municipality would be allowed to add additional restrictions. Mr. Tesche stated this would ensure the city could maintain protection. Ms. Westover responded the current language would be sufficient to legally bind the state to the agreement.

To Chair Sullivan, Ms. Westover responded the protections were listed and would be included in the conditional use permit for gravel excavations.

Chair Sullivan called the Question.

and the motion passed unanimously, 8-0.

AYES: Tesche, Bauer, Fairclough, Sullivan, Ossiander, Birch, Traini and Jennings.

NAYES: None.

ABSENT: Shamberg, Coffey and Stout, each excused.

Ms. Fairclough moved for immediate reconsideration and urged a NO-vote.

Ms. Fairclough moved, *for immediate reconsideration of AO 2006-182(S)*,
Ms. Jennings seconded,
and this motion failed unanimously.

AYES: None.

NAYES: Tesche, Bauer, Fairclough, Sullivan, Ossiander, Birch, Traini and Jennings.

ABSENT: Shamberg, Coffey and Stout, each excused.

Ms. Fairclough thanked the community and her colleagues for their support on this effort, including Ms. Ossiander, former Assemblymember Dan Kendall, Ms. Brand, Mayor Begich, Ms. Westover, Assistant Municipal Attorney Ralph Duerre and State Department of Transportation (DOT) Regional Director Gordon Keith.

Mr. Tesche stated that the conditional use permit process with Public Hearings and the P&Z review were very important and would rely on community input and participation.

Chair Sullivan announced that this was Assemblymember Fairclough's last Assembly Meeting before she headed to Juneau, as a newly-elected State House Representative.

Ms. Fairclough stated that it had been an honor and privilege to represent Chugiak-Eagle River and it had been a pleasure to work with people who were involved and well-informed about the community's desires and needs. The local paper had referred to Chugiak-Eagle River residents as smarter and better educated people.

Ms. Fairclough introduced Kim Skipper, Karen Schuler and Rene LaMogue, who would be working for her in Juneau. Their office was room 411 office in the Capitol and she urged for questions and comments be addressed to her team. She looked forward to serving the state and would continue to work together with the Municipality. All issues affected all of Alaska and she hope to hear from all Alaskans.

5. ADJOURNMENT

Mr. Birch moved, *to adjourn the Special Assembly Meeting*,
Mr. Bauer seconded,
and this motion passed unanimously.

The Special Assembly Meeting was adjourned at 1:17 p.m.

Refer to Document Archives for Signatures

DAN SULLIVAN, Assembly Chair

ATTEST:

Refer to Document Archives for Signatures

BARBARA GRUENSTEIN, Municipal Clerk

Date Minutes Approved: January 30, 2007.

MC/BG

(Approved Meeting Minutes are available in the Municipal Clerk's Office, 632 West 6th Avenue, Suite 250, Anchorage, Alaska, telephone (907)343-4505, or on the Municipal Web Site at www.Muni.org and link to Assembly~Minutes~year~month/day)