

**MUNICIPALITY OF ANCHORAGE**  
**ANCHORAGE ASSEMBLY**

**Assembly Chambers, Z. J. Loussac Library**  
**3600 Denali Street, Anchorage, Alaska**

**Minutes for Regular Meeting of March 13, 2007**

**1. CALL TO ORDER**

The Assembly Meeting was convened by Chair Sullivan at 5:05 p.m. in Assembly Chambers, Room 108 of the Loussac Library, 3600 Denali Street in Anchorage, Alaska.

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

PRESENT: Allan Tesche, Janice Shamberg (*arriving 7:40 p.m.*), Paul Bauer, William Starr, Dan Sullivan, Debbie Ossiander, Chris Birch, Dan Coffey, Ken Stout and Dick Traini.

ABSENT: Pam Jennings, excused.

**3. PLEDGE OF ALLEGIANCE** Assemblymember Coffey led the pledge.

**4. MINUTES OF PREVIOUS MEETINGS**

4.A. Regular Meeting – January 30, 2007.

Ms. Ossiander moved, to approve Regular Meeting Minutes of January 30, 2007,  
Mr. Traini seconded,  
and this was passed without objection,  
and Ms. Shamberg and Ms. Jennings as an excused absence.

4.B. Special Meeting – February 23, 2007.

Ms Ossiander moved, to approve Special Meeting Minutes of February 23, 2007,  
Mr. Traini seconded,  
and this was passed without objection,  
with Mr. Coffey as an excused absence on that meeting date,  
and Ms. Shamberg and Ms. Jennings as excused absences.

**5. MAYOR'S REPORT**

Mayor Begich reported on the new state Ship Creek Fish Hatchery, which included the Salmon Learning Center.

**6. ASSEMBLY CHAIR'S REPORT** None.

**7. COMMITTEE REPORTS**

Mr. Coffey reported that he and Ms. Ossiander would be holding additional Title 21 Committee Meetings. He requested Municipal Clerk Barbara Gruenstein schedule times for those meeting the following week.

Mr. Bauer reported the March 8<sup>th</sup> Public Safety Committee Meeting had continued to address the E-911 system and liquor licenses.

Mr. Birch reported the internal audit procurement report was completed and on the Agenda.

**8. ADDENDUM TO AGENDA**

Chair Sullivan called for a motion and read the Addendum items. He called for additional items and AIM 39-2007 and AR 2007-69 were added and assigned Agenda Numbers 9.B.4 and 9.E.2, respectively. With no additional items, Chair Sullivan called for a vote to incorporate the Addendum items into the Consent Agenda.

Ms. Ossiander moved, to approve the inclusion of the Addendum items  
Mr. Traini seconded, into the Consent Agenda,  
and this motion was passed.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: None.

ABSENT: Jennings and Shamberg, excused.

Chair Sullivan called the Question on the Consent Agenda.

Mr. Coffey moved, to approve the Consent Agenda,  
Ms. Ossiander seconded,

Chair Sullivan called for Assemblymembers to request items be pulled and moved to the Regular Agenda for discussion.

## 9. CONSENT AGENDA

### 9.A. RESOLUTIONS FOR ACTION - PROCLAMATIONS AND RECOGNITIONS

- 9.A.1. Resolution No. AR 2007-54, a resolution of the Anchorage Municipal Assembly recognizing and honoring Municipality of Anchorage's **'MyNeighborhood'**, Alaska Municipal League's 2006 Public Works Award of Excellence winner and National League of Cities' City Practice winner; Mayor Begich; Assemblymembers Bauer, Birch, Coffey, Jennings, Ossiander, Shamberg, Starr, Stout, Sullivan, Tesche and Traini. *Postponed from 2-27-07.*

Mr. Tesche requested this item be pulled for review on the Regular Agenda. (*See item 10.A.1*)

### 9.B. RESOLUTIONS FOR ACTION - OTHER

- 9.B.1. Resolution No. AR 2007-62, a resolution of the Municipality of Anchorage appropriating \$50,000 from the Anchorage School District to the Miscellaneous Operational Grants Fund (261), Department of Health and Human Services, for the provision of the **Covenant House Alaska Youth Reception Center Program**.  
a. Assembly Memorandum No. AM 180-2007.
- 9.B.2. Resolution No. AR 2007-63, a resolution of the Anchorage Assembly approving the **Tudor Road Corridor Study, June 2006**; Traffic Department.  
a. Assembly Memorandum No. AM 181-2007.

Mr. Bauer requested this item be pulled for review on the Regular Agenda. (*See item 10.B.2*)

- 9.B.3. Resolution No. AR 2007-68, a resolution of the Anchorage Municipal Assembly encouraging the Legislative Affairs Agency to open the **parking lot at 4<sup>th</sup> Avenue and H Street** for public use on the weekends and evenings in order to alleviate the chronic parking shortage in Downtown Anchorage; Mayor Begich; Assemblymembers Tesche, Bauer, Birch, Coffey, Jennings, Ossiander, Shamberg, Starr, Stout, Sullivan and Traini. (**Addendum**)
- 9.B.4. Resolution No. AR 2007-69, a resolution of the Anchorage Municipal Assembly supporting passage of the **Alaska Gasline Inducement Act** in order to encourage the expedited development of Alaska's natural gas resources; Assemblymembers Tesche and Traini. (**Laid on the Table**)

Mr. Tesche moved to introduce AR 2007-69, Ms. Ossiander seconded, with Mr. Traini as the concurring third. Mr. Tesche read the resolution into the record.

### 9.C. BID AWARDS There were none.

### 9.D. NEW BUSINESS

- 9.D.1. Assembly Memorandum No. AM 184-2007, Change Order No. 2 to PO 261200 with Rossman Enterprises for the **Fire Station Apparatus Bay Ventilation Project** for the Municipality of Anchorage, Maintenance and Operations (\$99,435.87); Purchasing.
- 9.D.2. Assembly Memorandum No. AM 185-2007, Change Order No. 2 to Purchase Order No. 261400 with TK Services for supplying **street sweeper brooms** to the Municipality of Anchorage, Maintenance & Operations Department (M&O) (\$33,924.80); Purchasing.
- 9.D.3. Assembly Memorandum No. AM 192-2007, approval of Amendment No. 2 to Alaska Pollution Control, Inc. Contract (PO No. 250530) increasing the contract by \$2,600,000 for a total contract amount Not-To-Exceed (NTE) \$22,600,000 for year round road maintenance and capital improvements services within the **Chugiak, Birchwood Eagle River Rural Road Service Area** (CBERRRSA) on an "as required" basis; Maintenance and Operations Department.
- 9.D.4. Assembly Memorandum No. AM 186-2007, Change Order No. 1 to Vendor Contract No. 26MLP037 with General Electric Company to provide **replacement parts and services** on an "as required" basis, to the Municipality of Anchorage, Municipal Light & Power Utility (ML&P) (\$1,000,000); Purchasing.

Mr. Starr requested this item be pulled for review on the Regular Agenda. (*See item 10.D.4*)

- 9.D.5. Assembly Memorandum No. AM 187-2007, Amendment No. 1 to professional services contract with RIM Architects for the **Girdwood Community Center and Library**, Project No. 05-25 (\$123,231); Project Management & Engineering.
- 9.D.6. Assembly Memorandum No. AM 188-2007, Statutory Second Injury Fund and State Administrative Service Fees for **Workers' Compensation, Operations** (\$230,457), Risk Management.
- 9.D.7. Assembly Memorandum No. AM 189-2007, proprietary purchase with Computer Associates International, Inc. for continuing **software license agreement** for the Municipality of Anchorage; Information Technology Department (ITD) (\$796,020); Purchasing.
- 9.D.8. Assembly Memorandum No. AM 194-2007, **Boston Pizza #4180** – Transfer of Ownership for a Beverage Dispensary Liquor License (Spenard Community Council); Clerk's Office. (**Addendum**)

Mr. Coffey requested this item be pulled for review on the Regular Agenda. (*See item 10.D.8*)

- 1 9.D.9. Assembly Memorandum No. AM 195-2007, **Tempura Kitchen #3571** – Transfer of Ownership for a  
2 Beverage Dispensary Liquor License (Spenard Community Council); Clerk's Office. **(Addendum)**  
3

4 Mr. Coffey requested this item be pulled for review on the Regular Agenda. *(See item 10.D.9)*  
5

- 6 9.D.10. Assembly Memorandum No. AM 196-2007, proprietary purchase with TriTech Software Systems for  
7 computer **software, training, maintenance support, and services** for the Municipality of Anchorage,  
8 Anchorage Fire Department (AFD) (\$43,300); Purchasing. **(Addendum)**  
9 9.D.11. Assembly Memorandum No. AM 197-2007, proprietary purchase from GE Energy & Industrial  
10 Services, Inc. for furnishing a **GE Frame & Generator Field** for Turbine Unit No. 7 to the Municipality  
11 of Anchorage, Municipal Light & Power (ML&P) (\$1,033,000); Purchasing. **(Addendum)**  
12 9.D.12. Assembly Memorandum No. AM 198-2007, cooperative purchase of a **SkateWave Skate Park** from  
13 Landscape Structures, Inc. c/o Exerplay, Inc. for the Municipality of Anchorage, Parks and Recreation  
14 Department (\$142,093); Purchasing. **(Addendum)**  
15

16 **9.E. INFORMATION AND REPORTS**

- 17 9.E.1. Information Memorandum No. AIM 35-2007, Internal Audit Report 2007-3 - **2006 Procurement Card**  
18 **Program**; Purchasing Department.  
19 9.E.2. Informational Memorandum No. AIM 39-2007, Community Council resolutions or pending resolutions  
20 to the **Anchorage Bowl 2025 Long Range Transportation Plan**; Assemblymember Tesche. **(Laid**  
21 **on the Table)**  
22

23 **9.F. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION**

- 24 9.F.1. Ordinance No. AO 2007-35, an ordinance determining and approving the total amount of the **annual**  
25 **operating budget of the Anchorage School District** for its fiscal year 2007-2008 and determining  
26 and appropriating the portion of the Assembly approved budget amount to be made available from  
27 local sources; Anchorage School District. *(Public Hearing 3-27-07)*  
28 a. Assembly Memorandum No. AM 144-2007.  
29 9.F.2. Ordinance No. AO 2007-44, an ordinance of the Anchorage Municipal Assembly amending Anchorage  
30 Municipal Code Chapter 16.100, **Private Ambulance Service**, to establish a new Type III License for  
31 limited private ambulance service in conjunction with medical air transport; and amending  
32 AMC 16.10.150 to establish an annual license fee for a Type III License; Assemblymember Birch.  
33 a. Assembly Memorandum No. AM 177-2007. *(Public Hearing 3-27-07)*  
34

35 Mr. Birch requested this item be pulled for review on the Regular Agenda. *(See item 10.F.2)*  
36

- 37 9.F.3. Ordinance No. AO 2007-45, an ordinance amending Anchorage Municipal Code Subsections  
38 3.70.060C.4. and 3.70.060C.11., and adding a new subsection 3.70.060C.15., all regarding **exempt**  
39 **employees**; Employee Relations Department. *(Public Hearing 4-10-07)*  
40 a. Assembly Memorandum No. AM 178-2007.  
41 9.F.4. Ordinance No. AO 2007-46, an ordinance authorizing withdrawal of **Heritage Land Bank (HLB)**  
42 **Parcels #4-014, 4-015 and 4-016** from the HLB Inventory and transfer to the Real Estate Services  
43 Division. *(Public Hearing 3-27-07)*  
44 a. Assembly Memorandum No. AM 179-2007.  
45 9.F.5. Resolution No. AR 2007-64, a resolution of the Municipality of Anchorage approving the naming of a  
46 proposed Little League Ball Field at South Anchorage Sports Complex as "**Chad A. Bax Baseball**  
47 **Field**;" Office of Economic & Community Development. *(Public Hearing 4-17-07)*  
48 9.F.6. Resolution No. AR 2007-65, a resolution of the Municipality of Anchorage approving the naming of the  
49 staircase at 1361 West 12<sup>th</sup> Avenue as the "**Maxine and Frank Reed Family Staircase**;" Office of  
50 Economic & Community Development. *(Public Hearing 4-17-07)*  
51 9.F.7. Resolution No. AR 2007-66, a resolution of the Municipality of Anchorage appropriating \$163,540 as a  
52 contribution from the Areawide General Fund (101) Heritage Land Bank/Real Estate Services  
53 Department's 2007 Operating Budget to the Areawide Capital Fund (401) Heritage Land Bank  
54 Department/Real Estate Services Division for **City Hall capital maintenance and improvements**  
55 (\$88,540) and tenant improvements (\$75,000); Heritage Land Bank. *(Public Hearing 3-27-07)*  
56 a. Assembly Memorandum No. AM 182-2007.  
57 9.F.8. Resolution No. AR 2007-67, a resolution of the Municipality of Anchorage appropriating a \$2,641,080  
58 contribution of BP2007 tax revenues approved in the BP2007 General Operating Budget from the  
59 Chugiak, Birchwood, Eagle River Rural Road Service Area (CBERRRSA) Fund 119 to the **CBERRRSA**  
60 **Capital Improvement Program Fund 419** for road and drainage capital improvement projects within the  
61 CBERRRSA; Maintenance & Operations Department. *(Public Hearing 3-27-07)*  
62 a. Assembly Memorandum No. AM 183-2007.  
63 9.F.9. Ordinance No. AO 2007-47, an ordinance adopting a **Planned Community Master Development**  
64 **Plan** designating allowed permitted and accessory land uses, and design standards for a portion of  
65 Sections 24 and 25, T16N, R1W S.M. AK (Chugiak Community Council) (Planning and Zoning  
66 Commission Case 2007-002); Assemblymember Coffey. *(Public Hearing 3-27-07)* **(Addendum)**  
67 a. Assembly Memorandum No. AM 193-2007.  
68

69 Mr. Starr requested this item be pulled for review on the Regular Agenda. *(See item 10.F.9)*  
70

- 71 9.F.10. Ordinance No. AO 2007-48, an ordinance amending Anchorage Municipal Code Sections 25.35.010  
72 and 25.35.040 regarding the appointment and authority of the **Executive Director of the Anchorage**  
73 **Community Development Authority**, retroactive to March 2, 2007; Heritage Land Bank. *(Public*  
74 *Hearing 3-27-07)* **(Addendum)**  
75 a. Assembly Memorandum No. AM 199 -2007.  
76

77 Chair Sullivan called the Question on the remainder of the Consent Agenda.

and this motion, as amended, was passed.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: None.

ABSENT: Shamberg and Jennings, each excused.

The amended Consent Agenda was approved and Chair Sullivan led the body into discussion of the pulled items.

## END OF CONSENT AGENDA

### 10. REGULAR AGENDA

#### 10.A. RESOLUTIONS FOR ACTION - PROCLAMATIONS AND RECOGNITIONS

10.A.1. Resolution No. AR 2007-54, a resolution of the Anchorage Municipal Assembly recognizing and honoring Municipality of Anchorage's 'MyNeighborhood,' Alaska Municipal League's 2006 Public Works Award of Excellence winner and National League of Cities' City Practice winner; Mayor Begich; Assemblymembers Bauer, Birch, Coffey, Jennings, Ossiander, Shamberg, Starr, Stout, Sullivan, Tesche and Traini. *Postponed from 2-27-07.*

Mr. Tesche moved, to approve AR 2007-54,  
Mr. Traini seconded,  
and this was approved without objection,  
with Ms. Shamberg and Ms. Jennings as excused absences.

Mr. Tesche read and Mr. Starr presented the resolution to the Municipality Information Technology Department (IT), for their work with 'MyNeighborhood,' which received the Alaska Municipal League's 2006 Public Works Award of Excellence and the National League of Cities' City Practice Award. IT Director Fred Carpenter recognized project employees, including Economic and Community Development Director Mary Jane Michael, Doyna Necka, Melissa Curry, Julie Collins, IT Systems Analyst Nathan Pannkuk and Deputy Director and Chief Technology Officer Keith Ziolkowski, who was the project manager. To Chair Sullivan, Mr. Carpenter responded that he had recently heard Microsoft founder Bill Gates give an inspirational and visionary talk on future advancement of computers.

#### 10.B. RESOLUTIONS FOR ACTION - OTHER

10.B.2. Resolution No. AR 2007-63, a resolution of the Anchorage Assembly approving the **Tudor Road Corridor Study, June 2006**; Traffic Department.  
a. Assembly Memorandum No. AM 181-2007.

Mr. Bauer moved, to approve AR 2007-63  
Ms. Ossiander seconded,

Mr. Bauer stated that he and Assemblymembers had just received this document and more time was necessary to review the project, which involved the intersection project at Lake Otis and Tudor. An additional \$12 to \$14 million would need to be added for the intersection, which was not included in the document. He moved to postpone.

Mr. Bauer moved, to postpone to April 10, 2007,  
Mr. Coffey seconded,

Mr. Coffey supported postponement.

Mr. Stout supported postponement.

Mr. Traini opposed postponement. He stated this was an important intersection in his district that needed improvement and he wanted it to be addressed now.

Mr. Tesche concurred that Lake Otis and Tudor was a busy intersection that needed to be addressed. Deputy Municipal Manager Michael Abbott responded there was no authorization or deauthorization of any projects included with the document. The Administration did not oppose postponement. Mr. Tesche moved to amend the motion to postpone, and to take it up on March 27<sup>th</sup>. This died for a lack of a second.

Mr. Coffey stated that he would support the plan, but wanted to read the study and project description, which would affect his district. Mr. Abbott responded a short delay would not affect project construction.

and the motion to postpone passed, 8-1.  
with Mr. Traini opposing,  
and Ms. Jennings and Ms. Shamberg as excused absences.

10.C. BID AWARDS None were pulled for review.

#### 10.D. NEW BUSINESS

10.D.4. Assembly Memorandum No. AM 186-2007, Change Order No. 1 to Vendor Contract No. 26MLP037 with General Electric Company to provide **replacement parts and services** on an "as required" basis, to the Municipality of Anchorage, Municipal Light & Power Utility (ML&P) (\$1,000,000); Purchasing.

Mr. Starr moved, to approve AM 186-2007,  
Mr. Stout seconded,

To Mr. Starr, Municipal Light and Power General Manager Jim Posey responded the new turbine was needed for generating additional power and would be installed in May and would be ready for operation in June. Mr. Starr stated this was a \$1 million to \$3 million contract with General Electric for a year warranty for parts and labor for the equipment. Mr. Posey responded the warranty was an important part of their guaranteeing power and was good business. This would be the only unit like this in Alaska and a warranty guarantee for maintenance and parts would be readily available. He predicted there would be very little down time.

and this motion was passed, 9-0,  
with Ms. Shamberg and Ms. Jennings as excused absences.

10.D.8. Assembly Memorandum No. AM 194-2007, Boston Pizza #4180 – Transfer of Ownership for a Beverage Dispensary Liquor License ([Spenard] Midtown Community Council); Clerk's Office.  
**(Addendum)**

Ms Ossiander moved, to approve AM 194-2007,  
Mr. Bauer seconded,

Mr. Coffey disclosed that his former law firm had represented Boston Pizza since that business had begun. As far as he knew, the firm still represented the business. Chair Sullivan stated that Mr. Coffey did not currently have a financial interest on the matter, despite past financial interests. He ruled that Mr. Coffey did not have a conflict of interest and ordered him to participate with the matter.

and this motion was passed, 9-0,  
with Ms. Shamberg and Ms. Jennings as excused absences.

10.D.9. Assembly Memorandum No. AM 195-2007, Tempura Kitchen #3571 – Transfer of Ownership for a Beverage Dispensary Liquor License (Spenard Community Council); Clerk's Office. **(Addendum)**

Mr. Coffey disclosed that the people who were purchasing Tempura Kitchen were his friends, who he had represented for many years, prior to his going of counsel. He requested a ruling on a conflict of interest. Chair Sullivan ruled, as with the previous item, that Mr. Coffey did not have a conflict of interest, because he was not currently doing any work on the matter and did not have a financial interest in the approval of the item.

Ms Ossiander moved, to approve AM 195-2007,  
Mr. Bauer seconded,  
and this motion was passed, 9-0,  
with Ms. Shamberg and Ms. Jennings as excused absences.

**10.E. INFORMATION AND REPORTS** None were pulled for review.

**10.F. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION**

10.F.2. Ordinance No. AO 2007-44, an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Chapter 16.100, **Private Ambulance Service**, to establish a new Type III License for limited private ambulance service in conjunction with medical air transport; and amending AMC 16.10.150 to establish an annual license fee for a Type III License; Assemblymember Birch.  
a. Assembly Memorandum No. AM 177-2007. (Public Hearing 3-27-07 5-01-07)

Mr. Birch moved, to introduce AO 2007-44,  
Ms. Ossiander seconded,  
Mr. Coffey was the concurring third,

Mr. Birch moved, to change the AO 2007-44 Public Hearing date to  
Ms. Ossiander seconded, May 1, 2007,  
and this motion was passed, 9-0,  
with Ms. Shamberg and Ms. Jennings as excused absences.

10.F.9. Ordinance No. AO 2007-47, an ordinance adopting a **Planned Community Master Development Plan** designating allowed permitted and accessory land uses, and design standards for a portion of Sections 24 and 25, T16N, R1W S.M. AK (Chugiak Community Council) (Planning and Zoning Commission Case 2007-002); Assemblymember Coffey and Starr. (Public Hearing 3-27-07 4-10-07)  
**(Addendum)**  
a. Assembly Memorandum No. AM 193-2007.

Mr. Starr moved, to introduce AR 2007-47,  
Mr. Coffey seconded,  
Mr. Bauer was the concurring third.

Mr. Starr requested to be added as a cosponsor. Mr. Coffey concurred.

Ms. Ossiander requested postponement, to allow additional time to review the Planning and Zoning Commission's review and for additional discussion.

Ms. Ossiander moved, to postpone AO 2007-47 Public Hearing to April 10, 2007,  
Mr. Starr seconded,  
and this was passed without objection,  
with Ms. Shamberg and Ms. Jennings as excused absences.

11. **OLD BUSINESS AND UNFINISHED ACTION ON PUBLIC HEARING ITEMS**

- 11.A. Resolution No. AR 2006-290(S), a resolution of the Anchorage Municipal Assembly in recognition of the continuing contribution made by Fur Rendezvous in the promotion of tourism and Anchorage's visitor industry, and supporting annual funding from the Anchorage Convention and Visitors Bureau room tax revenue to Greater Anchorage, Inc. for the **Fur Rendezvous Festival**; Assemblymembers Fairclough, Tesche, Traini, Stout and Bauer. (AR 2006-290(S) was Substituted 11-14-06; Action was Postponed from 11-14-06, 12-12-06, 12-19-06, and 2-13-07)

Chair Sullivan read the resolution title, reported the history, which included a motion to approve.

Mr. Traini moved, to postpone to ~~[March 27]~~ "April 10," 2007,  
Mr. Bauer seconded,

Mr. Traini stated this would allow Fur Rondy officials to be present to discuss the matter.

Ms. Ossiander stated that it was important to meet with Fur Rondy officials. Postponing to April 10<sup>th</sup> would better, because the Assembly Meeting of 3-27-07 would be addressing Title 21. Mr. Traini concurred, as did Mr. Bauer.

Mayor Begich requested the Municipal Clerk's Office contact the Fur Rendezvous officials. Municipal Clerk Barbara Gruenstein concurred.

and this motion passed without objection.

- 11.B. Resolution No. AR 2007-48, a resolution of the Anchorage Municipal Assembly setting forth **land use policy on residential density** for the Municipality of Anchorage; Assemblymember Stout.  
1. Assembly Memorandum No. AM 190-2007. (Postponed from 2-13-07)

Chair Sullivan read the resolution title. Mr. Stout stated that this document needed a little more work and he recommended that the Title 21 Committee review the matter before the Assembly's final review.

Mr. Stout moved, to forward AR 2007-48 to the Title 21 Committee  
Mr. Traini seconded, for their review,  
and this was later substituted.

Ms. Ossiander supported referral and thanked Mr. Stout for bringing this forward. Mr. Stout responded that Ms. Ossiander's proposed amendments would be submitted with the document for the committee's consideration.

Chair Sullivan stated that in order to move a matter to committee, it needed to be postponed.

Mr. Stout moved, to postpone and forward AR 2007-48 to the Title  
Mr. Coffey seconded, 21 Committee,  
and this was approved without objection.

Following the scheduled dinner break, Chair Sullivan called for a motion to Change the Order of the Day, to take up New Public Hearing Items. Mr. Coffey moved, seconded by Mr. Stout and there were no objections.

12. **APPEARANCE REQUESTS** There were none.

13. **CONTINUED PUBLIC HEARINGS**

- 13.A. Ordinance No. AO 2007-6, an ordinance amending Anchorage Zoning Ordinances AO 94-235(S-1)(AA), AO 2000-143(S-2), and AO 2002-7 to amend the PC (Planned Community District) and to modify the existing Master Development Plan and design standards for **Tract A, Powder Reserve**, for Development Areas A, C D, E, F, H, I, J, K, and L within Tract 40A, Powder Ridge Subdivision (Plat 98-80) (Eagle River, Birchwood Community Councils) (Planning and Zoning Case 2006-125); Planning Department.  
1. Assembly Memorandum No. AM 18-2007. (Continued from 2-27-07)

(Clerk's Note: Ms. Shamberg joined the Assembly Meeting.)

Chair Sullivan read the ordinance title and opened Continued Public Hearing.

TIM POTTER, with DOWL Engineers, representing Eklutna, Incorporated, explained the development plan. Ms. Ossiander stated concerns remained with the traffic impact analysis (TIA) which dealt with roads to the on-ramps and the adjoining road. Mr. Potter responded DOWL Engineers had completed the environmental impact statement (EIS) and the Eagle River Long Range Transportation Plan (LRTP) did not necessarily identify the issues from a level of service standpoint. It had been concluded that the ramps, including the Old Glenn Highway and the North Eagle River access, were currently in serious condition and would eventually fail by 2027, even without development from Eklutna. The Municipality of Anchorage (MOA) and the State of Alaska had mandated Terrace Lane and Eklutna Park Drive improvements. Use of signals or roundabouts at the intersections and ramps had yet to be determined. The expected community growth in this area would cause those ramps to eventually fail and it would be appropriate for the public sector to target funds for the improvements. Ms. Ossiander stated she had addressed the safety concerns of the on-ramps to the Glenn Highway. The community was concerned with development of Terrace Lane, because it was steep and curved and it needed to be addressed. Mr. Potter concurred and stated it had been discussed with both the MOA and the State, and the developer was prepared to make the proposed improvements to the intersections and the sloped areas. Ms. Ossiander stated the development would put fairly high density housing immediately adjacent to extremely low density rural, single-family residents. Mr. Potter responded there was a large, trapped wetland area between the residents and the development, which the developer had responsibly identified as an open-space area.

1 There would be allowances for additional buffering. The exact width of the buffer would be determined with the  
2 subdivision process. The developer had identified a potential site for an elementary school, which was relatively flat  
3 and had amenities.

4  
5 ELIZABETH SHEEN, a local resident, was concerned with the volume and high-speed traffic from Chugiak High  
6 School that would come through Terrace Lane to the Powder Ridge Subdivision. The neighbors had safety concerns  
7 with the increased traffic and were concerned with the changes to the neighborhood. To Mr. Starr, she responded  
8 their neighborhood was used by high-speed traffic. She responded there were ski trails to the north of their  
9 neighborhood.

10  
11 ANN NEWBURY, a local resident, testified to the concerns of the 90 feet of land east of Eklutna Water Project's 40-  
12 foot easement that had been a promise as a no-build boundary area. The development plan called for a walking trail  
13 in the marshy area, which was the largest open-space in the area. This area would be unusable in the summer and  
14 she proposed an alternative trail to the north. The area hydrology was very complex and development to the north  
15 would impact the area's aquifers. Houses to the east were served by private wells and septic systems. Most residents  
16 had filed for water rights for protection. The proposed density was overwhelming. There were also concerns with the  
17 proposed gravel extraction, which would occur at the same time as the development, and the gravel trucks would use  
18 their neighborhood. To Ms. Ossiander, Ms. Newbury responded the gravel extraction plan would be implemented by  
19 the fall, with gravel extraction within the next three to ten years.

20  
21 DICK BROWN, a 30-year Terrace Lane resident and realtor, testified the drainage in this area had caused septic  
22 systems continually to fail. He was familiar with high density development and sound land use planning and principles,  
23 many of which were not applicable to steep slopes or wetlands. Steep slopes with marginal soils, subject to erosion  
24 and rapid runoff were cause for extreme caution and concern. The Eklutna development had ignored erosion control  
25 requirements. Additional study was needed for this development. To Ms. Ossiander, he responded problems would  
26 occur within the project development and city taxpayers would be responsible. To Mr. Stout, Mr. Brown responded a  
27 lot more planning was needed before the development created problems. He could remember when salmon used to  
28 travel into those areas and spawn. The creek was now contaminated and it was discouraging that the United States  
29 Fish and Wildlife (*Service*) and others were not deeply concerned and involved with the Eklutna planning process. He  
30 encouraged people to visit the site and see the concerns.

31  
32 JILL FLANDERS CROSBY, a 20-year local resident, testified that Terrace Road would have to handle all the traffic.  
33 Neighbors were unhappy with what had been promised and was actually being proposed. The area between their  
34 neighborhood and Powder Ridge was undevelopable wetland. Other roads were needed to handle the traffic. She  
35 urged the Assembly to listen to the residents' concerns.

36  
37 BOBBI WELLS, representing Birchwood Community Council, testified the Planning Department believed that 100,000  
38 feet of commercial zoning was allowed. She had studied this matter for the past 15 years and she and the Planning  
39 Department staff had found reference for only a lodge or motel and not commercial zoning. Eklutna had agreed on  
40 1550 dwelling units, down from the previously proposed 3066 units. To Mr. Starr, Ms. Wells responded that Birchwood  
41 Community Council had discussed the matter and members had submitted their recommendations.

42  
43 ALEX ROESCH, a Terrace Lane resident, was opposed to the development, which would hurt the quality of life in the  
44 area. He stated that developers would not be able conduct an objective traffic study.

45  
46 CATHY JORGENSEN, a local resident, was concerned with losing usable land for children to play and for (*snow*)  
47 dumping. Their road was constantly used by traffic to the high school. To Mr. Starr, Ms. Jorgensen responded that  
48 she lived on Almdale and there was no dedicated trail, but traffic currently used the easement for access.

49  
50 WILLIAM ALEX MOSS had chosen to live in this area, because of its friendliness and what it had to offer. The  
51 proposed development would significantly change the nature of the area. The Assembly needed to consider the  
52 impact and change.

53  
54 LAWRENCE SOLIE, a local resident, testified that the Assembly needed to protect residents in the area. Development  
55 would block the water flow and there would be failed septic systems and contaminated wells. The city would be  
56 responsible. More thought and study was needed. No one was saying Eklutna did not have the right to develop their  
57 land, but the MOA's master plan stated that future development should have a minimal impact on existing  
58 neighborhoods. This development would have a dramatic impact on their existing neighborhood, if it was allowed.

59  
60 With no additional public testimony, Chair Sullivan closed Public Hearing.

61  
62 Mr. Starr moved, to approve AO 2007-6,  
63 Ms. Ossiander seconded,

64  
65 Ms. Ossiander stated there were many projects happening in this area simultaneously. Mr. Potter responded the  
66 timeline on the resource extraction in Area A needed to be completed within three years and Area B needed to be fully  
67 extracted within ten years. A conditional use (*permit*) application was required within the next six month. A  
68 Department of Transportation (*DOT*) permit needed to cross the beaver dam had not yet been granted. DOT would be  
69 offering 1.5 million cubic yards of materials to contractors potentially bidding on state road projects. Extraction may  
70 start next year or the site may remain undeveloped for the next ten years with no extraction. Eklutna's Site Four, a site  
71 of former gravel extraction and a batch plant, was shut down in 2005. P&Z had recently approved a five-year  
72 operating plan to process gravel from the Eklutna River site, which may be operational this year. The property  
73 referenced by Ms. Newbury was covered by some deed restriction. Mr. Potter responded if there was a deed  
74 restriction on the section of property, it would be respected by the development. Eklutna Corporation Land Manager  
75 JIM ARNESEN responded he was not aware of a deed restriction. Mr. Potter stated at least two-thirds of a thin strip of  
76 property within Tract C, along the east portion of the north end of the site, was already covered in the open-space  
77 area. The buffer, accommodated in the development within the limits of the zoning, would be respected. Ms.

Ossiander stated testimony indicated the previous master plan showed a 30,000 square foot development. Mr. Potter responded the developer would follow the current master plan, which now allowed a 100,000 square foot development. The development may include some commercial or a combination of office and retail and residential. The developer wanted options for development for the benefit of the neighborhood. To Mr. Starr, Mr. Potter responded that the residents had requested the original numbers remain the same in the plan. Eklutna had agreed to the numbers in the master plan. Mr. Starr stated that the MOA had three public schools located on Eklutna land. Mr. Arnesen responded Eklutna had arranged to lease the school sites for \$10 a year. Mr. Arnesen responded that he had recently talked with Schools Superintendent Carol Comeau, who was ready to begin school site selection. The Heritage Land Bank had expressed interest in a land exchange. Mr. Potter responded that a site had been identified for an elementary school site, but Eklutna was not prepared to give the land to the MOA. The city had the opportunity to identify school sites.

To Mr. Coffey, Mr. Potter responded the development included zoning which allowed a commercial mixed use. The developer had addressed the soil content and would retain the existing natural drainage ways as open corridors. The developer had addressed slope development to reduce the footprint and impact. The developer proposed public sewer. The developer was defining creative and appropriate development, with allowances for housing diversity and appropriate use of the land. Mr. Potter responded the Powder Ridge multi-family II zoning district was in the master plan and a description was in Assemblymember's packets.

To Mr. Stout, Mr. Potter responded that a cluster housing development was possible, which creatively surrounded developed areas with open-space. The land had been identified as a planned community, which required the developer to present a master plan to P&Z and to the Assembly, then to the Platting Board for additional future approval.

To Mr. Coffey, Mr. Potter responded cluster housing would be more expensive, but would have benefits of more open-space and buildings that were five feet taller. Mr. Potter responded the development would go through a platting process to accommodate the roads, sewer and water. He responded this was a nice area, with large lots surrounded by parks and undeveloped lands and the development would be a change for the area.

Ms. Ossiander stated there had been discussion of the bog area and the history of failed septic systems in this area. Planning Department Administrator Jerry Weaver responded that DOWL Engineers had done a professional job with the design of the subdivision, with 20% open-space. The gravel extraction and the batch plant would use some of the same access roads. The requirements, including traffic impacts, would be reviewed with the platting process and public process. Changing conditions would be evaluated on a case-by-case basis. There were many reasons that wells went dry. As the area was developed the MOA would deal with the changes appropriately.

Ms. Ossiander moved,  
Mr. Starr seconded,

to amend AO 2007-6 on Page 26, Line 38 *by adding* to read:  
"4. Prior to the 50% build-out of the residential units the developer will submit a plan for approval and install the following intersection improvements:

- a. Terrace Lane/Eklutna Park Drive to achieve an intersection level of service C based upon projected 2027 traffic volumes.
- b. Glenn Highway Southbound On/Off ramp intersection with Eagle River North Access to achieve an intersection level of service C based upon projected 2027 traffic volumes.;
- c. Glenn Highway Northbound On/Off ramp intersection with Eagle River North Access to achieve an intersection level of service C based upon projected 2027 traffic volumes.;"

Ms. Ossiander stated that she had conferred with the Municipal Traffic Department about the concerns with the TIA completed for this project. Specific problems were identified, but no mitigation was addressed. The specifics were defined in the amendment. She urged support.

To Chair Sullivan, Ms. Ossiander responded that she had shared the specifics with the developer, who had indicated the concerns were not limited to the effects of the Eklutna development, but needed to be a community effort. Mr. Potter responded there may be an opportunity for the Assembly to review Eagle River LRTP, to review the intersection service levels and the lengths (*of time*) that were shown. The developer fully supported the amendments.

and the motion was approved without objection.

Ms. Ossiander appreciated the developer's acknowledgement of potential problems on Terrace Lane and as the property was platted, additional examination was needed on the traffic impact.

Ms. Ossiander moved,  
Mr. Coffey seconded,  
and this was later amended,  
and, again amended,

to amend AO 2007-6 on Page 18, Section 8A, Lines 27-32, *by changing* to read:

**Intent.** It is the intent of this district to provide both commercial and multi-family residential development. The ~~[commercial]~~ development of this area is intended for ~~[general commercial uses in areas exposed to heavy automobile traffic]~~ "local neighborhood commercial use" **"as set forth in the B1A District;" "with a maximum height of 45 feet."** Up to 100,000 square feet of commercial development is allowed within this district. The residential development is intended to provide medium to high density residential development.;

Ms. Ossiander stated the intent was for the commercial district to serve the local neighborhood and she would continue monitoring to make sure that remained the case.

Mr. Coffey stated there was a definition of 'neighborhood commercial development' in the 2020 Comprehensive Plan. Ms. Ossiander stated that her intent was that the commercial development would serve this particular neighborhood. Mr. Weaver recommended identifying this as a B1A zoning district. Mr. Coffey moved to add that language. Ms. Ossiander concurred. Mr. Potter responded that when using B1A (*zoning*), the definition needed to address only the retail component, with definitions of uses, the size of uses, mix of uses and not necessarily building heights. It was the developer's intent to have a mix of commercial, office and possibly residential. Chair Sullivan recommended additional language to address height. Mr. Weaver recommended adding language to allow a maximum of 45 feet. Ms. Ossiander accepted this as a friendly amendment, with the concurrence of Mr. Coffey.

and the motion, as amended, was approved without objection.

Ms. Ossiander moved,	to amend AO 2007-6 on Page 19, Line 3 <i>by deleting</i> to read:
Mr. Coffey seconded,	2. <del>[Liquor stores, r]</del> Restaurants, tearooms, cafés, private
and this was approved without objection.	clubs or lodges, and other places serving food or beverages
	but not involving the retail sale, dispensing of services of
	alcoholic beverages.;

Ms. Ossiander moved,	to amend AO 2007-6 <i>by changing</i> when referencing home
Mr. Coffey seconded,	accessory use and structures in all districts, <i>by deleting</i> all
and this was later withdrawn.	reference to standards prior to May 31, 2006,

Ms. Ossiander stated that all references to home accessory use included standards as of May, 2006. Deletion of that date would offer clarity. Mr. Coffey stated that the date was included throughout the document. Mr. Potter responded the developer had included reference to the new standards and zoning requirements in the development ordinance. Municipal Attorney Jim Reeves responded the use of current standards was not a concern and Ms. Ossiander withdrew her amendment, with the concurrence of Mr. Coffey.

Ms. Ossiander stated that addressing high density next to low density residential was daunting and she wanted to make sure that low density, rural neighborhood would be preserved in a safe manner. This particular area would allow a combination of zoning development. The plan offered by the developer was better than what was previously offered, and better addressed the topography, the hydrology and the mitigation necessary for differing uses, particularly the school site that had been identified. She appreciated the presentations that had been done with the community. She was not voting for this (*ordinance*) gleefully, but she would support it because it was a better plan and significant accommodations had been made.

Mr. Stout acknowledged the work of Ms. Ossiander and Mr. Starr on this project. Mr. Potter responded that additions to the plan would go before the Platting Board with a public hearing and would not return to the Assembly. Eklutna would continue working with the neighborhood.

Mr. Starr stated this was an example of how Eagle River was addressing development. The Comp Plan (*Anchorage 2020 Comprehensive Plan*) did not apply to the area and Eagle River and Chugiak were developing a unique comprehensive plan and a transportation plan. Elements that were still not in place included land use regulations. Ms. Ossiander and Mr. Coffey were addressing appropriate land use regulations for this area. He would support the ordinance. Eklutna had been involved with other developments that had turned out very well. Eklutna was responsible and had a neighborhood connection. The developer had an opportunity to develop with a higher density rate, and had chosen not to. Commercial development for this area was being addressed, which he supported. Increasing density and change were coming. This process was addressing the concerns and he supported the ordinance.

Chair Sullivan put the Question to the main motion.

and the main motion, as amended, was approved, 10-0.

AYES: Tesche, Shamberg, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: None.

ABSENT: Jennings, excused.

13.B. Resolution No. AR 2007-46, a resolution of the Anchorage Assembly recommending approval of an amendment to the **Anchorage Bowl 2025 Long-Range Transportation Plan** to the Anchorage Metropolitan Area Transportation Solutions (AMATS) Policy Committee; Traffic Department.

1. Assembly Memorandum No. AM 149-2007. (*Carried Over from 2-27-07*)

Chair Sullivan read the resolution title and opened Continued Public Hearing.

STEPHEN GRAEF opposed the Knik Arm Bridge project. He had witnessed the mistakes made by the city of Seattle, at the cost to those taxpayers. He proposed using the railroad for commuter traffic relief.

JOE GRIFFITH, Anchorage Museum Association President, opposed having the Knik Arm Bridge project included with the Long Range Transportation Plan (*LRTP*). He supported the Ingra-Gambell improvements and urged consideration of an alternative route for the A-C Couplet to minimize impacts to the museum and other downtown businesses. To Mr. Tesche, Mr. Griffith responded that he supported the city's request that the Ingra-Gambell connection be opened within two years of the bridge completion. To Chair Sullivan, Mr. Griffith responded the proposed development on the west side of the museum would include public areas for skating and walking and was not compatible with the high speed and noise of the traffic. He would support an over-under route to help disperse traffic.

1  
2 JED WHITTAKER testified in opposition to the (*Knik Arm Crossing*) bridge to nowhere. It was a political issue and it  
3 had been illegal for KABATA (*Knik Arm Bridge and Toll Authority*) to use the Dittman Poll. This project was a national  
4 joke. There were alternatives, and he proposed consideration of building a new highway on military lands, along the  
5 Glenn Highway, which could connect with Muldoon, Tudor and the Seward Highway. He proposed postponement until  
6 after the April 3<sup>rd</sup> Election. If the Assembly approved it, he urged that Mayor Begich veto it. There were other projects  
7 in Anchorage that needed completion.

8  
9 THOMAS VAN PELT opposed the Knik Arm Bridge. The cost was huge and there would be immediate negative  
10 impact to Government Hill and downtown neighbors. The connection of Ingra-Gambell was a decade or more away.  
11 There was uncertainty of future development. He urged shelving the project until a later date, when it would be more  
12 justified.

13  
14 BRIAN YANITY opposed the bridge and supported the ferry project. When the price of gas reached \$10 per gallon,  
15 commuting would not be affordable.

16  
17 MARGARET AUTH opposed the Knik Arm Bridge. There were huge financial ramifications. Private sector building the  
18 bridge would oppose any maintenance or improvements on the existing transportation routes in competition for traffic.  
19 Private investors were not interested in total costs or who would be using it. They would not be concerned with the  
20 well-being of the affected people or how it would affect the infrastructure in the area. Many people across the nation  
21 opposed these types of projects. To Ms. Ossiander, she stated a toll road project in Orange County, California had  
22 included a non-compete clause. A competing transportation route near the toll road was not allowed any maintenance  
23 or improvements and the county eventually bought back the toll rights for \$2.5 million.

24  
25 DONNA RYMIUT, Government Hill resident, opposed building a bridge without the supporting infrastructure. KABATA  
26 was focused on building a bridge. Access was an afterthought. With no federal funding available, it may take 20 years  
27 to complete access to the project, which would destroy downtown. There was no clear answer how this project would  
28 benefit downtown Anchorage. She urged the Assembly to oppose.

29  
30 BARBARA ROWLAND stated that no consideration had been given to the destruction of downtown facilities, including  
31 the Harvard Park, the Square and Round Dance Center and the Anchorage Curling Club. The properties were owned  
32 by the city and the clubs maintained their facilities with the user fees.

33  
34 RANDY VIRGIN, Alaska Center for the Environment Director, was concerned with the bridge project. It would take  
35 away money from other, more important community projects and would cost taxpayers. KABATA's poll was based on  
36 the public's misperceptions. The bridge study from the Municipal Traffic Department showed no impact to the  
37 economic growth of Anchorage or the Matanuska-Susitna Valley and it showed a decrease to employment to the  
38 region with the bridge. The time saved would be 12 minutes, using the bridge. The total costs were still undetermined  
39 and there was a lot of risk to taxpayers and other projects and he urged the Assembly to mitigate against the risk.

40  
41 JUSTIN MASSEY, attorney with Trustees for Alaska, opposed the bridge project. The project had been promoted by  
42 U.S. Alaska Senators and Representative in Washington D.C., with family members, relatives and associates. There  
43 were no completed environmental impact statements (*EIS*). The draft EIS made broad generalizations on the project  
44 and lacked information. KABATA had stated that Beluga whales would easily tolerate the bridge, which was in direct  
45 conflict with the federal agency with jurisdiction over the Beluga whales, which had indicated there were impacts from  
46 which the small existing group of whales may not recover.

47  
48 KENT ADAMS, Government Hill resident, opposed the bridge. He had traveled on the Federation Bridge on Prince  
49 Edward Island, Nova Scotia, for a toll fee of \$40. Government Hill would be accommodating additional traffic in the  
50 single route available. There were predicted concerns and much opposition, but everyone was reacting politely and it  
51 was still moving forward. To Mr. Bauer, Mr. Adams responded he was not opposed to the increased housing in  
52 Government Hill. It was a good plan and was supported by the community, but there would be traffic concerns.

53  
54 TODD LANCE proposed consideration of an alternative transportation project of an electric rail with its own power  
55 generation station, fueled by Alaska low-rank coal, water fuel or green fuel. The power-generating facility could  
56 complement the existing electric grid and providing excess kilowatts into the system. It would be a loop rail system,  
57 using two trains to accommodate the direction of commuters.

58  
59 J.R. HANK LANGMAN supported the Knik Arm Bridge which would allow Anchorage to become the big beautiful city  
60 that it will grow to be. He trusted the Assembly to carry the project to completion. To Mr. Bauer, Mr. Langman  
61 responded that he was a member of the Operating Engineers Local 302, and the unions were in support of the project.

62  
63 MELANIE ELLIS, a second-generation resident of Government Hill fighting to save her home, was concerned with the  
64 maintenance costs and how the bridge would affect the silt, with potential dredging costs for the Port of Anchorage.

65  
66 CARL FLEMING opposed the bridge project, which would be devastating to Government Hill and the traffic downtown.  
67 Businesses had been continually lost with changes to the Government Hill area. The bridge was being pushed, but  
68 not much attention was on the Ingra-Gambell connection. If money could not be raised for the Phase II, downtown  
69 would be stuck with the traffic. He proposed consideration of alternatives, including a commuter rail or ferry system.

70  
71 JEFFERY GOTTLIEB testified that building the bridge would cause air pollution problems in Anchorage.

72  
73 RICHARD DARDEN opposed the private sector building the bridge and testified that Alaska needed to be in charge.  
74 He urged a NO-vote.

75  
76 JOE BURMAN supported the bridge, which would an asset to the entire state. The population growth of South-central  
77 Alaska would be to the northwest of Anchorage.

RON MARTINSON testified that the bridge should not be referred to "a bridge to nowhere." A bridge in Astoria, Oregon, had been referred to as such, had had maintenance concerns, but had paid for itself in less time than had been predicted and was extensively used.

CHERYL RICHARDSON, resident of the Downtown/South Addition, testified against the bridge project. The costs were uncertain and the project had already pulled \$1.3 million from state funds, which could have gone to health and education services. She urged that additional study be completed before giving the project any credibility.

JOETTE STORM opposed the bridge project. There were uncertain costs. She urged the Assembly to look at resolving the existing transportation concerns in the city that were expected by the community.

SHANNON MOORE, a talk show host, opposed the bridge project. She had talked with many citizens about the project. The Dittman study was incorrect, because she had heard nothing but opposition from the community.

WILLIAM BARTEE opposed anything that supported a growing use of automobiles. He supported growth and stated that Anchorage could support 5 million people, but not 5 million cars. He urged consideration of using alternatives for transportation.

JASON BEAR reported that 80% of the local realtors were in favor of the bridge project. Additional land was needed. He supported consideration of using alternatives for transportation.

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

Mr. Traini moved, to approve AR 2007-46(S),  
Mr. Coffey seconded,

Mr. Traini stated the substitute version (*S-version*) included substantial changes, based on public testimony. It included language that would guarantee that no local funds would be used for construction or maintenance of any element of the (*bridge*) project. It included content-sensitive design for Government Hill. It covered changes needed to the Ingra-Gambell design.

Ms. Ossiander stated she supported the original version.

Ms. Ossiander moved, to approve [~~AR 2007-46(S)~~] AR 2007-46,  
Mr. Birch seconded,

Mr. Traini stated that he would not support the original version.

and this motion failed, 5-5.

AYES: Bauer, Sullivan, Ossiander, Birch and Stout.  
NAYES: Tesche, Shamberg, Starr, Coffey and Traini.  
ABSENT: Jennings, excused.

Ms. Shamberg requested that the motion be restated and she requested a re-vote. Chair Sullivan restated the motion to approve AR 2007-46, and the motion again failed, 5-5, with an identical vote.

Ms. Ossiander stated that the Administration had included an essential firewall in the original document. Deputy Municipal Manager Michael Abbott responded that a firewall description found on Page 1 ensured that no funding currently designated for other elements of the existing LRTP would be diverted for use on the Knik Arm Crossing Project. Ms. Ossiander stated that local residents were concerned that the (*bridge*) project would increase their property taxes. Mr. Abbott responded this language would preclude the use of local funds, included tax-supported funds. Ms. Ossiander stated there was a general plan to handle Government Hill traffic, but it had not addressed the specifics of the environmental impact and what properties would be affected. Municipal Traffic Director Lance Wilber responded the details and effects to the specific properties would be addressed in the environmental plan and design process. Mayor Begich stated the Administration had seen much community input for the freeway-to-freeway plan. Mr. Wilber responded that the current MOA (*LRTP*) plan was feasible, with the estimated federal funding. Ms. Ossiander stated that there would be a dramatic reduction of available state and federal dollars to the Anchorage Metropolitan Area Transportation Plan (*AMATS*), which created a degree of financial vulnerability for all projects. Mr. Wilber concurred.

To Mr. Traini, Mayor Begich responded the Administration supported the S-version. The language would ensure protection of resources for other LRTP projects; that the costs would not affect local taxpayers; that local input would be included in the mitigation process and; the EIS and air quality conformity would be completed and included in the plan.

Mr. Coffey moved, to amend AR 2007-46(S) on Page 1, Subsection 4.D, Line  
Mr. Traini seconded, 47, *by deleting* to read:  
D. No work will begin on the Anchorage landside bridge approaches until the complete funding package is secure for the bridge and the Anchorage access connections and the project design has been submitted for review [~~and approval~~] through the established municipal design review process.;

Mr. Coffey stated that the MOA participated in the review process, but was not involved with the final project approval.

Mayor Begich stated that this project was no different than other transportation projects. Mr. Coffey responded the Assembly and the Administration did not have ultimate approval on the project. Mayor Begich understood Mr. Coffey's intent and wanted to clarify that the Administration would continue to be fully involved with the review process. Mr. Coffey and Mr. Wilber concurred.

and this was approved without objection.

Mr. Coffey moved,  
Mr. Traini seconded,  
and this was later amended,  
and, again amended,  
and later replaced with a motion,  
from Mayor Begich.

to amend AR 2007-46(S) on Page 2, Subsection E, Line 6,  
*by changing* to read:

E. Recognition that the highway-to-highway project and the Ingra-Gambell connection across Ship Creek are critical complementary projects linked to the Knik Arm Crossing. As part of this effort it is understood that KABATA will fund the design and construction of the Ingra-Gambell connection in such a manner as to open it within ~~two years of~~ ["four years after"] the completion of the Knik Arm Crossing **"with reconnaissance of Ingra-Gambell starting two years after the project is started."**

Mr. Coffey stated that setting any date would be problematic, but it was important to complete the highway-to-highway project and the Ingra-Gambell connection in a timely fashion, to ensure minimum impacts to the city.

To Chair Sullivan, KABATA Executive Director Henry Springer responded that while the motion appeared reasonable, it would be difficult to set a completion time for Phase II of the project, which was predicated on how the traffic projections materialized. The model was based on a projection to 2023 and completion of Phase II was dependent upon the accumulated revenue from toll fees and available money to pay for the project. KABATA had committed to the Ingra-Gambell connection as the traffic developed and warranted expansion and it would be difficult to set a date.

Mr. Coffey stated that it was important to ensure there was a secure and safe commitment that Phase II would be completed as soon as possible. He requested adding Mr. Springer's recommended language to ensure that would happen. Mr. Springer responded the details were spelled out in the EIS, with the completion dates dependent upon traffic reaching 30,000 to 35,000 vehicles per day using the bridge. Those were the same figures used by the city models. There was a commitment in the EIS for Phase II, dependent upon traffic counts, to connect with Ingra and Gambell.

Ms. Ossiander stated the timetables for highways were normally based on technical data from the TIA and the level of service criteria. She proposed using technical data that was measurable, instead of Mr. Coffey's proposed date. Mr. Springer recommended an amendment to require reconnaissance of Ingra and Gambell two years after the project begins. Mr. Wilber responded that typically TIAs were not done on road projects, but modeling was used. The impacts and the timing helped estimate the rate of growth.

Mr. Tesche stated that while the Administration was at-ease, he proposed to introduce a new substitute version.

Mr. Tesche moved,  
Ms. Shamberg seconded,

to approve ~~[AR 2007-46(S)]~~ "AR 2007-46(S-1),"

Mr. Tesche submitted several resolutions and draft resolutions from the local community councils in his district. The South Addition Community Council had passed a resolution including language that the bridge project was not a priority for this community and it was risky and harmful. Public testimony had confirmed those comments.

Mr. Traini called the Question on the motion to approve the S-1 version.

and this motion failed, 2-8.

AYES: Tesche and Shamberg.

NAYES: Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

ABSENT: Jennings, excused.

Chair Sullivan called for continued debate on the Coffey Amendment. Mr. Coffey responded the Mayor and Mr. Wilber were still discussing language possibilities for an appropriate trigger to begin the connection of Ingra-Gambell.

To Ms. Ossiander, Mr. Springer responded that the air quality performance record was required for this project through the AMATS process. If a project failed an air quality performance standard, an alternative solution would be found, including proposing a new design or involving an Environmental Protection Agency (EPA) allowance. Ms. Ossiander proposed adding language to ensure that all comments from the public have been addressed. Mr. Springer responded that the provisions were addressed in Chapter 12, which had already had extensive committee review and had been accepted. Ms. Ossiander stated that there were conflicting responses from the public. Mr. Abbott responded the final EIS was required to include responses to all comments made during the public comment period on the draft.

Subsections 1, 2 and 3 needed to be addressed before the final LRTP was determined. To Ms. Ossiander, Mr. Abbott responded that in Subsection 4.A 'work' described construction. There would be no work done that would impact neighborhoods until it was clear that the entire project was going to be built. To Ms. Ossiander, Mr. Springer responded two private sector companies had responded to the request for proposal (RFP). He agreed with the ordinance intent in principle, because the Federal Highway Administration would not allow the project to go through unless there was a total finance and management plan. He supported the project without a detailed total funding package. Language remained that was unclear and different interpretations would be interpreted differently. Municipal Attorney Jim Reeves responded the document was reasonably precise. The solidification of the financial plan would

be determined by the AMATS Policy Committee. Mr. Springer responded that the Federal Highway Administration would issue a project agreement which would trigger the right to expend money. That would not occur until the whole project was identified. There were several funding mechanisms that would satisfy the portion within the AMATS jurisdiction. There was also an agreement needed from the developer on the Matanuska-Susitna Borough (MSB) side. The project would not move ahead until each step of the process was completed.

Mr. Coffey moved,  
Mr. Traini seconded,  
and this was later withdrawn.

to amend AR 2007-46(S) on Page 1, Subsection 4.A,  
Line 29 *by adding* to read:

- A. The AMATS Policy Committee should not give final approval "for construction" of the Knik Arm Crossing until the following actions have occurred;

Mr. Coffey stated that final approval 'for construction' would not begin until a complete funding package was completed, including state and federal money and private financing. Mr. Wilber responded the intent was not to address the specifics, but simply to add the project to the LRTP. Subsection 4.A. was a process that would be followed, with conditions that would be satisfied before construction started.

Chair Sullivan responded it would do no harm to help clarify or add to the list of stipulations to help the committee determine conditions. Mayor Begich responded that there was no need to address specifics now, including funding. All conditions would be met before construction began.

Mr. Starr stated that Chapter 12 addressed putting the conditions in the plan. All the conditions would have to be met for this project to stay in the plan. The Coffey Amendment proposed clarification for 'construction' work was appropriate and would further clarify the agreement.

Mr. Birch stated that Mayor Begich supported the Knik Arm Bridge and the objective of the 2025 Plan was not to identify every project that would ever be constructed, but simply to add this project to the plan, to be evaluated for consideration in the future. All conditions were well illustrated in Chapter 12 and the specifics did not need to be addressed now. This project needed to be moved forward and added to the LRTP Plan.

Mr. Coffey withdrew his motion, with the concurrence of Mr. Traini.

Mr. Coffey moved,  
Mr. Traini seconded,

to amend AR 2007-46(S) on Page 1, Subsection 4.A, Lines  
29-30 *by changing* to read:

- A. **Section 4:** "That the Assembly has reviewed the proposed amendment to add the Knik Arm Crossing project as described in a new Chapter 12 and the Errata Sheet and recommends approval to amend the LRTP to the Anchorage Metropolitan Area Transportation Solutions (AMATS) Policy Committee with the following conditions:" [~~A. The AMATS Policy Committee should not give final approval of the Knik Arm Crossing until the following actions have occurred:~~] (1) the required air quality conformity analysis is completed, (2) the financial details of the bridge are solidified, and (3) the final EIS is released and the comments from the Municipality of Anchorage, Mat-Su Borough, the Alaska Railroad Corporation and the public have been addressed.;

Mr. Traini called the Question and there were two objections noted by Chair Sullivan.

and the motion to approve the Coffey Amendment was approved, 9-1.

AYES: Shamberg, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: Tesche.

ABSENT: Jennings, excused.

Mayor Begich moved,  
Mr. Traini seconded,

to amend AO 2007-46(S) on Page 2, Subsection 4.E, Lines  
3-6 *by changing* to read:

- E. Recognition that the highway-to-highway project and the Ingra-Gambell connection across Ship Creek are critical complementary projects linked to the Knik Arm Crossing. [~~As part of this effort, it is understood that KABATA will fund the design and construction of the Ingra-Gambell connection in such a manner as to open it within two years of the completion of the Knik Arm Crossing]~~ "As part of this effort, it is understood that KABATA will fund the design and construction of the Ingra-Gambell connection in such a manner as to open by 2017. The process would require the reconnaissance/environmental phase of Ingra-Gambell connection to start in 2008.;"

Mayor Begich stated this amendment would include the necessary elements to make sure the improvements were made before the transportation routes failed. To Chair Sullivan, Mr. Springer responded that it sounded O.K.

and this was approved, 9-1,

with Mr. Tesche opposing.

Ms. Ossiander stated the date should have been connected to an actual event.

Mr. Bauer proposed to more clearly define "other affected neighborhoods," other than Government Hill. Mr. Tesche responded that South Addition, Fairview, Mountain View and Downtown would be affected by phases of the project. Mr. Springer responded that the mitigation process would be offered for damage, within the boundaries of the area covered by the EIS. It was a process that involved the people, the MOA and KABATA. The language in the document would be debated.

Ms. Ossiander moved,  
Mr. Traini seconded,  
and this motion was approved.

to amend AR 2007-46(S) on Page one, Subsection 4.D, Line 45, *by adding* to read:

D. No "construction" work will begin on Anchorage landside bridge approaches until the complete funding package is secured for the bridge and the Anchorage access connections and the project design had been submitted for review through the established municipal design review process.;

Chair Sullivan called for objections and indicated the motion was approved with two objections.

Mr. Traini called the Question.

and the main motion, as amended, was approved, 8-2.

AYES: Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: Tesche and Shamberg.

ABSENT: Jennings, excused.

Mr. Birch moved for immediate reconsideration.

Mr. Traini urged a NO-vote.

Mr. Birch moved,  
Mr. Bauer seconded,  
and this motion failed, 1-7.

*for immediate reconsideration of AR 2007-46(S),  
as amended,*

AYES: Shamberg.

NAYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch and Coffey.

ABSENT: Jennings, excused.

*(Clerk's Note: Mr. Stout and Mr. Traini were temporarily out of Chambers at the time of the vote.)*

*(Clerk's Note: It was 11:00 p.m. and Chair Sullivan adjourned the meeting.)*

13.C. Ordinance No. AO 2006-172, an ordinance amending Anchorage Municipal Code Title 21 to adopt new **Chapters 21.01, 21.02, 21.08, and 21.13**, Planning Department.

1. Assembly Memorandum No. AM 853-2006. *(Continued from 1-9-07 and 1-23-07)*

*(Clerk's Note: A lack of time caused this item to be Carried Over to March 27, 2007.)*

#### 14. NEW PUBLIC HEARINGS

14.A. Ordinance No. AO 2007-39, an ordinance authorizing the eighth lease renewal option of Lot 8-B totaling 352,938 square feet and Lot 8-C totaling 133,095 square feet, Port of Anchorage Subdivision, to **Anchorage Fueling and Service Company**; Port of Anchorage.

1. Assembly Memorandum No. AM 165-2007.

Chair Sullivan read the ordinance title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved,  
Mr. Coffey seconded,  
and this was approved, 9-0.

to approve AO 2007-39,

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.

NAYES: None.

ABSENT: Shamberg and Jennings, each excused.

14.B. Ordinance No. AO 2007-40, an ordinance authorizing a ground lease agreement between the Municipality of Anchorage and **Chugiak Senior Center, Inc.**, an Alaska Non-Profit Corporation, for a parcel legally described as Lot 3, Section 16, Township 15 North, Range 1 West, Seward Meridian, located in Chugiak, Alaska, for constructing and operating rental housing for the elderly; Heritage Land Bank/Real Estate Services.

1. Assembly Memorandum No. AM 166-2007.

Chair Sullivan read the ordinance title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AO 2007-40,  
Mr. Coffey seconded,

Ms. Ossiander stated that many enthusiastic senior citizens had prepared to come before the Assembly to testify and she had assured them that the Assembly would fully support the lease agreement involving the Chugiak Senior Center. She urged a YES-vote.

and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

- 14.C. Resolution No. AR 2007-52, a resolution of the Municipality of Anchorage appropriating \$614,000 from the Heritage Land Bank (HLB) Fund Balance (221) to the 2007 HLB Operating Budget as a contribution to the **HLB Capital Fund** (421), and reallocating remaining capital projects balances from previous HLB fund appropriations; Heritage Land Bank.  
1. Assembly Memorandum No. AM 163-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AR 2007-52,  
Mr. Coffey seconded,

Mr. Coffey stated that in AM 163-2007, on Line 20, there was an appropriation for the East 48<sup>th</sup> Avenue Tudor Road Campus Design, Survey and Platting. A Planning Department official concurred and stated it included the Tudor Road Campus, which involved vacant and undeveloped land. Municipal Manager Denis LeBlanc responded the existing ball fields would not be affected by the East 48<sup>th</sup> Avenue improvements. Deputy Municipal Manager Michael Abbott concurred.

Chair Sullivan stated that the Tudor Campus would be a regional center for public safety and training.

and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

- 14.D. Resolution No. AR 2007-49, a resolution of the Municipality of Anchorage appropriating \$560,000 as a supplemental grant award from the Alaska Department of Health and Social Services to the State Categorical Grants Fund (231) Department of Health and Human Services to fund the **Child Care Eligibility Assistance Program**.  
1. Assembly Memorandum No. AM 160-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Mr. Coffey moved, to approve AR 2007-49,  
Mr. Traini seconded,

Mr. Coffey stated that AM 160-2007 showed expenditures of over \$280 billion dollars. Municipal Manager Denis LeBlanc responded that the entire list of expenditures appeared to be incorrect. Chair Sullivan stated that incorrect figures were throughout the memorandum. Mr. Coffey moved to postpone to March 27<sup>th</sup>. Deputy Municipal Manager Michael Abbott responded the Administration acknowledged the errors and urged approval of AR 2007-49, which did not include any appropriation figures. Mr. Coffey concurred. The motion to postpone died, due to the lack of a second.

and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

- 14.E. Resolution No. AR 2007-50, a resolution of the Anchorage Municipal Assembly appropriating a one million four hundred forty-one thousand two hundred twenty dollar (\$1,441,220) contribution approved in the 2007 General Government Operating Budget from the Office of Economic & Community Development's Eagle River-Chugiak Parks and Recreation Service Area Fund (162) to the **Eagle River-Chugiak Parks and Recreation Service Area [Capital Service Area] Capital Improvement Project Fund** (462) for capital maintenance and improvements; Office of Economic & Community Development.  
1. Assembly Memorandum No. AM 161-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AR 2007-50,

Mr. Coffey seconded,  
and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

14.F. Resolution No. AR 2007-51, a resolution of the Municipality of Anchorage appropriating \$220,000 of revenues from within the Areawide General Capital Improvement Fund (401), \$337,000 of revenues from within the Anchorage Parks and Recreation Capital Improvement Fund (461), and \$40,000 from within the Chugiak-Eagle River Parks and Recreation Service Area Capital Improvement Fund (462) for **facility and equipment improvements** at the George M. Sullivan Arena, Ben Boeke and Dempsey Anderson Ice Arenas, Alaska Center for the Performing Arts, Anchorage Golf Course, and the Harry J. McDonald Memorial Center; Office of Economic & Community Development.

1. Assembly Memorandum No. AM 162-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AR 2007-51,  
Mr. Coffey seconded,

Mr. Coffey stated that the recommended capital improvements listed in the attached memorandum included replacement of 500 chairs in the Sullivan Arena, at a cost of \$400 per chair, which did not seem correct. Chair Sullivan responded that these original chairs from 1983 were in poor condition and needed replacing. Mr. Coffey concurred and stated the stands outside the arena were also in poor condition and needed to be replaced. Ms. Ossiander responded the all IGCs listed in the memorandum appeared to be too much money.

Chair Sullivan recommended the Assembly proceed with the resolution, but requested the details of the appropriation information at a later date. Deputy Municipal Manager Michael Abbott concurred.

and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Stout and Traini.  
NAYES: Coffey.  
ABSENT: Shamberg and Jennings, each excused.

14.G. Resolution No. AR 2007-56, a resolution of the Municipality of Anchorage accepting and appropriating \$210,202 as a Federal Pass-Through grant from the Alaska Department of Fish and Game (ADF&G) Southeast Sustainable Salmon Fund to the Areawide General CIP Fund (Fund 401), Office of Economic and Community Development, for the **Campbell Creek Fish and Streambank Rehabilitation Project**; Office of Economic & Community Development.

1. Assembly Memorandum No. AM 171-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AR 2007-56,  
Mr. Coffey seconded,  
and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

14.H. Resolution No. AR 2007-53, a resolution of the Municipality of Anchorage accepting, when tendered, \$102,289 from the United States Department of the Interior Geological Survey Grant and appropriating said grant to Merrill Field's Operating Fund for the continued use of 1209 Orca Street as the **U.S. Geological Survey Hydrologic Resource Center**; Merrill Field Airport.

1. Assembly Memorandum No. AM 164-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Mr. Coffey moved, to approve AR 2007-53,  
Mr. Bauer seconded,  
and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

14.I. Resolution No. AR 2007-57, a resolution of the Municipality of Anchorage appropriating \$4,061,770 from the Equipment Maintenance Internal Service Operating Fund 601 Unrestricted Net Assets Account to the Equipment Maintenance Internal Service Capital Fund 606 to purchase **vehicles and equipment**; Maintenance & Operations Department.

1. Assembly Memorandum No. AM 172-2007.

Chair Sullivan read the resolution title and opened Public Hearing. With no one to testify, he closed Public Hearing and called the Question.

Ms. Ossiander moved, to approve AR 2007-57,  
Mr. Coffey seconded,  
and this was approved, 9-0.

AYES: Tesche, Bauer, Starr, Sullivan, Ossiander, Birch, Coffey, Stout and Traini.  
NAYES: None.  
ABSENT: Shamberg and Jennings, each excused.

Chair Sullivan returned the body to complete the Continued Public Hearings items.

- 15. **SPECIAL ORDERS** None.
- 16. **UNFINISHED AGENDA** None.
- 17. **AUDIENCE PARTICIPATION** None.
- 18. **ASSEMBLY COMMENTS** None.
- 19. **EXECUTIVE SESSIONS** None.
- 20. **ADJOURNMENT**

Chair Sullivan adjourned the Regular Meeting at 11:00 p.m.

*See Archived Document for Signatures*

DAN SULLIVAN, Assembly Chair

ATTEST:

*See Archived Document for Signatures*

BARBARA GRUENSTEIN, Municipal Clerk  
Date Minutes Approved: May 15, 2007.  
MC/BG

(Copies of Approved Meeting Minutes are available from the Municipal Clerk's Office, 632 West 6<sup>th</sup> Avenue, Suite 250, Anchorage, Alaska, (907)343-4505, or on the Municipal Web Site, [www.muni.org](http://www.muni.org) ~Assembly~Minutes~year~month~day)