



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

January 26, 2024; 10:00 a.m. to 1:00 p.m.
City Hall, 632 W. 6th Avenue
Assembly Conference Room #240
Anchorage, Alaska

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **MINUTES OF THE PREVIOUS MEETING**
 - A. Minutes of the Board of Adjustment Meetings of November 8, 2023 and December 6, 2023
5. **NEW BUSINESS –**
 - A. **Hearing on BOA Appeal No. 2023-01, Re: Platting Board Case No. S12713, Mills Subdivision, Tracts A, B, & C**
 1. **Hearing Panel Members' Disclosures of Potential Conflict of Interest**
 2. **Board Consideration of Appeal No. 2023-01**
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**



**Municipality of Anchorage
Board of Adjustment
Minutes of the Meeting of November 8, 2023**

Virtual Meeting held via Microsoft Teams

1. CALL TO ORDER

Chair Guetschow convened the meeting at 10:02 a.m.

2. ROLL CALL

Present: Bernd Guetschow, Nancy Pease, and Carl Propes, Jr.

Excused: Sam Laffey

A Quorum was achieved with 3 Board Members present.

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

3. APPROVAL OF THE AGENDA

The agenda was approved without objection.

4. MINUTES OF THE PREVIOUS MEETING

Carl Propes, Jr. moved,
Nancy Pease seconded,

to approve the Minutes for the Board of
Adjustment Meeting of February 14, 2022

and the minutes Passed with a vote of 3-0.

Clerk's Note: Chair Guetschow moved to Change the Order of the Day to take up all items then come back to Minutes of Previous Meeting.

5. OLD BUSINESS – None.

6. NEW BUSINESS –

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

Board Member Pease declared a potential conflict of interest on BOA Appeal No. 2023-01. Based on review by the Body, Chair Guetschow ruled that Board Member Pease did have a conflict and she was recused from participation regarding the Appeal.

Clerk's Note: A Quorum was not achieved with 2 Board Members present.

The Board discussed meeting again after another Board Member is appointed.

7. **MEMBER COMMENTS** – None.
8. **AUDIENCE PARTICIPATION** – None.
9. **ADJOURNMENT**

Chair Guetschow adjourned the Board of Adjustment meeting of November 8, 2023, at 10:34 a.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>.



**Municipality of Anchorage
Board of Adjustment
Minutes of the Meeting of December 6, 2023**

Virtual Meeting held via Microsoft Teams

1. CALL TO ORDER

Chair Guetschow convened the meeting at 10:20 a.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

Carl Propes, Jr, moved,
Chair Guetschow, seconded,

to approve the Agenda of the Board
of Adjustment Meeting of December 6,
2023

and the motion passed without objection.

4. MINUTES OF THE PREVIOUS MEETING

5. NEW BUSINESS –

A. New Appointment – Seat 4, Michael Rose

1. Oath of Office

Clerk's Note: Ms. Acres administered oath of office to Mr. Rose

B. Discuss identifying appeal matters prior to Board Meetings to manage Conflicts of Interest early

6. OLD BUSINESS -

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

Chair Guetschow, moved,
Michael Rose, seconded,

to have the Bench Memo distributed to the Board on January 19; the hearing date will be held January 26 at 10 a.m.; and the final written decision will be held February 13 at 1 p.m.

and the motion passed 3-0.

7. MEMBER COMMENTS –

Carl Propes, Jr. spoke.

Chair Guetschow spoke.

Dean Gates, Board Counsel, spoke.

8. AUDIENCE PARTICIPATION – None.

9. ADJOURNMENT

Chair Guetschow adjourned the Board of Adjustment meeting of December 6, 2023, at 10:55 a.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>.