Call to Order

Commission Chair Trawver called the meeting to order at 11:31 a.m.

Commissioners Present:
- Tim Trawver, Chair
- Kati Capozzi, Vice-Chair
- Jim Fredrick, Commissioner
- Peggy Looney, Commissioner
- Diana Stone Livingston, Commissioner
- Wende Wilber, Commissioner

Commissioners Absent:
- Ryan Mae Lucas, Commissioner (Unexcused)

Approval of the November 10, 2016 Agenda and September 8, 2016 Meeting Minutes

Commissioner Jim Fredrick moved to approve the agenda as presented. The motion was seconded and the agenda passed unanimously. Commissioner Wende Wilber moved to approve the minutes of September 8, 2016, the motion was seconded and the item passed unanimously.

Director’s Report

Executive Director Robin E. Ward reported the evaluation of the 7th Ave & I Street development RFP has closed and resulted in 3 proposers and interviews have been conducted. The Girdwood Industrial Park Subdivision Phase I Plat has been recorded which will provide 5 lots for lease. The 3 current permittees have been given preference for 1 lot each and the remaining 2 lots are open for bid to the current permittees, which are due today. We anticipate the leases will be on the December HLBAC agenda. Ms. Ward also relayed that HLB Annual Program and 5-yr Plan work sessions would be scheduled post December and January HLBAC meetings to gather commissioner input.

Proposed Action Items and Public Hearings:


Land Management Officer, Tammy R. Oswald reported Verizon had contacted HLB to place a telecommunication facility on a portion of HLB Parcel 3-064 and introduced Gary Abrahams representing Verizon Wireless, LLC, who provided a presentation. Mr. Abrahams shared detailed information regarding seamless cellphone coverage, propagation maps, alternate sites, simulated photos, and detailed proposed site maps. Commissioner Peggy
Looney asked if there would be sub-lease space available. Mr. Abrahams indicated 1 or 2 additional carriers. Ms. Looney asked if it would be a microwave dish. Mr. Abrahams indicated it would be a T-rack and indicated slide drawing. Ms. Looney asked if it would get any bigger and Mr. Abrahams indicated on the slide drawing where the sub-leased carriers’ telecom equipment would be placed. Vice-Chair Kati Capozzi inquired if 100’ is standard for that type of coverage. Mr. Abrahams indicated that zoning constraints, engineering and coverage determine the height of the pole. Ms. Wilber asked if there would be sight security fencing. Mr. Abrahams indicated yes and showed slide drawing. Following commissioner questions, Chair Trawver Tim Trawver opened the public hearing.

Roberta Zais testified to her opposition and provided a petition with 18 signatures in opposition to the proposed cell tower. Ms. Zais shared concerns of public health and safety, trespass and illegal activities, and suggested moving it to the CEA Dowling Substation. Chair Trawver requested clarification that Ms. Zais’ primary concern is the public health safety or safety of the access road. Ms. Zais indicated health — proximity to the radiation is her primary concern. Michael Moeglein, Abbott Loop Community Council Vice-President, disclosed he is a Verizon customer and testified the quality of coverage in the area is poor. Mr. Moeglein provided testimony that Mr. Abrahams had provided a presentation at the Abbott Loop Community Council and the community council and people listened, but did not vote on it. Craig Hamilton suggested putting the gate at the end of the street for safety and expressed concerns for waterfowl flying into the tower from the conservation easement. Mr. Hamilton provided further testimony that the tower will not provide full coverage for the neighborhood. Kim Dowling asked who will maintain the access road. Chair Trawver closed the public hearing.

Mr. Fredrick requested the Verizon rep address health concerns. Mr. Abrahams stated Verizon operates below the FCC guidelines and there is lots of research out there. Wireless - Radio frequencies are all around us and the coverage is like a light from a lamp. Mr. Fredrick inquired who would pay for the access road and maintenance. Mr. Abrahams indicated construction and maintenance of the access road would be paid by Verizon. It’s really not a road, but an extended driveway. Mr. Fredrick brought up a previous concern regarding another access road within HLB Parcel 3-064 in the vicinity of the snow dump site (E. 64th Ave) and requested if HLB had the opportunity to move the gate. Mr. Abrahams indicated that there would not be an issue to place the gate nearer E. 64th Ave. Mr. Fredrick inquired about the comment to move the tower to the Dowling Substation away from the residential area. Mr. Abrahams indicated that after working extensively with HLB and MOA staff, this is the most appropriate location as far away from residential areas without moving into the conservation easement itself. We’ve designed it to be the least intrusive on the neighborhood. Commissioner Diana Stone Livingston inquired if Mr. Abrahams would like to comment further on other suitable locations anywhere. Mr. Abrahams indicated the 2 existing towers in the area were full, but not providing great coverage. This site is the most suitable, and has the ability to co-locate up to 2 additional carriers. Ms. Capozzi inquired how many towers Verizon has in MOA and are all the access roads maintained. Mr. Abrahams indicated he did not know the total number of towers, and indicated Verizon would be obligated to the maintain access driveways. Chair Trawver asked if there were any additional questions commissioners may have. Ms. Wilber moved to approve and the motion was seconded. Ms. Wilber added that this was a low intensity use for this parcel, leaving available area for higher intensity use, and further strongly recommended approval. Ms. Wilber moved to approve with the addition of placing the gate closer to E. 64th Ave. as a good neighbor with the intention of preventing vehicular access on this driveway. [Land Management Officer Nicole Jones-Vogel indicated the gate accessing the Dowling Snow Dump site had been moved.]

This motion: Passed 6-0.

b. HLBAC Resolution 2016-14: A Resolution recommending Assembly approval of the disposals by Intraga- Governmental Permit for Public Use Easement to Project Management & Engineering on portions of HLB Parcels 3-038, 3-040 and 3-045, legally described as E1/2 SE1/4 NW1/4 SEC 35 T13N R3W, E1/2 NE1/4 SW1/4 SEC 35 T13N R3W, and S1/2 NE1/4 SEC 35 T13N R3W for the Campbell Airstrip Road project and to Amend the HLB 2016 Annual Work Program & 2017 – 2021 Five-Year Management Plan.
Ms. Jones-Vogel provided a presentation that addresses both 2016-14 and 2016-15 HLBAC Resolutions. When this project was in design stage it was not fully determined that specific area needs of PM&E for the Campbell Airstrip Road Improvement Project, and now we are clear on the road right of way needs. We do not have the exact trail area needs and this is usually done after construction because the trail moves more often than the road would. Once the trail is constructed, an as-built will be recorded indicating the final trail IGPPUE area. The proposed road IGPPUE area is within HLB property, abuts the leased property of the Alaska Botanical Gardens, and is not in the Far North Bicentennial Park. There are stipulations in the lease that allow utilities and easements. A component of this project is the CEA easement which would allow lighting for the dog-mushing tunnel. Ms. Jones-Vogel shared a rendition of the roadway and the paved path on one side. If there are design questions, Ms. Jones-Vogel prefers that MOA Rand Gaynor address those questions. Chair Trawver asked commissioners if there were questions about the road prism and then opened and closed the public hearing seeing no persons present wishing to provide testimony. Ms. Stone Livingston moved to approve and then later retracted motion to move after HLB staff indicated the HLBAC Resolution 2016-14(S) includes the condition of the trail as-built requirement to be recorded post-construction. Ms. Capozzi moved to amend the inclusion and the motion for the revised HLBAC 2016-14(S) was seconded.

This motion: Passed 6-0.

c. HLBAC Resolution 2016-15: A Resolution recommending Assembly approval of the disposal by perpetual electric easement to Chugach Electric Association, Inc. on a portion of HLB Parcel 3-041, legally described as NW1/4 NE1/4 Tract B SEC 35 T13N R3W, for the Campbell Airstrip Road project and to Amend the HLB 2016 Annual Work Program & 2017 – 2021 Five-Year Management Plan.

Ms. Jones-Vogel added that the CEA easement is critical to the project and is at fair market value. Chair Trawver opened and closed the public hearing seeing no persons present wishing to provide testimony. Ms. Wilber moved to approve and the motion was seconded.

This motion: Passed 6-0.

d. HLBAC Resolution 2016-16: A Resolution recommending Assembly approval of the Draft Chugiak-Eagle River Site-Specific Land Use Plan Update.

Ms. Jones-Vogel provided a presentation of the Draft Chugiak-Eagle River Site-Specific Land Use Plan Update process, where we are at, and the next steps forward. During the Chugiak-Eagle River Comprehensive Plan development and approval, several HLB parcels were not given a zoning designation in the Land Use Plan Map, but were identified as “Special Study Areas”. Agnew:Beck was hired to consult for a site-specific land use plan (Plan). The Plan was passed in 2010. Anchorage Water and Wastewater Utility (AWWU) approached HLB for land for a proposed water reservoir. This particular site, due to topography, is considered the most suitable site for the elevation needed for the water reservoir. It was determined the Plan needed to be updated to go forward with the AWWU proposal. Ms. Jones-Vogel reported the public outreach efforts including; the Eagle River, Eagle River Valley, Birchwood, and Chugiak Community Council presentations, Chugiak-Eagle River Advisory Board presentation, and public workshop that had been accomplished. Ms. Jones-Vogel shared the MOA Departments’ internal involvement and their significant role in recommendations in the Plan. There were additional studies accomplished that were not considered in the original 2010 Plan which include an initial geotechnical study which is an earth resistivity study to see if bedrock would be an issue for development. The results were that it did not appear that bedrock was present in the first 60’ of the ground surface and would not limit future development. The Updated Plan includes the reservoir site; indicated the population density of portions of HLB Parcel 1-074, the Carol Creek riparian area, wetlands and setbacks; the change of the parking area to be re-located to the Harry J. McDonald Center; keeping
connectivity from Harry McDonald Road to Malaspina Drive; and trail access to Chugach State Park and existing multi-uses in the greater neighborhood. The range of density increases as you get closer to Fred Meyer. The proposed density of Tract 1 has a range of 7-30 dwelling units per acre (dua) compared to the 2010 Plan limits. The range would be 262-518 units. The Tract 2 range would be 1-2 dua. This will retain that neighborhood character to the north. We are not proposing to place a cap on the density. We would like to see the market drive how much density goes in there. We want to keep it open for flexibility while keeping the neighborhood character. The driving force of this plan is the proposed AWWU 3M gallon reservoir tank. AWWU proposes to acquire enough land for two tanks if there is future need. AWWU accomplished a market value feasibility study which resulted in little impact to neighborhood property values. Property owners have expressed support of water availability in the neighborhood. They could get together for a water improvement district to put in a booster station to have water utility access instead of on-site wells. Historically there have been pretty significant challenges in drilling for wells in the area. Some residents in this neighborhood are getting surface water from Carol Creek. We looked at the cost of infrastructure, which can make or break the development. The Harry McDonald Rd is designated as an urban collector in the Official Streets and Highways Plan which requires improvement. The Plan indicates a narrowing to a rural road standard as you go north to keep the neighborhood character. We also highlighted the possible need for a streetlight intersection at the Old Glenn Highway. HLB will need to be ready to construct the road when AWWU puts the water main extension in. We considered sharing the acquisition of the ROW with the existing public facilities. We could re-plat for that and share the costs with ASD which would also provide the opportunity for possible realignment. We looked at federal funding through nominating the road project to the AMATS Transportation Improvement Plan. We would be able to go through that process in 2019. This aligns with AWWU’s plan to construct this project in 6-10 years. At this point AWWU is working on acquisition so they can begin design and engineering. Once AWWU is ready to construct, this would be the ideal time for HLB to jump in and assist with the road development. There is the possibility that the AWWU water line and the roadway would align and there would be a conservation of efforts. The specific zoning recommendations for the north Knoll would remain the same as PLI as would Tract 3 & 4, Tract 1 portions range from CE-R-2M to CE-R-3, Tract 2 portions CE-R-2A or CE-R-6, Tract 5 would be CE-R-10SL or PLI. As we get toward development, we can require stipulations, performance thresholds from the developer and bonding. There is the possibility of a conservation easement for the wetlands area that could be included in a MOA Wetland Bank. There is a lot of possibility for synergy with this project. Ms. Jones-Vogel reported the specific dua for each portion and relayed the purpose is to graduate from more dense to less dense and more rural as you get closer to the existing neighborhood to the north. There could be height limits in a portion of Tract 2 due to the paraglider approaches and landings at the Harry McDonald Center. Ms. Jones-Vogel brought attention to the written public comments received regarding density and neighborhood character and also relayed MOA Private Development comments of another road alignment to provide secondary access to the existing neighborhood, however the road construction in wetlands is cost-prohibitive. Birchwood Community Council passed a Resolution to change the zoning of all portions of Tract 1 to 5-15 dua.

Ms. Looney asked if this is the lowest density there is. Ms. Jones-Vogel responded it is not the lowest. Ms. Wilber clarified that the higher density requires water and sewer service. With the 2010 Plan and the Updated Plan, there will be no water service in Tract 2 unless there is a booster station constructed. Ms. Ward responded that there is very little land space available for higher density housing. This location can accommodate a higher density. Ms. Wilber inquired about the opposition from the Birchwood Community Council last night. Ms. Ward responded the higher density and the culture of the neighborhood is more rural. Ms. Capozzi asked about the 2010 Plan parking area and now it is for housing. Ms. Jones-Vogel responded that we were looking for more areas for housing and parking area can be provided across the street at the McDonald Center. The Chugach State Park Access Plan calls for several access points in this area, however we believe we can accommodate this requirement in other areas. Ms. Wilber inquired about the surrounding density.. Tanya Iden and Anna Brawley, Agnew::Beck responded describing the cluster development to the south with approximately 6 dua including open space and the higher density condo and apartment housing across the Old Glenn Highway.
Chair Trawver opened the public hearing. Donna Steinfort raised concerns regarding the impact on existing on-site water wells, density increase is unreasonable and not beneficial to the community. Ms. Steinfort supports the road construction adding that currently buses do not run in the neighborhood and this would allow for bus operations. Debbie Butts provided testimony of her concerns for traffic impacts on Eagle River itself and commented that adding all these houses will only multiply it. Ms. Butts had concerns regarding public safety and quality of life. Gina Parks provided testimony of her primary concern of the high density. Ms. Parks expressed concerns regarding integrity and character of area, density is unreasonable, uncontrollable traffic increase, crime, flow, and also opposes road connection through the Fish Hatchery Road neighborhood. Ms. Parks asks for delay and consideration to reduce density cap, going back to 110 units as described in the 2010 Plan. Sandra Quimby provided testimony and submitted a letter expressing her opposition, concerns over the high density, public outreach process, and the quality and character of the neighborhood be respected. Patrick Donnelly provided testimony of his concerns that Anchorage running out of space is no excuse for this density, traffic issues, steep area will increase accidents, wants to save character of neighborhood and the need for revenue should not supersede neighborhood concerns. Mr. Donnelly stated nobody has a problem with water reservoir in the area. Kim Donnelly provided testimony opposing lack of public outreach, safety/traffic concerns, opposes Muldrow disposal result, neighborhood change, concerns of the already overburdened APD, and has concerns for illegal activities decreasing public safety. Ms. Donnelly stated that the 2007 resident’s concerns remain the same and is concerned for wetlands, wildlife, and domestic animal impact. Chair Trawver seeing no other persons present to provide testimony, closed the public hearing.

Ms. Wilber requested a summary of the public outreach. Ms. Brawley, Agnew::Beck reported that postcards were sent, public workshops were held, project website, Community Council presentations, and email sign-up lists. Ms. Brawley, shared that postcards were mailed to all households within 750’ of the property and every time there was a project website update, we sent emails to the 60 people on the email sign-up list. Mr. Fredrick spoke about the testifier regarding the current state of Old Glenn Highway traffic and concern for high density impact. Ms. Jones-Vogel shared we are more at the concept level of the process and then we would first do a tract plat then a Traffic Impact Study which would outline mitigation requirements. Ms. Capozzi asked what is pushing density increase—is it from the Mayor’s office. Ms. Jones-Vogel stated that was part of it and there is a need for housing. Ms. Ward added that with more units, the cost of the housing becomes more affordable. If we do all large lots, then it will be very expensive homes. If we do a mix of housing density that spreads the cost out. It’s not just a housing shortage, but a workforce housing shortage. It’s the retail workers, the teachers, the people that have a hard time affording a home. They need affordable housing. Ms. Wilber stated the only way to affordable housing is through higher density. We do have a need for affordable housing and we need to look to the future to provide that, especially with the infrastructure that is needed. Ms. Wilber added that the higher density area is located next to the commercial areas of Fred Meyer and the McDonald Center and there is pedestrian connectivity, for people to get to work. Ms. Wilber said you can see the progression of less density areas as you move away from this area to the neighborhood to the north. Ms. Wilber shared that the Plan does a very nice job of balancing it and if there are traffic problems then they will be addressed. This is a Plan and there will be many more opportunities for public involvement. Ms. Wilber supports the project. Ms. Looney stated these are guidelines, or maximums, what the market would bear. Ms. Ward shared we don’t know what the market will look like in 10 years, so we have tried to remain flexible about the range in density. Ms. Wilber added that this is not going to happen overnight. We will be lucky if this gets built out in 10-15 years. Chair Trawver recommended tabling until the next meeting. Ms. Looney moved to postpone and motion was seconded.

This motion: Passed 4-1. Public Hearing Closed; Action Item Postponed to 12/8/16.

V. Persons or Items not on the Agenda

There were no persons present to provide testimony.
VI. Commissioner Comments

VII. Next Meeting

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, December 8, 2016.

VIII. Adjournment

Following the completion of business, Ms. Stone Livingston moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 1:24 p.m.

PASSED and APPROVED on this, the 8th day of December, 2016.

Tim Trawver, Chair
Heritage Land Bank Advisory Commission

Respectfully submitted for the Heritage Land Bank Advisory Commission by:
Tawny Klebesadel, RED Office Manager

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