



**Citizen Advisory Committee Meeting #4**  
**Location: Rabbit Creek Community Church Auditorium**  
**Date: March 19, 2007 6:00 pm to 9:00 pm**

**MEETING NOTES**

1. Attendance:

Committee

- David Lappi
- Carol Fries
- John Reese
- Lori Davey (left at 8:00)
- Niel Thomas
- John Weddleton
- Chris Hamre
- Connie Yoshimura
- Dee High
- Victor Mollozzi
- Fred Jenkins- absent
- David Beveridge- absent
- Wayne Westberg
- Perry Eaton – absent

Community member(s)

- None present

Staff

- Chris Beck – Agnew::Beck
- Thea Bemben – Agnew::Beck
- Tanya Iden – Agnew::Beck
- Brett Jokela - AWWU

Agenda

1. Introduction/Agenda Review

The CAC approved the agenda.

2. Expectations for involvement from members of the public in CAC meetings

John Reese (CAC Chair) proposed the following and obtained consensus from the group. Members of the public attending CAC meetings will be offered 5 minutes to speak at the beginning of the meeting. Meeting agendas will include a “person’s to be heard” section. Public participation will be conducted only at this time. If this portion of meeting begins taking too much time John will take necessary actions.

3. Update on schedule, work completed & in progress

Chris Beck gave a brief overview of work to date consisting of the following elements.

- Controls/Process – DCONs have been selected, two meetings amongst all the contractors have been conducted. Agnew::Beck is responsible for overseeing and guiding the work of all DCONs. The group is learning how to work together.
- Products/Projects
  - Data – organization memo (in CAC package)
  - Data – common elements DVD distributed to DCONs
  - Survey – see notes below
  - Workshop Preparation and Publicity – see notes below
  - Profile (in CAC package)
  - Land Use Projections – methodology has been established (this was a major hurdle.)
- Destinations/Progress
  - Slow to start but generally on track.
  - Next steps: capability/suitability.
  - Rethinking Fall Workshop II: Originally intended to be a summary of data collected. However, it may become an opportunity to provide more preliminary suggestions about possible land use policies

4. Workshop Series 1 - March 26, 28 and 29<sup>th</sup> (30 min)

- Publicity update

Thea Agnew gave a brief summary of all the publicity efforts for the upcoming workshops, which consist of:

  - Mailing to approx. 8,000 property holders/residents.
  - E-mail announcements
  - Press Release
  - Anchorage Daily News article likely (have contacted a reporter)
  - PSA
  - Muni add space
  - Business card w/ information.
  - CAC call 5 people each.
  - Suggestions: Flyers – tear off a piece at the bottom. E-mail to the group that they could forward. Do something useful in the subject line. Mayor’s weekly e-newsletter (clerk’s office, Linda Heim).
- CAC roles at Workshop & assignments

CAC members will sign-up to work a station during the public workshop. They will e-mail Thea (thea@agnewbeck.com), which day and station they will cover. At a minimum, CAC members will need to be available from 7:00 to 8:45 p.m...

5. Clarification of relationship between Anchorage 2020 and the Hillside District Plan

Tanya Iden provided a brief summary of the 4-page document (included in the CAC packets). In general, the purpose of the HDP is to obtain more specific information and

propose more specific action items and strategies than the broad Anchorage 2020 Comp Plan. The CAC and the HDP planning process is aware of the general goals and strategies presented in the Comp Plan; however, the HDP will need to develop conclusions that make the most sense in today's context and breathe more life and detail into the broad suggestions made for the Hillside in Anchorage 2020.

6. Discussion of link between public water & sewer extension and density (Brett Jokela, AWWU - 30 min)

Brett Jokela from AWWU provided a helpful overview of AWWU operations focusing on the following:

- Three methods to develop Water/Sewer
  - Private development – Developers add water and sewer, AWWU manages in perpetuity
  - Improvement districts – Homeowners/landowners form an improvement district. Ballot whether to move ahead. Ballots are weighted for property owner “benefit area.”
  - Capital Improvement Program – Current water/sewer master plan identifies areas for needed improvements.
- Fire service: AWWU is required to provide hydrants at certain intervals along a new line. AWWU does not construct systems only to provide water for fire needs because it is challenging to recoup costs.
- Alternative systems: AWWU is hesitant to have “microsystems”; however special districts may be a way to facilitate alternative systems.
- AWWU discourages water lines without sewer lines because it becomes challenging to control the disposition of wastewater. It is better controlled when you have both water and sewer available.
- Storm drains: Anchorage is lucky because there are no combined sanitary sewer and wastewater drainage ways. Anchorage storm wastewater drains discharge into several creeks. As impervious surfaces increase and associated mitigating factors such as wetlands and marshes decrease, the volume of discharge and rapidity of discharge can change the function of the creek ecosystems.
- Brett provided a handout titled: Water and Sewer Connection Fact Sheet.

7. Review of Outline for Land Use Background section and Profile information compiled to date

Tanya Iden provided a very brief overview. CAC members will e-mail suggestions, comments, and edits to [Tanya@agnewbeck.com](mailto:Tanya@agnewbeck.com)

8. Review of Hillside Subdivision Map

Together the group reviewed the map and list of subdivisions. The list was described as being fairly comprehensive of all new, proposed development. However, it is only one piece of the equation for determining what fraction of the 4000-6000 new dwelling unit “quota” has been developed since 2020 was published. The planning process still needs to look at what has already been developed and is in place/on the ground/complete

since 2001. A question was raised whether lots that were platted at the time of 2020 but vacant were incorporated into the 4000-6000 “quota.” ...

#### 9. Discussion of household survey questions

- John Reese suggested the group look at the Survey completed recently for the Eagle River planning process.
- Northern Economics and Ivan Moore who hold the community survey contract will host a retreat to develop survey questions. This retreat is expected to be held during the week of April 9<sup>th</sup>. A notice about the specific time and place will be distributed to the CAC once this is known; three members of the CAC will participate in the retreat.
- John Reese proposed that CAC members meet in advance of the retreat to discuss the survey.
- The meeting will occur at 9:30 or 10:00 a.m. (awaiting confirmation on exact time) on April 2nd at 3801 C Street – Center Pointe Conference Room.
- Some suggestions re: survey questions- education mechanism, explore Hillside attitudes and determine what are the qualities that people want to maintain.
- A separate survey will be conducted regarding on-site systems.

#### 10. Review of Department Contractor Product Summary

Chris Beck presented the document which compiles the preliminary data needed and information that each sub consultant/discipline area will require to complete their background reports and eventual plan development. John Weddleton suggested that Parks and Rec., School District, and Public Safety/Fire review the document.

#### 11. Introductions of members of the public

N/A

#### 12. Wrap-up (5 min)

- Assignments
  - A::B e-mail Eagle River Survey Link to CAC
  - A::B e-mail list of data on DVD to CAC; Dave Black is working out policy regarding distribution of DVD
  - A::B e-mail the CAC a message about the upcoming workshop that they can forward to friends and colleagues
  - A::B to make sure Public Workshop information is included in the Mayor’s weekly e-newsletter
  - CAC will e-mail Thea ([thea@agnewbeck.com](mailto:thea@agnewbeck.com)), which day and station they will cover during next week’s public workshops.
  - CAC can e-mail Tanya ([tanya@agnewbeck.com](mailto:tanya@agnewbeck.com)) suggestions/edits for the following documents: Profile, 2020 Write-up, Land Use Background Report Outline
- Schedule next meeting – April 16, 2007 (John Reese will be out of town.)

Other Perry Eaton is not going to be able to serve on the CAC. He will not be replaced.