



Citizen Advisory Committee Meeting #7

Location: Rabbit Creek Community Church Auditorium

Date: June 18, 2007 6:00 pm to 8:00 pm

MEETING NOTES

1. Introduction – agenda review, introductions of CAC, consultants, guests, public attendees

Committee

- David Lappi
- Carol Fries
- John Reese
- Lori Davey
- Niel Thomas
- John Weddleton - absent
- Chris Hamre
- Connie Yoshimura
- Dee High - absent
- Victor Mollozzi
- Fred Jenkins
- David Beveridge - absent
- Wayne Westberg

Community member(s)

- Larry Austin
- Robert Regis

Staff

- Chris Beck – Agnew::Beck
- Heather Stewart – Agnew::Beck
- Tamás Deák – KPB
- Dan Billman – HDR Alaska
- Brett Jokela – AWWU

2. Process for public participation at CAC meetings – CAC chair or next in command (5 min)

- John Reese led introduction and brief recap of guidelines for public participation at CAC meetings
- Chris Beck gave an overview of what the whitepapers are and schedule for public distribution (to be made available on HDP website).

3. Water and Sewer White Papers – Presentation and Discussion (75 min)

Brett Jokela and Dan Billman gave an overview of the Water and Sewer whitepapers. Comments from CAC due Friday, June 29th. Refined versions to be distributed in August.

- Connecting to Public Service
- Extending Facilities

- Who is Served by Whom?
 - Issues Raised/Clarifications sought by CAC: *Note: all these subjects are covered and fleshed out in more detail in the Water and Sewer White Papers, notes below cover subjects discussed at the meeting.*
 - AWWU serving Hillside only as deemed desirable and necessary; water and sewer to follow land use decisions, not drive them. The sewer service area was established in 1982, there have been 13 changes to date. All changes in area designated for public sewerage were initiated by property owner.
 - AWWU serves a small “island” at Valli Vue subdivision, and a pipe connecting to that area provides water for fire hydrants (but not for domestic service). This area is within a fire hydrant service area. Residences along that corridor are prohibited from connecting to the pipe for domestic services. The Fire Dept. may request an extension of water pipeline for fire fighting. The Anchorage Fire Dept. would generally like to have fire hydrants every 600 feet (each hydrant can serve 300-foot radius).
 - AWWU does not provide water unless there is public sewer in place; however they do provide sewer to areas for which they do not provide water (water may be provided by another water provider).
 - Changing boundaries for wastewater service takes an ordinance. For water service, entity has to petition RCA for boundary changes.
 - AWWU does not require anyone to connect to their system. Caveat: If the property owner’s normal system doesn’t work and an advanced or alternative system also doesn’t work, then the property owner must connect if service is available.
 - Serving condos is a bit of a problem for AWWU, as they have one condo customer instead of 50 individual customers, so it’s a challenge to distribute to all customers with only one service connection. AWWU charges condo associations a commercial rate based on water consumption, which may be more or less expensive than flat rate, depending on usage.
 - Changes/additions to the White Papers suggested by CAC:
 - Look into whether property owners along the pipe connection corridor that only serves the fire hydrants are taxed for those fire hydrants.
 - For the chart on page 3, add a column indicating number of lots served (as opposed to residential population served) and re-estimate the number of lots served (it’s unclear how the DEC’s estimates were generated).
 - Estimate the number of lots served by AWWU wells. (Well 31?)
 - Lending institutions may or may not require public water/sewer connection as part of their loans. Survey local lending institutions to clarify.
 - Add generate “rules of thumb” cost information that readers can use to compare to onsite options (Public water/sewer varies from place to place but in general, the cost is about \$45,000 for a connection fee, plus cost of installing pipe to get water from main pipe to house, plus \$65/month for water bill.)

- Add illustrative diagrams to help explain cost allocation for public water & wastewater services (similar to drawings prepared during the meeting by Brett Jokela).
- Add information regarding currently approved expansions to water and sewer system
- Discuss extension of water lines for fire service only

4. Land Use White Papers – Presentation and Discussion (60 min)

Chris Beck and Tamás Deák gave an overview of the Land Use whitepapers. Comments from CAC due Friday, June 29th. Refined versions to be distributed in August.

- Existing Regulations and Development Approval Process

▪ Clarification sought by CAC:

- Where we are now in the Title 21 rewrite? New schedule out, economic study out, meetings begin again in July. Key remaining chapters will be worked on over the months of July, August and September, with public meetings in early October. Likely that completing all additional chapters will require another year. All chapters must be passed by the Assembly before the whole package can be adopted and goes into effect. A subset of Chapter 8 (closeout for subdivision agreements) has been expedited in order to get old projects through PM&E (project management and engineering); this has already passed and gone into effect.
- The Land Use Plan Map approved in concept by the Planning and Zoning Commission for Anchorage Bowl can be further refined as part of the HDP process.
- HDP is scheduled to be completed around the same time Title 21 goes into effect, so it's entirely appropriate for us to propose revisions to title 21 and/or the land use plan map as part of the HDP process. These could either be amendments to Title 21, or rules within Title 21 that apply only to the Hillside.
- In the end, the Assembly holds the power to decide land use in the municipality. Title 21 is designed to be consistent with 2020, but is written such that the Assembly can deviate from 2020 (though cannot deviate from Title 21, which is an adopted ordinance). (See earlier document on this topic, posted on website.)

▪ Changes/additions suggested by CAC:

- Explain what legal force and enforcement the listed documents have.
- Add graphic representation of development process highlighting where and how public can influence projects (show where public has opportunity for input, nature and possible outcomes of input). Clarify as requested by Planning Department and to mesh Planning and PM&E.
- Present development review process from the public's perspective, showing how public has opportunities to comment on development process. Needs to state explicitly whose interests are being served throughout process.

- Explain status of administrative documents, e.g., DCM vs. Title 21. Illustrate that documents are coming out of public processes and that city officials are administering policy created by public.
 - Need to highlight Community Council roles/involvement in the development process.
 - Project approval process: describe the kinds of projects you can expect on the Hillside.
 - Clarify relationship between 2020 and Title 21 (add link to FAQ's; clarify phrase that zoning "in theory" is consistent with land use designation map)
 - Explain that HDP can modify land use plan map, amend Title 21
- Cluster Housing
- Clarification sought by CAC:
 - Clarification needed about minimum lot size for onsite systems.
 - Changes/additions suggested by CAC:
 - For the cluster development example, use Hillside-specific examples and work with percentage of lots instead of acreage (the majority of lots on the Hillside are less than 2.5 acres; the average size is actually somewhere between 7000 sf and 2.5 acres). Examples:
Present two approaches to an area zoned R-6 - contrast standard R-6 (standard septic) with cluster (water/sewer).
Present examples of cluster-style subdivisions from Hillside (e.g. Furrow Creek subdivision where proximity to creek-side open space allegedly added \$10,000 in value per lot)
 - add graphic re "regional open space system" showing benefits of creating an integrated open space system crossing multiple lots
 - explain potential for infrastructure cost savings with cluster housing

5. Discuss Draft Emerging Themes (Chris Beck – 10 min)
Not discussed. Comments from CAC due Friday, June 29th.

6. Update on Household Survey (Chris Beck – 5 min)

From email by Cathy Hammond:

"As of end of day June 14th last week, about 1,500 surveys had been returned of about 10,000 mailed. The survey consultants are very happy given that a realistic expectation was for 800 to 1,000 returns. That's a 15% return rate at this point (by June 18th). According to Northern Economics, '1,500 gives us an error rate for the entire population of +/- 2.5%. That's a higher sample size and lower error rate than the last national poll by NBC News and the Wall Street Journal.'"

More surveys area expected by the deadline for returns (June 25). Next steps:

- outline for review by LCON and Muni
- draft report for review by LCON and Muni; the contract calls for a draft report in early August.

- Action: CB will check with MOA Planning, request Cathy Hammond circulate a schedule showing when CAC will learn of results

7. Mapping (Chris Beck – 5 min)

Not discussed.

- David Lappi and Carol Fries CAC contacts for GIS-related information
- Current list of information and data notes posted on website

8. Peer Review (John Weddleton – 10 min)

- \$50,000 approved by leg, not yet signed by gov
- CAC will guide use of funds, FCC will receive and hold funds
- Some CAC members question appropriateness of funds
- Tentative conclusion: use funds for more than peer review/oversight; use to augment and support project.
- Action: discuss at next oversight committee meeting

Update: Hillside funding was struck from budget by Governor Palin

9. Public comment from the floor – (Vic Mollozzi – 10 min)

- no formal comments
- informal request that public receive copies of documents given to CAC. Response: generally this is done; but distribution of draft white papers limited to CAC

10. Wrap-up (5 min)

- Assignments
- Next meetings
 - June 20, Rabbit Creek Community Church Auditorium
Onsite – all topics
 - July 16, Training Room (NE corner entry) of the Planning & Development Center, 4700 Bragaw Street
Transportation – all topics
 - July 18, Planning Conference Room 170 (NW entry/stairs) Planning & Development Center, 4700 Bragaw Street
Drainage – all topics
 - Aug 20, location TBA
Review draft “goals & options” document