

ANCHORAGE SCHOOL BOARD/PLANNING & ZONING COMMISSION  
JOINT MEETING MINUTES  
MARCH 21, 2001

1. CALL TO ORDER

The meeting was convened 6:45 p.m. by School Board President, Peggy Robinson, in the Anchorage School District School Board Room 4600 DeBarr Avenue.

2. ROLL CALL

Commission Members Present: Daphne Brown, Dwayne Adams, Toni Jones, Don Karabelnikoff, Thomas Klinkner, and Henry Penney.

Commission Members Not Present: Esther Cox.

School Board Members Present: Peggy Robinson, Harriet Drummond (by teleconference), Rita Holthouse, Debbie Ossiander, and Dave Werdal.

School Board Members Absent: John Floyd, Tom Anderson.

Others Present: Carol Comeau, Superintendent, George Vakalis, Assistant Superintendent, Support Services; Pat McDowell, Assistant Superintendent, Instruction; Norm Holthouse, Executive Director, Technology/MIS; Ray Amsden, Director, Facilities; Cathy Hammond, MOA Senior Planner; Fred Johnson, ASD Site Planner; Robin Siegfried, Executive Secretary; and other interested persons.

3. PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance to the Flag.

4. PRESENTATION

Cathy Hammond, Senior Planner with the Municipal Planning Department, presented an overview of the Eagle River High School Site Selection Study and recommendations along with the public review process.

Harriet Drummond signed off at 7:05 p.m.

5. PUBLIC HEARING ON SITE SELECTION FOR EAGLE RIVER HIGH SCHOOL

Jose Vicente, Developer of Eagle Pointe Subdivision, spoke of the site chosen by the Site Selection Committee and stated that he fully supports it.

School Board Member, Debbie Ossiander thanked Jose Vicente for his letter suggesting cost saving methods and alternative access to utilities rather than tearing up the Yosemite Drive.

6. QUESTIONS FROM PLANNING & ZONING COMMISSIONERS AND SCHOOL BOARD MEMBERS

Planning & Zoning Commissioner, Dwayne Adams, asked Cathy Hammond about the status of AWWU's request that 4-5 acres be set aside for a water storage tank compound to house two tanks with a total capacity of five million gallons. Ms Hammond explained that AWWU had an agreement with the previous Heritage Land Bank Director to site the tank compound, in the future, on Heritage Land Bank property, and they originally had said that a preferred site location was in the area of the proposed school site. That site has been reserved for a high school site since 1994 and the agreement with them was that their water storage site be located across the street from the high school site. Therefore, they are not contesting the high school site.

Planning & Zoning Commissioner, Tom Klinker, questioned why the words "and implement" were stricken in the revised Condition No. 1 of the MOA Memorandum regarding the revised condition of approval and additional comments on the Eagle River High School Site Selection. George Vakalis stated that the Joint School Site Selection Committee felt the words were too strong considering the fact that no department had control over another department. The words "and implement" would infer that the departments had control over each other. It is more appropriate to say they should "...identify appropriate measures to maximize safety and security at their respective facilities." This would mean that they would intend to work together on concerns. He used the fence as an example. The fence requirement was a concern because there was no funding source available at this time. If there is a requirement of a fence, they would have to work out funding. It would be difficult with the word "implement" for one party to control another.

Henry Penney, Planning and Zoning Commissioner voiced his concern of having only one access, Yosemite Drive, to get in and out of the

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subdivision until the property to the south is developed. There will be approximately 290 homes going in there, plus, with the addition of 800 students, staff and parents, and the fact that the road that was constructed has a 32 ft width and a 100 ft right-of-way with 24 ft of asphalt, he is concerned about its adequacy. As an example, he mentioned Abbott Road and Service High School, and some of the issues that they had to deal with. Cathy Hammond explained that the evaluation of the traffic impact consultant, as well as the engineering evaluation recommended offsite improvements to Yosemite Drive only including the addition of a paved trail along the road. The access issue, in terms of Yosemite being the only access to Eagle River Loop Road is also taken into consideration with full build-out of 290 homes in Eagle Pointe as well as 1600 students at the full build-out of the school. The recommendation was the addition of two additional right turn lanes; one on Yosemite Drive, turning right, heading west on Eagle River Loop Road and one off Eagle River Loop Road turning right on to Yosemite Drive. There were no other improvements recommended to upgrade Yosemite Drive. It is currently constructed with a 100 ft right-of-way to a 32 ft width with a two-lane 24 ft wide driving pavement, with 2 ft gravel shoulders, no curb and gutter. Ms Hammond noted that with the right-of-way being 100 ft. this would accommodate future construction of the trail or sidewalk.

Henry Penney stated that he does not feel that Yosemite Drive would be adequate for an additional traffic volume from the subdivision and the school.

Ms. Hammond stated that at some point there would likely be a secondary access to Eagle River Loop Road with development of the residentially zoned property. Mr. Vicente 's subdivision is going to include the potential for connecting access through that subdivision. Mr. Vicente explained the Eagle Pointe Subdivision was approved with one access. He will request as part of the conditional approval, to dedicate a right-of-way to the neighboring parcel with the idea that eventually it could extend to the Eagle River Loop Road. He does not believe the parcel will be developed in its entirety because it is very steep and there is a swamp there. The consultant hired by ASD to do the traffic impact analysis contacted DOT to identify a second access to the school site. DOT does not wish to have another access from the Eagle River Loop Road. They look at the road as being a limited access roadway. He feels comfortable with one access for 290 units. The school is on the right side and the traffic from the subdivision will go the other direction. Cathy Hammond stated that Yosemite Drive is a designated collector and it's a municipal roadway, so the municipality could upgrade it to collector

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standard at some point. The consultant's recommendation is that it will be adequate for the school.

Toni Jones, Planning and Zoning Commissioner, referred to the March 16, 2001, letter from Al Meiners, Dept. of Natural Resources, and asked Cathy Hammond if the issue of a pedestrian path was going to be addressed. Ms. Hammond explained the possibility of a bike path/pedestrian trail leading from the high school site.

Ms. Jones also commented on the traffic impact from the school at certain times of the year, i.e. extra curricular events, open houses, night classes, etc. and felt that this was worthy of future consideration.

Planning and Zoning Commission Chair, Daphne Brown noted that there is a signal at the Yosemite Drive/Eagle River Loop Road intersection.

School Board Member, Debbie Ossiander stated that the Eagle River Parks & Recreation is interested in having discussions about gaining access to the landfill area for community fields after the site is developed as a high school. She assured them that the District is more than happy to cooperate with other public agencies in the future.

7. CONSENT AGENDA

For Action - Anchorage School Board

It is the Administration's recommendation that the School Board approve the selection of a 50-acre site of Heritage Land Bank parcel #1-085 for a New Eagle River High School and to accept the conditions as recommended by the Municipal Department of Community Planning and Development.

ACTION:

Moved by Rita Holthouse  
seconded by Debbie Ossiander

to approve Memorandum #252

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AMENDMENT:

Moved by Debbie Ossiander  
seconded by Dave Werdal

add to the end of the sentence  
after: Municipal Department of  
Community Planning and  
Development to include the  
condition listed in the revised  
Condition of Approval as  
adopted by the Joint School Site  
Selection Committee on March  
20, 2001.

VOTE:

Ayes: Holthouse, Werdal, Robinson, Ossiander

Nays: None

Absent: Anderson, Floyd, Drummond

AMENDMENT PASSED

VOTE ON MAIN MOTION:

Ayes: Holthouse, Werdal, Robinson, Ossiander

Nays: None

Absent: Anderson, Floyd, Drummond

MAIN MOTION PASSED

For Action - Planning and Zoning Commission

Eagle River High School Site Selection, Case 2001-046

The Planning and Zoning Commission and the Anchorage School Board are asked to review the attached report and to make a recommendation regarding the selection of a site for a new high school in Eagle River.

The proposed site is located on Heritage Land Bank property at the southern end of the Chugiak-Eagle River community, near the intersection of Eagle River Loop Road and Hiland Road. The 50-acre site has been reserved for a future high school since 1994.

An amendment entitled: Eagle River High School Site Selection, Case 2001-046 Revised Condition of Approval and Additional Comments (March 21, 2001) was presented to the School Board and Planning and Zoning Commission members.

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ACTION:

Moved by Dwayne Adams  
seconded by Henry Penney

for approval subject to the four staff conditions with the substitution of the revised Condition of the Approval submitted by the Joint School Site Selection Committee on their meeting March 20, 2001, for item #1.

Dwayne Adams stated that the site, as submitted, meets most of the established criteria for the selection of a site for a high school. It provides the expansion capacity that needs to be provided, recognizing that the school may expand from its 800 students to 1600 students. Mr. Adams described the site and its amenities and he felt that the concerns and conditions brought forward have been addressed. He recommended approval.

Henry Penney wished to point out for the record that the Eagle River Valley Community Council, the South Fork Community Council, and the Chamber of Commerce all supported this and generally the comments received from the public have been favorable. He too recommended approval.

Don Karabelnikoff stated that normally, he would be concerned with having only one site to choose from. However, he feels that the staff's explanation that lands that would appear to be available or suitable are in fact not appropriate for the use as this high school site. Using one location is an acceptable alternative to him under the circumstances. He felt that with information from the staff packet as well as his own personal knowledge of the school and its situation there, that he would support the motion.

Thomas Klinkner stated that although he had concerns earlier about the deletion of the words "and implement" from Condition #1 (which refers to safety and security conditions concerning the adjacent uses to the school), the conclusions of the report have proven that the physical separation of the correctional facility from the school and the existing security measures at the correctional facility are sufficient to make this an appropriate site. He supports the motion.

The motion passed without objection.

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8. ADJOURNMENT

The Joint School Board/Planning & Zoning Commission Meeting of  
March 21, 2001, was unanimously adjourned at 7:40 p.m.

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Peggy Robinson, President  
Anchorage School Board

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Debbie Ossiander, Clerk  
Anchorage School Board

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Date Minutes Approved