

Minutes for HALO Board Meeting September 4, 2009
Holy Spirit Retreat Center, Anchorage

President Wayne Westberg opened the meeting at 7:10pm . Other board members present were: Sharon Clawson, Beth Terry (later) , Robin Holm, Cathy Giessel, Jeanne/Steve McKee, Chris Hamre, Gerry Guay, Rodney Powell, Dianne Holmes. Excused were: Judy Moerlein, Pat Abney.

Approval of Minutes:

Motion by Cathy Giessel and Robin Holm to approve the August minutes with a correction (on two road standards on Hillside). Passed with no objection.

Treasurer's Report:

Wayne read the report prepared by Judy Moerlein. The bank accounts contain \$5,753.34 for the dues account; savings has \$18,299.

Legislative/Assembly report: none

Guest Speaker:

Greg Jones, Director of the Office of Community Planning and Development (includes HLB, Traffic, Development Services, roads and other departments) came to HALO at the mayor's request. He was accompanied by Tyler Robinson who is shepherding the HDP for the MOA. Greg listened to the HDP issues that are of most concern to HALO.

Hamre spoke about the need for On-site Services to be returned to DHHS and how the need for oversight of on-site utilities does not end with permits and construction. Westberg said maintaining on-site utilities is the key to SE Anchorage's rural environment because public sewers need more density to be economical.

McKee asked about HDP Implementation language that indicated a new road service area would include the roads now under ARDSA control.

Holmes pointed out that Map 5.7 does not list all the 13 or so amendments to the HWMP.

Robinson reported that the P/Z has formed a subcommittee to resolve their HDP issues that remain after the Issue/Response to their comments, and the public's, was prepared. The will meet again on Sept. 16th to deliberate on the points they did not get to last week and may even meet a third time. Jones and Robinson felt the HDP would come before the Assembly after the fall budget hearings and that it was up to the Assembly and the administration to schedule it.

Hamre thought it was a poor policy to have the HDP recommend against overlapping systems of clustered on-site systems within AWWU's service area. Jones thought that P/Z might change that recommendation. Westberg brought up the On-site Tech Board and how it had not met since Dan Roth left the MOA.

Old Business:

Update on issue discussed last month regarding Title 21.07.120—buffering for commercial in residential R6+ zones. The P/Z passed language that would require vegetative L3 landscaping along the sides and back of commercial facilities in residential R6 and larger districts when the total of the buildings reach 6,000 sq ft or when there are 10 parking spaces. This new section of T-21 will cover height of structures and fabric structures also. The street side of such facilities would not, however, have as much protection.

Motion by Holmes and Powell to request the Assembly to modify Title 21.07.120 to require L3 to L4 vegetative buffers on the full length of the street side of commercial facilities in residential R6+ zones, and to include language that would encourage the keeping of mature vegetation and give points for doing so.

Motion passed.

Section 36 master plan update: Powell felt the idea for trails in wetlands around the Bear Valley school would be too expensive to build. He felt the plan showed trails on private land. The amount of wildlife was another area of dispute.

Mountain Air Drive collector: comment from Powell that the Bear Valley residents do not want the Mountain Air Drive connection to be made to Bear Valley(what? School? Road? What does the connection go to?).

HDP update: P/Z only covered a few HDP issues during their deliberations. Westberg thought the clustered systems **should** not be used because of their complexity **and lack of appropriate soils/conditions to handle the volume of waste water required**. There was much discussion at the P/Z meeting whether the HDP would supercede other plans such as Title 21. Westberg believes it will not be a problem as to which plan rules. Holmes thought it was important because Title 21 codes can be changed within a short time period and there is no guarantee the changes will reflect HDP goals. A HDP committee was formed to review the issue/responses for the future Assembly hearings: Holmes, Hamre, Westberg. Clawson and Giessel will also help review certain sections.

New Business:

Formation of Committees: in order to share the work load, the following committees were formed:

Land Use Planning: Holmes, Clawson, Giessel.

Program & Special Events (agendas, speakers, forums): Clawson, Terry.

Membership, Board Membership and Finance: Moerlein, R. Holm, Holmes, Guay.

Communication/Web: Bjarne Holm (He offered to make a web calendar for upcoming meetings and speakers).

Meeting agendas/special topics: Clawson felt the issues that HALO deals with are very complex and not understood by most people. Hamre felt HALO meetings could be well-attended if the topic was interesting. However, it was admitted there is a limit to how many interesting topics HALO could host; the question was asked—how many people does HALO want to consistently have at the meetings? And would more people reflect that HALO is doing things well? Or does a small attendance mean HALO is handling issues well?

Announcements:

John Weddleton reported on the P/Z HDP subcommittee (Weddleton, Pease, Phelps) and their recent meeting that ironed out some transportation issues. The MOA still does not want to have gravel roads but that P/Z will develop standards for them anyway.

Giessel announced she will be running for the State Senate and wanted to know when she should resign from HALO. **Board members stated that they saw no problem with her remaining on the Board.**

Meeting adjourned 9:18 pm

Submitted: Dianne Holmes, Sec