



Area-G
Home
And
Landowners
Organization, Inc.

P.O. Box 110096
Anchorage, AK 99511-0096

Home and Landowners Organization

SEPTEMBER 2008 Newsletter

<http://www.anchoragehalo.org>

2008 CANDIDATE FORUM

HALO has a long tradition of hosting CANDIDATE FORUMS for Municipal and State elections. These Forums are a mainstay for voters and candidates, as evidenced by the usually overflowing crowds in attendance. Candidates answer questions submitted by residents in attendance.

Date: OCTOBER 2, 2008

Location: O'Malley's on the Green

Time: 7-9 PM

As always, refreshments will be provided.

Candidates attending:

Senate Seat O: Douglas Van Etten (D); Kevin Meyer (R)

House District 29: Chris Tuck (D); Ronald Jordan (R)

House District 30: Lynda Zaugg (D); Charisse Millett (R)

House District 31: Pamela Freeman (D) campaign person; Bob Lynn (R)

House District 32: Mike Kenny (D); Mike Hawker (R)

This is a great opportunity to pay your annual dues and update your information so that you will continue to receive the newsletter and other communications from HALO.

Resolution, which HALO will introduce to the Anchorage Assembly and Chugach Electric Association

(See page 4 of this newsletter. Copies will be available at the October 2 Forum)

Resolution of the Home and Landowners Organization (HALO), representing homeowners of the Anchorage Hillside area, to request that the Municipality of Anchorage require Chugach Electric Association to bury existing electrical utility lines in the Hillside area for reasons of safety in the event of wildfire in Southeast Anchorage.

HILLSIDE DISTRICT PLAN UPDATE

By John Weddleton, HALO liaison

Some things should be allowed to ripen on the vine to get that perfect bouquet. The Draft Hillside District Plan, originally scheduled to be released for public review in mid-July, is now expected to be available late September. It is taking longer than originally anticipated for the Planning Team and Citizen Advisory Committee to finalize details.

Here's a glimpse of where things will land on key issues.

After this summer, we should all know how the water drains. The area's drainage problems are well known where they exist. The solutions are straight out of the engineers' textbooks. The big question is who pays and how much.

We're a car-driving culture and that costs big money. So far, it looks like LRSAs and the independent areas will still do basic summer maintenance and winter plowing and sanding. Expect a proposal for a Hillside-wide road organization that will handle the projects that are too big for the existing groups and that cut across multiple jurisdictions. Again, the question is who pays and how much.

What happens when we flush will not change much. Expect the boundary for AWWU to be pushed up hill to Elmore. To make that affordable, expect shrinking lot sizes for developments over 7.5 or maybe 10 acres. That could be a bonanza for property values of large lots in the area and a tighter squeeze for people who like the elbowroom of larger lots around them.

How about those new stores? It looks like the proposal for a store near Stork Park is off the to-do list. The area zoned commercial on the Old Seward Highway near Rabbit Creek Road will remain commercial with some recommendations on how it can develop to retain the residential feel of the area.

It can seem like this plan threatens or holds the hope of lots of big changes. Comparing the plan as it is evolving with the current plan, the Hillside Wastewater Management Plan, it is surprising how little will actually change.

The draft should be released by the time this newsletter gets to you. It will be posted on the HDP website. There will be a 5-week public review and comment period that will include one public workshop. Additional comments will be accepted via mail, email, website, etc. until October 31.

After October 31, the plan will undergo further revisions (as needed) to respond to public comments. The revised, post-public review draft will be submitted to the Planning and Zoning Commission for review. This process will include a public hearing, at which community members can once again offer their views before the Planning and Zoning Commission.

Following Planning and Zoning Commission review, the plan might undergo further revisions, if the Planning and Zoning Commission requires them. This next, possibly revised, draft will go before the Assembly, probably in early 2009.

All the info is at www.hillsidedistrictplan.com

Proposed Rezone & Plat at SE Corner Rabbit Cr & Goldenview Dr

Creek View Estates, 26-acres bisected by Little Rabbit Cr, will come before the Planning & Zoning Commission on Sept. 29th. Hearings will be held for a rezone and plat approval. Canyon View LLC is asking to rezone from R9 (2.5 acres per dwelling) to R6. Generally R6 zoning is 1.25 acres per lot, but this plat is proposing an average of R6 with some lots being just over ½ acre. The subdivision is proposing to use a clustered on-site septic system to serve the houses on the south side of the stream due to the presence of wetlands. Clustered on-site septic systems are being recommended in the upcoming Hillside District Plan as an acceptable method for development of marginal lands. Access for six lots on the north side of the stream canyon will be through two shared driveways to Rabbit Cr Rd. The other lots will access via 156th. The revised plat indicates 25 ft and 50 ft vegetative buffers for internal lots and the perimeter; wider buffers are provided along the steep stream slopes. A pedestrian easement exists upstream in another subdivision but does not appear to be continued downstream through Creek View Estates' plat.

Read the initial and revised plats, rezone text, and view maps on HALO's website under Special Projects:

anchoragehalo.org/specialprojects.html

[anchoragehalo.org/Creekview Ests plat map revised.PDF](http://anchoragehalo.org/Creekview%20Ests%20plat%20map%20revised.PDF)

Comments by residents and neighbors can be viewed on the Municipality's website for both the rezone and plat (case numbers #2008-090 & S-11680). Your own comments can be left there as well:

<http://munimaps.muni.org/website/htmlviewer/generic/casebody.asp?case=S11680>

<http://munimaps.muni.org/website/htmlviewer/generic/casebody.asp?case=2008-090>

NEW HALO WEBSITE <http://www.anchoragehalo.org>

Thanks to Bjarne Holm, HALO has a new website filled with current information about issues affecting Hillside homeowners

The website contains HALO's Bylaws, a map of our boundaries and sub-districts from which we select our Board, as well as monthly minutes and newsletters. A Special Projects section contains HALO's comments on issues, such as land use cases. This will be a good place to review large maps and texts associated with rezones and plats that otherwise cannot be found on the municipal website. Long-term, complex projects like the Hillside District Plan, will also be found on our website.

<http://www.anchoragehalo.org>

**Submitted by HALO
For Reading: September 30, 2008**

A RESOLUTION OF THE HOME AND LANDOWNERS ORGANIZATION, (HALO), REPRESENTING HOMEOWNERS OF THE ANCHORAGE HILLSIDE AREA, TO REQUEST THAT THE MUNICIPALITY OF ANCHORAGE REQUIRE CHUGACH ELECTRIC ASSOCIATION TO BURY EXISTING ELECTRICAL UTILITY LINES IN THE HILLSIDE AREA FOR REASONS OF SAFETY IN THE EVENT OF WILDFIRE IN SOUTHEAST ANCHORAGE

WHEREAS, the Home And Landowners Organization, Inc. (HALO) is an organization formed in 1969 by residents in the South Anchorage/Hillside area to represent their best interests in advocating for rural development safety and security of its residents; and

WHEREAS, the southern geographic area of the Municipality of Anchorage known as Southeast Anchorage is in perpetual danger of wildfire due to devastation of its forests caused by the spruce bark beetle for more than a decade, and there are thousands of acres of forest in Southeast Anchorage; and

WHEREAS, above ground utility lines are in more danger of destruction in the event of wildfire in the areas in which the lines exist, while underground utility lines are not; and

WHEREAS, the homes in South Anchorage are served by Chugach Electric Association; and

WHEREAS, Chugach Electric Association is required by Municipality of Anchorage regulation to spend 2% of its annual gross retail revenue to underground a portion of its existing electrical lines annually; and

WHEREAS, the majority of those homes located in South Anchorage use water produced by wells, which are run by electricity; and

WHEREAS, a power outage in South Anchorage in conjunction with a wildfire could be devastating to the homes and individuals who might be unable to use well water to douse their homes and protect their property; and

WHEREAS, it is at the discretion of Chugach Electric Association, with agreement by the Municipality of Anchorage, to decide which of CEA's existing distribution lines to underground.

NOW, THEREFORE, the homeowners of Southeast Anchorage, through HALO, hereby resolve that the Municipality of Anchorage encourage the undergrounding of electric utilities in wooded areas of southeast Anchorage for increased safety in the case of wildfire.

Specifically, we request that to the list of factors to be considered when prioritizing undergrounding in Title 21.90.060A be added. Whether distribution lines are at risk in the case of wildfire.

And to the list of major traffic corridors in Title 21.90.060.B.4 be added Abbott Road, O'Malley Road, Huffman Road, DeArmoun Road, Rabbit Creek Road, and Hillside Drive.

HALO Mission and Goals

Home And Landowners Organization, Inc. (HALO) was formed in 1969 and incorporated in 1974, the same year the Borough was absorbed into the Municipality under the Home Rule Charter. The area encompassed by HALO includes the original five G-areas (an early zoning designation), which is roughly southeast Anchorage, bounded on the north by Dowling Road and on the west by the Seward Highway.

HALO is a volunteer non-profit organization supported by its members. HALO's mission is to advocate for rural, low-density neighborhoods in southeast Anchorage.

The Board of Directors meets the first Thursday of each month at 7 pm at the Holy Spirit Center, corner of Hillside Drive and O'Malley Road, and meetings are open to all. Assembly Representative and State Legislators are invited to participate at monthly meetings. Annual Meeting and elections are held in May. Dues are \$10 per year.

Thank you to those who have made contributions, over and above their dues:

Wayne & Helen Boedecker, Bob & Mary Ann Dauenhauer, Ron & Pat Korsmo, Ralph & Alice Kurka, Joel & Nancy Campbell, Sherrie Hunt, Al Tamagni, JoAnn Bantz & Ti Connolly, Chris Hamre, Kurt Rein; Charles Sevcki, Kenneth & Valerie Soik, Michael & Linda Smith, Patricia Blake, Blair & Mary Wondzell, Pat Abney, Justin Ripley, Colleen Burgh & Jim Stratton, Lamar & Sara Gantt, Nancy Haglund, L.D. & D. H. Hagen, Beth Terry, Darrell & K. A. Bylsma, Leland & Beverly Glenn, Joe & Teresa Connelly, Claire Steffens, Carol Jensen, Wanda & Peter Katinszky

**HALO Monthly Meetings
First Thursday of every month
Holy Spirit Center
(O'Malley & Hillside Dr)
7 PM
All meetings are open to the public.**

BOARD OF DIRECTORS 2008-2009

President – Chris Hamre
Vice President – John Weddleton
Secretary – Dianne Holmes
Treasurer – David Cottrell, CPA
Past President – Judy Moerlein

Board members:

District 1: Sharon Clawson/Kathy Clawson, Bill Lamoreaux/Beth Terry
District 2: Jim Barnett, Robin Holm
District 3: Cathy Giessel, Wayne Westburg
District 4: Jeanne/Steve McKee, Gerry Guay
District 5: vacant seat, Rodney Powell

Newsletter Editor: Cathy Giessel



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CANDIDATE FORUM
October 2, 7-9 PM
O'Malley's on the Green

Please fill out this form (all information remains confidential) and return it with your \$10 annual dues to:
HALO, PO Box 110096, Anchorage, AK 99511

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Phone(s) _____

Property Address/Subdivision &
acreage: _____

E-Mail Address: _____

(Kept CONFIDENTIAL for meeting & important events notices only)

New Member Renewal \$10/yr /family

Optional donation to Legal Fund \$ _____

Special area of
interest/expertise _____