



Area-G  
Home  
And  
Landowners  
Organization, Inc.

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

## Home and Landowners Organization, Inc.

### FEBRUARY 2009 Newsletter

<http://www.anchoragehalo.org>

#### CANDIDATE FORUM MUNICIPALITY OF ANCHORAGE ELECTION MARCH 5 7-9 PM O'MALLEY'S ON THE GREEN

This is another of HALO's popular Candidate Forums, for the  
**Municipality of Anchorage election on April 7, 2009.**

As of press time, **most of the 15 Mayoral candidates and many of the 23 School Board candidates** (for Seats E, F, and G) have indicated that they will participate in the HALO Candidate Forum. There will also be information available from the Municipal Tax Payers League, regarding the restoration of the **Municipal Tax Cap.**

Financial support for Candidate Forums comes through  
Annual Dues from HALO members and area Community Councils

SPECIAL THANKS to Kaladi Brothers Coffee Company for their donation of coffee for the  
Candidate Forum.

#### **Buried Power Lines**

As a direct result of HALO's efforts, Assembly member Jennifer Johnston submitted Municipal Code Sec. 21.90.060 to include areas with significant risk exposure to wildfire, high winds, or other natural disasters in the target areas and factors considered in review of an electric utility's 5 year program for placing existing overhead lines underground. This will go through the Planning & Zoning Commission and then back to the Assembly. Please thank Chugach Electric for being proactive along Upper Huffman, a project near completion.

#### **In MEMORIUM – Kathryn Elmore**

We remember Kathryn Elmore, one of the original, founding members of HALO. Kathryn passed away on February 2, which was the anniversary of the day that the Elmore Operations Building was dedicated to her husband, Brig. Gen. William S. "Pappy" Elmore, at Kulis Air National Guard Base.

## **Hillside District Plan Update**

The "Public Review Draft" for the Hillside District Plan (HDP) was published last fall. Public Meetings were held and comments received through early December. It's been pretty quiet since.

According to Chris Beck, one of the lead consultants on the project, the comments on the public review draft were helpful, and will be used to refine a number of specific plan sections. Primary exceptions include concerns about several proposed road connections and trailheads, and a few topics such as Furrow Creek where it was known that Municipal staff and some Hillside residents disagree.

The next Draft will, however, will have some important changes in format. Municipal Departments have been reviewing the draft internally and asked the consultants to rework the structure of the chapters. The beginning of each chapter will have a statement of 1. The Goals of each section; 2. Policies that are intended to accomplish those goals and 3. Implementation Strategies giving staff, developers and neighbors the guidelines for how to get things done. Not a bad suggestion but a bad deal that it's come up so late in the process.

The Municipality plans to release the revision called the "Public Hearing Draft" in April and we'll have a month to look at it and send in comments before it goes to the Planning and Zoning Commission (P&Z) for a public hearing. Plans that have come to the P&Z recently have been closely scrutinized and P&Z's recommendations have been very responsive to public concerns. We expect the same when the HDP comes before that body.

The HDP is an implementation step of Anchorage's 20 year comprehensive plan through 2020. It's now 2009 and almost half of the plan duration has passed. We will have a new mayor before the plan is adopted. Plan to attend the Candidates Forum on March 5<sup>th</sup> and ask the candidates if they are committed to the adoption of the HDP.

## **Membership Renewal**

**If your membership label doesn't say "09" on it, please renew your membership.**

While we enjoy keeping in touch with our old friends, it is expensive to maintain our mailings to those who do not keep up their membership dues. Please renew your membership today and stay invested in HALO. We need families who deeply care about HALO's goals. (Membership application is in this newsletter.)

## **TWO Title 21's!**

Some cities have to get by on just one set of land use laws. Anchorage has two! We have the set we've been grumbling about and amending for over thirty years and we have the almost approved replacement set that we've been working on for eight years!

Since we are in land use law limbo, developers and planners look to both sets and try to get what they can out of which ever seems to work the best. What really makes it tricky is that the old set still gets amendments regularly and the new set is still getting significant revisions.

But if it were easy, everyone would be reading this stuff and where would we be then? So to save you the trouble, here's a recap:

Anchorage's land use laws (Title 21) are being rewritten. The Anchorage Assembly has "provisionally" approved most chapters. Those include chapters on how land use decisions and changes to the rules are made, the list of zoning districts, the list of uses you can do in those zones, how big lots should be, standards for developing subdivisions, what to do with uses that don't have to follow the rules, and how we'll enforce the rules for those that must.

The only real whopper left is the chapter on development and design standards. We're talking about distances from streams, open space requirements, drainage and utilities, how trails and roads should be routed, landscaping, how many parking spots buildings will need, how big and pretty buildings should be how we'll light the place up or not.

The mess that land use law limbo is creating has lead to some real motivation to get the revision done. The Planning & Zoning Commission (P&Z) has just a few more sections to take up; the Assembly's Title 21 committee is on a tear and almost catching up with P&Z. There has been talk about finishing by June 30. At that point, the Assembly will approve the whole package.

And then the amendments start to come in ...

### **HALO WEBSITE**

**<http://www.anchoragehalo.org>**

Thanks to Bjarne Holm, HALO has a 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. There are 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>**

## **TRAIL EASEMENTS AND GREENWAYS**

A resident, Nancy Pease, has raised HALO awareness that the municipality is missing or rejecting one-time opportunities to improve our local network of trail easements and greenways in accordance with adopted land use plans and policies.

It is critical that we participate in dialogue around examining, and better implementing, our adopted policies to acquire missing segments in greenbelts and trails across the city.

Recently, a re-zoning and platting case (Canyon View Estates, 2008-090 and plat S-11680) was heard by P&Z on October 6, 2008. A willing private owner offered to the Municipality a 170-foot-wide conservation easement tract and a public pedestrian easement along Little Rabbit Creek. The trail easement would have connected to existing trails or easements at both ends.

Planning staff strongly rejected this opportunity, both in their written recommendations and at the P & Z hearing. The staff position seems to have disregarded several adopted policies and strategies that specifically call for greenbelt acquisition along Little Rabbit Creek, as well as past practices; and also the green infrastructure and trail policies proposed in the draft Hillside Plan.

Our land use plans call for public/private collaboration to achieve a network of trails and greenways; and one of the most fruitful places for that to occur is during staff pre-view and negotiation with applicants for planning and platting cases.

In the short term, the Canyon View Estates case has been re-platted without a stream conservation tract and without any public trail easements.

HALO will continue its vigilance on this issue. HALO encourages all residents to be aware of discussions about obstacles or strategies for acquiring missing pieces of the trails and greenways system through municipal land use actions, especially private/public collaboration.

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

### **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 for Legal Fund Support**

Donald Devin, Louis & Janice C. Campbell, Dave & Rindi Patterson, Pixie Siebe, Richard & Carolyn Melms, Mike Stinebaugh & Charlotte Fox, Wanda Smith & Bruce Harris, Pat Abney, Gary & Katherine Williams, Stacy & Jackie Stiller, Erin & Florian Borowski, May & Floyd Bettis, Jay & Colleen Bickford, Craig & Barbara Mishler, Patricia Peach, Nick & Andrea Russell, Rabbit Creek Community Council and Bear Creek Community Council (for Candidates' Forum Expenses), Rodney and Tami Powell, Pam Richter, Gene Kremer, Justin Ripley, Michael & Anna Rabe, Annie Hextrom, Philip W. Hensen, Corine Smith & Paul Burton, Inga Lentfer.

### **BOARD OF DIRECTORS 2008-2009**

President – Chris Hamre  
Vice President – vacant  
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

Webmaster: Bjarne Holm  
Newsletter Editor: Cathy Giessel



Area-G  
Home  
And  
Landowners  
Organization, Inc.

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

PRST STD  
US POSTAGE  
PAID  
Anchorage,  
Alaska  
PERMIT #69

**2009 Municipal CANDIDATE FORUM  
MARCH 5, 2009  
7-9 PM  
O'MALLEYS 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 \_\_\_\_\_