

HALO Board Meeting January 6, 2005 (approved 2/3/05)

Holy Spirit Retreat Center

President Chris Hamre opened the meeting at 7:08 pm. Other Board members present were Dianne Holmes, Katie Nolan, Ryan Stencel, Dan Stone, Rodney Powell, Gerry Guay, Beth Terry. Nine others signed the sign-in sheet.

Terraces Subdivision: Ryan said she understood it was a mess and the developer has had a stop work order(s) in place and he must design a new drainage plan. The MOA has a Deed of Trust on the property not included in the first 50 lots now under development, that they are holding as collateral for the restoration work that must be done before any further lots are platted beyond the 50. There ensued a discussion of drainage problems over the hillside and some minor changes within MOA's public works departments that are occurring that should correct some of the oversight and plan review problems. But more oversight and changes are needed. The problem remains that developers do not always do a good job and no one seems to want to be responsible to fix the problem(s).

Approval of Dec. '04 minutes: Motion by Ryan and Katie to approve the minutes with four corrections: large animal unit is 1,500 #; A license is needed when four . . . ; strike sentence referring to Turnagain View; add Beth Terry's name to board members present. Motion passed.

Title 21 Rewrite: there was a short discussion of the complex issues involved in Title 21 from costs, to site plan reviews without public hearings, to allowable animals. Documents were handed out showing comments and suggested permitted land uses on the Allow Uses Chart from Module 3. The recent workshop by developers was discussed where groups toured sites around town and discussed the impacts to the developments should the proposed Title 21 changes be adopted. A letter by the Denver consultant who also accompanied the groups was handed out. His letter clarified some misconceptions that developers had and also suggested a few changes to Title 21 as a result of the tours.

There was general agreement that all three revised modules should be seen before more comments can be made. Since this will not be possible before the Jan. 21<sup>st</sup> deadline for Module 3, there was agreement that HALO should go on record by the deadline: expressing concern about the melding of zoning districts like R6 & R7 and the elimination of R8; stating that housing of animals is covered in Title 17 and should not be in Title 21; stressing the need for doing neighborhood and district plans before doing a Land Use Policy Map; that Title 21 must be able to accommodate changes that will come after the completion of the neighborhood and district plans; and that the final hearing process should not be rushed before all three modules can be reviewed together with changes that have been made from the initial round of comments.

Large Animal Ordinance: Motion by Katie and Ryan to accept a list of five points for the ordinance that HALO will comment on in a letter to P/Z. Points: define one animal unit as 1,500 pounds; all districts should be treated equally and Turnagain Arm district shouldn't be singled out for conditional use permits; limit accessory structures to current municipal code of 30% lot coverage only; conditional use permits should be required when there are 10 or more animal units per acre and allow Animal Control to decide on animal density on a case-by-case basis to determine when a CU is needed and when a public hearing may be needed in response to neighboring impacts; require a site-specific conservation plan that addresses things like manure management, water quality, buffering, noise, smell, drainage, and soil erosion.

Passed with additions/corrections.

Hillside District Plan: there was a discussion of the process for development of the HDP and the process for decisions. HALO is the umbrella group to facilitate discussion between the nine affected councils. The HALO HDP committee should be composed of one representative from each council (plus an alternate identified by each council and communicated to HALO) for the initial round of discussions. HALO will devote the regular February meeting to the HDP and then look at holding extra HDP meetings as the need dictates.

Policies of the 2020 Plan and other documents were passed out for discussion of the key components of the HDP. Various strategies under some of the policies listed the requirement that details be developed through the HDP while others should be included but were not specifically listed. Another page of the 2020 Plan listed nine major categories that should be in the HDP. There was discussion as to whether time should be spent listing the strategies we want to see in the HDP outlined under the nine categories. It was decided to do this later for review by the councils with the list prioritized by councils and then reviewed at HALO's Feb. meeting.

Chris relayed his conversation with the MOA Planning Director, Tom Nelson, who told Chris that he would come to HALO's meeting to discuss the HDP, but that the \$100K budgeted for the HDP was not for the actual development of the HDP, but for use in planning to do the HDP. Chris is to clarify his understanding of this statement. It was agreed to invite Tom for the Feb meeting at 8 pm. One of the things we would like to know from the MOA includes why there is no letter of understanding between all parties (councils, MOA) for getting the HDP done.

Motion by Katie and Ryan to pay for photocopying expenses (\$65.90) incurred at Great Originals to reproduce documents on HDP and Title 21 for the meeting. Passed.

Candidates Forum: It looks like the best night for the Candidates Forum at O'Malley's will be March 15 (possibly the 22<sup>nd</sup> but that is during spring break for the schools)

Announcements:

Ryan said that she is now working for the Anchorage Soil and Water Conservation District.

Wayne Westberg reported on his research into the police issue and said he was told there was always a patrol car assigned to the hillside but could not be told if the car is actually on the hillside because of security reasons. He will continue to look into the issue.

Charles Holmes 1/11/05 8:45 AM  
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