

HALO, Inc Board Meeting, February 3, 2005  
Holy Spirit Retreat Center

Discussion started on details for the Candidates Forum before there was a board quorum. Katie Nolan will take the lead for the March 22<sup>nd</sup> forum, which will be held at O'Malley's on the Green at 7 pm.

President Chris Hamre opened the meeting at 7:10pm. Other board members present were Dianne Holmes, Ryan Stencil, Katie Nolan, Rodney Powell, Matt Moore, Beth Terry, Judy Moerlein, and Gerry Guay.

Minutes: Motion by Ryan and Katie to approve the January, 2005 minutes with corrections. Passed unanimously 8-0. Corrections: Under announcements, change "executive director" to "working for."

Newsletter: is there time to get a newsletter out before the Forum? Members and Board were asked to come to the March 3<sup>rd</sup> meeting with ideas and/or articles in hand, or asked to write an article.

**Old Business:**

Large Animal Ordinance: Chris reported that after we took this issue up last month he has received many calls. The question is, did we actually vote on the ordinance. Motion by Katie and Judy to reconsider our January motion on the topic. Passed unanimously 8-0.

During discussion Katie said the ordinance was to solve two issues—accessory structures for horses and boarding of horses as an incidental use. The Animal Control Board met with an Assemblyperson to come up with wording on incidental boarding; this is now in the MOA Legal Dept. for review. The amendment includes definitions for a domestic animal facility and incidental boarding. On the accessory building issue, there may not be agreement with the city, Katie said.

On Title 17, there is an attempt to tie the incidental use back to it. Beth asked as an example if that meant that the boarding of 40 horses with 21 being owned by the landowner meant this would be incidental usage. Katie replied that it would come under Animal Control and a facility license. Apparently four is the figure that triggers who deals with the issue. Animal Control officers for the city are through a private contractor. An equestrian expert should be part of the contracted team.

Motion by Dianne and Ryan to consider the points from the January ordinance, separately. Passed unanimously 8-0. Katie listed the points in the prior ordinance—1,500# per animal unit; Turnagain Arm district, role of Animal Control, requirement for conservation plans, accessory structure issue, and number of animal units per acre. Chris said this is a complex issue involving Title 21, 17, 15, accessory structures and boarding. He asked when this ordinance might come before the Planning and Zoning Commission?

Discussing the Turnagain Arm area—people there originally chose stricter regulations and that may be why they are treated differently than other parts of Anchorage for this ordinance. Dianne was unwilling to say their regulations should be changed until they do so themselves. Motion by

Katie and Dianne saying HALO supports the Turnagain Arm Comp Plan and that the Large Animal Ordinance should not discriminate against that Plan or add undue restrictions. Passed unanimously 8-0.

Discussing the 1,500# animal unit issue—this is larger than the national average. An average horse is about 1,250#. There was discussion on how this might affect waste management and calculations. Tom Nelson said the Planning Department is still looking into this and the verdict is still out; it might be April before there is a decision. It was decided that if the city hasn't come to a conclusion on this, that HALO should wait. Judy felt we needed more information to make sure we were upholding the integrity of our HALO area. Motion by Ryan and Judy to table the rest of the discussion of the reconsideration because it was time for the invited speaker. Passed unanimously 8-0.

### **New Business:**

Hillside District Plan: Planning Director, Tom Nelson, spoke on the funding (\$100,000) that the Assembly allotted for the HDP. It is more complex than other such plans because of the lack of infrastructure like roads, public utilities, drainage, environmental and land use issues. Drainage must be looked at over the whole area; there will be an issue of separation for wells and septic. It will be a multi-agency effort including the Alaska Regulatory Agency. Financial institutions should be involved. The city is getting two new planners to deal with the HDP and Eagle River plan, but due to other obligations, the projects can't start until the second quarter, perhaps April/May. Joanne Contraras will be assigned to the HDP. But \$30K of the funds will be used immediately for a sub-area circulation study for an area east of Goldenview Dr and towards Bear Valley. For the HDP, there will first be a scope of work that will be developed; more data will be needed and that will be contracted out in the data gathering phase to flesh out the plan; this might not occur until later in the year depending upon funding.

The question was asked about getting the MOU signed with the city that had already been signed among all the affected councils and HALO. Councils want HALO to be the umbrella group for the HDP and want to be able to start the process sooner than later. Nelson replied he would see about the MOU and believes it would be ok to have HALO take the lead in the plan with the councils.

Regarding the issue in the 2020 Comp Plan on Level of Service—what is it and how does it work? Nelson said the MOA needs to define what “rural” means. Traditionally rural means having limited services and there is a big debate about this; it has not been defined and hasn't been consistently applied. With a definition will then come a discussion of what services will be appropriate for the funds available. Some areas are underserved for some services. As an example there may be a different standard applied in rural areas for parks vs. in an urban area. Services have been haphazardly applied such as in Bear Valley. There is the need to design consistent standards.

There was a discussion on the Tishler Report that accompanied the 2020 Plan. This economic analysis indicated which parts of town paid their own way with taxes and which did not. SE Anchorage is not a draw on public coffers until the cost of education is factored in. Robin Holm was concerned that our area might be forced into one type of plan like when the city police were voted in by the rest of the city, but in the end there is an inequity for the service we receive.

Ky Holland said that citizens need to do some outreach before the data collection phase and help the city flesh out what is urban/rural. The HDP needs to be built first on citizens' community involvement. Nelson agreed and said any left over funds by the end of the year will have to be encumbered or lost and with any funds there could be some data collection contracts let, but that laying out the scope of the plan will come first.

Mike Flister asked when Nelson will come back with something for us and what can he give us to do now. Nelson said he thought that informal meetings could be set up in April/May. On how we can help, he would like to structure it to get input from us, perhaps from a steering committee, maybe an areawide survey. He doesn't want to do haphazard brainstorming, but wants an organized plan.

Ky Holland pointed out that the sub-area circulation study will not include Potter Valley and that it is an example where the contract has been let to USKH for a small part of SE Anchorage and it has not included the public in putting together the scope of work. This is an example of what residents do not want to be done for the HDP process.

Chris asked how the \$100,000 would be used. Nelson replied it would be to set the organizational structure first.

Judy stated we should be using our local expertise to economize on the HDP funds and to remain involved. She thought the funds would be used to get the plan off the ground and wants to know how citizens can be used.

In reply to Flister's comment about the nearly complete LRTP (Long Range Transportation Plan), Nelson said it does not get down to the detail needed for the sub-area circulation study and thus can't be used to save HDP funds otherwise.

Susanne Comellas stated that the HDP funds should be used to do a better and more complete sub-area circulation study that would include Potter Valley rather than potentially losing the funds at the end of the year. Nelson replied he would look into it.

Back to the Level of Service issue, Nelson said "rural" must be defined and then define services for rural areas in order to make it easier for the MOA to allocate limited funds for services. There are parts of the city with services are applied inequitably compared with population growth. There are pockets of the city that don't have many services, so there is the need to define LOS in order to allocate funds where there is need. Other areas of the country have defined LOS. Dianne asked for information about what has been done elsewhere.

Judy pointed out that SE Anchorage is Anchorage's playground and our infrastructure is used to reach these areas. Nelson pointed out that we use the urban infrastructure when we come to town.

Adjournment 9:07pm

Submitted by Dianne Holmes, Sec.