

HALO Board Meeting, Minutes for April 7, 2005  
Spirit Retreat House

President Chris Hamre called the meeting to order at 7:05pm. Other board members present were Dianne Holmes, Katie Nolan, Beth Terry, Annie Mabry, Rodney Powell, Dan Stone, Ryan Stencel, Matt Moore, Judy Moerlein, Jeff Lentfer, and Jerry Guay.

Judy reported a bank balance of \$11,609.62 and many new members since our Candidates' Forum.

**Minutes:** Motion by Judy and Ryan to approve the March '05 minutes. Approved.

**Legislative Audio Conference:**

Mike Hawker, Bob Lynn, and Con Bunde spoke from Juneau on CIP projects coming before the Senate, the state employee pension revisions, and Medicare expenses, which are increasing tremendously. The state has a maintenance problem for facilities statewide.

**Old Business:**

*Large Animal Ordinance*—in the latest draft eight horses will be allowed on 80K sq ft lots. A conditional use will be required for nine or more horses. For one-two acres coverage can be 9% with 20 ft additional set back for accessory structures over 4K sq ft. For two+ acres there can be a max of 8K sq ft coverage and additional 20 ft set back. The hearing is May 9<sup>th</sup>. The draft does not include some community input like for protection of wells and drainage issues. Ryan and Katie said drainage could not be dealt with in this ordinance anyway. The horse council is supporting 10K sq ft for each horse above 40K sq ft and four horses. Motion by Beth and Judy to support density of animals in the ordinance as long as the water and waste and drainage is addressed. Motion failed 6 to 3. Motion by Dianne and Judy to P/Z and Planning and the LAO Subcommittee to register our concerns on this complex issue of drainage and density of animals vs site specific density and the need to listen to public concerns. Proposed is to request P/Z to postpone the hearing to allow more input from the public and to keep and to keep an open mind. Jerry is write part of the letter. Passed.

*Subarea Circulation Study* (Bear Valley-Prominence Pointe): Chris summarized the recent meeting with land owners and the city for this project. The project is to lay out a potential road system for an area that will hold about 300 homes or more on steep slopes with on-site utilities. The land owners want to develop it now. There is no hope of expanding it to extend to Potter Valley. Wayne Westberg reports the area has high bedrock but has an ample amount of water.

*Church on Baronik #2005-032*—the site plan review has been postponed 30 days but the draft decision seems to indicate the site is suitable for a church. Residents are ready for an appeal.

*Cange Road*—Ryan stated that a house build in about 1954 with an accessory building is a non-conforming property and it needs repair. The roof would need to get a variance. The owners appealed the denial. The decision was denied because the owner knew he had bought a non-conforming house. The neighbors do not object to a 9 ft set back variance. Motion by Ryan and Katie to write a letter in support of common sense enforcement of minor variances and grandfathered issues. Passed.

*Candidates' Forum update*—Katie reported it is important to plan well ahead because businesses need about four months lead time for donation requests. Many issues on forums need to be addressed. Judy requests that the title of the forum be changed to Hillside Forum because somehow HALO's name needs to be included in the advertising and often only the first few phrases like "community councils" get printed.

*Annual Meeting*—need to share one HALO seat as the treasurer usually does not come (G-3 area). Message needs to go out asking for people to fill seats. Half of all board seats and officers are up for election. Matt and Jerry are to help call to find new board members. Motion by Ryan and Matt to extend the meeting beyond 9 pm. Passed.

Regarding a speaker for the meeting, either the mayor or maybe the new HDP planner who has been assigned that project. The meeting place will be either at O'Malley's or the Holy Spirit Retreat House. For announcing the meeting, consider a mass hillside mailing; ask about the cost (Beth?). Also consider whether we might max out the room space if we get a good response. Maybe mass mail ½ of the addresses this year only? Motion by Judy and Rodney to consider a mass mailing for the newsletter and have five articles; put an announcement in the Pulse too? But consider costs before finalizing the project. Look into advertising in the Value Paks. Passed with one objection. For door prizes—Beth will do and perhaps Mary Dodge.

Adjourned 9:30 pm