

HALO Board Meeting Minutes July 7, 2005
Holy Spirit Retreat Center

President Chris Hamre opened the meeting at 7:02 pm. Other board members present were Judy Moerlein, Beth Terry, Katie Nolan, Rodney Powell, Matt Moore, Annie Mabry, Dianne Holmes, John Weddleton, and Ryan Stencil.

Minutes: Motion by Katie and Judy to approve the June 2, '05 minutes with correction. Approved.

Treasurer's report: none

Old Business

Jerome Street development: Katie asked whether the letter has gone out that HALO was to write on the issue. Answer was no, because according to the minutes, Katie was to have drafted the letter but the developer has not filed an application that can be commented on.

Hillside District Plan: There have been two meetings, one with the MOA Planning Director, the HALO board and interested members on June 21st and another on June 30th with MOA staff and some of the HALO HDP committee members. Some of the results of those meetings are that MOA Planning staff will meet with various departments to have them provide data for the HDP.

A scope of work and budget must be prepared for Assembly action. in order to be funded. The scope of work was the topic of the joint MOA/HALO committee meetings. Dianne expressed concern about the continued emphasis for data and studies when the questions to ask have not been formulated. She felt predetermining the issues is the wrong way to go about doing a plan and would slant the results, whereas the public process should come first where the public would have input on how they envision this part of town developing. Others expressed the desire to start with a search for and review of existing information.

The topic of public utilities remains in the forefront. One question from the meeting on the 30th was whether or not the MOA system has the downstream capacity to handle the increase, should SE Anchorage get sewers. Other points from the 30th that Judy summarized from her notes: AWWU may be told they have to do a study on their capacity levels (question—why and to what end). Facts and history of various parts of SE Anchorage relating to utilities were presented. Establishing a Land Use Policy to maintain lot size will be one step along with ensuring that land use decisions must then be consistent with the policy (“without ‘wobble’ room,” said John Weddleton). To be determined is what will be included in the HDP, the process (Nelson feels many firms will be involved).

Chris expressed what many were feeling in the question as to what a scope of work should contain. Dianne felt we should do the public meeting(s) first before any studies, although some data (maps?) will be needed for these meetings. Matt reminded us that a year ago Ky Holland wrote a document on what the HDP components might entail. We should find that document and Matt will e-mail Ky to get it. It appears that it will fall to HALO to start the public process and we should find out how we can access HDP funds to begin our part. Chris will write Nelson asking how we can get the funds. Matt, Katie and John will draft the letter for Chris.

The HDP scope of work & the whole process probably will consist of 1) input from the public at individual council meetings and other larger gatherings plus well-designed, balanced surveys; 2) a

website for frequent progress updates; 3) the 8+ HDP topic headings in the 2020 Plan chapter 5 (revised according to SE councils' preferences).

Chris thinks we should do our own multi-council process and produce a mini-HDP to present to the Assembly for their vote. He hopes doing the public input portions will drive the HDP to completion and thus not let the MOA slow or stall the process. But it is imperative to get all the CC HDP reps to the scoping meetings. Board members were assigned names of the CC reps to call and remind them of the next HDP/MOA meeting (July 15, 3 pm Tudor Planning office).

Regarding the issue of HDP boundaries—Basher CC to Lake Otis Blvd was discussed. The new Title 21 draft has maps showing the various district and neighborhood plan boundaries and it does not fit with what HALO feels the boundaries should be. Basher is not even included. This part of Title 21 needs HALO's comments asap.

Baronik St LDS Church: Katie said there should be a revised site plan on July 14th. It appears some progress has been made and that two churches will share a common access to O'Malley Rd which will keep traffic off Baronik. It is not known whether the vegetative buffers will be 15 or 25 ft until some legal decisions are made.

There was discussion on whether to ask for an ordinance that would restrict the number of non-residential facilities per square mile in areas of fragile infrastructure like soils, slopes, etc.

Legislative Update: Bob Lynn will be putting out a tabloid newsletter. He is working on legislation regarding limiting eminent domain after the recent Supreme Court decision. Regarding limiting the session to 90 days—he feels it will only support a stronger governor type of state government. A shorter session may produce worse bills. He feels most of the current 120 days is spent on the debating the budget.

New Business

Title 21 Update: Ryan reported on the latest draft that is out for comment through mid-September and expressed dissatisfaction with it. As proposed, many public hearings will give way to non-public hearing site plan reviews. While the draft requires that a developer have neighborhood meetings to discuss new development (not necessarily at a community council meeting), the developers, MOA and the consultants (Clarion) want to set three criteria before the need for such meetings are triggered so as to reduce their frequency. The R-7 zone is back in Title 21 with a ½ acre minimum. There is discussion on rewriting the R-3 and mixed zone sections to create incentives for building at higher densities, but at what expense to other criteria—open space, buffering? It isn't known, but Clarion and MOA are suppose to be rewriting this part now. Regarding appeal of planning cases—in the future only the parties of interest will be able to appeal a decision and then the party must have sent in written comment during the open comment period or have testified at a public hearing on the case! Ryan suggested the need for HALO to mark up the draft in order to be able to comment on it during the open comment period.

Adjourned about 9 pm.

Submitted by Dianne Holmes, Sec