

HALO Board Meeting, Minutes for August 4, 2005  
Holy Spirit Retreat Center

President Chris Hamre opened the meeting at 7:10 pm. Other board members present were: Matt Moore, Dianne Holmes, Rodney Powell, Ryan Stencel, Jeff Lentfer, Bill Lameroux, Judy Moerlein, John Weddleton, and Gerry Guay. Seventeen people (total) signed the sign-in sheet.

**Minutes:** Jeff and Matt moved to approve the July, 2005 minutes with a spelling correction. Passed.

**Hillside District Plan:** The main agenda item was the HDP. There have been two meetings with MOA Planning staff regarding the scope of work for the HDP plan. When asking to see the scope and the budgets the departments have submitted for the scope, staff said it was premature to give it out. When Rodney asked about our participation in the selection of a project manager, the answer was that it was probably not legal, but they will check into it. Chris said the MOA won't do much with the HDP this year, but they must encumber the \$100K, and that HALO would like to review any RFPs. Cost for the HDP has been estimated to be less than one million, but no one really knows. The MOA seems to be intent on doing studies before doing public outreach on what residents may want in the plan.

Ky's e-mail suggested HALO being the effort themselves with \$2K. Consensus was that it would be hard to commit HALO funds to this until we know what would be done. A plan is needed on how the funds would be expended and what the goal would be. While the MOA will eventually hire a consultant to work with the public, the scope and budget will be going to the Assembly soon for funding to complete the HDP. A big question HALO has regards whether the HDP process will be driven by the MOA departments or by the community.

John expressed the fear that many have that public sewers will drive density. Sewers may be unjustified if there is the commitment that all zoning will be R-6. Those in attendance agreed that they are paranoid over sewers and resultant higher density. Another concern was that Title 21 proposes a slight downsizing of R-6 zoning to 1 acre (but it would not include the ROW in the calculation).

What should HALO do with the HDP issue—Ryan wants to get funding from grants such as from Juneau. But the question came up how can HALO ask for \$ if we don't know what questions we will be asking. Chris said maybe ask how we want our neighborhoods to look and do a position paper to give to the Assembly. Mike Fluster suggested we send a letter to the mayor saying we don't see progress with the HDP.

There have been some e-mail discussions about the HDP, Smart Growth, sewers and the urban/rural boundary.

Regarding the HDP boundaries—there was discussion on whether urban areas belong in the HDP boundaries? There are already neighborhoods with public utilities well east of the Old Seward Hwy and Lake Otis Blvd, so the answer is that urban areas can't be eliminated and that the Seward Hwy is the best western border, but the line will have to jog in and out to include Basher.

Discussion on stating, "what the community wants" is premature, said Weddleton.

Judy initiated a discussion on doing an areawide mailer announcing a meeting on the HDP with questions on how the process might go, plus ideas to help educate people and maybe include a survey. Motion by Judy and Matt to have HALO and affected councils select a time (preferred Oct. 6<sup>th</sup>) for the

HDP forum and desired method for dispersing forum information in an areawide mailing. Passed unanimously. Desired place is O'Malley's on the Green. If a flyer is made it should be a fact sheet not articles.

**Title 21 and Land Use Density Map:** Ryan said we should pull out a few good ideas and emphasize certain points in the massive document. Dianne offered to help start the process of discussion on points that most affect our area.

The LU Density Map shows 1-8 DUA on some parts of Potter Valley and Bear Valley. These areas are likely not suitable for 8 DUA. Motion by Dianne and Judy for HALO to comment on these areas and ask for a reduction in the DUA on the maps. Passed.

**Long Range Transportation Plan:** Flister said we should look at the design criteria for road designs in this newly released document. The LRTP is tied to Title 21 and there are 45 days for us to comment. There was discussion on the need to comment on the extension of Elmore from DeArmoun Rd to Rabbit Cr Rd, among others, and the need to look at the utility designs too.

**Wildfire Issues:** Anchorage Soil and Water Conservation District has a million dollars for wildfire mitigation work. Ryan reported that they have supplemented the hours for the Wood Disposal Lot and she ran through a list of potential reimbursement percentages (acreage and work to be done) for mitigating fuel reduction. One comment was that a truck could collect slash or have a chipper available.

**Miscellaneous Issues:** Motion by Judy and Dianne to give \$200 to the Holy Spirit Center as a donation for use of their facilities. Passed.

Submitted by Dianne Holmes, Sec.