

Minutes for HALO 32<sup>nd</sup> Annual Meeting May 4, 2006 (draft)  
Holy Spirit Retreat Center

**Audio-Conference** with Juneau at 6:45 pm. Conferencing in were Senator Bunde, Rep. Hawker and Rep. Lynn. Discussed were budget issues, oil tax negotiations and special sessions. Both expressed frustration with use of funds for ‘bridges to nowhere’, which would take funds from local road projects. Hawker wants to fund access and roads to Chugach State Park.

President Chris Hamre opened the meeting at 7:03. Other board members present were Judy Moerlein, Dianne Holmes, John Weddleton, Jeff Lentfer, Sharon Clawson, Katie Nolan, Rodney Powell, Ryan Stencil, Jim Barnett, Beth Terry, and Annie Mabry. A total of thirty-two people signed the sign-in list. Assembly members Shamberg and Birch were present.

**Speaker Debbie Ossiander**

Hamre introduced Assembly member Debbie Ossiander from Eagle River. Ossiander served on the Anchorage School Board for three terms and returned to public service because of issues like the Title 21 revision. She reported that Eagle River and the Hillside have more issues in common than not.

Title 21 refers to the city's land use codes. Since adoption in 1977 there has not been a revision to the code but there have been many new regulations making it difficult to adhere to or understand and at times conflicting. It is poorly organized and is not in sync with the new 2020 Comprehensive Plan. Some new directions in 2020 are mixed use developments, transit-supportive corridors, and town centers. The city hired Clarion Associates from Colorado to revise the first draft of Title 21. The fourth and last public draft will be out for review in late May (or June). Title 21 will determine how the city will look for decades to come. There are weekly Assembly Title 21 work sessions and summaries of the meetings are posted on the MOA web. The summaries contain what some Assembly members consider to be hot topic issues.

Another issue before the Assembly is the Land Use Plan Map (LUPM), which is part of the Title 21 process but deals with zoning and density. P/Z will have hearings and the Assembly will adopt, in concept, the LUPM. It will guide future re-zoning.

Ossiander is most concerned about rural areas and feels Title 21 ignores them. An example is collector roads—which are to be funded ½ by the city, but this only works in ARDSA areas, not rural areas. Title 21 may have restrictions on accessory buildings. Ossiander wants more flexibility for large lots for home-based businesses, use of connexes, and animals. Another issue for her is ‘walkability. Properties that are non-conforming are of concern and how they will eventually be handled in Title 21. Eagle River wants less restrictions and may have a separate chapter in Title 21 for their area.

Discussing service areas and the mil levy issue—some service areas have a significant reserve of funds and these areas might not be taxed at the same level as other areas. While philosophically she believes sub-areas should set their own tax rate, the service areas (LRSA) may not want their mil rate lowered so they can maintain reserves in order to complete projects. Birch asked about consolidating LRSAs so better deals on service contracts might be obtained. This is what Eagle River did and found that service is better.

The self-storage ordinance that was passed recently doesn't quite fit with Title 21 and it may need to be re-worked by city planners.

It is hard to get people interested in Title 21 no matter how much it is advertised, so try to get the word out.

**Assembly Report:** Birch reported that the Assembly is dealing with budget areas and spoke about consolidating LRSAs. Upcoming ordinances will deal with revising the property assessment appeal process. The Hillside District Plan oversight committee has its three public members and the Citizens Advisory Committee will be chosen soon. One resident spoke in opposition to the rezoning of Lore Rd and Lake Otis where the developer has defaulted; he would like the zoning reverted to its former zoning.

Another resident spoke about the request to extend sewers to the Ashland tract of Prominence Pointe where the area had been deliberately mined for gravel. She did not believe developers should be rewarded for destroying the area and drainage pattern by giving them exemptions to put in sewers.

The Sign Ordinance will be coming up again and will address non-conforming signs. If passed, it would allow many non-conforming signs to remain longer than 10 years.

Question regarding which rules in cases of conflict—Title 21 or the Hillside District Plan? No good answer was forthcoming, but T-21 must accommodate many neighborhood plans.

**Business Meeting:** Hamre opened the business meeting and Jim Barnett spoke on updating the Bylaws and Articles of Incorporation. They need to be updated including allowing HALO to operate by electronic means and phone, as well as allowing the board to make changes to the Bylaws.

Drawings for door prizes were held.

**Approval of Minutes:** Motion by Judy and Ryan to approve the April minutes. Passed.

**Treasurer's Report:** Motion by Powell and Ryan to approve the treasurer's report. Passed.

**New Business:** Lentfer spoke about the Alaska Children's Services five-yr plan to bring some of the children housed out-of-state, back to Alaska. They want to develop a transitioning plan to get the children back and functioning into society. The old Jessie Lee Home on Abbott wants to put in a training center and more cottages as well as buy the land that they currently lease. The potential population will not be dense. The zoning is probably R-6 now and probably has on-site utilities. Motion by Katie Nolan and Christine Monette to tentatively approve the concept of the expanded Ak Children's Services. The issue was tabled until June.

HDP and HALO web—Katie wants the latest version of the HDP organizational chart for the web.

**Elections:** Ryan ran the elections. Motion by Annie Mabry and Christine Monette to accept nominations for the board. Passed unanimously. Elected were Chris Hamre, Matt Moore, Katie Nolan, Linda Perkins/Jeff Lentfer (sharing a seat and vote), Dan Stone, Jim Barnett, John Weddleton/Dave Cottrell and Dianne Holmes.

Election of officers: Motion by Dave Rand and Christine Monette electing Dave Cottrell/John Weddleton to share a seat for treasurer. Passed unanimously.

Motion by Barnett and Moerlein electing Dianne Holmes to position of Secretary. Passed unanimously.

Motion by Lentfer and Barnett electing Judy Moerlein to position of Vice President. Passed unanimously.

Motion by Kurt Rein and Christine Monette electing Chris Hamre to position of President. Passed unanimously.

Hamre thanked everyone on the board for their efforts during the year.

More drawings for door prizes were held.

Wayne Westberg asked about getting information to the HDP committees on resident's opinions on issues.

Meeting adjourned at 9:10 pm

Submitted: Dianne Holmes, Sec