

Minutes for HALO Meeting June, 2006  
Holy Spirit Retreat Center

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

**Approval of Minutes:** Motion by Judy and Ryan to approve the May minutes with corrections. Passed unanimously.

**Treasurer's Report:** Motion by Ryan and Jim to accept treasurer's report. Passed unanimously.

**Legislative Audio-Conference:** Senator Bunde spoke about the special session, the gas tax contract and the stranded gas act. It is much technical data and it is confusing.. Rep. Bob Lynn said he was concerned about the length of time of the potential gas contract.

**Assembly Report:** Chris Birch and Janie Shamberg reported the HDP is moving forward. The Land Use Plan Map is coming before the Assembly soon. Janice said three new subdivisions are being developed. There is no information on the new Wal-Mart or Target. A noise ordinance will be coming up for a hearing and it will redefine what a construction company is.

**Old Business:** John Weddleton and Chris Hamre updated the meeting on the Oversight Committee of the HDP. More geographic distribution is needed in the make up of the CAC plus people are needed with technical skills as is a rep from the ASD or at least someone with ASD knowledge. The RFP for the lead consultant will be going out soon. The MOA departments are or were formulating RFP's for their individual studies and there is concern for the departments having oversight of the sub-consultants, so the decision was made to have the lead consultant have that oversight. The process will be about 90 days to select a lead consultant and 90 days for sub-consultants—a long process.

The question was raised about Basher CC not being included in the HDP. The argument for inclusion is that there are common issues of wildfire, drainage and sharing of FNBP. Birch said he would now be open to revisiting the inclusion of Basher in the HDP.

Hamre said that Basher shares issues with SE Anchorage except the high density areas west of Lake Otis Blvd. Motion by Katie and Jim to expedite the HDP process and request that HALO go to the Assembly to include Basher. Passed unanimously.

**New Business:** Speaker, Tim Wilkes, architect and land planner (from California) who has worked on some developments in SE Anchorage. Currently he is working on projects in Potter Valley. Everyone is a stakeholder who lives here when it comes to development or not on the hillside. Flat ground rules don't always apply in hillside development. Regarding the HDP, include as much area as possible. Regarding the urban/rural boundary—determine what constitutes the boundary such as public sewers.

On hillside development—health/safety departments' criteria may conflict with other departments such as roads. HDP is a process that should include gathering information from other geographically similar communities.

Slope building criteria—the MOA has missed the boat here—steeper slopes mean more architectural concern should be exercised rather than planning concerns. Steep slope development should be determined by architecture not regulated by planning regulations. Also a prescriptive manner is needed so the landowner knows what land design is best for each area like an overlay. Each hill may require a different design.

Community assets such as trees/greenbelts don't work if the land is deeded privately instead of to the homeowners association because those associations are the best stewards.

Drainage problems are huge and are a failure of the building department. Drainage plans are needed for each piece of property and water must not be allowed to drain elsewhere. This would require that all agencies work together.

There are three approaches to building on hillsides:

1. Site design to eliminate hazards like total redesigning of the hill;
2. Selective grading and clearing and retention of natural resources;
3. Prohibition of all building on hillsides.

Goldenview Dr is called a collector but not built to that standard. “Warrants” determine when a signal is needed on a road to improve safety and Goldenview and Rabbit Creek Rd intersection does not have enough warrants to put in a signal.

Anchorage School District provided (April?) a response to Wilkes’s request regarding their requirements for road design in the area just north of Potter Cr. ASD has been waiting for a reply, but Wilkes says he has not received their initial response.

Wilkes believes the perspective of the community is that there will be a substitute for Goldenview Dr (GV) through the old mental health trust (MHT) property, but he said that won’t occur. There should be a collector parallel to Goldenview.

Motion by Katie and Ryan to extend the meeting by 15 minutes. Passed unanimously.

Regarding the road through MHT—Wilkes said there will be a collector between Goldenview and Potter Valley Rd with a low grade to accommodate school buses with a 6-8% grade.

Question from the audience: how can we get the MOA Planning Dept into the 21<sup>st</sup> century. Answer: The Planning Department works separately from the Building Department causing contradictions. HDP should try to get them to coordinate.

Meeting adjourned: 9:10 pm

Submitted: Dianne Holmes, Sec