

Minutes for HALO Board Meeting , December 7, 2006 (draft)  
Holy Spirit Retreat Center

President Chris Hamre opened the meeting at 7:04pm. Other board members present were Judy Moerlein, Dianne Holmes, John Weddleton, Wayne Westburg, Sharon Clawson, Annie Mabry, Jeff Lentfer, Beth Terry, and Jim Barnett.

**Approval of Minutes:** Motion by Judy and John to approve the Nov. '06 minutes. Approved unanimously

**Treasurer's Report:** none

**Legislative/Assembly report:** none

**Old Business:**

Baronik church update—HALO's letter was sent to MOA asking that they join in the appeal. The answer from Legal declined to join the process. Audience question asked if we could see both church appeals (Baronik and Rabbit Cr's). It was suggested the appeals be posted to our website. John will try to do this.

Chugach Electric Association update—the Carlson Rd/Abbott Loop Rd transmission line ROW issue—it appears the CEA will investigate other routes now according to a letter the homeowners received.

**New Business:**

AWWU—south Anchorage water reservoir locations—one is planned to be near South High school, and one on Austria near South Goldenview Dr (called Tank 930—2 million gals). Reps from HDR (the consultant), Montgomery Watson, and Land Design North (public process) spoke about the water tanks and AWWU's water plans. Tank 930 is in response to the potential school site (and proposed high density development?). It must get a conditional use permit from P/Z however, before it can be built. Water from the tanks can only serve areas certificated to receive it, so it does not mean homeowners along the way can or will be required to hook up necessarily; however banks may require homeowners to hook up if the house is sold if a line is nearby. The line down Goldenview will be 16". Water from the Eklutna Lake reservoir serves Anchorage with Ship Cr water and other wells supplementing as needed. In answer to a question, the city is looking to supplement the Eklutna and Ship Cr water supply from other wells in the city. AWWU's 20 yr plan is to not add capacity to Eklutna's draw of water, rather to look to wells to add to our source.

Tim Wilkes—architect from California for Connie Yoshimura's Viewpoint and Potter Hts developments—commented on the importance of water tanks for fighting wildfires and his experience in this regard.

Regarding the Title 21 rewrite project, Wilkes said he thought that 30% slope is the threshold for building on slopes (22 degrees). He believes there will be regulations for height and designs that go into the hill and different roof lines than are designed now, as well as other issues (one called 'building envelop').

Wilkes addressed the section of T-21 called Conservation Subdivisions and how it would keep 20% of the land in natural vegetation as a separate parcel. There was a question on whether 100% of the homes allowed by the zoning for the entire subdivision could then be built on the remaining 80% of the land.

Regarding the Viewpoint Subdivision, it isn't moving forward until the issue of the collector road is settled and that involved HLB and the adjacent landowner (Legacy Pte). Wilkes repeated that the road would not be a true collector. All of their designs to-date have three curves no matter how they work it. When asked when the public can participate in the road issue, Wilkes replied he did not think it was appropriate for the public to have oversight in this collector unless they were engineers.

Viewpoint is going to be subdivided into two parcels, but no information as to why was given by Wilkes.

Hillside District Plan (HDP) update—Weddleton reported that the data collection for the Parks section would piggyback with other studies such as transportation and drainage. The Hillside Wastewater Management Plan will be replaced by the HDP.

**Announcements:** Cookie duty schedules should be prepared and sent to the board (Dianne to do this).

Judy reported that a long time member Gary Landes died.

There will be no January meeting because Judy and Chris will be gone.

Meeting adjourned 9 pm.

Submitted: Dianne Holmes, Sec