

Minutes for HALO Annual Meeting May 3, 2007
Holy Spirit Retreat Center, Anchorage

President Chris Hamre opened the annual meeting at 7:12 pm. Other board members present were: Beth Terry, Judy Moerlein, Gerry Guay, Rodney Powell, Jim Barnett, Dianne Holmes, Wayne Westberg.

Approval of Minutes: Motion by Powell and Rein to approve the April minutes. Approved.

Legislative/Assembly report: Assembly woman, Jennifer Johnston, reported on possible tax relief (from Juneau) and budget issues. Ryan Stencel will be Jennifer's aide.

Speaker: Tomas Deak, former Platting Board member, planner and landscape architect has worked on several developments in the city and now is part of the HDP effort on the land use sub component. Tomas stated the city has problems implementing their adopted plans, such as the town center at Creekside Park. Now it will be a Sam's Club and Wal Mart instead of a real town center. Developers are frustrated too when going to the permit center because adopted plans aren't translated into codes. This compounds the problem of figuring costs. It takes 5-7 yrs to finish a project but there is a 3-yr cycle on elections which means politics inserts itself into the development process. Another problem is the lack of diversity of funding to develop our infrastructure, drainage, etc. It is the developer who is actually quantifying our quality of life. Banks lend money for a development and they are part of this quantifying process. Our Assembly makes decisions based on their convictions and judgment. Planning is a social science but not based on natural laws, such as not dealing with the practicality of environmental constraints like the carrying capacity of the land. Residential density should be measured by area of the watershed rather than density of a parcel. Then a matrix for development should be made up where natural laws of the environment are combined with density for the desired quality of life. R-6 zoning should be predicated on health/safety issues for on-site utilities. The HDP may force the issue of an overlay for the current zoning to deal with densities. We lack the city structure to plan for development issues of infrastructure and priorities of development and we lack funds to do either.

Old Business:

Hillside District Plan update: Hamre reported that the HDP survey would be out soon.

Legacy Pointe Senior Housing Project update: Holmes and Tremaine spoke on the 680 unit project at the south end of Goldenview and the road/traffic and drainage problems.

New Business:

Annual Meeting and Elections: Hamre reported this is HALO's 33rd year. He declared the meeting had a quorum for a general meeting.

Jim Barnett discussed the nominations for seats B which are up for election in odd-years, and the officer positions. Nominations from the floor were opened. Motion by Tremaine and B. Holm to close the nominations; approved. Nominated were Dianne Holmes for secretary; Chris Hamre for President; John Weddleton for Assistant Treasurer, Dave Cottrell for Treasure; Judy Moerlein for Past President, John Weddleton for Vice President; Beth Terry and Bill Lamoreaux for G-1, Seat B; Annie Mabry for G-2, Seat B; Wayne Westburg for G-3, Seat B; Gerry Guay for G-4, Seat B; Rodney Powell for G-5, Seat B; Matt Moore for the Basher seat. Motion by Tremaine and Rein to unanimously accept the nominations. There was no objection.

Hamre recognized the members who have worked for HALO's success this year.

The drawing for the door prizes was held.

Meeting adjourned 8:40 pm.

Submitted: Dianne Holmes, Sec