

Minutes for HALO Board Meeting, August 2, 2007 (draft)
Holy Spirit Retreat Center, Anchorage

President Chris Hamre opened the meeting at 7:14pm. Other board members present were Dianne Holmes, Bill Lamoreaux, Judy Moerlein, John Weddleton, Annie Mabry, Rodney Powell, Sharon Clawson.

Approval of Minutes: Motion by Judy and Sharon to approve the June '07 minutes. Passed unanimously.

Treasurer's Report: none

Legislative/Assembly report: none

Old Business:

Hillside District Plan Update—John Weddleton of the Citizens' Advisory Committee said the CAC is still getting educated. White papers are being written on key topics—drainage, transportation, on-site systems and public water and sewer, LRSAs, IRSAs. Two public meetings should be held in mid Oct.. Those meetings will present data gathered and possibly some broad alternatives for future action. The survey results should be out by late August. Dianne suggested that the CAC members would benefit from a hillside tour especially those from the lower hillside. Mary Dodge brought up the continuing drainage problems of 164th west of Goldenview.

Title 21 Rewrite—Assembly workshop meetings have been cancelled for August. Economic impacts study is expected to be out soon. Next chapters of T-21 should be out for review soon. The critical Design Criteria Manual (Chapter 7) may not be done until the last. This manual can be changed without public review apparently.

New Business:

Legacy Pointe—Motion by Dianne and Rodney for HALO to comment on this high density senior development off S. Goldenview Dr. Comments will include: 1) the positive nature of clustering ; 2) that tall structures can't be handled by the local fire dept with the addition of a ladder truck; 3) the density should be lower to reflect that of the area (R6, R9) and the height of the buildings should be no greater than 35 ft. as viewed from below. Concerns should include the question of what happens if the senior housing does not prove to be economical for the developers—will the units turn into regular condos? State that HALO realizes this is an end-run around a rezone. State that senior housing in this location is not realistic because fire and medical services are not able to deal with the issues the project will demand. The project is being marketed as a senior project, which conveys the expectation that adequate fire and medical services will be there. State the infrastructure is inadequate for emergency response and that proposed infrastructure may also be adequate for the expected tasks. Ask for a note on the deed or plat placing open space into conservation easements. State that the collector road must be built to motivate traffic to use it that would normally use Goldenview. Support road development that starts from the bottom of the hill first. Passed unanimously

Section 36 plat—Rodney met with Heritage Land Bank director about what is being proposed for the upcoming Platting Board meeting—park land or residential lots.

Website—the domain name is up for renewal. Discussion centered on what should be done. Motion by John and Judy to ask Jeff Lentfer to look into using Alaska.net or elsewhere for web hosting space. It was agreed to keep what is on the website but change where necessary to make it user-friendly and up-to-date. Motion includes financial commitment to keep the site and pay recent bills. Passed unanimously.

Perkins Conditional Use Permit for Large Animal Facility—Ryan Stencil of the Anchorage Soil and Water Conservation District reported that a component of the Large Animal Ordinance is the creation of Conservation Plans by the District for all properties with four or more large animals. The main issues associated Conservation Plans are vegetative buffering, drainage, and waste management. Ms. Sullivan, a neighbor of the Perkins' stated her concern with the 25 ft high exposed pile of waste that sits on sloping

ground and drains downhill. Other concerns expressed were that this is a commercial operation in a residential area. The operation has existed for 7 years. Ms Sullivan said she has nitrate problems with her well and other drainage issues. Ryan Stencil pointed out that Perkins' drainage does not enter Ms Sullivan's property, the Perkins do not have a 25-foot pile of manure on their property, and fecal coliform and e-coli have been detected in runoff uphill of the Perkins' lot. The CU request is for a facility of up to 30 animals on 1.6 acres which includes the residence. Mr McKee stated that property rights don't always stop at the property boundary and that activity can impinge on noise and smell beyond the property and that is operation is inconsistent with residences. Annie Mabry stated that there are other R6 properties with 30 horses but they haul off the waste. Ryan stated that some of the Perkins' operation was approved by NRCS. Ryan said that the Perkins' compost facility was designed by NRCS (Natural Resources Conservation Service, US Dept. of Agriculture) engineers and all questions regarding that facility should be directed to the NRCS as the District was not involved. Ryan said that NRCS (a federal agency) is a different organization than the Anchorage Soil and Water Conservation District (state) and in some circumstances, uses different criteria for approvals and recommendations.

Motion by Judy and Bill that HALO should comment on the CU permit request and opposing the request because the commercial facility is not consistent with the neighborhood, is not being managed well and has a record of past violations. Passed 7 to 1. Chris would like the draft to circulate to the Board first and to have the Perkins' comments.

Steve McKee will help write the comments. Ms Sullivan stated that if HALO supports on-site utilities on the hillside that HALO should also support the protection of the health of those utilities.

Motion by Rodney and Bill to extend the meeting 5 minutes. Passed.

Motion by Rodney and John to extend the meeting 5 minutes. Passed.

Judy would like to give \$200 to the Spirit Retreat House for use of their facilities. Motion by Rodney and Sharon to contribute \$200 to the Spirit Retreat House. Passed.

Meeting adjourned at 9:10pm

Submitted: Dianne Holmes, Sec

Perkins Conditional Use Permit for Large Animal Facility—Ryan Stencel of the Anchorage Soil and Water Conservation District reported that a component of the Large Animal Ordinance is the creation of Conservation Plans by the District for all properties with four or more large animals. (The main issues associated with the recent Large Animal ordinance were about Conservation Plans are vegetative buffering, drainage, and waste management. In the current CU request neighbors are Ms. Sullivan, a neighbor of the Perkins' stated her concern with the 25 ft high exposed pile of waste that sits on sloping ground and drains downhill. Other concerns expressed were that this is a commercial operation in a residential area. The operation has existed for 7 years. One neighbor Ms. Sullivan said she has nitrate problems with her well and other drainage issues. Ryan Stencel pointed out that Perkins' drainage does not enter Ms. Sullivan's property, the Perkins' do not have a 25-foot pile of manure on their property, and higher nitrates were also measured in fecal coliform and e-coli have been detected in runoff coming from uphill of the Perkins' lot. The CU request is for a facility of up to 30 animals on 1.6 acres which includes the residence. Mr. McKee stated that property rights don't always stop at the property boundary and that activity can impinge on noise and smell beyond the property and that is operation is inconsistent with residences. Annie Mabry stated that there are other R6 properties with 30 horses but they haul off the waste. Ryan stated that the Perkins' compost facility some of the Perkins' operation was approved designed by NRCS (Natural Resources Conservation Service, U.S. Department of Agriculture) engineers and all questions regarding that facility should be directed to NRCS as the District was not involved. Ryan said that NRCS (a federal agency) is a different organization than the Anch. Soil and Water Conservation District (state) and in some circumstances, uses different criteria for approvals and recommendations.

Motion by Jack and Bill that HALO should comment on the CU request content and concerning the request