

Minutes for HALO Board Meeting October 4, 2007
Holy Spirit Retreat Center, Anchorage

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

Approval of Minutes: Power and Barnett moved to approve the September minutes. Passed without objection.

Treasurer's Report: none

Legislative/Assembly report: none

Old Business:

Legacy Pointe update (2006-142). Holmes reported the senior housing developers have reduced the density from about 700 to 400 units in response to the staff recommendations as well as reduced the height of the buildings. They did this the day of the P/Z hearing. The P/Z voted to delay the hearing given the magnitude of the changes. The new hearing is scheduled for Oct. 15th. The reduced density is still greater than the surrounding area and the collector road design now enters Potter Dr below the bridge; the design is worse in its ability to draw traffic off the overburdened Goldenview Dr. The developers were not willing to leave the wetter, northern segment of 100 acres free of development as they indicated they would at the first hearing, but have elected to put the 10 buildings all around the parcel, per the original design. Question as to whether HALO needs to resubmit comments; Holmes will inquire.

New Business:

Hillside District Plan—Hamre and Westberg gave the update. White papers are posted to the website and Westberg recommends reading the Land Use paper if nothing else. The Drainage paper is fairly well done. The public workshops are Oct 10-11th where options and drafts of the HDP will be reviewed. HALO should urge its members to come. Westberg is sure that has been a staff and administration agenda to push for more density through manipulation of the issues and facts. The consultants are pushing the 2020 Comp Plan goal for 4-6,000 more residential units in SE Anchorage but are stressing the 6,000 figure. Current build out according to zoning would be about 4,600 but most landowners would want to build to capacity for varying reasons and the infrastructure cannot support that either. The CAC has repeatedly asked for the number of new residences build since passage of 2020 but feels the 1000-1200 unit figure they have been given may not be accurate.

Westberg says to be alert to the cluster development concept which includes the green infrastructure approach to development but which translates into sewers because of the clustering and smaller lots. Another idea that is being advocated for higher density is to subdivide the BLM tracts in the lower Rabbit Cr area. Bear Valley is being targeted to public utilities. Be alert to the land use maps that make the 'bad' spots. Commercial development is still being pushed even though the community survey(s) have been repeatedly against that.

Title 21 Rewrite—update. There is still time to get HALO comments into Planning for Chapters 4-6, which contains charts of allowable uses per district. Holmes reported there appear to be loopholes in the description of low density districts that could translate into higher densities and this often revolves around public utilities and the possibility that the minimum lot size for on-site (40,000 sq ft) could be used as justification to reduce 1 acre lots. Other issues of concern are the reduction of setbacks in R6, and buffering. Non-residential entities in residential districts need to have stricter guidelines for what is allowed and to set limits for their size, to include impervious surfaces in the footprint calculations, larger buffers and setbacks as the size of such buildings increase. Motion by Holmes and Moerlein to send HALO comments on these T-21 chapters to reflect the above concerns. Passed unanimously. Hamre and Holmes to draft comments.

Air Traffic Noise—Powell discussed the noise over Bear Valley that appears to be increasing in frequency and at lower elevations.

Board Attendance—Hamre discussed the attendance record of board members. He was urged to contact members regarding their commitment to attend meetings.

Announcements:

Motion by Terry and Weddleton to contribute \$100 to the Anchorage Citizens Coalition for their efforts to bring information on the complex issue of Title 21 and land use in general to councils and citizens. Passed 7 to 1.

Adjourned 8:50 pm

Submitted: Dianne Holmes, Sec