

Minutes for HALO Board Meeting November 1, 2007 (draft)
Holy Spirit Retreat Center, Anchorage

President Chris Hamre opened the meeting at 7:05pm. Other board members present were: John Weddleton, Sharon Clawson, Beth Terry, Wayne Westberg, Rodney Powell, Dianne Holmes, and Judy Moerlein. Excused: Jim Barnett, Annie Mabry.

Approval of Minutes: Motion by Moerlein and Weddleton to approve the October minutes. Passed.

Treasurer's Report: none

Legislative/Assembly report: none

Old Business:

Legacy Pointe Update: Holmes said the P/Z decision last week approved the site plan for 400 units of senior (clustered) housing on the former MHT lands at the south end of Goldenview Dr. The first set of condos will be built from near bottom of the property (west) with subsequent buildings moving up the hill. The collector road will not be opened for traffic from Goldenview until about 2017 although it will be built as a gated gravel road immediately because the water line will follow it. The road design is not one that residents feel will relieve Goldenview congestion. There will only be one paved pathway, not two or three as the Trails Coordinator initially requested.

Donna Van Flein, a resident north of Legacy, requested that HALO be the appellant for an appeal of the P/Z decision to the Board of Adjustment. Residents will raise money for the appeal; some residents are attorneys who will help with the appeal, including her husband. Motion by Moerlein and Westberg requesting that HALO be the appellant for the Legacy Pointe appeal to the MOA Board of Adjustment. Passed 7 to 0 with 1 abstention. A second vote was taken which included the Board and other members in attendance: passed 8 to 6.

Motion by Holmes and Weddleton requesting that HALO keep a separate accounting of Legacy contributions and authorizing that HALO contribute \$1,000 towards the appeal. Passed.

Hillside District Plan update: Citizens Advisory Committee (CAC) member Weddleton commented on the need to address commercialization even though the public has made it clear they do not want any on the hillside; however there are commercially zoned properties and the HDP should set parameters for them. Six Assembly members will decide the final outcome of the HDP and the public should be expressing their expectations to our two Assembly members. Regarding public utilities, a plan should be offered with residents setting the criteria, otherwise the city may decide for us based on some prescribed health issue which could result in public utilities (with potentially higher density) throughout the hillside.

Westberg, another member of the CAC, said the On-site Study white paper stated there is a statistically significant trend of increasing nitrates in 5 of 9 community wells. He and other CAC members disputed this and analyzed data from DEC for 39 other community wells (from at least 1993 onward) because the MOA declined to give \$10,000 to the On-site contractor to do it. The results are being analyzed for the CAC by a statistician to see if there is trend. The CAC expects to have input as the HDP is being drafted and before the draft comes out in January.

Rabbit Cr Heights Subdivision is one area where even the high tech on-site septic systems may not work; ideas are being collected for a possible community sewer system. Westberg suggested we write our Assembly members asking that they attend our meetings.

New Business:

Title 21 Rewrite: Weddleton, speaking for the Anchorage Citizens Coalition, is encouraging people to get involved. The critical chapter 7 (design criteria) is coming up for P/Z hearings next week.

Vacant Board positions: Hamre said HALO's by-laws state that a Board member who misses three unexcused meetings may be removed. He offered an attendance spreadsheet reflecting five vacant seats (G-5A [Dan Stone], G-3A [Katie Nolan], G-4A [Jeff Lentfer & Linda Perkins] and B [Guay] and Basher [Moore]) (six members) and wanted to know the Board's opinion. Moerlein stated that Matt Moore (Basher) wanted to continue and would be attending or would get a replacement. There was general agreement to recruit new Board members. Motion by Clawson and Moerlein recommending Jeanne and Steve McKee share the seat vacated G-4 seat(s). Passed.

Announcements:

Moerlein said that Nancy Beardsley, the MOA Parks Volunteer coordinator would like to know how many volunteer hrs people spend on Moen Park. Powell, Moen and Hamre stated they spend about 1 hr per month each.

Powell reported the airplane noise is 75% better and there should be no planes over Bear Valley between 10 pm and 7 am. They should be flying south of Potter Marsh at night.

Meeting adjourned 9 pm.

Submitted: Dianne Holmes, Sec