

Minutes for HALO Board Meeting February 7, 2008
Holy Spirit Retreat Center, Anchorage

An audio-conference with HALO's legislators' occurred at 6:45 pm. Senator Bunde and Rep Hawker discussed potential legislation—use of 2007 oil windfall income and alternative energy, such as hydropower.

President Chris Hamre opened the meeting at 7:10pm. Other board members present were, John Weddleton, Sharon Clawson, Bill Lamoreaux/Beth Terry, Robin Holm, Jeannie and Steve McKee, Cathy Giessel, Wayne Westberg, Gerry Guay, Rodney Powell, Dianne Holmes, Judy Moerlein. Jim Barnett arrived late.

Approval of Minutes: Motion by Westberg and Holm to accept Dec, '07 minutes. Passed.

Treasurer's Report: No report, but there is an end-of-the-year bank statement.

Legislative/Assembly report: none

Old Business:

Legacy Pointe Update: Holmes reported that P/Z approved the final resolution on Legacy last Monday and that means the clock is ticking for appeals to be filed. Motion by Dianne and Judy requesting that a HALO committee to review the appeal application before it HALO signs and submits it. Passed.

Title 21 Rewrite Update: Holmes reported Chapter 5 (allowable uses per districts) was adopted with changes by P/Z recently. Several changes were made for R6-10 districts such as the removal of permitted uses like vet clinics, large day care centers in areas with poor infrastructure. There will be triggering mechanisms for non-residential entities in residential districts that will require examination of standards for many things such as no snow storage in setbacks, pervious/impervious surfaces issues, and others that generally have been of concern to residents in these districts. The Assembly will make the final decision on what gets adopted or not.

New Business:

Hillside District Plan Update: Chris Beck, consultant, reported on the land use portion of the HDP. There should be a meeting in March where the Framework of the Plan and alternatives will be presented, a public workshop will be held in April with the draft plan appearing in June. Throughout the summer and fall there will be review and revisions with P/Z and the Assembly adopting the final plan.

Beck showed a map of the hillside divided into 3 areas. The lower area was shown as being more urbanized with the boundary set along Elmore. There will be a minimum acreage standard before rezoning to higher densities can occur with vegetative buffers. A public waterline is expected to be built along Elmore in the next few years. There was opposition expressed for proposed increased density.

Regarding commercial zones, Beck suggested a country store near Bear Valley Elementary School and that did not meet with the audience's approval. There were many statements that the public has stated many times many ways that they do not want commercial areas in their residential areas. There is already commercially zoned properties near the RC Rd and Old Seward Hwy where the Bird TLC will be build above Potter Marsh. It has been suggested that strict standards be adopted for that area so businesses compliment the natural history of the area and support the marsh and for other standards such as common driveways and large vegetative buffers to keep the rural character for any commercial business that may occur there.

Drainage issues are being dealt with via watersheds—but the question is, how should this be paid for, perhaps like Eagle River with a road/drainage service area and governing board. Weddleton stated the CAC has looked at what other cities do and one idea is to charge more for cleared lots vs vegetated lots. Question—what about simply zoning lower density with required vegetative retention to solve some drainage problems. Pease asked about imposing impact fees for each development and for what may need to be done to solve drainage problems on others property as a result of the development.

Beck said people are concerned with water quality and quantity, but that watershed folks state there is not a problem with running out of water. Westberg stated that consultants say Hillside wells draw about 5% of the available groundwater.

Beck spoke about the Green Infrastructure concept. That could include community on-site high tech septic systems where individual septic systems could not be used and where that would allow greater flexibility for the developer and lower costs. There would be larger greenbelts next to streams and more open space in the scenario shown for higher densities.

Comellas spoke on the intent to have the BLM lots in the lower hillside area rezoned for higher densities. She said she could now get two houses on her 2.5 acre lot if she wanted, but that was not her intent when buying the property and not her desire now.

The placement of the Urban/Rural boundary (public utilities line) was discussed and it was stated, with audience agreement, that Lake Otis should remain the boundary until it reaches DeArmoun. South of there, the land should be reserved for on-site utilities.

Hamre spoke about costs to pay for needed drainage and road infrastructure, but that we need to be mindful of added costs.

The topic of rain gardens came up and the HDP will try to address keeping drainage on-site through new standards. Anne Bellew said that drainage service areas could be different from current LRSAs and independent road areas. Weddleton said, in the BLM subdivisions, perhaps require 10-15 acres for a minimum before rezoning to higher density so large and adequate vegetative buffers and open space can be applied.

AWWU has proposed a new regulation for calculating the cost to bring water service to a residence that is not in a Water Improvement District. The city-wide average cost of water hookup would be charged regardless of the lot size.

Hillside User Guide—there was discussion of having a publication printed that would educate residents on drainage issues, on-site utilities, correct garage practices in bear areas, roads, etc. Many residents don't know they have on-site utilities or who plows their roads. Holm said the mayor, when this was discussed, would not mandate such a publication, but would work with people to produce it. Suggested was potentially putting the information on the web in MyNeighborhood on the MOA web. Hamre asked for comments and Holmes said such an undertaking would require a paid person to handle the job and get grants, etc. Someone stated we should do this because there is a perception by non-hillside residents that we are spoiled and free-loading residents, so maybe we should take care of our 'own' in some way with this publication. The discussion did not result in any conclusion. But the question was posed, do we want to kick in funds to get a person to write a grant?

Candidates Forum—the MOA election is April 1st. There was discussion on having our usual forum and who should be invited—all the school board candidates, bond discussants, along with the Assembly candidates for the HALO area? Motion by Westberg and Moerlein to have a forum at O'Malley's on the Green on March 6, 2008, 6 pm. Passed. A newsletter should be prepared in the next two weeks to advertise the forum and issues. Giessel will help with the newsletter. Should there be a HDP update at the forum with maps, etc? Motion by Holmes and J. McKee to have some HDP information at the forum. Passed (?) Motion by McKee and Holm to extend the meeting 10 ". Passed. Westberg would like the HALO board meet soon to develop a HALO position the HDP alternatives. Motions by S.McKee and Westberg to extend the meeting 5" and then another 2". Passed. Feb. 21st: 7 pm, there will be a joint Huffman/O'Malley, Mid-Hillside and Hillside East councils meeting at Lk Otis and O'Malley where Beck will again present the HDP land use alternatives. HALO board will attend and form HALO's position.

Westberg stated that he is on the AWWU water tank committee regarding the lines planned for this area.

Announcements: Ed Bosco, co-director for (north Goldenview LRSA) stated that several police cars were in the ditch during our recent icy weather because they do not use 4x4 vehicles. He said we were promised they would have such vehicles when we were forced into the APD service area, but without them we can't get service. The excuse was expense.

Meeting adjourned 9:20pm

Submitted: Dianne Holmes, Secretary