

Minutes for HALO Board Meeting , May 1, 2008
Holy Spirit Retreat Center, Anchorage

President Chris Hamre opened the meeting at 7:20pm. Other board members present were: John Weddleton, , Beth Terry, Robin Holm, Steve McKee, Jim Barnett, Gerry Guay, Rodney Powell, Dianne Holmes.

Approval of Minutes: approval of April's minutes was postponed.

Treasurer's Report: none

Legislative/Assembly report: Chris Birch and Jennifer Johnston spoke briefly on MOA activities including the awarding of \$75K for use in the Hillside District Plan from the 1st quarter budget revision and new committee assignments.

Old Business:

Legacy Pointe Update: the certified record has still not been received. According to the April minutes, Hamre will appoint a committee to review the appeal before it is submitted.

Water Reservoirs South Anchorage Update: the locations for the two proposed tanks are on HLB land on S. Goldenview Dr and at Huffman/Elmore (possibly at 135th if Chugach will not sell the Elmore land).

New Business:

Annual meeting and elections: to be held May 22nd at O'Malley's-on-the Green. Decision on speakers—ask Chair and vice chair of Assembly (Claman and Selkregg). Nominating committee was appointed in April—Seats A are up for election. Newsletter will contain Hillside District Plan comments from HALO and information on the HDP executive summary—Weddleton will help write and the article will alert people to public hearings on it before P/Z and the Assembly; it will not be a mass mailing newsletter. HALO By-laws will be amended and the newsletter will include that information on boundary changes (Barnett to do). Refreshments—Holm will ask Mabry if she will help as in the past. Powell and Terry will handle door prizes.

Hillside District Plan: discussion of points to be included in HALO's comments—due May 12th. Draft of key elements of HALO's comments are:

In Introduction—the misinterpretation of the survey as depicted in the Exec Summary (mixed use density vs housing styles) should be addressed, as well as making a statement about a community vision for SE Anchorage relating to importance of living on large lots. Take statement on Framework p. 16 “Overview” and add to p. 10 “Overall Goal” to emphasize this vision.

- 1) Transportation—need to comment and be able to display funding options. State desire to enhance LRSA construction authority but continue with local control.
- 2) Commercial Development—no new commercial development; keep lower Rabbit Cr Rd/Old Seward Hwy commercially zoned parcels focused to what is already zoned commercial and with a natural history theme, with large vegetative buffers and with no access to RC Rd (create overly district here?). Set other standards.
- 3) On-site utilities—keep AWWU line where it is currently located (Lake Otis) with boundary around those subdivision already connected. Emphasize that on-site is working well on Hillside. Use technology to maintain and expand on-site capabilities. Emphasize what studies prove, that water quality on hillside is good. If board approves, include Ted Moore's comments in HALO's especially regarding unnecessary and costly suggestions from consultant. Include note that any changes to regulations should be accompanied by review from local on-site engineers. Note that 'failing' septics are not the result of poor regulations rather perhaps poor application and inevitable 'shelf life' (of drain fields and metal tanks). Make public utilities section separate from on-site in HDP.

- 4) Density—emphasize large lots as community vision and character, low density and how 2020's residential quotas for SE Anchorage can be met with current zoning. Discourage rezones to higher density, PUDs and higher density clustering. Set limits for same if they are allowed—must have real benefits to public; minimum of 15 acres to create a PUD in R6-R10 or 10 ac minimum subject to public hearing (not administrative review). Reduce Potter Valley density as recommended in Framework. Map of district regions p. 17 should be modified—reduce Lower Hillside region boundaries to DeArmoun on South and Lake Otis on East. Move SE Hillside region northern boundary to DeArmoun Rd. which will then include all of RC watershed in SE region. Such changes represent a better representation of land use patterns.
- 5) Drainage—deal with drainage by watersheds. Recommend establishment of drainage service area. Use (L. RC & L. Survival creeks) as pilots for service area.
- 6) Parks/Open Space—expand service area to include Bear Valley and Potter Valley. Retain open space on large lots (include adopting recommendations in Drainage section?). If board approves, include Vivian Mendenhall's comments on lack of planning for wildlife corridors, wetland issues, etc.

Meeting adjourned: 9:15 pm

Submitted: Dianne Holmes, Sec