

Minutes for HALO's 34th Annual Meeting, June 5, 2008  
Holy Spirit Retreat Center, Anchorage

President Chris Hamre opened the meeting at 7:15pm. Other board members present were: Sharon Clawson, Bill Lamoreaux/Beth Terry, Robin Holm, Cathy Giessel, Jeanne/Steve McKee, Jim Barnett, , Wayne Westberg, Gerry Guay, Rodney Powell, Dianne Holmes, Judy Moerlein.

**Speaker:** Tom Van Flein, attorney for HALO's appeal of the Legacy Pte senior housing project, spoke on the appeal. P/Z approved the high density project for the PLI-zoned land by using a loop-hole in the zoning code. The code was written for a limited use--"home for the aged" on PLI land in Chugiak. MOA legal opinion determined P/Z was not to dispute the legality of the landowner to use the PLI land for senior housing. This opinion was not supported by a recent issue-response statement in the Title 21 Rewrite. Other observations include staff responses at hearings regarding Title 21 regulations and the Legacy project.

**President's Statement:** Hamre extolled HALO's accomplishments for the past 34 years—advocating for maintaining a rural environment, hosting candidates' forums, and supporting the Hillside District Plan.

**Old Business:** Hillside District Plan update—Westberg reported on three recent CAC meetings with MOA and consultants regarding the final plan. The nitrate issue has disappeared; the sewer boundary will likely be set at Elmore. There may be a requirement for septic tank clean out. Hamre said the Bear Valley commercial area has disappeared. The BLM high-density area may disappear and the CAC is attempting to raise the minimum acreage (from 5 to 10) for PUDs. The issue of vegetative buffers should be tied to green infrastructure development, but that is unclear as is what the minimum acreage be for PUDs, so the membership present and board supported an overlay not to allow PUDs on the hillside except in the "lower hillside" area north of DeArmoun Rd and west of Lake Otis. The CAC may have a separate section for areas of disagreement with the MOA. It is questioned whether CAC members will help write the HDP. Holmes questioned whether the appendices and white papers will be formally adopted as part of the HDP. Stephens also spoke on the need to exclude these data from the HDP except as references to the background of the plan, not as adopted policy.

The next phase is implementation for the transportation and drainage sections, with task forces being formed.

**Business Meeting:** Hamre declared a quorum had been reached for the business meeting.

**Approval of Minutes:** April minutes—there was no objection to their approval.

Barnett and Powell moved to approve the May minutes with a correction (removal of parenthesis item 4 on HDP comments by HALO). No objections to the motion.

**Treasurer's Report:** Motion by Westberg and Clawson to accept treasurers' reports for Feb, Mar, and Apr. No objections to the motion.

**New Business:**

*By-Laws Amendment*—Barnett spoke on the need to adjust the boundaries of HALO's sub-areas from which board members are drawn, due to unequal populations of the old G-areas.

Motion by Nolan and Steffens to accept the reapportioned boundaries amendment. No objection voiced.

*Elections*—Barnett and Holm, the election committee, offered the following slate of officers and board members: Chris Hamre, pres; John Weddleton, vice-pres; Judy Moerlein, past-pres; Dave Cottrell, treasurer; Dianne Holmes, secretary; Seat 1A—Sharon & Kathy Clawson (shared); Seat 2A—Jim Barnett; Seat—3A Cathy Giessel; Seat 4A—Jeanne & Steve McKee (shared); Seat 5A—vacant. Holm opened nominations from the floor. Receiving none, Westberg and Steffens moved to close the nominations. No objection. Motion to accept slate of nominees by Nolan and Worley met with no objections.

**Announcements:**

HALO needs a newsletter editor. Cathy Giessel accepted that task. Discussion for more frequent newsletters, perhaps more by electronic means, with posting to the website, and an occasional mass mailing, with some by regular mail to members.

Special activities coordinator is needed for annual meetings, candidate forums. Sharon Clawson accepted.

Webmaster is needed. Bjarne Holm accepted, providing he has a mentor. Weddleton can provide that service.

Motion by Nolan and Westberg to extend meeting 10 minutes. No objection to motion.

**Acknowledgements:**

Hamre acknowledged the efforts of Assembly members, various HALO members who have helped throughout the year, including those on the HDP effort, and especially Judy Moerlein. He announced this would be his last year as president.

**Door Prizes:** Rodney Powell and Beth Terry were thanked for their annual effort to supply door prizes.

Meeting adjourned 9:05pm.

Submitted: Dianne Holmes, Sec