

HALO Special Meeting for the Hillside District Plan Public Hearing Draft, June 2, 2009  
Holy Spirit Center

President Wayne Westburg opened the meeting at 7:02 pm. Other board members present were: Dianne Holmes, Judy Moerlein, Cathy Giessel, Beth Terry, Steve McKee, Sharon Clawson, Chris Hamre, Rodney Powell.

Others attending were Mike Kinney of Rabbit Cr CC, Janey Moen, and \_\_\_\_\_ -

Wayne wanted to revisit the clustered septic within AWWU's certificated area issue. Agreed that HALO's comment for p. 5-18, Policy 13-E shall state that neighborhood/clustered onsite systems SHALL be allowed within AWWU's certificated area.

Wayne wanted to clarify the issue of the vegetative setbacks along streams. HALO agrees that our comments shall request that the stream setbacks as set in AO-84-21 shall remain at not less than 65 ft each side (attachment A 1.c.1, p. 43). This can be placed in HDP Chapter 2 and/or Chapter 3 Drainage (justification for this is \_\_\_\_\_).

For an introduction to our comments, use the wording from large poster sheets that start with: "HDP is a citizen-driven land use plan whose purpose . . . ." (inserted below)

Beth Terry and neighbor spoke on Map 4.1 Roads and an issue they have with 104<sup>th</sup> east of Elmore. They oppose the connection as it is not necessary. They will prepare wording for HALO's comments to request its deletion from the map.

Chapter 6, Implementation:

Steve would like to reject all of it as it raises taxes and fees and questions where the problem areas are such as drainage and traffic. Wayne explained these taxes aren't mandated but must be voted on by the residents.

There was discussion on the Drainage Authority on pl 6-8 and its duties and jurisdiction. HALO should include a comment that such an authority should have local residents on it and be accountable to the public.

Steve would like to see a clause in HALO's comments that the recommended funding entities will not be developed until voters approve them. Add also that there shall be local control over local funds and local control over the priorities. There was also discussion on how the fees that would be collected under these entities would not come under the tax cap.

Our comments must firmly state that the HDP shall supersede all other plans and that any changes that may effect the HDP will be reviewed by a Citizens Advisory Committee of local residents to guarantee compliance with HDP goals and vision. The HDP shall be an Overlay separate from the direction of other plans. (ask if Title 21 is the place for HDP). Title 21 and the Design Criteria Manual shall not dictate changes to the HDP as amendments to them could result in looser standards than the original HDP goals. Should revisions to the DCM and Title 21—that may apply to the HDP—be necessary, such revisions should include approval from a Citizens Advisory Committee, made up of Hillside residents, to ensure compliance with HDP goals/policies.

Ensure that any implementation phase of the HDP include the condition that a Citizens Advisory Committee of residents from the local area will be part of the process to ensure compliance with HDP's goals/vision.

For Policy 14-J (6-31) add the words ‘new construction on’ to read “Establish a new set of development standards for new construction on individual lots . . . .”

For Policy 14-L (6-33) Conservation Subdivisions, delete the 15% density bonus. Delete here and state it should be removed in every other instance where it appears in the HDP.

Add to the HDP, in the Introduction and perhaps elsewhere (Implementation?) that 2020’s (p. 97) requirement for HLB to take guidance from district plans for making land management decisions must be included in the HDP.

Appendix C, LUPM—add to the HDP that the details of the LUPM and any conflicts with the HDP goals/policies shall be decided by the Citizens Advisory Committee to ensure compliance with HDP (the list of issues/concerns to add under this clause, will be sent tomorrow, Wayne).

The HDP is deficient in that it does not have a separate Parks/Trails/Open Space chapter. Map 4.4, Trails, is not accurate nor complete enough to replace the Areawide Trails Plan for the Hillside region. HALO recommends that:

Map 4.4 should not replace the current trails map but remain within the Parks Plan & Parks Dept;  
A new Trails Plan for SE Anchorage should wait until the Areawide Trails Plan is updated in the near future & should then comply with the HDP goals and vision;  
In the interim, to ensure no loss of pedestrian connections, Policy 55 of 2020 shall remain in force (ensure each plat & replat contains a pedestrian/trail connection). This is important because no one can know in advance what subdivision plat designs may be.

If this recommendation is rejected, the following changes must be made at a minimum for Map 4.4:

- Include text to accompany the map as the Areawide Trails Plan does;
- State that 21.08.040.D shall not exclude subdivision plats from requiring trail connections because not all connections for subdivisions can be foreseen nor adequately represented on other adopted plans because of the uncertainty of future plat designs;
- Amend Map 4.4 to ensure it contains trails/ped connections from:
  - Hillside Sub-Area Transportation Study,
  - Long Range Transportation Plan,
  - Pedestrian & Bike plans,
  - Incorporate RCCC’s trails plan from 2003 (?),
  - Storck Park to new Rabbit Cr Rd along old RC Rd ROW (now Chawa Cir),

The scale of Map 4.4 is inadequate to implement.

Remove Rabbit Cr trail downstream from Buffalo—RC Greenbelt master plan prohibits it.

Replace Moen Trail as platting action removing it may now be void.

Qualify Potter Hts TH site: development & HLB lands may offer other location options.

State that Map 4.4 includes neither precise locations nor total number of trails/trailheads needed to serve public needs.

State that MOA trail standards shall be flexible for HDP conditions and residents preference for narrower, primitive, off-road trails.

Adjourned 8:35 pm

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HDP is a citizen-driven land use plan whose purpose is to provide detailed conditions to implement 2020’s goals/policies for the Hillside & shall be an Overlay, independent of all other codes/plans:

1. accommodate growth quotas (2020:59)
2. maintain low density (2020:60): (accomplish through appropriate development criteria/standards)
3. retain vegetation for sustainable development (2020:61) (in development standards/drainage)
4. address slope development criteria (2020:61)
5. limited density & sewer revisions when practical & cost effective (2020:47,61)
6. address land use, including open space, public facilities (2020:98): (in parks chapter & via HLB)
7. determine 'potential' commercial site (2020:50)
8. address drainage issues (2020:98)
9. address transportation issues, including public safety access (2020:47)
10. maintain onsite utilities (2020:66): (accomplish through scientific, sub-Arctic tested criteria)
11. wildfire hazard reduction (2020:61): (accomplished in part via transportation—safety access)
12. urban/rural boundary determination (2020:56) (satisfied in HDP 2-15 sidebar)