

HALO Special Meeting for the Hillside District Plan Public Hearing Draft, May 28, 2009  
Holy Spirit Center

President Wayne Westburg presided. Other board members present were: Dianne Holmes, Judy Moerlein, Kathy Giessel, Beth Terry, Steve McKee, Sharon Clawson, Chris Hamre, Jim Barnett.

Others attending were Mike Kinney of Rabbit Cr CC, Christine Monette of Huffman/O'Malley CC, Ted Moore, Janey Moen,

Huffman/O'Malley CC presented their HDP comments which concerned the Furrow Cr higher density area, public utilities in that area, transportation, and commercial.

Rabbit Cr CC presented their concerns: lower density, maintaining onsite, AWWU's certificated area south of Rabbit Cr Rd., challenged onsite areas map, Commercial.

Regarding commercial, general agreement on points on posted comments; revise requirement to hook up to sewers to be optional (Appendix B, p. 5 Goal 1-F).

Regarding Map 5.6 (5-20) challenged onsite areas: agreement that map is prejudicial, and even with disclaimers in the legend it is misleading. It was decided that even with more cautionary notes, the map can't accurately reflect the number of properly functioning onsite systems, nor does the map itself serve any useful purpose for implementation of the HDP. Delete the map.

Regarding Policy 2-C (2-5, 2-24 to 26, 6-33) for flexible standard to allow 15% density increase for a Hillside Conservation Subdivision ordinance—HALO voted to not support: no need to award bonus for building less infrastructure in the conservation subdivision method which would contribute to traffic impacts (when taken over the whole region). Conservation Subdivision method must be allowed to use clustered onsite systems even within AWWU's certificated area as that would then be an added inherit bonus as less infrastructure would need to be built as well as fewer roads, etc. Use current Conservation Subdivision standards to build at zoned density but not more.

Regarding Policy 13-B (5-12+) supporting neighborhood wastewater treatment systems: such systems should be allowed in AWWU's certificated area even though AWWU recommends against that. Not allowing these systems within AWWU's area would result in increased density in areas that otherwise be built to current zoning via Conservation Subdivision.

Policy 1-E to shift boundary public sewers to Elmore was not supported; keep boundary at Lake Otis. For sewerage area south of Rabbit Cr Rd, draw boundary around those subdivisions currently served and use that as the maximum perimeter of public sewerage. Justification for the latter would allow development at current zoning in difficult terrain with clustered onsite.

Bear Valley CC comments: HALO voted to support a general statement rather than BVCC's specific request. HALO voted that parks master plans developed for SE Anchorage should adhere to HDP's goals and vision (HDP Policies 5 and 6).

HALO also voted to support a general statement for goals of having more, small parking areas and trail heads and more neighborhood access points that do not impact subdivisions. The HDP

plan for diffusing use with more frequent trail heads ¼ mile apart and larger ones about a mile apart for CSP access. Delete trail head at Grandview location on Map 4.4.

Transportation: delete requirement to pave roads in Table 4.3 (4-13). Add grandfathering of roads existing roads with slopes greater than 10% with variance.

HALO did not vote to delete the extension of Jamie Rd to the Mt Air collector. It is listed as part of the Hillside Sub-Area Transportation Study.

Lighting, Policy 14-N (6-38): change to lighting MAY be necessary for safety like at major intersections, otherwise do not use “. . . will be necessary . . .”

Policy 14-I (6-28) add “new” before subdivisions (“ . . . standards for new subdivisions . . .”).

HALO comments:

Policy 14-I (6-29) undisturbed vegetative setbacks for streams should be maintained at 65 ft each side per AO 84-21 that established these setbacks when the rezoning for this area occurred in 1984. The HDP should not go backwards with looser stream protection standards.

Policy 13-L, Onsite Wastewater Code, (5-26 to 27) delete proposed code change 15.65.060.J.1 (dosing of all drainfields) because it only applies to certain drainfields such as shallow systems which are already engineered for dosing when they are constructed. To impose dosing for all drainfields is unscientific, useless, and totally uneconomical.

15.65.050.C proposed change for 24” diameter riser should be modified to request 18” diameter for new construction, as it comes standard on current tanks.

15.65.050: Two-compartment septic tanks should be the standard, not one-compartment.

HALO voted to adopt Ted Moore’s three points for septic code: \*

HALO voted to emphasize that all supporting documents, technical and background materials (referred to as White Papers ) listed in Appendix A shall not be adopted with the HDP and shall not be used to interpret the plan nor develop policy. This list should be amended to include the “Framework Plan.”

Transportation chapter: HALO voted to add a statement for Goal 10: “When park master plans affecting SE Anchorage are revised, they shall adhere to HDP goals and vision.”

HALO voted to comment on the inadequacy of the Trails map 4.4 with the following:

- “Adoption of the HDP Trails Map shall not exclude trails that are on other adopted plans”
- Adoption of the HDP and the Trails Map shall not nullify the requirement of 2020’s Policy 55 for pedestrian connections/trails in all plats, including replats.

HALO voted to clarify that Title 21 does not supersede the HDP. This is to be clarified in sidebar on 2-22 and elsewhere in the HDP.

Remove all references to revisiting the BLM lots density issue and a commercial center because all parts of the HDP will be revisited together in the future.

Meeting adjourned 9:40 pm

Ted Moore's wording for his three points on septic code changes:

1. Proposed Requirement 15.65.065.J.1 – “All drainfields shall be designed to be dosed by either a siphon, pump or no more than 20 lineal feet of drainfield without an inlet from the septic tank.”
  - This pressure dosing requirement would **add \$4000 - \$5000 to the cost** of a conventional trench soil absorption system (the most cost-effective type of system we can install in Anchorage when soil conditions allow) and would **provide zero benefit** in terms of improved longevity.
  - There are a number of situations where a pressure-dosed soil absorption system is the appropriate way to go, but that is and should remain an engineering decision based on the specific soil conditions encountered on the lot.
  - ***This recommendation should be deleted from the plan.***
  
2. Proposed Requirement 15.65.050.C – “...require a minimum 24-inch diameter watertight riser to the finished grade above the tank for the first compartment.”
  - The rationale that manhole access allows the tank to be more thoroughly pumped has validity and may justify the additional cost of a manhole
  - The rationale that this is necessary for physical human access inside a septic tank to inspect its integrity is not correct. The integrity of a tank can be better assessed from the outside.
  - If this recommendation is adopted ***the minimum diameter of the riser should be changed to 18 inches*** in order not to disallow the use of the high-quality polyethylene septic tanks that are currently available and which do not rust out like steel septic tanks.
  
3. Proposed Requirement 15.65.050 “...revise the requirement for septic tanks from two compartments to a single compartment...”
  - This would be a step backwards in terms of the effectiveness of the septic tank separating solids from fluids, and the addition of an outlet filter as suggested by the consultant would require another manhole riser and increased maintenance.
  - ***This recommendation should be deleted from the plan.***