

Minutes for HALO Board Meeting, January 6, 2011  
Holy Spirit Retreat Center, Anchorage

President Wayne Westberg opened the meeting at 7:06 pm. Other board members present were: Rodney Powell, Judy Moerlein, Dianne Holmes, Bill Lamoreaux, Beth Terry, Christine Monette, Katie Nolan, Robin Holm, Scott Pexton. Excused: Susan Olsen, Matt Moore, Pat Abney. Absent: Chris Hamre, Kurt Rein, Peter Johnson, Steve/Jeanne McKee.

**Research Results Heritage Land Bank (HLB), Legacy Pointe/AWWU's water tank location:** Holmes presented a few minutes of history on the relationship of the Potter Valley Land Use Analysis (PVLUA), HLB lands, and 13 acres in the Legacy Pointe area. The HLB policies require lands that are offered for disposal/sale to first go through a procedure that determines if the sale is consistent with the comprehensive plan implementing measures, as well as a complex site specific land use study. Holmes said the 13 acres of Legacy Pointe did not go through such procedures, yet it is being offered for sale. The PVLUA Alternative 1, was adopted by the Assembly in 1999 and dictates the uses of most of the HLB lands in SE Anchorage. The HLB 5-year work plans list the status of the HLB lands, yet the public should be alert and compare these plans with the PVLUA each time the 5-yr plan is updated because often the information is not correct.

Assemblywoman Johnston spoke on HLB parcel #2-156 and said emphatically the whole 13 acres would be sold. She is also working with Sharon Elliot, the owner of the adjacent Forest Heights/Legacy Pointe property, and said Elliot would like to develop a low density project. She added that the ability to develop a low-density subdivision would require removing the requirement for the developer to build the collector road; state funds would be needed for the collector.

**Approval of Minutes:** Motion by Moerlein and Holm to approve the December, 2010 minutes. Approved.

**Treasurer's Report:** Checking account: \$3,458.87; Legal account: \$18,939.08. Motion by Holm and Pexton to accept Treasurer's report. Approved.

**Legislative/Assembly report:** see above under HLB/Legacy/AWWU discussion.

**Presentations/Speakers:**

*AWWU water tank site on Goldenview Dr:* Brian Baus and Paul Hatcher of AWWU presented their proposal to secure a few acres out of 13 acres of HLB's parcel #2-156 on the west side of South Goldenview Dr for a potential water tank. This area is within AWWU's certificated service area according to the Hillside District Plan. If AWWU buys the land and it is not needed, AWWU would sell it at its current PLI status—after first offering it to other MOA agencies. Any agency who might want it would have to pay the current appraised value. A member asked about having acreage set aside with AWWU's name on it (without funds involved) like other HLB parcels in the vicinity that are slated to go for parks and to ADF&G for water quality of Potter Marsh. AWWU's information from their presentation will be added to HALO's website.

*Official Streets & Highway Plan (OS&HP) :* Van Le and Craig Lyons of MOA's Transportation Planning Department spoke on the updated OS&HP which is meant to implement the Long Range Transportation Plan (LRTP). It deals with collector roads and higher classifications, including functional classifications of roads--which equates to the amount of their traffic--and sets out standards for road designs. It includes street typology, such as expected amenities on a particular road—transit pull outs, pedestrian and bike design. A “rural collector” classification will be added to this OS&HP. Updates for OS&HP usually follow updates to the LRTP. The relationship between the OS&HP and the HDP involves collector roads such as the Mt Air Dr and Legacy collectors. Ms Le emphasized that the Legacy collector has not been designed yet and it will require a subdivision agreement with the developer. The OS&HP does not deal with road materials, such as gravel. Whether a road gets added or deleted from the list is not the function of the OS&HP, rather that would be through the LRTP. A question arose on how to get a DOT road designed a particular way and Ms Le said that DOT has a different context sensitive design policy than the MOA does.

**Reports:**

The December e-newsletter did not go out, but it should be sent ASAP. Moerlein pointed out that some people do not have e-mail and they need hard copies, so we should try to accommodate them.

Motion by Moerlein and Powell to send out a hard copy newsletter to all current members; it should re-cap prior e-NL articles as well as announce the March Candidates Forum. It should go out by Feb. 15<sup>th</sup>. Passed.

**Old Business:** HDP—no updates.

**New Business:**

*HLB/AWWU land sale:* there was discussion on the earlier presentation by AWWU.

Motion by Moerlein and Pexton to comment on the potential land transaction with a letter to AWWU requesting they ask HLB to set aside acreage from within parcel #2-156 for their potential use, without monies being exchanged. A friendly amendment by Holmes was accepted to include references to background and supporting documentation from HLB polices on requiring site specific studies before disposing of lands, plus the Anchorage 2020 Plan's requirement for HLB to take guidance from 2020 and district plans. Passed.

*Park encroachment update:* Monette provided a copy of the letter from the MOA Parks Department (Oct. '10) that went to the homeowner in Turnagain View Subdivision who had encroached on park land. Another encroachment letter (FNBP area) was also included.

*Candidates' Forum:* the meeting was extended 10 minutes to discuss having a Candidates' Forum on March 3<sup>rd</sup> at O'Malley's on the Green. There was agreement to have the forum. Moerlein will contact Great Harvest for donations and it is expected the Board will help provide refreshments. Moerlein will ask Weddleton about the prior offer for coffee service.

**Adjourned:** 9:10 pm

Submitted by: Dianne Holmes, Sec