

November 20, 2003

Municipality of Anchorage
Planning Department
4700 S. Bragaw Street
Anchorage, AK

RE: P&Z Case No. 2003-143, an Ordinance amending Title 21, Assisted Living Facilities


To whom it may concern,

The HOCC wishes to make the following comments regarding the above-mentioned proposed Ordinance. We understand that in majority, this Ordinance is adopting State and Federal Guidelines, which are beyond the scope of our conversation.

When considering standards, whether to approve or deny an application, or what conditions should be placed on such an establishment, please consider the following factors:

- Adequate access by emergency vehicles.
- Adequacy of on-site septic and wells – require on-site water and wastewater systems meet applicable standards and possibly tested on a yearly basis to insure their effectiveness.
- Fire safety and possible evacuation in case of a wildfire, including making sure the home meets AFD's recommendations for defensible space.
- Local control over road conditions in areas served by LRSAs and IRSAs. We strongly support the restriction of Section 30.21.45.310 B, requiring that all assisted living facilities have direct access from a street constructed to urban standards. As you know, a facility of this nature can produce great amounts of traffic. Not only would this have a detrimental affect on the neighbors, but also on the roads themselves. As most of the upper hillside is LRSA and IRSA, if an assisted living facility is to be operated in one of these areas, the facility must contribute more to the road fund than the residents or it would create an inequity.
- Homeowner's Association covenants.
- Limit supply and delivery times to 9am-5pm weekdays.
- If a dumpster is needed, owner must provide for prevention of pilfering by bears.
- Regarding number of clients allowed per establishment, the proposed number is six. This exceeds the state definition of a "minor commercial activity", as evidenced by the additional state licensing requirements for that level of operation.

Thank you for your consideration,



Ryan Stencel, President, HOCC