

Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

www.HuffmanOmalleyCC.org

June 2004 Newsletter

Next meeting June 17th 7-9 pm,

Christian Church of Anchorage, corner of Lake Otis and O'Malley Roads
Coffee and tea provided, please feel free to bring sweets.

AGENDA FOR JUNE 17th, 2004

Agenda for the June meeting will include a proposed platting in Gregory Subdivision (Case No. S111276, subdividing two tracts into 13 lots and three tracts with a variance for cul-de-sac length), Finalization and signing of Hillside District Plan resolution; Lake Otis Gravel Pit & Pit To Park project; Resolution regarding preservation of the Moen Historical Trail in upcoming development; and Mona St. Rezone neighbor comments.

COUNCIL ELECTIONS

At the April General Meeting, the following were elected to the steering committee: Betty Evans, Tim Stevens, Wayne Crayton, Jim Pekar, George Arcand, Paul Rasmussen, Laddie Shaw, Deborah Baines, Beverly Landes, Pete Nolan, and Joanne Ackerman. Officers are: Tim Stevens, President; Ryan Stencil, Vice-President; Tami Holt, Treasurer; and Katie Nolan, Secretary.

HILLSIDE DISTRICT PLAN

The Hillside District Plan (HDP) is a component of the 2020 Plan that has yet to be written. For the past four years, all of the hillside councils have been asking for this plan and actively working to promote it, including many meetings with the Municipality. The HDP will delineate the urban/rural boundary, levels of service for public facilities and services, sewer feasibility studies, areawide drainage, transportation, land use, and public safety access...in other words, everything that makes hillside a unique and desirable location.

At our May meeting, Ky Holland of Rabbit Creek Community Council and Chris Hamre of HALO (Hillside Area Land Owners Association) gave a presentation regarding an effort to begin the drafting of the HDP by Hillside residents, including the signing of a joint Memorandum of Understanding.

Within the last couple of weeks HOCC representatives have had several meetings regarding the HDP, including one with the Municipality. The area councils, under the umbrella of HALO, are forming a partnership with the Municipality to begin the process immediately.

The HOCC voted in support of working under the umbrella of HALO because their boundaries encompass all of the affected councils and HALO is historically based in private property rights. With this combination, hillside residents can be comfortable in getting involved with the process. This also places hillside community councils on equal footing, creating cohesion and equity for the councils throughout the process.

LARGE ANIMAL FACILITY ORDINANCE

There is no news to report on the status of the large animal facility ordinance, formerly called the equestrian ordinance. At last word it is in the Municipal Attorney's office for review.

HDP INPUT STARTS NOW

We need community input for the writing of the Hillside District Plan, including particular issues that must be addressed. One of the most important issues is incompatible land uses. Currently, new subdivisions on small lots are developed next to existing equestrian properties, and inevitable conflict results. New construction affects the drainage of adjoining properties, and new subdivisions do little to keep native vegetation. And the omnipresent fire dangers increase while little is done to create solutions.

What are your complaints, problems or concerns? Please email or call us so they can be added to the list. This is one of the most important aspects and we need your help!

MONA ST. REZONE

At the HOCC May meeting, developers and their representatives from the "Mona St. Rezone" attended, and we had a long conversation regarding development of the area. It was decided to table the discussion until the June meeting to give everyone time to talk to adjoining property owners and get some answers to questions that arose.

The property in question is currently one-third of an acre R-6 lots. The developer plans to almost double the density and the surrounding neighborhood is very concerned. Some of the properties in the area have farm animals and enjoy a rural lifestyle. Decreasing these lots to the size proposed would completely eliminate the possibility of like neighbors moving in, thus putting their lifestyles in jeopardy.

Basically, the same argument we're finding all over hillside. This case is just complicated by the fact that these properties do not fit the typical R-6 lot size (1-1/4 acre). The lots are therefore considered nonconforming, a technical problem that can be solved.

WE NEED YOU!

The HOCC represents your neighborhoods. Many streets in your neighborhood have no representation. We know you have busy schedules, but your input can make a real difference. Our meetings are held the third Thursday of every month. Please plan to attend whenever possible. If you are knowledgeable about transportation issues, or have building and development, parks and recreation, or forestry and water expertise, your help would be greatly appreciated.

TITLE 21 REWRITE

The HOCC has finished its comments on the Title 21, Module 2 rewrite. The comments were lengthy as many aspects of the draft are not what the public wanted.

Module 3 of the rewrite is due out around the end of the month. Module 3 deals with design standards and similar issues. It is rumored that garages will become mandatory, and paint colors for garages and outbuildings must be the same color as the primary residence. We will immediately notify you when the draft becomes available for review.

HOCC NEWSLETTER

When Mayor Begich increased the fees to rezone, get variances, etc. the number of them dropped dramatically. Through the trickle-down effect, this leaves more room in our newsletter. We think that the best use of this space would be to list happenings in the area that may be of interest to the readers. If you would like to contribute an article or belong to a group or organization that you think should be in this space, please submit the information to the HOCC Vice-President Ryan Stencel at the contact info on the top of this page. The council will review for appropriateness and if accepted will be published in the next newsletter provided there is space. The first article of this new section follows.

INTERESTED IN BARREL RACING???

Hi y'all! An Anchorage chapter of the National Barrel Horse Association has been started. Come out and horse around with us and enjoy barrel and pole racing at the William Clark Chamberlain Equestrian Center located off Abbott Road (part of the Ruth Arcand Park).

Spectators are welcome, as is anyone wanting to participate in the fun. We are doing barrels, pole bending, ribbon class and also an exhibition. You can come and race for prizes and it will cost you \$25 or just for fun for only \$5. All are welcome, from ages 8 to 80, need not be a member of NBHA, and beginners are just as welcome as seasoned professionals.

For more information, please contact Linda Perkins at 346-2558 or Lindsey Dewhurst at 345-6026. The season is already underway and district finals are scheduled for August 21st.

MEMBERSHIP

The Huffman/O'Malley Community Council exists solely to represent your neighborhoods. This Community Council was formed over 30 years ago to ensure that our area's concerns and values were reflected in local government decisions. Your voice can make a difference at this grassroots level. Decisions made here have real impact on the future of Lower Hillside.

We hold meetings on the third Thursday of every month from 7 to 9 PM at the Christian Church of Anchorage on the corner of Lake Otis and O'Malley Roads. While you don't have to attend every meeting, your voice is important, and your input valuable to the future of our area.

Your annual membership contribution can be as little as \$5 or as much as \$250, and with membership you will receive our monthly newsletters and e-mail information updates. You can also post your comments to our bulletin board found at www.HuffmanOMalleyCC.org, or contact our Vice-President Ryan Stencel anytime at 345-4316 or e-mail at council@huffmanomalleycc.org. Either complete and return this membership application with your contribution or go online to join. We need your voice.

Yes, I want to become a contributing member of HOCC.
Enclosed is my \$5 - \$250 contribution for this year.

Name: _____
Physical Address: _____
Mailing Address: _____
Phone: _____ E-Mail Address _____
Comments & Concerns: _____

Mail to: Huffman/O'Malley Community Council, P.O. Box 113006, Anchorage, AK 99511