



Huffman/O'Malley Community Council
 P.O. Box 113006, Anchorage, AK 99511
 www.HuffmanOmalleyCC.org

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 Date: _____

March 2003 Newsletter

Lake Otis Gravel Pit Rezone Final

First and foremost, thank you to those who have contributed towards the geotechnical engineer's bill. The total for his services is \$ 1,495.00 and we've had a total of \$ 710.00 sent to date. If you wish to contribute, please mail to the address at the top of the page.

On Tuesday, March 4th, the gravel pit was officially rezoned by the Assembly. Thank you to everyone involved, especially Dick Tremaine, Janice Shamberg, and the rest of our Assembly members. Though everyone is disappointed that density wasn't lessened, here are the highlights of the Ordinance as passed:

- A strip of R-6 land at the east end (borders Cange Rd.) was not rezoned and will remain 1-¼ acre lots;
- There will be a neighborhood park of 10,000 square feet in size;
- The developer's air quality study will be reviewed and approved by the Department of Health;
- The developer's geotechnical engineer's findings will be reviewed and approved by the Municipality of Anchorage, Geotechnical Advisory Commission;
- Besides the row of R-6 lots, the developer's conceptual plan shows a total of six R-7 (1/2 acre) lots and 255 R-1 lots.
- The standards defining R-1 in this Ordinance are that no more than 50% of lots may have an area of less than 7,000 square feet and a lot width of less than 60 feet. However, if the developer reduces the visual prominence of garage doors and paved parking through any of three options, the developer may have up to 75% of lots with an area less than 7,000 square feet;
- There is also language prohibiting site condos or attached housing;
- All outdoor lighting will avoid trespass light, skyglow, and glare. Fixtures will be full cut-off fixtures with flat lens fixtures (down-casting).
- Unless removed by the Department of Health, there will be an additional plat note regarding adjacent properties' emissions and smoke from chimneys that enter the gravel pit;

We will have a full update, including an update on the progress of soccer fields, etc. at our meeting.

All donations towards the soccer fields and swallow protection area are tax deductible. Please contact Ryan Stencil if you are interested in helping, have expertise or materials you would like to donate, or for any further information, at 345-4316.

New Rezone Request

There is a new rezone application to be heard in front of the Planning Zone Commission on May 5th. The property is directly across Lake Otis from the Gravel Pit. The petitioner is subdividing 5 lots into 9 lots, a total of 1.87 acres. The smallest lots, after rezoning and platting will be .16 acre lots.

Mayoral Candidates' Forum

The jointly hosted forum was a huge success. About 150 people attended and it was a wonderful evening. A big thank you to all the volunteers and organizers, O'Malley's on the Green for generously donating their facility, Karl's Action Video for the sound system, and Kaladi Brother's Coffee for keeping us going all night.

April Ballot

Come to our March meeting and talk with a representative from the Anchorage School District about ASD bonds on the April ballot, meet all the candidates for School Board, Anchorage Tomorrow will discuss selected Municipal bonds, and the Municipal Tax Assessor's office will discuss how property taxes are assessed and answer any questions you may have.

Wild Fire Mitigation

Also at our next meeting, there will be someone speaking about wild fire mitigation and evacuation procedures.

Council Membership, Officer Elections, and General Membership Meeting

The HOCC's April meeting is our annual elections of officers and steering committee, so we need as many members of the community there as possible. It is also membership and fundraising time.

Being involved with your community council does make a difference and we need people involved in the community.

In the next year, issues expected to come up will include the upgrades to all the major roads in the area; the platting and development of the Lake Otis Gravel Pit; Furrow Creek drainage; and the Hillside District Plan.

You don't have to attend every meeting, just let your voice be heard by us. You can email your opinions and concerns, or post your comments to our bulletin board on our website: www.HuffmanOmalleyCC.org - Or call the President, Ryan Stencil, anytime at 345-4316.

We have made a difference and will continue to, with your help. To become a contributing member, complete and return the form at the bottom of the page with your donation.....and, starting next week, our website will be capable of handling donations by credit card and automatic account debit.

I/we want to become a contributing member of HOCC.
 Enclosed is my \$5 - \$250 yearly contribution.

NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

PHONE: _____ E-MAIL ADDRESS: _____

COMMENTS: _____

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



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AGENDA FOR: March 20, 2003

7 pm, Amazing Grace Church, corner of O'Malley & Elmore Roads

OFFICERS:

Ryan Stencel, Chair (345-4316)
Melissa Schmeidt, Secretary

Angela Kuentzel, Vice-Chair (345-7583)
Wayne Crayton, Treasurer

STEERING COMMITTEE: (Please notify Chair if you cannot attend the meeting.)

Corny Eastman() Vicki Eastman() Betty Evans, AMATS Representative()
Marvin Kuentzel() Steve Minatani() Tim Stevens, FCC Representative()
Tami Holt() Jim Pekar() Dave Rein()

1. 7 p.m. Call to Order; Minutes of February 20, 2003 meeting; and Mail
- ~~1.2.~~ Treasurer's Report
- ~~1.3.~~ FCC Report
- ~~1.4.~~ Legislator's Report
- ~~1.5.~~ Assembly Report
- ~~1.6.~~ New Business & Action Agenda (if applicable):
 - a. Tex Edwards with the Alaska Zoo to discuss O'Malley Rd. upgrade
 - ~~a.b.~~ Michelle Weston York, Forester, Wildfire Mitigation Office, Anchorage Fire Department - Wildfire hazards, firewise and evacuation procedures.
 - ~~a.c.~~ School Bonds, ASD Representative with present information regarding three bonds that are on the ballot.
 - ~~a.d.~~ Candidates for School Board
 - ~~a.e.~~ Dan Billman with Anchorage Tomorrow in support of selected Municipal bond propositions
 - ~~a.f.~~ Municipality of Anchorage, Property Tax Assessor
7. Continuing Business:
 - a. Lake Otis Gravel Pit, Case No. 2002-176
 - ~~a.b.~~ Furrow Creek Drainage
 - ~~a.c.~~ Dave Rein, Project Manager for the South Anchorage High School will give his monthly status report and answer any questions you may have.
 - ~~a.d.~~ Road upgrades- Elmore (Dave Rein), DeArmoun (Ryan Stencel), Huffman (Wayne Crayton), O'Malley (Ryan Stencel), and New Seward Hwy. Rabbit Creek to 36th Avenue.
8. Additions to Agenda
- ~~8.9.~~ Working Subcommittees:
 - a. Elmore Road
 - ~~a.b.~~ South Anchorage High School