

Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

www.HuffmanOmalleyCC.org

April 2003 Newsletter

Next meeting **April 17th** at 7:00 pm,
Grace Lutheran Church, Corner of O'Malley & Elmore Roads



April Agenda

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, and we will be making a couple of small changes/updates to the HOCC Bylaws.

You don't have to attend every meeting, just let your voice be heard. 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 Stencel, anytime at 345-4316.

We have made a difference and will continue to, with your help. We need to hear your views and values to be able to affectively represent the area. To become a contributing member, complete and return the form at the bottom of the page with your donation.....or visit our website to join and make your contribution.

Newsletter Format and E-Mail

For those of you receiving this newsletter by email you'll notice we're doing it differently. Instead of sending you an attachment to your email, the newsletter is part of the email itself. This will eliminate the need to download documents, and hopefully remedy problems some people are experiencing.

If you are experience any problems with this email, please let us know.

Also, to cut postage costs, the HOCC would like to e-mail as many newsletters as possible. If you currently receive your newsletter by traditional mail but have the ability to receive them by e-mail, please go to our website and sign up for our e-mail list. As always, your personal information or e-mail address will *never* be shared with anyone.

Proposed Area Projects

The HOCC has received the 2003 CIP (Capital Improvement Projects) list. This is a list of proposed projects in our area. At our April meeting we will be reviewing this list and compiling our comments for submission to the MOA. All projects listed are road related with the exception of a snow disposal site. There are no park or open space projects, which is a goal of the HOCC.

If you have any road or drainage projects you think should be on the list or ideas for parks and trails, please contact us. Also let us know if you have any situation or project that needs to be given priority.

Wild Fires & Evacuation Procedures

At our May meeting Michelle Weston York with the Fire Department spoke about wildfire dangers and evacuation procedures. We will be having her back at our May or June meeting and urge all of you to attend. She has very important information for everyone, including where your children will be evacuated to in case of an emergency on Hillside, so please watch for our notice and plan on attending, these are things we ALL need to know.

Lake Otis Gravel Pit Development

First and foremost, thank you to those who have contributed towards the geotechnical engineer's bill. We only have another \$460.00 to pay. If you wish to contribute, please mail to the address at the top of the page.

The group working on the soccer fields, public park, and bank swallow protection area are happy to report that all is going well, but need volunteer professionals and support. They are now working on master plan drawings showing the proposed housing incorporated with the park areas, and are planning to start marketing the idea to investors soon.

All donations towards this project are tax deductible. Please contact Ryan Stencel if you are interested in helping, have expertise or materials you would like to donate, or for any further information, at 345-4316.

Ecstatically, I also get to report to you that the developer has also announced that he has decided to plat larger lots than approved by the Assembly. A copy of the proposed plat will be available at the April HOCC meeting.

Geotechnical, hydrology, and air quality studies are now being conducted in the gravel pit. Mr. LeBaron expects to have preliminary results soon. Once those studies are back and a solid plan has been developed, the platting process will begin. Mr. LeBaron plans on only platting the front section of the gravel pit for development now, and avoids the bank swallow area.

Farm Properties

If you have farm animals or garden on Hillside, please contact us. You may qualify for protection under the Right to Farm Bill, which may be the coolest thing since indoor water. It protects your right to farm indefinitely and removes pressure to cease operations because of incompatible land uses. Call or e-mail Ryan for information and forms.

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

Request for Variance

A request for variance has been filed and is scheduled for hearing on Thursday, May 8th. The variance is to allow a 4.5 acre property to be subdivided into four lots. Two of the subsequent properties would be the R-6 required 1.25 acres, but two of the properties would only be 1.0 acres. The subject property is located just south of Birch Road, on O'Malley. If approved, the subdivision will consist of four lots with access onto a cul de sac that comes off of O'Malley Rd.

The 1.25 acre requirement in R-6 areas is because that is considered the minimum acreage necessary to adequately maintain a septic system.

Changes to Appeals Board

Case No. 2003-068 is set for public hearing before the Planning and Zoning Commission on May 5th. If approved, this ordinance will remove the Assembly from hearing Appeals and put in its place, a three member panel that is Mayoral appointed.

The HOCC, along with many other entities in Anchorage, are very concerned about this and don't know if it's legal. It may be against the City's Charter. The Assembly is an elected body, and is in a judiciary position in these Appeals. A mayoral appointed board is not of the same standing as the Assembly, and decreasing the board hearing the appeal to three members is another of our biggest concerns.

Bruin Park 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 (1.87 acres total) into 9 lots. The smallest lots, after rezoning and platting will be .16 acre lots.

The HOCC is against this rezoning as it has all the characteristics of spot rezoning and could set a dangerous precedent. The density does not resemble adjacent properties. We feel the subdivision should follow precedent and reflect the existing neighborhoods' characteristics. The five lots do not have to be rezoned to be developed. This rezone is entirely to maximize the developer's profits.

This case is currently scheduled for public hearing before the Planning & Zoning Commission on May 5th.

Cell Tower Installation

The HOCC has received notice that a new wireless communications tower will be installed this summer at the United Pentecostal Church, corner of Jerome St. and Huffman Rd. Alaska DigiTel, by Ordinance, is required to, within 90 days of activation of the antenna, to resolve all reported occurrences of interference. If you have any questions regarding the installation, or if you should have interference problems after installation, please contact Alaska DigiTel at 222-9299

Huffman, DeArmoun & O'Malley Roads

If your property borders on any of the major road upgrades, including **DeArmoun, Huffman, and O'Malley**, we'd like to hear from you and to establish a firm position on this issue. Please call Ryan Stencel at 345-4316 or email her at AKStenc@aol.com.

For more information on these road upgrades, visit www.HillsideRoads.com.

The draft drawings have been completed for the **O'Malley Rd.** upgrade, and has been sent for Environmental Impact Study. Once that study is completed, the project will be open to public input. The drawings had to be re-done because the Legislature passed a law last year requiring that all state road projects be designed to adequately serve planned future traffic for 25 years. The previous drawings were based on 20 years.

Since we're supposed to be building to the 2020 Plan standard, which includes traffic and density, we are concerned that these roads are going to be over-built for what the Hillside will really need in the future, and will further degrade the suburban nature of the area.

Our Rd. Upgrade

The HOCC is in the process of organizing a meeting between all concerned parties, including the Municipality and AK Dept. of Fish and Game. If you are interested in attending the meeting during the week of April 21st to 25th, please contact us.

LRSA's (Limited Road Service Area)

Will all of the LRSA Representatives please call Ryan Stencel at 345-4316? I need to briefly talk to all of you about maintenance and drainage issues.

Undergrounding Utilities

Chugach Electric has expressed its intent to install high voltage, overhead powerlines in a residential area of Anchorage. The HOCC is lending its support to the Taku-Campbell Community Council, in the hopes of requiring Chugach to bury these lines.

They have buried these lines in other parts of town and this area should be no different. The biggest reason to do this is for health. Although not definitively proven, it has been shown that in areas of the United States with overhead high voltage lines, there is a dramatic increase in certain cancers and diseases, especially in children and the elderly.

This leads to a question for all of you...when utilities are installed, or an opportunity presents itself to bury utilities, such as the major road upgrades, do you think they should be buried?

Advantages of undergrounding also include the avoidance of trees falling on lines or other outages caused by damage to the lines; Aesthetics-no poles and lines in sight;

Please let us know your opinion on this, the more support there is, the more successful we will be.