

# Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

www.HuffmanOmalleyCC.org

## May 2003 Newsletter

Next meeting **May 15<sup>th</sup>** at 7:00 pm,  
Grace Lutheran Church, Corner of O'Malley & Elmore Roads



### **May Agenda**

Discussions this month will include all the cases in this newsletter; proposed Accessory Dwelling Units amendment to Title 21; Community Council Redistricting (going for finalization this month); Rick Sinnott with AK Dept. of Fish and Game regarding living with wildlife, especially bears; Matt Moore with Basher Community Council regarding Antenna Farms; Becky Roberts with Taku-Campbell Community Council regarding a utility corridor, including above ground, high-voltage wires, that will run from their council area to ours; and the usual updates from the FCC, Legislators, and our Assembly members Janice Shamberg and Dick Tremaine.

At our June meeting, we will be having people from Firewise, the Forestry Department, and Michelle Weston York will be back to talk about evacuation plans, etc. We will be dedicating the meeting to dissemination of this incredibly important information. As many people from the community as possible need to attend this meeting. The safety of ALL of us depends on everyone knowing what to do in case of an emergency. Bring the kids and the dog if you have to, but please mark your calendars to attend on June 19th.

### **Council Elections & The Upcoming Year**

The HOCC elections were held at the April meeting. No changes for officers to report--Ryan Stencel is still President, Angela Kuentzel is Vice President, Melissa Schmeidt is Secretary, and Wayne Crayton is still Treasurer. Members of the Steering Committee, including a couple of new people, are: Betty Evans, Tim Stevens, Steve Minatani, Corny Eastman, Dave Rein, Tami Holt, Jim Pekar, Marvin Kuentzel, George Arcand, and Paul Rasmussen. Welcome new steering committee members and we're off to another year.

At the April meeting, the council bylaws were also amended. We changed the boundaries information to reflect changes, and two clarifications.

Besides dealing with the never-ending string of rezoning and plat applications, changes in Municipal Code, and proposed Ordinances, the HOCC this year will see the completion of the South Anchorage High School and all that entails, the platting and beginning construction of the Lake Otis gravel pit; Elmore Road upgrade beginning SOON; Lower DeArmoun upgrade;

The HOCC's wish list for the future includes:  
-pedestrian and equestrian trails along all the scheduled major road upgrades, which should come to public comment this summer;

-More parks-HOCC's boundaries include only two parks. Especially on lower hillside where denser developer is occurring, parks and open space are crucial;

-Funding of the Hillside District Plan, which has already received Assembly approval. The District Plan will set out in policy, southeast Anchorage's future, including density, land use, and many other factors;

-Multi-use fields, public park, and bank swallow area in the Lake Otis Gravel Pit;

-And we will be tackling the issue of undergrounding utilities.

Thank you to all of you who have sent your membership forms and contributions to the HOCC. If you haven't yet, you can go to our website to join and contribute, or you can complete and mail the form at the bottom of the page. We look forward to working together to help shape the HOCC area, while protecting its value and people's rights.

### **New E-Mail Format**

The new e-mail format of our newsletter was a great success. People responded overwhelmingly that it was much easier. From that e-mail, you can also click on the link to our website to see the newsletter in a prettier format. If you currently receive our newsletter by traditional mail and are able to receive e-mail, please let us know to switch you. The cost savings on copying postage are tremendous.

### **Right to Farm Bill**

The response to the Right to Farm Bill has been incredible. Many properties on the hillside will be "dedicated" to farm land through this program and we are all better for it. By entering into a Cooperator Agreement, you are reiterating and further protecting your rights to keep horses or other farm animals, or to operate a farm or garden, including composting. For more information, contact Ryan Stencel at 345-4316 or e-mail her at AKStenc@aol.com.

### **Airport Closure & Hillside**

The Anchorage International Airport is closing its East-West runway for the summer due to heavy construction. Rather than drag out the construction for another year, they have decided to close the runway completely and do construction 24 hours a day. This means that they are only about to use the North-South runway, which puts planes flying over Hillside on their way out. The noise so far has been minimal and it shouldn't be much of an inconvenience, but you will hear increased air traffic over our area. Look on the bright side, it's better it be only one summer, rather than two years. Thank you to Mark Butler from the Airport for his great presentation and wonderful patience with all the questions we had.

### **Lake Otis Gravel Pit**

The developer is now getting back his geotechnical engineering, hydrology, and air quality studies and will be presenting them, and their proposed plat, to the Planning Department within the next week. After that, all will have to go to their prospective Commissions and Departments for review and approval.

After that step is completed, a public hearing will be scheduled in front of the Platting Board somewhere around mid-June probably.

The group working on the fields, park, and swallow area are presently working with the developer to enter into an agreement regarding such. This agreement will probably have a one year time limit for the group to gather the funds necessary. They are presently working on writing an interim agreement on the property and will be putting together a packet to send to potential grant sources. They would like to do a group photo of all the people interested in this project succeeding to include with this packet and invite everyone to a potluck picnic in the gravel pit on Sunday, June 1st at 3:00. If it is raining, it will be postponed to the next weekend. Please come to show your support for this huge, complicated, and meaningful project in our backyard.

The geotechnical engineer's bill has been completely paid off. An enormous thank you to all of you who contributed to this vital part of our success with this development. A special thank you to HALO, Inc., whose contribution was more than 1/3 of the entire bill. Your support means the world to the HOCC and all the neighbors of the pit whose safety and welfare are at risk.

**Construction Continues at the South Anchorage Area high School**

By Dave Rein, Project Manager and member of the HOCC Steering Committee

Construction of our new neighborhood high school is now 60% complete. With most of the heavy earthwork completed last summer, structural steel when up quickly. The roof is now on, exterior walls are up, and most of the windows are in. Interior walls are pretty much complete on the south half of the building, and some final painting and ceiling work has started.

Work coming up includes the exterior siding and block work. Both of these are scheduled to start within the next few weeks. The earthwork subcontractor isn't planning to start until July, so it looks like we can look forward to a May and June without back up alarms. The contractor plans to do most of the remaining outside work this summer including paving asphalt and turfing the athletic fields. By the end of the summer the campus and the building should start to look like a finished building. Final landscaping is planned for 2004.

Chuck Fannin has been selected as the new principal. He is currently the Principal at Bartlett High School. He starts his new duties 1 August. He will spend the year hiring staff, arranging furnishings, and working to insure that school opens smoothly and on time. He will also lead the group that will pick a school name, colors, and mascot. Mr. Fannin is eager to met with community groups and future students.

ASD also provides construction tours. Any interested individuals or groups that want sneak peek at the new facility, or have questions or concerns about the construction should contact the ASD Project Manager, Dave Rein at 742-6671.

**Lake Otis & Mona St. Rezoning (Case No. 2003-069)**

The rezoning and re-platting of five non-conforming R-6 lots (only approx. 1/3 of an acre rather than 1-1/4 acres) to nine R-1 lots. On Monday, May 5th this case went before the Planning and Zoning Commission and was approved. It is now heading toward the Assembly and we'll keep you informed.

**104th Ave., off Our Rd. (Case S11079-1)**

The petitioner has applied to subdivide one lot into a different lot, with the vacation of a 20' BLM Right of Way along the south boundary of the property. This case is currently scheduled before the Platting Board on Wednesday, May 21st. For questions or concerns on this case, contact the HOCC or Margaret O'Brien, Planning Department, at 343-7937.

**Turnagain View Estates, DeArmoun & Mainsail (Case No. S11101-1)**

The petitioner in this case has applied to subdivide two tracts of land into 32 lots, with vacations from a 40' buffer easement, a 20'x35' utility easement, 10x15 Guy and Anchor Easement, and a 60'x530' Right of Way for Mainsail Drive. This would also require variances from Anchorage Municipal Codes 21.80.240, 21.85.050 Table A, and 21.80.010. This case is currently scheduled before the Platting Board on Wednesday, June 18th. For questions or concerns on this case, contact the HOCC or Margaret O'Brien, Planning Department, at 343-7937.

**Changes to the Board of Adjustment and Appeals**

On Monday May 5th this case went before the Planning and Zoning Commission, was approved, and is now on it's way to the Assembly for final approval. Basically, the Assembly will not hear appeals anymore, a board will be created to hear appeals instead.

**O'Malley & Birch Rds. Subdivide & Plat (Case No. S11105-1 & 2003-078)**

The petitioner in this case has applied for a variance to lot size requirements. This is a five-acre tract that would be subdivided into four lots. However, because of roads, rights-of-way, etc., the lots would not meet the Health Department's required lot area for septic. The variance (Case No. 2003-078) will be heard before the Zoning Board of Examiners and Appeals on Thursday, May 8th. If a variance is granted, the lots would be subdivided and platted on May 26th before the Platting Board (Case No. S11105-1). For questions or concerns on this case, you may contact the HOCC or Angela Chambers, Planning Department, at 343-7940.

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: \_\_\_\_\_

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