

Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

www.HuffmanOmalleyCC.org

December 2003 Newsletter

Next meeting **December 18th** 7-9 pm,
Christian Church of Anchorage, corner of Lake Otis and O'Malley Roads

If you are receiving this newsletter by traditional mail and have the ability to receive e-mail, please change to the e-mail version. It saves the HOCC in copying and postage costs.

AGENDA

Our next meeting is on December 18th, 7-9 pm, at The Christian Church of Anchorage, corner of O'Malley Rd. and Lake Otis Pkwy.

This month's agenda will consist of good food, good company, and good conversation. A motion was unanimously passed at the November meeting to have a short meeting to clean up some lingering issues and clear our desk, which will take about half an hour. After that, we will be visiting with each other, something rarely afforded to ourselves. Please bring food.

Items on the official agenda include this newsletter and updates on issues from November's newsletter.

DEARMOUN RD. PHASE 2

Our November meeting was a joint-council meeting with Mid-Hillside and Hillside-East Community Councils. The HOCC unanimously passed a resolution requesting DOT take the following into consideration when designing Dearmoun Rd. Phase 2. We asked that as much natural vegetation as possible be retained along the roadway; that the roadway be designed at a safe speed; pedestrian and equestrian trail be located on the utility easement to minimize impacts on adjacent properties; that electric utilities requiring relocation be undergrounded; lane, shoulder and gutter widths be built at reasonable widths; and that street lighting be at major intersections only. For a full copy, please visit our website.

For further information on this project, visit www.HillsideRoads.com. This website has been updated with all available information, including written comments received. All public comments on this project are due by December 20th. Please mail them to:

VEI Consultants, DeArmoun Road Rehabilitation
Attn: Vern Roelfs, Project Manager
1345 Rudakof Circle, Suite 201
Anchorage, AK 99508-6105

DOT and VEI have been very open-minded to the public input and have modified all of the alternatives to narrow the width and lower the grade, along with developing a fourth alternative (300R). They are looking at burying utility lines beneath an unpaved pathway. This is expected to save about eight feet of right-of-way width. They are also looking at making the side slopes along the roadway steeper (3:1 vs 5:1) which saves an additional eight feet of right-of-way.

At this time the two most likely alternatives are the 443R and 300R alternatives. The 443R alternative would comfortably accommodate speeds of 37 MPH through the curve and would require acquisition of one house. The 300R alternative would comfortably accommodate speeds of 31 MPH through the curve, it would not require acquisition of any houses, but would significantly impact three properties. Selection of the preferred alternative will be made after close of the public comment period for the design study report on December 20th.

ASSISTED LIVING ORDINANCE

The HOCC has prepared a letter stating our position on the Assisted Living Ordinance and a complete copy is on our website. Concerns listed are: adequacy of on-site wells and septic systems, emergency vehicle access and evacuation ability in case of a wildfire, safety, access, and road issues.

EQUESTRIAN FACILITIES ORDINANCE

As shown in the Trails Plan (maps and Pg. 29), Hillside has always had "equestrian boarding facilities". Not like the couple of large facilities we know about that are allowed under PLI zoning, but the vast majority of "facilities", which are small with only a couple of horses being boarded, is the focus of the proposed Ordinance.

Chances are there's one near your home. Because they generate little traffic and are inobtrusive to the neighborhood, you probably haven't noticed.

Because of the Municipality's view that if it is not specifically mentioned in code it is prohibited, many home and equestrian owners are finding themselves in the middle of the debate over hillside's future.

The Municipality has drafted an Ordinance which will "legalize" equestrian properties and hopefully clarify the code regarding Hillside remaining, at least in part, suburban and rural usage.

Enforcing this lack of law is also a waste of precious Code Enforcement resources, and is a question of private property rights. Although not in the current version, this Ordinance should be passed requiring the land to be cared for through a Conservation Plan with The Anchorage Soil and Water Conservation District, and larger facilities (maybe 6 or more horses?) are only by conditional use. Anyone with three or more animals of the same species are already required to have a Facilities Permit through Animal Control with a yearly inspection. This will insure the animals are being well cared for.

EQUESTRIAN ORDINANCE CONT.

This Ordinance is being drafted with public input, so please get involved to help decide issues including: What should be the limit of horses to be considered a Conditional Use? Should someone with only two horses be considered the same as a person who boards ten? Should there be a limit to the number of horses?

For more information and to become involved with the drafting and passage of this Ordinance, please call Al Barrett in the Planning Department at 343-7936. Please also keep the HOCC informed of your concerns and questions so we can help to get them addressed in the final version of the Ordinance.

CASE 2004-007, TURNAGAIN VIEW ESTATES

The petitioner is requesting that the Special Limitations, a vegetative buffer along DeArmoun Road, be removed from the requirements of construction.

Have a wonderful holiday season and Happy New Year!

UPCOMING PUBLIC HEARINGS

Monday, December 8th: A request to rezone approximately 2.06 acres from R-1A to R-6, Fischer Subdivision. Nice to see them going the other way sometimes, isn't it?

Also on the 8th: Assisted Living Facilities

Tuesday, December 16th: An Ordinance amending Title 21 to provide that public hearing notices be mailed to all property owners within 1000-feet of the proposed project. Currently, the limit is 500-feet. We could use your public testimony and letters in support to get this one passed. Increased notice area is important.

Monday, January 5th: Equestrian Ordinance

Monday, January 12th: Turnagain View Estates release from special limitations discussed earlier in this newsletter.

Wednesday, December 3rd: Case S11190, to subdivide two lots into one lot with the vacation of a 33' BLM easement along the north property line. (Martens)

Monday, December 29th, Platting Board: State of AK, DOT - New Seward Highway Intersection Improvements at Northern Lights and Minnesota.

Monday, December 29th: Case S11213, to subdivide two lots into one lot, R-6. (Bruin Park Subdivision)

Thursday, January 8th, Zoning Board of Examiners and Appeals: DeArmoun Road, a variance to allow a house to encroach into the rear yard setback. Grandfathered home.

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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or your council president.
councils@alaska.net
email contact Charlene at the FCC at
budgets are being reduced. To switch to
Mailing costs are rising and Municipal

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