

Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

www.HuffmanOmalleyCC.org

March 2004 Newsletter

Next meeting **March 18th** 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 March 18th, 2004

Anchorage Tomorrow will give a presentation on selected bonds on the April ballot; Update on the Alaska Zoo regarding their parking lot site review; Case S11250 (Our Rd. & Springhill area) platting; Undergrounding of Utilities Ordinance; Draft Master Parks Plan Review; draft of Module 2 of the Title 21 rewrite; Proposed "Equestrian Facilities" Ordinance;

COUNCIL MEMBERSHIP & APRIL ELECTIONS

In our February newsletter we told you about the changes to the Board of the Council.

At our February 19th meeting, Laddie Shaw (Furrow Creek Subdivision) was added to the Steering Committee. Welcome Laddie, we're happy to have you.

Now we've been hit with another one...Corny Eastman has accepted a job in New Mexico and will be leaving us also. Corny and his wife Vicki are long-time council members and we're very sorry to see them go.

Though we have a quorum, there are currently three vacancies that need to be filled. Plus one more vacancy during the April meeting when Corny will have to resign. Our yearly elections will be held at the April meeting. If you or your homeowner's association is interested in being represented, please call Ryan. In particular, the area east of Elmore, between O'Malley and Huffman Roads is under-represented.

The bylaws for the Council contain term limits and our President, Ryan Stencel, will have served two years and thus will be at her limit. According to the bylaws, the president to be elected will have to be from the pool of current committee members.

ASD BONDS

The Anchorage School District sent representatives to the February meeting to discuss the April ballot's school bonds. Proposition 1 is for \$95,830,000 for school renovations/additions and site acquisitions; Proposition 2 is for \$30,000,000 for Administrative & Training Facility; Proposition 3 is for \$36,380,000 for Major Maintenance and Equipment

One of the main points ASD would like everyone to understand is that currently the state will reimburse 60% of the cost of these projects, but that program's future is seriously questionable and this may be the last time to take advantage of the cost-share.

ZOO PARKING SITE REVIEW UPDATE

The Alaska Zoo has applied for a site review regarding relocation of their parking area when they lose a significant portion of their existing parking to the O'Malley Road upgrade.

John and Sammye Seawell, and Tex Edwards from the zoo were at the February meeting, presented the plans, and discussed all concerns with the many neighbors who came.

The public hearing was on the 8th and the report is all good news so far. The P&Z Commission heard the united testimony of the neighborhood, the zoo, and the council concerning keeping traffic on Our Rd. to a minimum, and inserted provisions in the final document that should protect the neighborhood. At the end of the hearing, we were complimented by a commissioner who voiced appreciation at how the Council, the neighborhood, and the zoo had worked through this process together. Thank you to everyone involved.

EQUESTRIAN ORDINANCE UPDATE & TITLE 21 AFFECTS ON ANIMAL OWNERS

The new draft of the "equestrian ordinance" written by Jerry Weaver of the Planning Department has been released. It can be found on www.muni.org or contact the HOCC with the information at the top of the page for copies. The draft has to go through two public hearings and will undoubtedly be changed from the current version.

The public hearing date before the Planning and Zoning Commission that was scheduled for April 5th has been postponed. After that public hearing and P&Z requested changes to the ordinance, it will be put on the Assembly's agenda for final approval. I have had lengthy discussions with our Assembly members Janice Shamberg and Dick Tremaine. Both are very aware of the concerns and if history is an indication, Janice and Dick will protect private property rights, listen, and act on the concerns of their constituents to create an ordinance that truly addresses the problem reasonably.

As it stands now, very briefly, anyone with a 'facility' two-times the size of the home, would be required to obtain a Conditional Use Permit from the MOA (anyone smaller than that is not addressed and the ordinance is irregardless of how many animals are on the property). The draft also increases lot coverage to 50%, but included in that calculation is any fenced areas horses may use. The Municipality has also decreased the number of horses allowed to 3 animals per 40,000 square feet in this proposed version.

There are many problems with the ordinance. For a full explanation of all the implications and concerns on both sides of the issue, copies of the ordinance, etc. please call or email Ryan. Written comments need to be submitted to the Planning Department at 4700 S. Bragaw, emailed to Jerry Weaver at weaverjt@ci.anchorage.ak.us or via their website: <http://munimaps.muni.org/website/htmlviewer/generic/casebody.asp?case=2004-006>

Because of the huge reaction to the Planning Department's proposed "Equestrian Ordinance" and proposed changes to Title 21 of Municipal Code that adversely affect animal owners; concerned property owners, with the assistance of the Huffman/O'Malley Community Council, have organized a meeting to discuss these intertwined issues and associated problems/solutions.

Thursday, March 25th, 7pm at O'Malleys on the Green.

At this meeting, the concerned residents and agencies hope to work out an acceptable version of the equestrian ordinance that addresses the problems and does not tread on private property rights, in preparation for the ordinance's public hearing before the Planning and Zoning Commission. The P&Z hearing that was scheduled for April 5th has been postponed. As of yet no new date as been set.

After the P&Z hearing and imposed changes, the ordinance will then go to the Assembly for final changes and approval late spring or summer. It is important to be involved in these issues and come to this meeting to have input on what this ordinance and Title 21 will end up.

EQUESTRIAN ORDINANCE, Cont.

We will also be discussing the Municipality's proposed changes to Title 21 and what those changes will mean to most animal owners in general.

The Animal Control Advisory Board and the Anchorage Soil and Water Conservation District will be attending. We are also sending out invitations to all Assembly Members. We have invited Jerry Weaver and Brian Dean from the Planning & Code Enforcement Departments (the authors of the proposed equestrian ordinance), but have not received confirmation as of the sending of this email. But the most important guests will be the property owners. Even for those who don't have horses or other affected animals, this has become a matter of private property rights, so all are welcome.

If you have any questions, please contact Ryan at 345-4316 or email at council@huffmanomalleycc.org

ATTENTION APPLICANTS/VOLUNTEERS:

Rebuilding Together, formerly known as Christmas in May Anchorage helps senior citizens, handicapped and low income who own their own home but who, because of age, disability, or fixed income are not able to cover the costs of home repair. Skilled and unskilled volunteers in the Anchorage community perform the work which can include painting, plumbing, carpentry, roofing, electrical work, etc. Projects accepted for the program are one-day work projects for most volunteers. Our event day for 2004 is on May 22nd. To request an application to sponsor a home, apply as a recipient, or to volunteer call 277-9627.

APRIL MUNICIPAL ELECTION FORUM

HALO, with all of the community councils they encompass, including Huffman/O'Malley, are hosting a Candidates' Forum, including Municipal Bonds and Propositions. All Assembly candidates from the affected areas will be there and we hope you will be too. Thursday, April 1st, 7 p.m., at O'Malleys On The Green.

TITLE 21 REWRITE

The Title of the Anchorage Code that governs construction, land use, etc. is being rewritten. The Municipality has hired Clarion and Associates, a reputable company from Colorado, to do the rewrite.

Printed copies of the proposed draft are available at Town Hall, 632 W. 6th Avenue, or at the Planning Department at 4700 Bragaw St. Online, it is available at: http://www.muni.org/planning/prj_Title21.cfm You can also email your questions and comments to the Planning Department at Title21@ci.anchorage.ak.us

Some of the concerns in the draft I thought might be of interest:

-R-6 lot sizes are decreased to one acre (in general, all lot sizes in Anchorage are decreased and lot coverage and density increased.)

-For any new residential development on lots greater than an acre, single-family dwellings shall comprise no more than 25% of all dwelling units.

-Residential development on lots greater than an acre and less than five acres shall include a mix of at least two dwelling types.

-This draft calls for 100' foot setbacks from all kennels, paddocks, barns, etc. This effectively eliminates dog mushing (Alaska's official sport) from Anchorage and creates difficulties for large animal owners such as horses, cows, llamas, alpacas, etc.

-Connexes and cloth garages are outlawed.

-"Hobby Farms" are a minimum two acres, "farming and animal husbandry" have a minimum of 15-acres.

-We also have many questions regarding dormitories, rooming houses, rehabilitation centers, group living homes, etc. as written in this draft and have asked for further discussion regarding these uses, the differences between them. etc.

I/we want to become a contributing member of HOCC.
Enclosed is my \$5 - \$250 (limited by Anchorage Municipal Code) 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

Your Community Council represents you every day with the Anchorage Municipal government. Want input and know what we're saying and doing on your behalf???