

# Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

[www.HuffmanOmalleyCC.org](http://www.HuffmanOmalleyCC.org)

## August 2004 Newsletter

Next meeting August 19th 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 AUGUST 19th, 2004

The HOCC Agenda for the next meeting include: O'Malley Road; Fire Mitigation Funding; Short Plat/Abbreviated Plat ordinance; Two ordinances amending Title 21; Turnagain View Estates Rezone; Large Animal Facilities Ordinance; and the Lake Otis Gravel Pit.

In addition to the main items on the agenda, our current list of continuing business that we are tracking, and update every month, includes the Assisted Living Ordinance; Road upgrades (Elmore, DeArmoun Phases 1 & 2, Huffman, O'Malley and various RAP (recycled asphalt) projects in the area); SAHS opening this fall; AWWU property rezone; Gregory Subdivision development; and the Mona St. rezone.

### ELMORE ROAD RIBBON CUTTING

Elmore Road is officially done!!! The ribbon cutting ceremony was August 4th.

Work continues on the Elmore/Huffman intersection and DeArmoun Phase I.

### TITLE 21 AMENDMENT ORDINANCES

On August 16th, the Planning and Zoning Commission will hear two ordinances written by the Municipality's legal department. The first, Case No. 2001-141 is an ordinance amending Title 21 for clarification of procedures, changes to the submission requirements for plats, rezones, etc.

The second is Case No. 2004-140, an ordinance establishing uniform procedures for the Planning and Zoning Commission, Platting Board, Zoning Board of Examiners and Appeals, and the Urban Design Commission for issuing decisions and modifying procedures regarding allegations of new evidence or changed circumstances.

### SHORT/ABREVIATED PLATORDINANCE

Current MOA code allows large tracts to be "short platted", basically an departmental approval without a public hearing. The requirements for this provision were expanded within the last couple of years and this ordinance is an attempt to return limitations to the use of short and/or abbreviated plats.

The first of the series of hearings will be before the Platting Board on August 4th, to be followed by a hearing before the Planning & Zoning Commission, and finally before the Assembly for final approval. We'll keep you updated on dates for the future hearings.

### TURNAGAIN VIEW ESTATES REZONING

The developer of the property at the corner of DeArmoun and Cange has applied for a rezoning from R-1SL to R-1SL to change the special limitations that are in place for this property. The property is 1.23 acres. The hearing is September 13th, case number 2004-127. At the HOCC August meeting, the developer's representative will be present to answer any questions.

### O'MALLEY ROAD UPGRADE

JOIN US FOR A WALK-THROUGH BEFORE THE COUNCIL MEETING. At 6:00 the night of the council meeting, we will be meeting at the Retreat House, corner of Hillside Drive and O'Malley for a walk with the project designers down O'Malley Road to Lake Otis. From there, a van will be available to transport you back to your vehicle. After this walk-through, we will meet for our regular meeting, beginning with the O'Malley Road subject.

The Environmental Assessment and Draft Air Quality Conformity Documents are complete for the O'Malley Road project and ready for public review. A public meeting was held at Hanshew on July 29th. The design alternatives are whether to use a center turning lane or whether to construct islands at key intersections. Up to date information is available online at [www.hillsideroads.com](http://www.hillsideroads.com)

Please come out to our August meeting to review the design, supporting documents, and to talk with the designers. The council needs to hear and understand your concerns so our comments are in line.

All comments are due by August 30th and should be sent to:

Lounsbury & Associates, Inc.  
Loren Bečia, P.E., Project Manager  
723 West 6th Avenue  
Anchorage, AK 99501

or email to: [comments@brooksandassociates.info](mailto:comments@brooksandassociates.info)

### FIRE MITIGATION FUNDS

At the July 20th Assembly meeting, the Municipality appropriated another \$ 6,148,000 to the wildfire mitigation program. The HOCC and other concerned citizens were extremely concerned that only approximately one-third of this appropriation was going directly toward removal of the dead trees. Spurred by the community's concerns, a worksession was scheduled for July 30th to discuss better use of the monies. The worksession ran to its deadline and we haven't received any word yet as to the next step.

### LAKE OTIS GRAVEL PIT

The owner of the Lake Otis Gravel Pit has obtained approval of his geotechnical (slope restoration) plan and has received a fill and grading permit for beginning restoration of the gravel pit.

No word from the Municipality on the date of a possible meeting with the public regarding status of the development and outstanding concerns.

### LARGE ANIMAL (EQUESTRIAN) ORDINANCE

The Planning Department has produced a new DRAFT ordinance and an open meeting is scheduled for August 23th at 5:30 p.m. at the Planning Department, 4700 Bragaw. Please plan to attend to help with the draft.

The Planning and Zoning Commission hearing is presently scheduled for September 20th, case number 2004-137.

**HUFFMAN RD. REZONING**

Case number 2004-132 is scheduled for a public hearing on September 13th. It is a rezoning from R-6 to R-1 of the property adjacent to Huffman Rd., one property east of Gregory Road, 2201 and 2237 Huffman Road, 4.62 acres. The developer will be present at the August meeting to answer any questions.

**AIRPORT TRAFFIC**

The North/South Runway at the Ted Stevens International Airport will be closed intermittently during the first few weeks of August to complete some construction. As a result, flight patterns not normally used and greater frequency of flights over the area will be observed.

The required maintenance will be done during the daytime hours of 7:30 a.m. and 8:00 p.m. to keep the nighttime noise impact to a minimum.

The Airport recognizes there will be a temporary noise impact on the community and appreciates your patience during this period. If you would like additional information, feel free to call the Airport's Noise Hotline at 266-2648.

**PEOPLE MOVER ROUTES ADDED**

The Anchorage People Mover added more than 400 new trips to its schedule at the end of July. Route changes, schedule adjustments, and service additions that go into affect on July 26 are designed to serve more locations and riders; four new Dial A Ride Transit (DART) routes will serve South Anchorage and Eagle River.

For specific route information, please call the Ride Line at 343-6543 or visit their website at [www.peoplemover.org](http://www.peoplemover.org)

**CANDIDATE'S FORUM**

The Huffman/O'Malley Council has joined with Abbott Loop, Bear Valley, Basher, Glen Alps, Hillside-East, Mid-Hillside, Rabbit Creek, and HALO (Home and Landowners Organization, Inc.) to sponsor a candidates' forum on Thursday October 7 at O'Malley's On The Green, from 7-10 p.m. Just giving advance notice so you can put it on your calendars.

**GREGORY SUBDIVISION PLATTING**

Last month, we told you about a rezoning and development south of Bowman Elementary School. The developer attending our July meeting and we thoroughly discussed the development. Turns out it's not cluster housing and the municipality had greatly exaggerated the number of lots. In reality, the developer is building about 20 houses on the entire ten acre site, minimum lot size of 8,000 square feet.

Of concern to the HOCC is the property in the middle of this development belonging to an elderly woman and not part of this development. This was discussed at great length and the developer has represented to us that he is building her a new driveway into her property so she isn't affected by the development so much.

The public hearing for this rezone is scheduled for September 13th, case number 2004-133.

**AWWU WATER TOWER REZONE**

At the HOCC's July meeting, they met with AWWU's representative on this rezone to PLI, which was set into documentation some 20 years ago. The HOCC's main concerns were vegetation retention adjacent to neighboring properties and height and style of fencing to be installed along the perimeter of the site. This property is at the south-east corner of the South Anchorage High School property. The public hearing is set for September 13th, case number 2004-130.

**WATER QUALITY MONITOR TRAINING**

Are you interested in you local creeks? Do you enjoy being outdoors? If so, then join the Anchorage Waterways Council Citizen's Environmental Monitoring Program. They are looking for motivated volunteers for monthly water chemistry testing, no experience necessary. To RSVP or for more information call Terri at 277-9287 or email [terri@awcgroup.org](mailto:terri@awcgroup.org).

**TITLE 21 REWRITE**

Module 3 of the draft Title 21 rewrite is available for public comment. Module 3 includes design standards, etc. A copy can be obtained online at [http://www.muni.org/planning/prj\\_Title21.cfm](http://www.muni.org/planning/prj_Title21.cfm) or at the Planning Department, 4700 Bragaw Street.

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Yes, I want to become a contributing member of HOCC.  
Enclosed is my \$5 - \$250 contribution for this year.

Name: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Comments & Concerns: \_\_\_\_\_

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