

# Huffman/O'Malley Community Council

P.O. Box 113006, Anchorage, AK 99511

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

## June 2003 Newsletter

Next meeting **June 19<sup>th</sup>** at 7:00 pm,  
Grace Lutheran Church, Corner of O'Malley & Elmore Roads



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### June Agenda

Chuck Fannin, the newly appointed Principal of the South Anchorage High School will be at our meeting and Susan Kirsch with Firewise will give a presentation on defensible space, wildfire hazards and mitigation. We will also be updating everyone on all rezonings, plats, variances, etc. that are running through the system right now.

### Elmore Rd. Project "On the Street"

By Dave Rein

The MOA remains on schedule with their planned upgrade and extension of Elmore Road. The project is "on the street", which is contractor parlance meaning "published for bid." Interested firms around Anchorage are now examining the plans and preparing their bids, in hopes of becoming the winning contractor. Bids are currently scheduled to open June 11th. If all goes well, the contract should be in place and the order given to commence work by the end of the month.

During the bid period, the MOA, Project Management & Engineering staff is busy preparing for approaching work. Project personnel and utility crews are active in the neighborhood planning for utility relocation work. The first road cuts to move gas and other utility lines will happen in a couple of weeks. MOA PM&E Project Administrator Duane Maney and his staff are busy finalizing community newsletters that should be distributed shortly. Once the work starts, PM&E Staff will have a trailer on the site, to supervise the work and insure that all goes according to plan.

Careful planning is key to minimizing impact to area travel. The roadway construction will be broken into phases to allow for orderly utility relocation and to minimize traffic inconvenience. The winning contractor will begin roadway construction operations between DeArmoun Rd and 135th. Work will proceed until a drivable gravel foundation is established. Then the operations will move to the "the hill" where the utility companies and the road contractor will work in tandem to lower the grade and maintain utility service. Once "the hill" is lowered, the contractor will turn efforts to the remaining areas of the road. The roundabout will be the last major facility to be installed, in order not to preclude access and traffic detour alternatives.

The work within the Elmore - Huffman intersection will be bid as a separate project. After bid, AK DOT will manage the project. The bid date for the intersection project trails the road project by about three weeks, with utility crews perhaps working both projects simultaneously. A third area project, the DeArmoun upgrade is also out for bid. With three major road projects underway in the neighborhood, in addition to the new high school, I guess we are really experiencing the fact that Alaska has only two seasons: Winter and Construction.

Questions or concerns on the Elmore Road upgrade can be addressed to the Project Administrator, Duane Maney at 343-8221.

The website for this project is [www.crweng.com/elmore/](http://www.crweng.com/elmore/)

### Lake Otis Gravel Pit

The developer is getting back his geotechnical engineering, hydrology, and air quality studies. The air quality study is to be reviewed and approved by the Department of Health and the geotechnical issues will be approved in a public hearing by the Geotechnical Commission. There is no date scheduled for this hearing as of yet, but it is supposed to be in June. Please contact the HOCC if you would like to be informed of the date of the hearing when we know. We will probably not be able to publish another newsletter before the hearing, so this is the best notice we can give at this point.

After all of those approvals, the case will be scheduled for its final public hearing, probably in September. The Platting Board will be considering and approving the subdivision layout, roads, landscaping, just about anything you can think of. This is going to be the plat for the entire pit having homes developed. The alternate plan of parks, etc. is not considered during this process. If the group working toward that goal fails, this plat will be the development plan for the ENTIRE pit.

The group working with the developer on fields and the Bank Swallow Protection area hosted a barbecue in the pit on June 1st. Everyone had a good time and liked the preliminary proposed master plan. The group's official name is Pioneer Community Development and they are currently working to form a non-profit corporation to develop and oversee the project. There is a lack of parks and facilities for children and families in this area. If PCD Inc. is successful in their endeavor, all of Anchorage will benefit from this tremendous asset.

**CHUGACH ELECTRIC UTILITY CORRIDOR**

Chugach Electric has applied to alter it's Utility Corridor Plan. Chugach wants to install high voltage electrical lines along the Railroad Right-of-Way from Minnesota Dr. and International Airport Road to their substation on Old Seward near Huffman. To complicate matters, according to the Anchorage Trails Plan, that Right-of-Way is to be used for a multi-use trail.

After discussion by the HOCC, we feel that if Chugach wants to amend this plan, the entire plan should be opened for review and possible alteration. We have received MUCH comment from the residents of our area asking that whenever possible, utilities be buried. This avoids any health hazards that may be present, eliminates damage to the lines from wind, and improves the view. To underground utilities would be a small increase to our utility bill, probably only a few cents a month, but it is seen as worth it.

**Thank you**

Thank you to those 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.

**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.

**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.

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