



Huffman / O'Malley Community Council

Next meeting: January 15, 7pm

Christian Church of Anchorage, corner of Lake Otis and O'Malley

WHY BECOME A MEMBER AND WHAT IS A COUNCIL IN THE FIRST PLACE?

The Municipality of Anchorage is divided into Council areas according to similarity of land use, etc. The boundaries of the Huffman/O'Malley Council are Birch Road to the east, New Seward to the west, O'Malley Road to the north and DeArmoun Road to the south. Community Councils were created by Municipal Charter.

The Council meets once a month to discuss issues affecting the residents of our area. For example, rezoning and development proposals, road construction, crime, etc. We then act on our community's concerns by whatever means are appropriate to the situation: for rezoning or development proposals it may consist of working with the planning department and public boards to address concerns; for road construction we may give input regarding design, private property impacts; or with regarding to crime, we work with the Anchorage Police Department to focus light on the problem.

We meet the third Thursday of every month, snacks and/or refreshments provided.

This newsletter is being sent to all households within the HOCC boundary. If you wish to become a member and support our mission, or to renew your membership, please use the form in this newsletter.

We simply cannot afford to mail to all addresses within our boundaries every month, so **this will be the only contact we will make with you** unless you become a member, renew your membership, or join our email list by going to our website at www.HuffmanOMalleyCC.org/mailling.html.

Our Council, and hence our area, is better and stronger the more people that are involved so please consider attending two hours per month.

JANUARY 15 MEETING AGENDA

At our January 15th meeting we will be discussing:

- The Elmore Road waterline and two associated water reservoir tanks
- The fire department will be giving a quick course on emergency CPR (estimated to be ½ hour long, to make your reservations for this class please call Melissa at 522-4013.)

WHAT HAVE WE DONE LATELY?

- The HOCC submitted comments on the draft Hillside District Plan (see below);
- The HOCC is monitoring a rewrite to Title 21 of our Code. This is the Code that dictates the size of your property, the uses allowed on that property, the development standards of your property, the vegetative requirements of your property, etc. Changes proposed can have a significant and detrimental effect on the quality of life and lifestyle that we all enjoy, and will increase costs to people building a home and to several of the Municipality's departments (supported by property taxes).
- The HOCC has been involved and tried to give input on a proposal to extend a public water main down the entire Elmore Road under the reported need to serve the Rabbit Creek area;
- The HOCC has given comments and suggestions regarding road projects in the area such as the Huffman roundabouts (four between New and Old Seward Highways), O'Malley, Huffman and DeArmoun upgrades, and several neighborhood road and traffic issues.

DRAFT HILLSIDE DISTRICT PLAN

The first draft of the Hillside District Plan (HDP) was recently released for public comment. This Plan has the ability to significantly change the character of our council area. Below are some highlights of the comments the HOCC submitted, for a full copy, please see our website at www.HuffmanOMalleyCC.org/hocc_hdp_comments112408.pdf.

Some of residents of the Hillside have attended Hillside District Plan (HDP) open houses, others have submitted online comments to the HDP's Website, while others have provided and expressed their ideas and opinions regarding proposed changes at the Huffman/O'Malley's Community Council (HOCC) meetings. For those not as familiar with the HDP, this future Hillside plan will set detailed policy and standards for future growth and development of the area's land use and public services. Originally, guidelines for future development were outlined in the Anchorage Bowl municipal study that used extensive community input and involvement called the Anchorage 2020 Comprehensive Plan. (Please see more 2020 information at the MOA's Website: http://www.muni.org/PLANNING/prj_Anch2020.cfm).

In October 2008, consultants working for the Municipality of Anchorage submitted a Hillside District Plan Public Review Draft. (For more information, please refer to the following Website: <http://www.hillsidedistrictplan.com>). This plan contains extensive policy recommendations for the future

growth of the Hillside and more specifically the Huffman/O'Malley Community Council area which is sometimes referred to as the "Furrow Creek area" in the HDP draft.

Among the numerous proposals detailed in the draft, some significantly impact areas within HOCC's boundaries which span from O'Malley to DeArmoun and New Seward Highway to Birch Road. Some of the most important proposed changes would be to rezone residential land use to allow for higher density; push public water and sewer development further up the Hillside; approve commercial development in areas which are currently approved only for residential or home businesses; and expand and/or upgrade the current Hillside road system while allowing for the formation of a new Hillside road service area.

After the HDP draft was posted, a public comment period was allowed. On November 24, 2008, the Huffman/O'Malley Community Council (HOCC) submitted responses to the proposed changes involving housing density/rezoning, sewer/water development, road expansion/improvement, and commercial development. A brief listing of our comments is below; the complete comments are online at www.HuffmanOmalleyCC.org.

The HOCC's responses and comments were based on Hillside residents' comments, HDP public surveys, the Anchorage 2020 Plan, and input from HOCC'S Community Council members and residents of the area. Please see a brief summary listed below:

- **Should not** expand public water and sewer – currently, groundwater supplies sustain HOCC'S area, we cannot afford the cost, and new technology septic systems are now available that adequately address issues such as high water table on properties;
- **Should not** change current suburban and rural zoning to higher density – current residential development is on target according to the 2020 Plan and we like our area the way it is;
- **Should not** expand commercial properties further up the Hillside - current town centers and residential businesses should remain as allowed in the current code;
- **Should** allow for the formation of a Hillside road service area – service area should be similar to the existing Chugiak-Birchwood-Eagle River Rural Road Service Area (CBERRSA); and
- **Should** integrate Context Sensitive Design and Solution guidelines - allows for road development that will retain the rural appearance of the Hillside's current road system and hopefully result in safer, not just faster, roads.

After this initial comment period, city planners and consultants will review the public input and complete a new HDP Hearing Draft that will be submitted to the Planning and Zoning Commission. Public hearings on this revised draft will probably be held sometime in the spring. To find out about upcoming public hearings or open houses, check for updates on the HDP's Website (<http://www.hillsidedistrictplan.com>), the HOCC's Website (<http://www.HuffmanOmalleyCC.org>) or attend the HOCC's meetings on the third Thursday of each month.

HOCC MEMBERSHIP FORM

- I would like to renew my membership. My membership dues are enclosed (minimum of \$5)
- I would like to become a member of the Huffman/O'Malley Community Council. My membership dues are enclosed (minimum of \$5).

Please supply an email address to help cut down on our mailing costs.

Name: _____

Address: _____ Zip: _____

E-Mail Address: _____ Phone: _____

Please return to: HOCC - PMB 420, 1120 Huffman Rd, Suite 24 - Anchorage, AK 99515