

HALO Meeting Minutes
Thursday, May 2, 2024 at 7 pm
Shepherd of the Hills (corner Klatt Rd & Elmore Rd)
Zoom Meeting ID 455 419 5765 Passcode HALO

I. Call to Order and Welcome by President Katie Nolan. Board Members present: Peter Johnson, Marc June, Mike Kenny, David Michael, Christine Monette, Gail Morrison, Lizzie Newell, Joan Priestly, Frank Pugh, Rachel Ries, Carmela Warfield, Jason Warfield, and John Weddleton.

Board Members absent but excused: none

Board Members absent: Sarah Denson

II. Agenda

III. Featured Presentation

A. HOMES Ordinance by Assembly Sponsors

- Anna Brawley
 - HOME Initiative - Housing ...Goal is how to get more building out of Anchorage? Most housing is public (assisted housing) or upper end, expensive. Not much available in the median-priced homes, starter home, etc. Looking at smaller units - starter homes, seniors. Wants to rezone to allow for smaller lots, duplexes, mixed use development / housing. "We're out of easy land to build on." Wants to rezone. Land Use Plan - in 20-30 years, what do we want the city to look like? Take 5 designations - combine zones to be more flexible to be unrestrictive. Reduce minimum lots sizes so they can be subdivided and build whatever you want. Can turn a 2 story home into a duplex.
 - Large lot residential - R 6 -> 10; ½ to 4 acre lot. Proposing to combine these. R8 - 10 = slopes, soils, water. 1 acre min lots.
 - Q - why rezone the whole city? A = because the city zoning codes are so old - it should be updated and more flexible.
 - Process - went to PnZ March 18. Now doing community outreach. PnZ holding on until May 20 - public hearing - accepting comments. Send comments to PnZ. All case # is on the PnZ website. AO 2024-0006.
 - Working with Planning staff for an ordinance for changes to comprehensive and land use plan. Want to make it easier to subdivide and add more homes on small lots. Working on policy to make it easier to build within the city.
 - Q - Hillside - we moved and built up here because of the space. The geotechnical part - septic and water - wastewater will flow down into your neighbor's yard, well, street. Aquifers will be depleted; less pressure. A = Only looking at lot size?
 - Q - R8 is 4 acres. Under new zoning, his neighbor could rezone their 4 acre lot and subdivide and put on 3 houses per acre. A = Yes.
 - Q - the goal is to create greater density? A = Yes
 - Q - this is an area wide zoning. When someone wants to subdivide, they don't have to notify a neighbor? A = Yes, that's correct.

- Q - The issue is affordable housing. This HOUSE does not meet the need. What are you doing to incentivize a house being remodeled from a single family home to a duplex? A = No monetary incentives; only trying to make the policy to build and subdivide easier.
- Q - ANC has 3 builders - \$300 / sq foot.
- Q - Small lots in Hillside (Upper Dearthoun) have been an ecological, environmental, and noise/light disaster. How can these issues be mitigated? A = How do we curtail people's property rights? HOME initiative does not address these issues.
- Q - Will HOME streamline the building process? A = HOME cannot stop litigation. It'll simplify regulations.
- Q - Have you looked into EGRESS / emergency / wildfire issues? 2) wildfire - by removing vegetation - If buildings are within 30 meters, there is an exponential rate of the buildings burning down. A = egresses need to be addressed.
- Q - LRSA - how do the LRSAs absorb the extra dwellings? A = N/A
- Q - The more dense the Hillside housing, the higher increase of fire danger. There is no "one size fits all". A = Hoping that the building will be mostly in the lower elevations.
- Q - Hundreds of hours have been put into the Hillside District Plan. Who are we building for? HOME doesn't answer this question. The HOME will change ANC to San Francisco. Why throw away 30 years of planning out the door? At some point, there will be no buildable land. A = the economic outlay of our city is such that we need to build.
- Q - I am a GIS professional. I do the mapping and analysis used to depict areas / lots that can or should not be built on. My mapping and analysis was checked by another GIS professional. I presented my mapping and analysis to PnZ, Assembly, and Planning. All analysis was blown off / ignored by all 3 groups.
- Q - Building on the Hillside is expensive + egress. How does HOME help business and people down in the Bowl? A = HOME is across the Bowl, which include the Hillside. B3 zone is the highest building area.
- No one in the audience is in favor of this.

V. Minutes

A. April 2024

- Minutes accepted as submitted. No corrections to minutes.

VI. Treasurer Report

- \$306.84
- \$14,637.91 legal fund

VII. Community Council Reports

- A. Abbott Loop - N/A
- B. Bear Valley - N/A
- C. Glen Alps - N/A
- D. Hillside - N/A
- E. Huffman/O'Malley

- Doing a garage sale to raise funds

F. Rabbit Creek - N/A

VIII. Committee Reports

A. Firewise/Resilience (Nolan/Ries)

- Thursday, May 9 from 6 - 8 pm @ BLM Science Center

B. ByLaws (Johnson, Monette) will be mailed

C. Land Use (Priestly)

- We won!

D. Ad-Hoc Hillside Protection Committee (Weddleton, June, Monette)

IX. Old Business

A. HOMES 2023-87S

- No one is in favor of this
- John Weddleton spoke on the Issue of rezoning without notification.
- Carmela spoke of fire danger
- Tim Alderson spoke of stormwater utility.
- Committee: Claire Steff, John Weddleton, & Rachael Ries
- Suggestion to exempt class B. Except well and septic.
- Move to extend 15 minutes: Katie Nolan
- Second Carmela Warfield
- Updates by email on HALO response
- Motion made for committee response: Rachael Ries
- Second Peter
- Response will be mailed; testify at PZC.

X. New Business

A. Wayne Westberg recognition for Dec meeting

B. Annual Meeting

C. Election of Board

- Motion - keep board as is. No one online or in the audience asked to run for Board seats.
- Move to unanimous reformation: Walter; 2nd = Lizzie

D. Election of Officers

- Motion - keep officers as is. Motion passed.
- Move to unanimous reformation: Walter; 2nd = Janice Parks

- 2024-045 - this was slid under the radar. It'll costs \$36,000 to let the public know what's going on. It is a sly way of rezoning without calling it a rezone.

XI. Open Forum

A. RCCC could be a starting point on reviewing 2024-045.

B. 2024-0006 - suggestion that we try this in NE Anchorage first ... see how it goes

C. Motion - to put together a response to the new AO's. Passed.

D. Firewise event at Campbell Creek Science Center May 9 from 6 pm - 8 pm