



Citizen Advisory Committee Meeting #3
Location: Rabbit Creek Community Church Auditorium
Date: February 19, 2007 6:00 pm to 8:00 pm

MEETING NOTES

1. Attendance:

Committee

- David Lappi - absent
- Carol Fries
- John Reese - absent
- Lori Davey
- Niel Thomas
- John Weddleton
- Chris Hamre
- Connie Yoshimura
- Dee High - absent
- Victor Mollozzi
- Fred Jenkins - absent
- David Beveridge
- Wayne Westberg
- Perry Eaton - absent

Community member(s)

- Dianne Holmes
- Jennifer Johnston

Staff

- Chris Beck – Agnew::Beck
- Thea Bembem – Agnew::Beck
- Heather Stewart – Agnew::Beck
- Tamás Deák – Koonce Pfeffer Bettis (KPB)

Other

- Roberta Piper – AWWU
- Bruce Robson – MWH

1. Introduction – agenda review, introductions (5 minutes)
2. Update on schedule, work completed & in progress (Chris Beck) (5 min)
 - Concern about GIS & source of data (errors in Hillside Transportation Study source data) – directed to alert Mike Knapp.
 - Question about timing – what was public input into scoping of contracts? – CAC representatives part of process.
 - Concern about timing of transportation sub-contract versus whole plan.

3. Update on AWWU Hillside water line capital improvement project (Bruce Robson, MWH and Roberta Piper, AWWU) (15 min)
 - AWWU gave an overview of a current water line capital improvement project in the Hillside that is being carried out as part of their South Anchorage water improvements program.
 - Information on this project is available on AWWU's website: awwu.biz

4. Update on land use inventory information, zoned capacity, capacity for adding new households (2020 projections) (Chris Beck) (10 min)
 - How much growth does current zoning allow?
 - Consultants/MUNI Planning Dept in the process of determining how many units of the 2020 target have already been developed
 - Suggestion voiced that consultants/MUNI might want to check the number of well and septic permits to give rough overview (though will need to add Prominence Point, etc.)
 - Need to agree on single, transparent methodology for predicting growth, to look at capacity today, and to generate growth scenarios.
 - Has to mesh with 2020
 - Traffic analysis zones (TAZ) to be used for geographic unit
 - Process also to answer:
 - What would be the capacity with different zoning if service system (water-sewer-roads-schools) is expanded?
 - How to define "desired scenario" in terms of the number and type of unit development, different variables?
 - Is there a gap between expected growth & maximum buildout under existing zoning?
 - Observations voiced by CAC members:
 - Housing is going to Eagle River & the Valley because Anchorage is reaching its maximum buildout.
 - Also possibility that already dense areas will become denser, so pressure on large-lot, single-family market will be reduced.

5. Group Discussion (Chris Beck & Thea Agnew Bembem) (30 min)
 - What will be the measures of success for the Hillside District Plan?
 - Minimal bottlenecks on roads in Hillside (transportation system matches density).
 - Character of existing neighborhoods is maintained and respected.
 - Development of interconnecting trail system (Hillside, rest of Anchorage & Chugach).
 - No one panics at proposals for development – enough infrastructure, information guidelines, enforcement, expectations for development.
 - Drainage plan developed far enough along that it could be implemented with funds available.
 - Better and more flexible design standards with greater enforcement (better architectural control, better land use planning, better landscaping, more trees fewer bushes, vegetative retention).

- Controls on contouring and excess removal of vegetation that results in impacts to other residents – developers only want to cut & fill as much as they have to (no more), but MUNI ordinances force them to clear more than they want to because of large ROW on roads.
 - Every new subdivision should be required to have a homeowners association to deal with all of these issues (need plan for those not in homeowners association).
 - Utilizing parklands/recreation for stormwater retention/drainage controls.
 - Separate zoning from public water utility – decouple density from service provision – education issue during process? Developer education issue? Assembly did remove note from hillside wastewater plan map. Flexible design standards (mixing densities and using buffers to spread cost of water-sewer and de-couple density from service provision)?
 - Coordinated timing and implementation of different processes (e.g. water line development & road construction).
 - Maintain rural residential character of community.
 - Cost of development borne by developers, not community (use impact fees, etc. as appropriate).
 - Carrying capacity of land should determine level of development.
 - Plan should answer question: what range of home values should exist in the Hillside? How “affordable” should housing be?
 - Architecture married to site and land use plan.
 - Improve enforcement – solve problems with MUNI to ensure plan is implemented.
 - Goal of plan to answer question about the possibility of a convenience center where you can drive to for bread/milk to cut down on traffic (contentious issue (no trust), but possibly on urban side of urban-rural boundary line).
6. HDP Workshop Series 1 – discuss goals & format (Thea Agnew Bemben) (30 min)
- Description of workshop format
 - How to contact property owners of vacant land? – Very important to include this group.
 - CAC raised goals/issues that should be addressed:
 - How can we plan for good development?
 - Somehow we need to address the issue of who is going to live in these neighborhoods in the future (without saying the word “affordability”), or the Hillside is going to become an enclave of the extremely well-to-do and those who have been there forever. Does fit with 3rd bullet point, “Vision” – who should live there? Who should use these trails? Who is the Hillside for?
7. Mission Statement and Code of Ethics review and approval (Vic Molozzi & committee) (15 min)
- Consensus achieved.

BREAK (5 min)

8. Wrap-up (5 min)

- Assignments
 - CB to get more information about de-coupling density & utilities
 - AB to use well and septic tanks records as indicators
 - AB to gather examples of higher-density housing
- Schedule next meeting – March 19
 - Share details of workshop & land use piece
 - Share ways to structure data between different contractors