



Hillside District Plan

Explanation of Comment Format

To be most successful, the Hillside District Plan needs to reflect the knowledge and preferences of Hillside residents, property owners, and others with a stake in the future of the Hillside. The online comment form presents a place to express and share community views, which will be used to shape the plan and help find common ground.

Because of the complexity of the Hillside District Plan and because a large number of comments are anticipated, there are a variety of ways for people to express their views. One of the most important is the series of public workshops (which began March 26). Another means for those who won't attend the workshops or want to add additional comments is the online comment form, which is designed to efficiently record and use community input.

For each "question" in the online form, there are listed some of the most common responses that have been heard so far. These comments have been compiled from interviewing Citizen Advisory Committee (CAC) members, meeting with Hillside Community Councils, and researching previous issues scoping efforts (e.g. HALO's September 2005 Community Meeting notes). For each statement listed, individuals using the form have the option to check the box next to that statement to add their support (and can check as many boxes as they like). To add to the list or modify a statement on the list, there is a text box provided for each question.

Periodically, the comments submitted through the online form were compiled into this report. Items in bold text with a green background and a number next to them are the already-expressed comments listed on the online form. The number column represents the number of individuals who added their support to that comment.

A paper version of the comment form was created for distribution at the public workshops, and contains only the questions posed in the online form, with space to write comments. Any paper comment forms were entered into the online form. Written statements that were identical to those listed on the online form were recorded as having added support to the statements from the online form. All other statements are listed as additional comments.

As of March 2008, the comment form was modified to become more open-ended. Comments received after that change will be recorded and added to this document in their original text form.

Onsite Systems Issues:	total number
Water supply is not an issue on the Hillside - onsite septic works great in proper conditions - piped water/sewer is not necessarily better	27
550 acres of developable land, much of it could use on-site systems- If there was public water/sewer then property values would increase due to higher densities but then would sacrifice the large lot concept - these lots are always going to be expensive,	2
Wells are deep - some down to bedrock 300' down, some as much as 600'. Lots of separation between wells and septic systems, so tends to be little problem of contamination	7
Promote and protect on-site 'Most people love their wells.'	26
I would like there to be more information on better kinds of wastewater treatment than the traditional septic tank - I know there are some.	13
larger lot sizes to accommodate onsite systems	18
people need to abide by the MOA regs requiring pumping @ 2 yrs & less high tech systems on larger lots to accommodate growth on Hillside	7
Not concerned about expansion of AWWU - just economics as long as land use drives lot size vs using utilities to drive lot size & development standards.	3
They are 30-40 years old and falling - some lot sizes can't accommodate a new system.	4
That increased population doesn't foul up existing septic and well systems	8
maintenance; ground shifting (freeze/thaw??)	1
Ensure that all systems comply with the letter and the spirit of Muni wastewater & water codes. The available technologies are already well understood by engineers and regulators - no need to reinvent the wheel!	15
I love my onsite system	22
they work well so far. *But* am concerned the water quality + availability remains with development	5
We have new well + septic - no problems (for now)	1
Drainage of ground water; Impermeable soil areas for septic; not enough virgin soil depth for septic due to drainage.	2
I will shortly replace the septic tank (leaking). The drainfield is okay. I would have liked to have sewer connection as an option.	1
When MOA code (Title 15) changes, *create* non-conforming properties; 'grandfather' functioning onsite systems! We should not have to 'upgrade' a good working onsite system just to re-finance our (unchanged) home solely because the MOA Code has changed! No illegal 'taking of property'!	8
Affordability. Be clear about the cost to the homeowner. How much will the average homeowner be assessed?	5
Will the homeowners be forced to comply with "city water and sewer services" ? What will the costs be to the homeowners?	5
I love my well (it is clean and tastes good) and really do not want chlorinated, etc. city water. My septic is OK, but requires regular maintenance. The chance to hook up to a sewer line (not city water) has some appeal - but only if lot size remains unchanged.	3
(Cont'd) Onsite Systems Issues:	total number
The real issue seems to be additional revenues for the Muni of Anchorage.	7
Another example of developing beyond the capacity of the land to sustain it. At some point, when the "glass is full," you have to say No More.	6
57% of the United States is served by onsite systems...they are not an interim use but are an accepted alternative to public water and sewer that congregates all MOA septage to a single point...public water and sewer consumes huge amounts of funding that could be better utilized elsewhere.	12

Protect large-lot residential zoning.	11
I am a certified installer and regularly maintain my tank and system. It works fine for over 30 years. The problem is there is fractured bedrock on the hillside in this area. There could be leaks from adjacent manure storage systems and bedrock at 8 feet	1
I am satisfied with my well & septic system, but would like to know where to go for not-horribly-expensive periodic water quality testing.	1
A well-planned and maintained well and septic system will continue to work for many, many years (as mine does). Educate the Hillside residents about the costs of municipal sewer and water and then listen to what they have to say about it. I can guarantee that they will want to cling to their present systems even more.	2
Just let us alone.	1
I have my septic pumped once/year and have never had a problem with it. We do not use a garbage disposal, are careful to keep grease, clorox etc out of it and, in general have a 'septic care' system we implement.	1

Strategies to Address Onsite Systems Issues:	total number
Hillside can support lower density development with onsite sources	19
Some regulation to ensure safety of water seems necessary	10
pump; keep lots large & use high tech systems.	13
Bring sewer to small lot size developments.	3
maintain large lot restriction; few houses per acre	16
dig it up and fix it	9
These are basically individual, site-specific issues. Nothing much meaningful can be done in the context of a plan such as this.	5
keep up-to-date on what works, regarding new technology (new septic systems)	10
Alternative waste disposal systems (compost toilets, greywater recycling)	7
I fail to understand peoples' objections to sewer systems when so many are having to replace their complete septic systems when they go to sell their homes.	4
For systems with problems, technology has provided excellent, advanced methods.	5
Revise MOA Health Authority Approval (required by lending agency for refinance or sale) so that functioning, well maintained 'grandfathered' onsite systems are approved *without* having to make unnecessary 'upgrades' to meet 'new rules' (i.e., Title 15 rev stds).	10
The sewage treatment plant in Anchorage is already undersized for the population it serves. By pumping more Hillside sewage we are essentially polluting Cook Inlet. Onsite septic at the very least provides some treatment for waste prior to it being pumped in to our sewer system. Alternative graywater treatments and composting toilets should be considered.	9
what I resent is the Muni telling me that I have to use my well to treat the aquifer with a gallon of bleach because the neighbors horses have manure & fecal coliform running off site and in the r/w. I had to leave it for 24 hrs and then pumped it dry...	1
The local waste water industry has lobbied the MOA to change code such that an individual homeowner cannot repair or replace his own tank or leach field without spending thousands of dollars. This must be fixed. The code must be changed...	2
We already have too much regulation on the Hillside. Don't allow the new Title 21 to make it worse. Allow us our rural space and let those who want "affordable" high density housing live elsewhere. Don't take away what we have worked so hard for.	1
The MOA can not maintain its existing Sewage Plant without EPA waivers to allow pollution of Cook Inlet. Adding input from the Hillside would be folly.	1
again, we maintain our septic system. Our yearly pump-out service hands out a pamphlet on how to keep the system in top shape. We have to educate our guests on this too.	1