



**Hillside District Plan
Workshop Series 2
Summary of Public Comment
Subdistrict Discussions**

Upper Potter Valley

Area currently includes on area zoned R-1A SL (10,000 sf lots) in floor of valley; valley sides are zoned mostly R-10. Discussed possible ways to develop the area with a developer, Dan Billman and a well driller that went more or less like this:

- Not much water there – enough for some house wells but not enough for a subdivision at R-1A – would need water & sewer to develop at that density
- Where would you run the pipe? Possible routes were discussed from the Potter Valley subdivision to the south – would require a pump station to deal with topography
- Shallow bedrock exists along the southern valley side
- Area is very, very wet – the road there is already glaciating – once root mass is removed there will be a lot of water – would require storm drains
- Discussed possible routes for drains – would need to drain into Potter Creek – Billman said this area already heavily impacted from increased flow – this would add to the problem
- Could reserve Stewart Road as a trail – the traditional trail along the valley floor probably could not be preserved
- Would need to upgrade roads in area to connect to Goldenview to the north and Potter Valley to the south – steep grades would be a challenge
- In the end, this small group concluded that it would be very expensive to put in a subdivision at the allowed density – one person suggested making the whole area R-8

Other Issues and Comments:

- Extremely high winds in this area – motorhomes have been flipped over; falling trees have damaged houses, boats, etc.
- Should reserve a wide corridor around Potter Creek
- Would there be a need for a new elementary school if this area was developed?

Upper Little Rabbit Creek

No comments.

Furrow Creek

- This area is now 90% developed. Without focusing on politics of why wetlands were developed, who pocketed the \$, we should review lessons learned. A good hard look at what is working and what is not. This then can be applied in other sections of the Hillside that are less developed, but developing.
- Where are the high density areas currently on the map?
- Resident comment: I don't like your numbers (for development capacity). Lands on the Hillside are wet, steep, and shouldn't be developed or have any density.
- MOA Planning Department response: The MOA suitability study figures on development capacity didn't include all vacant land. Lands were determined not suitable if there were class A wetlands, steep (45%) slopes, no MOA water or sewer, bedrock, and other issues.
- Existing Furrow Creek densities – leave as is
- High density only in core areas where water and sewer now exist
- Is this plan going to affect zoning? Let's not change zoning - people chose to move to specific areas because of the existing characteristics.
- KEEP density compatible with adjacent property
- This area (and BLM) shouldn't and couldn't serve for transient high density apartments. This is especially true given road standards and the lack of trails. It just isn't suited to dense living like other places in Anchorage are.
- Guidelines for higher density – no clear cutting to edge of lot – transition zoning
- Crossview is no longer vacant
- Furrow Creek is high density already – leave as is

BLM Lots

- BLM area NO high density
- BLM is an old area with 2 ½ acre lots, funky log cabins – it is not compatible with high density. The roads are easements and not built to support more housing. Let's appreciate the mix and maintain this area “as is” to preserve its character; density nearby balances out the mix.
- BLM area bigger lots are important for providing enough land to fix septic systems if they fail.
- Only put condos in core areas near existing infrastructure
- “BLM” land is too far away to get public water and sewer
- The area is characteristic of the more rural areas and should be preserved
- Is this plan looking at rezoning in certain areas? (issue brought up for discussion)
- Would not like to see rezoning in certain areas if zone type change would be considerable impact
- Concerned more about preserving existing character
- Develop same density as existing density
- Keep density same with adjacent density

Rest of Hillside

No comments.