

**HALO Meeting Minutes**  
**Thursday, February 7, 2019**  
**Holy Spirit Retreat**

I. The meeting was called to order by Treasurer Christine Monette at 7 pm. Board Members present: Pat Abney; Brena Doolan; Peter Johnson; Gail Morrison; Katie Nolan, Secretary; Rodney Powell, Past President; and Kurt Rein. Absent but excused: Matt Burkholder, President; Sarah Densen, Vice President; Albert Fogle; Mike Kenny.

II. The Agenda was accepted.

III. Treasurer Report. \$1480.65 in checking. \$15,592.00 in savings/legal. One \$10 donation on paypal in Jan is not included yet.

IV. Presentations

A. Assembly, Suzanne LaFrance. Ordinance banning toxic flame retardants in new items, requested by AFD. Would go into effect in 2020. Most products containing these chemicals are made in China. Extensive use in airports. Fairbanks has a problem with these chemicals in water table near airport. MLP sale going to RCA. Will look at from consumer viewpoint. Retail 5% Muni tax on alcohol to go on ballot. Bonds include school earthquake repairs; federal funds may repay. Fourth quarter budget revisions in April. Q. SAP? A. Going pretty well. Fewer defects. Admin working closely with bargaining units to negate fees due to pay problems. Adding SAP professionals to payroll.

Assembly, John Weddleton. Working on a bear ordinance that will have designated "bear zones". Code enforcement will identify special interest areas for bears. May require bearproof trash cans etc in some problem areas. Most are in the northeast part of town. Proposal for 12 years of tax abatement in downtown core for fourplex and above residential. The only high-density built recently has been subsidized. Proposal 2019-09 to fine owners of houses or structures that have been vacant over 3 years (not listed with realtor, etc); a \$5K fine will go into cleanup fund.

B. Paul Gionet, Lewis & Clark Subdivision, PH 2-26-19. Upper DeArmoun and Canyon Road. Applying for Assembly approval rezone from R-8 to R-10. 80 acres more or less. Purchased the property about 7 years ago when zoned R-8 (low density 4 acre). Purchase planned to immediately rezone to smaller lots. Tried to go R-6 twice but both attempts were rejected. Next applied to rezone to R-8 conservation subdivision plat. This was approved with Special Limitations by PZC. Now applying to rezone from R-8 SL to R-10. R-10 DUA depends on slope. Q. How is this one different than your continual attempts to double DUA? A. Platting determines DUA, not me. It will depend on slopes. R-8 would have held about 20-23 houses. Will abide with whatever number

Platting and Assembly say. Top limit is 45 lots at R-10, but they will do 32 or less. Surrounding areas are R-6 and R-8. Q. Do you intend to push for more than 23 lots? A. All owners will make that decision together. Q. Will higher density be along DeArmoun? A. Yes. 2 to 4 acre lots. Houses not butted to DeArmoun. Will push down to cul de sac. A. Natural vegetation SL? A. Not needed. No one interested in cutting alders. Landscaping requirement buffers only needed for some collector roads and 30' backing to the highway. Will be paved roads, no sidewalks. Low impact. He is building on lot #1 and is already bringing in potential buyers to show property. Stream setback 50' as per HDP. Remanded to make sure stream connects to Rabbit Creek. Will sell lots. Will be a HOA. Q. Pedestrian walkway connectivity? A. Right where it is. Topography of land will determine. Q. What DUA/size lots do you personally want? A. We don't know; won't know until we know what Platting allows. Q. Why do you say all the neighbors want this R-10? A. According to Rabbit Creek CC meeting minutes. Q. But we wanted it to stay R-8, not go to R-10. A. There are lots of opinions. Q. Water level is great concern, septic tanks pop out if not pumped at least monthly. This is a serious concern. What are you going to do about septic and how are you going to protect neighbor wells that have gone down? A. Advantix septic in lots. Water table 2' underground at his current house lower on Rabbit Creek. Will require biocycles in entire subdivision. Test hole on lot #1 was 16' with no water. Now have over 60 test holes. Some are wet, some will perc. Soils vary widely across the site. That will be an automatic limitation on lots. Each lot has to have three sites that will perc. Q. About a third of the property is poor soil with standing water. A. I would disagree. Q. Are you scrapping the R-8 conservation subdivision? A. Yes, if Assembly agrees. Q. Has any community organization supported this rezoning? A. No. But the Assembly meeting tomorrow night will be the best show of community support. Q. What price range on lots? A. Have not set one yet.

## VI. Committee Reports

A. Website is up and up to date. Anchoragehalo.org. Still in the process of melding all the old info into the new site. Facebook still is not active. We need volunteer help with facebook. Does John Weddleton have the map that shows growth over the years? Yes. He will get to Monette.

B. Historical and Archival. Have found a lot of historical papers as we come into our 50th anniversary. Hope to have historical timeline for our June (Annual) meeting.

## VII. Old Business

A. Candidate Forum. Room and mic booked. All but one candidate has confirmed. Will be a number of bonds and ballot props. Need to send out letter asking for

donations. Kenny said he will do coffee. Agenda will be sent out the week before the event.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Katie Nolan, Secretary

*Action Items:*

*Letters to community councils requesting donations (Nolan)*

*Coffee for Forum (Kenny)*