

Unedited comments from participants with frequency and votes

Hillside District Plan Scoping Meeting September 29, 2005

October 6, 2005

Compiled by Ky Holland from notes of September 29, 2005 public meeting.

Notes:

Comments are transcribed from sticky notes attached to posters in rooms with titles of sections shown in the report. Participants were allowed to move stickys around so they may not be where the author put them. The only notes moved or amended in the preparation of this report are those in the general category that had not title (by rear door) or those that were so similar that they are combined with other similar notes. Combined notes are indicated by “frequency” unless otherwise noted, a frequency of one applies to each note. Votes tally the “dots” that were distributed, six per person, with instructions to use them as they wished.

The issues column provides a quick reference to issues in the note. These are assigned during the compilation of the notes.

Water & Wastewater Disposal	Issues	Frequency	Votes
☐ No Sewer	Septic	1	22
☐ No city water or sewer	Utilities	4	5
☐ I love my well - 45 years old.. replace when we have to. Not interested in paying for city utilities. People will be forced to subdivide to pay for utilities ruining rural large lot neighborhoods.	Utilities		1
☐ No city water or sewer above lake Otis	Water		1
☐ There is assumption that all sewage must be piped to the inlet; that isn't necessary. It would be cheaper and better for the environment to 1. keep our functioning onsite systems and 2. where necessary treat sewage with small systems in subdivisions.	Utilities		1
☐ Concern for ground water contamination - would like to see city water and sewer expanded	Water		1
☐ Horse facilities concentrated in some areas - possible contamination of ground water - bad odors on bike trails	Water Bike Trails		1
☐ Sewer should not be based on density - based on # rooms not acreage	Septic		
☐ Preserve choice of well/septic	Septic		
☐ Keep use of private septic to facilitate low density more vegetation, more habitat, more water absorption during storms	Septic		
☐ The cost of water & sewer alone will force many people from their large lots	Utilities		
☐ Onsite sewer OK - just require yearly maintenance	Septic		
☐ W/WW - Don't want new development to drain my well or force me on to water and sewer utilities	Utilities		
☐ Sewer costs to homeowners if on-site sewers are forced out	Utilities		
☐ Compost Facility at Chamberlain Center	Recycle & Alt		
☐ Wastewater disposal option and city H2O to Bear Valley and impacts to high density development	Utilities		
☐ Keeping public sewer expansion in check; not pushing sewers in area where large lot development is preferred by local community	Utilities		

- If sewer is forced on land/home owners - city must help fund - also must preserve large lots to keep life style. Utilities
- Keep large (1+ acre) lots w/ onsite utilities. Utilities
- Incentives for alternative onsite wastewater methods - "septic is so retro" Utilities Recycle & Alt
- 2020 calls for using technology to keep on-site systems. Do not force onsite households to hook up if sewers come by. Utilities
- Clean water supply and effective wastewater disposal is an obvious need. Water
- Is it possible to keep my gravel road and ROW but still have sewer improvements? Utilities Roads
- Drainage for water run off and sewer Water Drainage
- Wildfire prevention techniques that address slash disposal and maximize volunteer efforts Fire
- Higher vegetation requirements in subdivisions to promote habitat and storm water absorption Water Drainage
- Protect water and critters Water

Transportation	Issues	Frequency	Votes
▫ Connect Elmore/Bragraw to relieve lake Otis and shorten trips to medical district. Need N/S road east of Lake Otis	Roads	3	8
▫ No new roads - just improve of existing roads. Improved biking and walking trails and street crossings	Trails Roads		8
▫ Connect Bike Trails - and put trails along O'Malley and DeAr- moun	Bike O'Malley Trails		7
▫ Children on bikes on O'Malley have reached dangerous levels - is a bike path planned for the area and road?	Bike O'Malley Roads		6
▫ Do not waste money on recreational trails - only where they provide transportation	Trails		5
▫ Need through roads other than O'Malley and Rabbit Creek. Need N/S roads. Area above (east) hillside and golden view need roads	Roads O'Malley		4
▫ To maintain "rural" feel, we must keep our roads narrow and low speed. Keep the collectors	Roads O'Malley Rural	2	3

(O'Malley) roads to 40 mph or below			
☐ Concerned about too much connectivity - I don't want a lot of through traffic in my Neighborhood	Roads	2	3
☐ Improve quality of streets	Roads		3
☐ Create access to Pt. McKenzie to open up more land for development	Development Public Land Access		2
☐ Connect multiuse non paved trails	Trails		2
☐ No new roads - 3 lane roads maximum width	Roads		2
☐ No road widening - no freeways	Roads		2
☐ Maintenance of bike trails and walkways throughout the hillside in order to encourage non-motorized transportation	Bike Trails	2	1
☐ How will four E/W major roads handle increased traffic without impacting existing Neighborhoods	Roads		1
☐ Limit speeds on roads with context sensitive design - not artificially low speed limits	Roads		1
☐ I hate what happened to intersection of Huffman and Elmore. It's so wide, it encourages higher speeds. Look like LA, CA now	Roads		1
☐ Road connectivity isn't all that counts - Preserving neighborhood is as or more important.	Roads		1
☐ O'Malley is the major access road to the hillside. What is the schedule and plan for a wider, improved road	Planning O'Malley Roads Access		1
☐ Other major access to the hillside is needed - the building on the hillside has exploded and access and alt access must be addressed	Access O'Malley		1
☐ Need evacuation plan in event of major fire. (Dallas TX)	Fire		1
☐ If density is kept low, wider and more roads are not as necessary. Keep roads as country lanes - slow and with safe pedestrian paths	Pedestrian Roads	2	
☐ Don't develop new main roads - it tears the neighborhood in two	Roads	2	Development
☐ Access to parks lands via roads public transportation, feet, skis, bikes et.	Bike Parks Roads Public Land Access		
☐ I would like to see improved and new trails	Trails		
☐ Trail connectivity and road	Trails		

- improvements not as important as private property rights Roads
- Increase traffic flow before development is approved Development
Roads
- Side walks should be incorporated in any new street to encourage safety of pedestrians Pedestrian
- Eliminate the O'Malley hairpin curve at the top of O'Malley and Hillside Roads
O'Malley
- A bike path to the zoo would be nice Bike
O'Malley
- More bus service - \$10 gas will be here soon Bus
- Develop and enhance arterials - extension of Huffman and Birch Development
Roads
- Eliminate subsidy for People mover bus Bus
- Improve public transit Bus
- Create road shoulders for bicycles and path for pedestrians along side of roads Pedestrian
Bike
Roads
- More incentives to public transit that accommodate work travel and youth travel Public Land
Bus
- Concerned about transportation needs from new development Transportation
Development
Bus
- Include trails in road bonds so they get passed and built Trails
Roads
- preserve Neighborhood over connectivity - do not overbuild Development
- More bike and pedestrian trails. Bike
Pedestrian
Trails
- Avoid widening and expanding roads if it will attract more development Roads
Development
- Adequate public notice and involvement includes community councils and limited road service districts Roads
- Ski trails, bike trails, horse trails, walking trails - all trails -maintenance Bike
Trails
- Eliminate mile long school zone on Lake Otis
- Road Planning Roads
- Alternative ways to access the hillside in an emergency is an important issue Access
- I understand the need to evacuate neighborhoods in case of wildfire, but I also do not think every road easement need to be pushed though, chopping up our quiet Neighborhoods Roads
Fire
- Need bike path on Huffman above Elmore for school kids Bike
- No roundabouts such as Dowling Roads

- and Seward highway
- More roads for existing people Roads
- More roundabouts Roads
- Don't widen roads Roads
- Road Maintenance is OK as is Roads
- Don't wide roads Roads
- Access to trails crossing undeveloped land Trails
Public Land
Access
- Trail from Bear Valley to Goldenview to Potter Valley Trails
- Planning should include pedestrians and bike paths linking to collectors. Each subdivision should be part of this plan. Bike
Pedestrian
Planning
- Protect local road service areas and independent road service areas Roads
- We need "high traffic" arterials such as O'Malley, DeArmoun, Abbott, etc which include turning lanes Recycle & Alt
O'Malley
- More public transportation access on the hillside Transportation
Access
- Connect trails for pedestrians, bikes, recreation - separated from traffic Bike
Pedestrian
Trails
- Build new trails with new subdivisions Trails
- Dust control on unpaved roads Roads

Wildfire	Issues	Frequency	Votes
▫ Need wildfire plan addressing notification, evacuation, and mitigation of hazards.	Planning Fire	6	23
▫ Dispose of spruce bark beetle kill/trees - program with \$\$\$ - continue grants to assist homeowners in clearing for fire safety	Fire		9
▫ Force property owner to clean dead fall			4
▫ Remove the trees that are beetle killed from state and city property also right of ways			1
▫ Preserve health green open space - reduces wild fire danger	Fire		1
▫ Wild fires are a big potential problem. Development adjacent to public land stops access to undeveloped land to control fire.	Development Fire Public Land Access		
▫ Substantial fuel load	Fire		
▫ Anchorage Soil & Water Fuels Reduction Program	Fire Water		
▫ We need a "real" firewise pro-	Fire		

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- Build bridges in Chugach State Parks
Park to support fire control Fire
vehicles
- Access to undeveloped land such Fire
as bicentennial and CSP for fire Public Land
protection Access
- Surrounding Neighborhoods are cutting Fire
down trees to follow the "fire-
wise" program. Do we have to
destroy a forest to prevent
fire?
- Wildfire prevention techniques Fire
that address slash disposal and
maximize volunteer efforts
- Fire mains in strategic areas Fire
- More help with felling and Fire
removing dead trees and educa-
tion on how to thin wood areas
to decrease fire risk without
losing isolated/woody feel of
lots and Neighborhoods
- Use funds to actually help get Fire
rid of dead trees that can
cause fires
- Mitigation of spruce bark
beetle kill in large undevel-
oped tracks
- need well publicized wildfire Planning
plan with encouraged /enforce Fire
homeowner abatements
- Limit fire spread and intensity Fire
- Limit crown fire potential Fire
- I understand the need to evacu- Roads
ate neighborhoods in case of wildfire, Fire
but I also do not think every
road easement nee to be pushed
though, chopping up our quiet
Neighborhoods

Urban Rural	Issues	Frequency	Votes
▫ Keep the dividing line below where the density is now low - don't move up the hillside allowing low density areas to be redeveloped			10
▫ Protection of rural and suburban Rural lifestyle and diversity in Anchorage		2	5
▫ Minimum lots size - Acre...			2
▫ Under radar development - with Development high density impact and habitat Wildlife destruction			
▫ No new construction with t111 exterior siding			

Land use & Open Space	Issues	Frequency	Votes
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▯ No Commercial in residential areas		13	50
▯ Access preservation to Chugach State Park - including while adjacent land is developed	Access Parks Development Public Land	10	35
▯ Minimum Lot Size - 1 1/4 - 1 acre. Keep Rural character	Rural	22	31
▯ Night Light - Preserve night sky - shielded lights...			16
▯ Home based businesses, especially horses			9
▯ Private Property Rights		2	5
▯ Subdivisions should be designed to complement the environment taking in to account slopes, drainage, special stands of trees	Drainage		5
▯ Flexibility - plans are guidelines not rigid and unbending criteria	Planning		5
▯ Home based businesses			4
▯ More access points to CSP - small 6-8 vehicles. Especially along Bear Valley, and Upper O'Malley	O'Malley Parks Access		3
▯ Leave Campbell track [bicentennial?] undeveloped			2
▯ Open space necessary			2
▯ No small city lots	Development		2
▯ Support regulated business development. I would love to see... in the new gravel pit subdivision. Smart development and no box stores. Gas will be \$10 and we'll all be....	Development	2	1
▯ Horse facilities concentrated in some areas - possible contamination of ground water - bad odors on bike trails	Water Bike Trails		1
▯ preserve parks - keep undeveloped parks in natural state	Parks		1
▯ No site condos east of lake otis			1
▯ Keep access areas to Chugach State Park relatively small no huge parking lots and congestion	State Park rela- Access	Parks	1
▯ Extend bike paths in to the potter area from existing local paths through the rabbit creek area	Bike		1
▯ Plans for how people are going to get to school, work, before subdivision are put in. Can there be some mixed used development with schools and stores close by so we can get out of our cars?	Planning		1
▯ Open space and trails are important for health and quality of life	Trails		1

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| <ul style="list-style-type: none"> ▫ Important to design plan for future residents. Most homes are sold every seven years. This plan should be for people living here decades from now. | <ul style="list-style-type: none"> Planning | <ul style="list-style-type: none"> 1 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|
- Schools
- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> ▫ Careful monitoring of all development - none below the radar - all comply to planning | <ul style="list-style-type: none"> Planning Development | |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--|
- use Park area for parking
- Preserve green space and large lots
- Sports fields
- No Commercial development above Lake Otis south of Abbot
- Eliminate or reduce setback requirement for small animal enclosures for R-1 and R-6 zoned property. Make small animals exempt from existing enclosure set back requirements
- Wildlife habitat protection - a must
- | | | |
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| <ul style="list-style-type: none"> ▫ Connect parks and trails - require subdivisions to provide them and connectors to existing trails | <ul style="list-style-type: none"> Parks Trails | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
- R6 only - protect home based business and diversity
- | | | |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> ▫ Plan open space and parks prior to development | <ul style="list-style-type: none"> Planning Parks Development | |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--|
- Want assurances that higher density development will not compromise lower density areas now developed
- Prevent land development of high density housing - significantly reduce land use variances
- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> ▫ Treat developers fairly so they know the rules for providing openspace and parking access | <ul style="list-style-type: none"> Parks Access | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
- | | | |
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| <ul style="list-style-type: none"> ▫ Maintain sound planning of development abutting park land so developers treated fairly at the beginning of the planning process | <ul style="list-style-type: none"> Planning Parks Public Land | |
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- Eliminate or move large wild animals. Open bow season for mood on hillside
- Diverse housing types and reasonable lots sizes in a neighborhood produces better communities
- Adequate aquifer protection
- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> ▫ Develop communication networks between developers and state parks on access to CSP | <ul style="list-style-type: none"> Water Drainage Parks Development Access | |
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- Development consistent with adjacent property users - no

- rezoning or spot zoning
- ☐ Do not develop anymore schools Development
- ☐ don't allow neighborhood commercial Development
development
- ☐ Higher vegetation requirements Water
in subdivisions to promote hab- Drainage
itat and storm water absorption
- ☐ Home based businesses must be
protected and encouraged
- ☐ Future the Rabbit Creek Green- Trails
belt in to Chugach State Park with good trail Development
development
- ☐ Urban Rural boundary changing Rural
zoning in low density areas
- ☐ Connect hilltop park with Chugach State Park Parks
at prospect heights trail head Trails
with multi use trail.
- ☐ Inclusion of low cost housing Housing
in rural settings - is it possi-
ble
- ☐ Access from bear valley to Access
McHugh Peak

Level of Service	Issues	Frequency	Votes
☐ Hillside is rural	Rural		16
☐ Underground power lines			5
☐ Horses need to stay - permanent and large part of hillside lifestyle		3	4
☐ Keep limited road service dis- tricts and independents	Roads		4
☐ Improve salmon streets - remove blockages	Wildlife		3
☐ Property Tax Relief - low prop- erty taxes			3
☐ Protect Home based businesses			2
☐ Require open spaces and public easements	Public Land Bus		2
☐ Keep all commercial services below Lake Otis			1
☐ No more amendments to the Hillside Wastewater Management Plan- no more sewer east of where they are	Utilities		
☐ level of service by public agencies should be increased - all services - roads, drainage, police, fire	Roads Fire Public Land Bus Drainage Police		
☐ Maintain rural feel and look while planning for growth	Planning Rural		
☐ Help community provide animal resistant waste/garbage contain- ers	Wildlife		
☐ More rural in appearance	Rural		
☐ Sewer can not dictate density.	Utilities		
☐ No commercial east of New			

- Seward Highway
- ▯ If Utilities must come, limit Utilities
to sewer - preserve large lots
- ▯ parks with picnic tables, play Parks
grounds, and parking

Public Safety	Issues	Frequency	Votes
▯ Increase police staffing to a proactive policing level - paid by alcohol tax	Police		6
▯ APD needs more presence on hillside. Can burglaries be addressed better	Crime Police	2	2
▯ Better fire and police coverage for hillside	Fire Police		2
▯ Protection of property (cars) at trail heads for parks and muni trails	Parks Trails		2
▯ Require open spaces and public easements	Public Land Bus		2
▯ Eliminate or real oversight of AFD firewise program (using money for hummers with money for tree removal)	Fire		1
▯ Better police service	Police	2	
▯ Forest health and maintenance			
▯ Neighborhood Participation			
▯ develop and communicate emergency response plans	Planning Development		
▯ Evacuation routes in case of fire or other disaster	Fire		
▯ Home owner preparedness - reduce ignition potential, evacuation, shelter in place	Fire		
▯ level of service by public agencies should be increased - all services - roads, drainage, police, fire	Roads Fire Public Land Bus Drainage Police		

Drainage	Issues	Frequency	Votes
▯ All creeks and wetlands must be mapped and analyzed hydrologically however small. (no one knows about branches of Little Survival Creek)	Drainage Development		6
▯ Wetlands Protection	Drainage		6
▯ Subdivisions should be designed to complement the environment taking in to account slops, drainage, special stands of trees	Drainage		5
▯ Store water and the amount of	Drainage	q	4

impervious surfaces. Our creeks can't handle the increased storm water

□ Consider impact of future development on natural drainage and adjacent properties drainage	Development Drainage	4
□ Guarantee of 0 effect of development on private well production or compensation for negative effect	Development	1
□ What is health of Rabbit Creek and other drainages?	Drainage	
□ Drainage for water run off and sewer	Water Drainage	
□ Drainage should be addressed to include wildlife corridors.	Drainage Wildlife	
□ level of service by public agencies should be increased - all services - roads, drainage, police, fire	Roads Fire Public Land Bus Drainage Police	

Open Space, Wildlife & Habitats	Issues	Frequency	Votes
□ Preserve some natural land as wildlife habitat including wildlife corridors.	Public Land Wildlife		6
□ Leave Campbell track [bidental?] undeveloped			2
□ Concern about loss of wildlife habitat and corridors, inclusive of minimizing bad human/bear interactions over garbage	Wildlife		1
□ Need to address management of large game including hunting, buffer zones, and safety	Wildlife		1
□ Protect water and critters	Water		
□ Drainage should be addressed to include wildlife corridors.	Drainage Wildlife		