



Municipality of Anchorage

Watershed & Natural Resources Advisory Commission

Mayor's Conference Room
City Hall
632 West 6th Avenue
Anchorage, Alaska

ACTION SUMMARY

12:00 Noon
Wednesday, May 27, 2009

Regular Meeting

I. ESTABLISHMENT OF QUORUM

Present: Daniel Billman
Dan Bosch
Heather Dean
Brett Jokela
Holly Kent
Rick Sinnott

Excused: Tamás Deák
David Nyman
Bill Rice

Staff: Thede Tobish, Senior Planner, MOA Planning Department

II. CALL TO ORDER

The meeting was called to order at approximately 12:05 p.m.

Staff, acting as temporary Chair, changed the order of business.

III. ACTION SUMMARY

A. Regular Meeting of April 22, 2009

Commissioner Jokela moved to approve the action summary for April 22, 2009, as presented.
Commissioner Kent seconded.

The Motion passed without objection

IV. NEW BUSINESS

A. Case No. WNRC 09-02: Hillside District Plan - Public Hearing Draft

The Commission initiated discussion concerning this draft plan, which had been circulated to members via the project's web site. Some of this discussion was intended to clarify questions from the Plan's recommendations and new concepts, while some focused on new ideas and possible changes. There was additional discussion about the Plan's proposed management administration, implementation actions and how standards are to be applied, and the stream setback nuances outlined in the Plan.

Commissioner Dean had questions about the application of the Plan's recommended standards, particularly Items 14-I and 14-J, which were to be applied exclusively to upper elevation and steep slope areas. She felt that these are significant implementation actions that should be applied areawide. She also noted that it appears that Chapter 6 policies and standards are not always reflective of or consistent with standards and recommendations expressed in previous chapters; e.g., new road recommendations go through high-density stream and wetland areas, which were to be avoided per earlier chapters.

Commissioner Jokela was concerned that the Plan recommends neighborhood cluster septic systems but that there was no obvious commitment by the Municipality to provide funds to manage these. He also noted that pages 6-8 and 6-9 discuss funding for new approaches to creating a management mechanism for a unified Hillside Service District, but the administrative recommendations for this system were unclear. Several Commissioners expressed concerns with the community septic system concept and the apparent lack of strong implementation or administration actions. Several Commissioners were concerned that the stream channel setback has been changed in the slope-affected areas (R-10 District) from 100' to 50' without explanation.

Prior to discussion about items for a Commission resolution, *Commissioner Billman* recused himself from any voting on such because of his direct involvement in the drainage section of the Plan.

Commissioner Jokela moved to recommend adoption of the Hillside District Plan with the following conditions:

1. The final *Hillside District Plan* must clearly note that unless otherwise recommended for implementation, it does not supersede other municipal, federal, or state plans, regulations, or authorities and that roads and trail alignments must reflect policies and standards in this Plan.
2. The Plan shall provide more concrete and detailed implementation steps for funding the proposed Hillside District-wide Service Area (*Primary Policy 14-A*).
3. The proposed standards for *Goal 14* in the Summary Table on page 6-22 (*14-I & 14-J*) should be applied to the entire planning area and not restricted to the upper elevation or steep slopes, with acknowledgement that implementation for this standard will apply only where appropriate.

4. The Plan's setback standards outlined in Policy 14-I shall be amended to include a 100-foot setback from first-order streams, as long as the subject property is large enough to still accommodate reasonable use by the owner.
5. Because of the Commission's concerns about how the Plan's recommendation for community on-site septic systems will be implemented and who will oversee and enforce the operation and maintenance of these complex systems, the Municipality should not authorize use of community systems until sufficient resources and controls are in place.

Commissioner Bosch seconded.

The motion passed with the condition that final wording of the full resolution be reviewed and approved via e-mail. Commissioner Billman had recused himself.

V. OLD BUSINESS (none)

VI. COMMITTEE REPORTS (none)

VII. OTHER BUSINESS (none)

VIII. STAFF REPORT (none)

IX. ADJOURNMENT

Commissioner Billman moved to adjourn. Commissioner Dean seconded.

The Motion passed without objection.

The meeting adjourned at 1:20 p.m.