

Rabbit Creek Community Council Meeting Minutes for Thursday, June 8, 2023
DS DRAFT

Location: Internet Zoom Meeting

Board Roll Call - Present: Ann Rappoport (Co-Chair), John Riley (Co-Chair), Keith Guyer (Treasurer), David Sterling (Secretary), Michelle Turner, Mike Kenny, Nancy Pease, Judy Michael, Amanda Doughty

Absent: Matthew Blakeslee, Carl Johnson

Board Member Co-Chair – Ann Rappoport - Opened the meeting formally at 7:02 pm. Asked people to put name in the chat. Determined 9 board members and a total of over 32 attendees, Declared a Quorum and General Meeting. Ann Rappoport described the Sign-In Method. RCCC follows Roberts Rules of Order. The attendance list is attached. Zoom advised of recording the meeting. Described methods to vote on issues for this meeting. People calling in on telephone will need to vote in the chat. Described voting eligibility, attendance of one prior meeting in past 12 months. Described Zoom protocol and instructions. Described Pass the Hat method of collecting money for use by RCCC. Urged folks to send in a contribution.

- **June Agenda – Motion to Approve by Keith Guyer & 2nd Michelle Turner** – To approve the agenda as written. No objections. Approved.
- **May Meeting Minutes – Motion to Approve by Keith Guyer & 2nd Michelle Turner** – To approve with changes made by Ann Rappoport. No objections. Approved.
- **Treasurer Report** – Savings \$316.85 + Checking \$1,474.81 = \$1,791.66 available. Outstanding debt encumbered for ongoing records scanning.

Announcements & Legislative Reports:

- **Assembly Members for RCCC Area -**
 - **Randy Sulte** – (907) 343-4121 - Randy.Sulte@anchorageak.gov
 - **Zac Johnson** - (907) 343-4122 - Zac.Johnson@anchorageak.gov – Not present.
- **Representative Ladie Shaw** – Not present.
- **Senator Cathy Giessel** – Working on defined benefit pension plan bill this summer. Working over the summer. Balanced budget approved with excess.
- **Anchorage School District** – Andrew Holleman – Thanks for Senate majority on budget issues. Awaiting Governor approval.
- **AFD** – Nick Davis Senior Captain at Station 10 – Narcan use of opioid overdoses. Does not restore recirculation so need to perform CPR. Wildfire house inspections available again this year. Request on MOA website. Open burning started on MOA website. Pulse Point App shows. Wildfire Map on Muni.org site shows current conditions if there is a wildfire. Smoke alarms. 5 fatalities this year in homes without smoke detectors. BBQ grilling safely. Zalunidan drug for heart attacks study underway. Working on funding issues. Working on wildfire maps. Woodlots open soon, free. Station 10 maybe closed at some point. Plan to use O'Malley Station. Just talking at this time. Open to placing tool shed for trail maintenance at Fire Station 10.

New Business and Old Business Requiring Action & Reports

- **Open Floor for Quick Comments** - No comments.
- **MOA Assembly Ordinance to Combine Anchorage Zoning into Only Two Zones** – Nancy Pease – Public Hearing Tuesday July 25th - Proposed Ordinance by Meg Zalatel and Kevin Cross, would merge all current residential zones into two, but really one, zone for all residential housing. All Lot size, housing density, setback, types of allowable non-residential uses could possibly be amended.. All residential zones disappear to allow any type of residential housing as well as an unknown mix of commercial activity. Total override of all existing neighborhood and land use plans. Ordinance sponsor says some of the negative impacts may be worked out in the,18 months before it goes into effect. Radical and unpredictable. Based on fact that people are sleeping outdoors. Concern that the

community needs housing immediately. Intended to start a conversation on how to start a conversation on the subject. RCCC members have put years into developing current Hillside District Plan. Expect all Community Councils to have an interest in this. We have all worked hard to have the neighborhoods that we currently have. Expect to do a grand review because the Ordinance has nothing to review, since there is no analysis, economic impact, identify pros and cons. Broad brush approach. Consider the Ordinance a molotov cocktail. Better way is to analyze neighborhood by neighborhood to develop affordable housing. RCCC discussion points are in written document that is being read from. Examples include places like MatSu have no zoning and have numerous issues. No evidence that without zoning would that promote affordable housing. Does not allow for Transportation Plans that have been made specific to areas, since housing is planned anywhere and everywhere. No indication that it would work towards affordability. Probably goes against home ownership. Probably would work against diversity. Abandons the attempt to have physical character in areas. Creates less equity. Areas of US where people have private zoning where they can afford it. Has no concern for existing physical conditions, like steepness, mountainous areas, and other physical conditions. Their hope of creating walkable dense neighborhoods, could well have the opposite effect. Would promote scattered commercial properties, rather than in neighborhood or regional centers. Always good to offer alternative solutions, but that is hard to do with this ordinance.

- Comments: Dianne Holmes - Infill is already part of 2020 Plan. Mixed use. Mike Kenny – Considers affordable housing a trojan horse. Brought up recent Holtan Hills in Girdwood as failed attempt. Considers there may be no solution to this type of Ordinance. Keith Guyer – Zoning where no city sewer and water is an issue. Road systems on hillside are not setup for high density housing. Does not want commercial things next door to or intermixed with residential. Ky Holland – Compares this ordinance to recent elimination of parking ordinance change. Misses that excess costs are then born by community or permit parking. Appears to allow commercial development on hillside. Recommendations: 1) Identify where in zoning do we have problems creating barrier towards affordability housing and improve the zoning. 2) This ought to be coming from the Boards/departments that the MOA already has. Give those experts time to review and not railroad through the Assembly. Michael Hughes – Has Assembly held work session? None yet. Nancy Pease – Staff has not analyzed the Ordinance. Not sure where this ordinance is coming from. Assume it is well meaning assembly members who are trying to put a roof over homeless. Consider it a sense of desperation. Judy Michael – Seems that, Yes, the RCCC opposes the Ordinance as presented. More work needs to be done.
- **Motion by Nancy Pease & 2nd Michelle Turner** – To comment on draft ordinance in writing and as described above. Also request to Table the Ordinance and take up a neighborhood-by-neighborhood approach. Oppose the Ordinance as presented. Not bring the Ordinance forward until there is more public participation process. Support the request above with a letter that includes the comments mentioned above. Vote Results: Yes= 17; No=1; Abstain=0. Motion passes.
- **Mountain Air Drive Extension** – PZC Meeting on July 10th - Nancy Pease & Dianne Holmes – Showed list of 10 main points in a document developed by the Land Use & Transportation Committee. Plan review of 35% Plan Design. Request modifications for safety of all users and all travel modes and provide for future. Disappointed that not all guiding documents were appropriately cited and used including Hillside District Plan, Non-motorized Transportation Plan, Hillside Transportation Study. Recommend slower design speed. Connecting roads and pathways on both side of road. Green infrastructure. Pedestrian crossing across Rabbit Creek Road. Cars need a safe way to turn. Entrance to Bear Valley School would be relocated.
 - **Motion by Nancy Pease & 2nd Dianne Holmes** – To provide the comments in a letter with proper citation and deliver to all appropriate entities. Vote Results: Yes= 11; No=2; Abstain=0. Motion passes.

- **Vote on Capital Improvements Project** – Link on agenda. Deadline TOMORROW June 9th. Ann Rappoport described procedures and some information about different projects. All projects in one website, broken out by 3 separate categories.
 - **Mountainside Village Subdivision** – Dianne Holmes – Map on Screen. 9-Lots, Zoned R-10. Big lots over 2 acres. Pretty simple. Located above Prominence Point by water tank. Requested trail access. Wants to vacate the stream setback and put it as a plat note in case stream moves the easement would move with the stream. Septic 100' from the well and stream. Only for Lot 1. Need to ask about this issue. Question on drainage. Discussion about multiple flagpole driveways, that could be made into one driveway. Shared driveways seemed to be a problem. Is this headwaters of Survival Creek? Cul-de-Sac discussed. Keep lines on plat to recognize creek. Comment by neighbor that during spring water in creek overflows to the north at flatter area in whole area of Lot 1 and 9. That area could be considered wetlands. Normally show where septic system can be positioned on plat drawing. Numerous test holes drilled this year. Need to review city wetlands map of this area.
 - **Motion by Nancy Pease & 2nd Dianne Holmes Oppose vacations that are being requested as the reasons are not understood and seem illogical. Question and comment on all points brought out by members during the discussion.** –Vote Results: Yes= 15; No=2; Abstain=0. Motion passes.
 - **Rabbit Creek Gateway Sign** – Ann Rappoport – Corner of Rabbit Creek Road and Old Seward Hwy to install a Welcome to Rabbit Creek Sign. On BLM Property. Need volunteers. Described progress made.
 - **Seward Highway Project** – Ann and Nancy to meet with State Reps soon to continue discussing this \$700 million project.
 - **Schools on Trails** – Late June Focus Meeting will be posted.
 - **Resilience Committee** – Ky Holland – Report online, link in chat. Capital budget \$200k for wildfire mitigation. Meeting 4th Monday of month.
 - **Social Media** – No report.
 - **Next Meeting** – July 13, 2023. Meeting at Stork Park with Potluck picnic meeting. \$95 to reserve.
 - **Motion by Ky Holland & 2nd James Michael** – To approve Potluck Meeting and reserving park for July 13th. Vote Results: Yes= 12; No=1; Abstain=0. Motion passes.
- Motion to Adjourn Nancy Pease & 2nd Keith Guyer** - No objections. Approved.
- Meeting adjournment** – Meeting adjourned at 9:00 pm.