

Rabbit Creek Community Council  
Minutes of the meeting on August 11, 2016  
Holy Spirit Retreat Center, Anchorage

Ron Devon opened meeting at 7:05 pm

Board members present: Devon, Pease, Abney, Fortner, Mendenhall, Guyer, Isby

Attendees included 13 plus members, so per our bylaws, meeting was opened as a General Membership meeting.

A printed copy of July meeting minutes was presented for review.

Motion by Abney Seconded by Guyer to accept agenda. Approved unanimously.

Kathleen Plunkett from ASD School Board attended to listen and learn.

Shirley Côte, candidate for House District 28 introduced herself. Invited people to fundraiser  
August 17

John Weddleton gave Assembly report: Assembly is dealing with communications antenna in Kincaid Park which would allow cell coverage for that area: will need a vote of the public under current ordinances that protect park land.

A pending Task Force on public access to Stewart Homestead Road to be led by GLT and its acting director, Pat Pourchot.

Assembly is reviewing the current ordinances that require two egresses from proposed new subdivisions. Are there alternatives such as Firewise measures instead of two roads? What standards are necessary for roads for egress?

Park dedication: (ongoing effort by Community Councils to get formal dedication of existing or intended parks). Tom Korosei of Parks Department is working on it. Dianne Holmes asked if all undedicated parks citywide could be added to the list. Weddleton said he has many projects to work on (made no promise).

Abney mentioned extremely bright light at 142nd and new cul de sac. Casts light all over. Weddleton said he would check that situation.

Persons to be heard who were not on agenda:

Dennis Miller spoke regarding trespass on his homestead land in upper Potter Valley. Trespass has been going on for generations. Illegal trespass endangers everyone: they found three campfires lit by trespassers this spring. Trespass by RCCC members and outdated maps on the RCCC website are illegal. The land is posted and they continue to evict trespassers. Under MOA code, trespassing is a misdemeanor offense. He said there is an RCCC proposed plan from 2005, from the 2005 minutes, that is on website; it indicates erroneous trails and should be taken down. Mindy Willis, RCCC website editor, asked questions and will take it down if it is outdated.

Regarding the Heritage Land Bank (HLB) parcel 2-144 on Potter Heights Road: Pease talked to HLB after a citizen raised concerns that there is a new private road or driveway from the HLB parcel up onto the ridge. Nancy talked to HLB's Robin Ward and to MOA ROW staff Mike Walters. HLB has not issued further permits for the driveway across public land but they have no problem with people using the current easement on HLB used as a driveway by Millers. When HLB replats the parcel in the near future, they will make a permanent public road ROW. Rick Novy of MOA Land enforcement did not return call regarding whether any permits had been issued for land disturbance. The Millers asserted that the

driveway is a private easement, even on HLB land. There was a back-and-forth discussion about where public access is allowed.

Moved by Pease: Contact HLB to get written clarification regarding the use of HLB land parcel where traversed by Miller driveway, and whether public can cross that HLB property; and post that information on the RCCC Council website. Seconded by Abney. Motion passes without opposition

Ric Davidge: No useful aerial photography exists for HLB parcel and upper Potter Valley and HLB should consider getting some.

Mindy Willis asked for an as-built of the Miller driveway and property boundaries to be sent to RCCC email so that it can be posted on the website.

Approval of July minutes: motion by Pease & seconded by Davidge to approve the minutes with the following change: note that Robin Ward agreed to two plat notes regarding HLB parcel 2-144: that pedestrian easement be shown in this pending replat; and a second note that pedestrian easement be constructed before subdivision lands are sold. The previous minutes were not clear that Ms. Ward agreed to create both plat notes.

Clarification that Stewart road is spelled with a final "t" not a "d"/

No feedback on the issue of MOA excluding some of RCCC's formal comments from distribution to Assembly and agencies. It is uncertain whether a followup letter was sent to MOA, per our July meeting motions.

Keith Guyer, Treasurer's report: Checking account \$315.16 and savings \$255. Abney moved (as suggested by Holmes) to accept treasurer's report. Accepted with no objections. No FCC or HALO reports.

Motion by Holmes/ seconded by Abney: donate to Holy Spirit Center the amount of money that we collected specifically for use of their meeting room. There was discussion about tapping the Council's other funds to top off the donation but motion was not changed. Motion to use the collected funds including tonight's donations was passed without objections.

Ric Davidge spoke on Potter Highlands Secondary Egress issue.

Draft discussion outline was distributed--it's a work in progress by Ric. There are many subdivisions in the MOA stalled by the ordinance that requires two egress roads for development of more than 30 lots. The Laurel Canyon fire in LA was the genesis for requiring a second egress for any subdivision with more than 30 lots: yet, the Huffman Timbers subdivision on Lake Otis Blvd was just permitted to develop 43 lots with only one egress.

MOA is supposed to subsidize rural collectors by 2/3 of the cost but this has not happened in years. Now that HLB and their developers want to develop land in upper PV, Ric says there is a community interest in putting in rural collectors with public funding, or changing the requirement

Ric says that the Anchorage Fire Department (AFD) used the secondary egress to Potter Valley--Romania to Portugal to Finland via a sharp curve and steep grade--for all manner of

fire vehicles. Another member said there are roads in the Council area that are inaccessible by fire apparatus: there was a past fire at Millers' in which a fire truck came up the wrong road and had to back down.

Davidge: thinks that the 33' rural collector standard can be met on the existing Portugal-Finland ROW.

There is a meeting on Thursday August 18 with MOA to continue this discussion but resolution will probably take a year or so.

Exterior roof sprinklers would cost \$25,000 on a new house; exterior sprinklers might cost \$3,000.

Evacuation plan is another matter. Contact Ric Davidge at [pm@cvalaska.com](mailto:pm@cvalaska.com) if you want to weigh in with him.

Ric Davidge is trying to keep the public informed.

Nancy raised the issue of traffic blockages during the recent McHugh fire. Davidge recommended that Council discuss evacuation plans with AFD and APD.

Mike Kenny: is the discussion of installing a fire hydrant in Potter Valley part of MOA's discussion regarding access and fire safety? Is this a sneaky move for AWWU expansion into the Potter Valley area that is served by onsite wells and septic?

Davidge: emergency water supplies only work if from an artesian well and gravity assisted.

Also, there may not be power to pump water in an emergency, so emergency power source is needed. John See, Forester with the Anchorage Fire Department, , should publicize the need for emergency power.

Weddleton: Justin Green's well delivers 600 gallons per minute.

Miller: HLB tract is being replatted into three parts. Lower part is being dedicated for park, and Miller suggested a new fire station on that HLB land at Finland and Potter.

Abney moved Guyer seconded: to write a letter to AFD, the Anchorage Police Department, and Anchorage Office of Emergency Management, prior to a scoping plan, to give input on egress, evacuation, and traffic control in emergencies. Ask Emergency Management to come to us to have a planning session at an RCCC meeting.

Davidge: he continues his effort to build a veterans village. Eklutna walked away from it. Now they will try to get a lease on JBER.

Vice Chair Devon announced adjournment at 8 pm with no objections. Pease seconded it afterward.

Submitted by Nancy Pease, acting secretary.