

# Rabbit Creek Community Council Meeting Minutes for Thursday, September 8, 2016

## DRAFT

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees, Phil Fortner, John Isby, Keith Guyer, David Sterling, Vivian Mendenhall, Nancy Pease, Paul Ard, Janie Dusel

Excused: Joan Diamond, Pat Abney, Ron Devon, Mindy Willis

Board Member Chair Adam Lees opened the meeting at 7:07 pm

- Minutes: August 11, 2016 minutes copy placed on line for review and copies passed around for all to read.
  - August Minutes copy were late being placed on line, so will vote to approve at the October meeting.
- Membership for 2016 – Some members filled out forms tonight.
- Attendance - Total 33 people in attendance tonight. Tonight classified as a General Membership meeting.

### Announcements & Legislative Reports:

- **Assembly Members** -
  - Bill Evans not present tonight. John Weddleton arrived at 8:00 pm and offered comments and help on issues under discussion at the time.
- **State Representatives**
  - Cathy Giessel & Mike Hawker not present tonight.
- Vince Beltrami – Candidate for Senate Seat M as Independent. Present to offer comments and present his experiences. Many years in different positions throughout Alaska.
- Joe Albrecht – MOA Fire Department Station 10 phone 267-5010 - Concerned about too many dead end streets in our neighborhood. This summer's McHugh Creek Fire, the only reason it did not take out 300 homes is the wind was blowing in the right direction, away from homes. Bear Valley only one way out via Clarks Road. Concerned about Shangri La Subdivision and difficulty getting there from the Fire Station 10. Takes over 8 minutes. There certainly will be a fire in south end of Anchorage someday. People were building their own fire line during last summer's blaze. AFD and specifically Joe, has done a lengthy study of the south end of Anchorage dead end streets and developing alternate escape routes and offering road design suggestions to alleviate. Joe mentioned several simple ways to open up secondary escape routes. Others options would cost millions. The AFD report was submitted to superiors last week for review and will be available soon for the public.
- **Motion - Nancy Pease & 2<sup>nd</sup> Keith Guyer:** Add the following items to agenda. Passed without objections.
  - Review of HLB Plat 244
  - 2016-103 2 changes to title 21 storm water retaining ponds & 2016-01-03 Modify curbs
  - Plat 12304 driveway on Wood Haven in Manytell Area
  - Pedestrian Access

### Reports

- **Chairs Report** – Adam Lees was at Oceanview meeting. New Fire Station 9 should be open by October.
- Treasurer's Report: For July amounts were: Checking \$181.55 + Savings \$315.16 + Cash \$23.00 = \$520.15.
- FCC – No report
- HALO – No report.

### Public Meeting

- **E 142<sup>nd</sup> Ave Project** – Gentleman working with The Boutet Co and Todd Jacobson. Selected contractor beginning to work on Buffalo & 142<sup>nd</sup> intersection this weekend. Will work until cold weather shuts them down. Return by June 2017. Next year scheduled to work along 142<sup>nd</sup> from the lower west end up the hill. Contractor is JT Construction. Awarded \$357,000 for base bid work, based on unit pricing by bid process. Gentleman looking for breakout price for Buffalo Street, since the project was for 142<sup>nd</sup> Upgrade, wondered why so much effort was being done on Buffalo Street with funds intended for 142<sup>nd</sup> Street. Suggested that other funding be appropriated for the Buffalo Street efforts. Response was that the Buffalo Street work is required to accommodate upgrades along 142<sup>nd</sup> Ave. Ditch design issue has been discussed extensively to ensure drainage from springs/moist areas in roadway are diverted into side ditches and allow the road prism areas to remain dry in the future to prevent road failure. Underground water is an issue on that road. The new design includes a burrito wrap of stone in geotex along north side ditch, being the best repair possible with available funding. Best science studies indicate that water traversing thru the soil is coming from north. Bid Alternates were not awarded as not enough available funding. Alt 1 at \$37,000, Alt 2 ?? Traffic management - flaggers and signage, moving school bus stops. Bulk of traffic from 7:00 am to 8:00 am. Over 2,000 vehicles per day with school in session.

## Ongoing Business

- **142<sup>nd</sup> Ave Road Action Requests** – Comments above.
- **Communications List Request from FCC** – No comments by Vivian Mendenhall.
- **Case 2016-0101: Title 21 Changes follow-up from 2016-0034** - Nancy Pease – Title 21 changes came in April included: windows facing street, size of garages increased, fast track of drainage planning, airport hangars, duplexes in some areas.
  - **Text amendments** –MOA shortcut to amend the code. Limit amendment to to 2x per year, unless special emergency. Proposing changing until 2019 MOA can fast track on anything they want to bring up. Assembly can adopt without P&Z hearing and maybe no public comment available. Garage size in R5, R6, & R7 most generous size of garage at 10% of lot size. Pretty big garage is possible. Aircraft hangar on private residential lot can be same size as house at legal airstrips. Windows – 10% of wall area for windows on street side can go down in size.
    - Comment by a lady that she would like to see a way to enable changes to Title 21 more than 2 times a year would be helpful. John Weddleton advises that he agrees. Everyone wants to see that public hearings are available. Scheduling them together is preferred.
    - **Motion Dianne Holmes & 2<sup>nd</sup> Nancy Pease** – Continue to require public hearing with 30 day notice for public hearing and to bundle amendments. Discussed previous RCCC letter and possibly revising. Objection by lady about the original letter not working and needs to be re-written. Motion passed unanimously. Committee to write a letter.
- **Stewart Homestead Road Update** – Mayors office heard the RCCC letter loud and clear. Mr. Pugh had meeting with MOA officials. Issues about the whole Potter Valley, not just the Stewart Road. Greatland Trust was asked to participate in organizing a process for resolution of issues. Pugh interested in participating in the process and developing reasonable solutions. Intend to contact the entire community and present solutions. There was a suggestion by Mr. Pugh that RCCC assist Greatland Trust and stakeholders to sponsor getting the information out to the public.
- **HLB Replat into 3 tracts Parcel 2-144** - Sept 14<sup>th</sup> Council comments due. 1) At rugby area tract there are questions about residential structures on the plat. 2) Concern about notes that need to be on the plat, that were not put on the plat. 3) Do not adequately describe public access.
- **Motion Nancy Pease & 2<sup>nd</sup> Dianne Holmes** - To form a committee to write a letter about the above issues. Passed unanimously.
- Pedestrian pathway issues briefly discussed.

## New Business

- **HALO Volunteers t Candidates Forum 10/6 at 7pm appropriation request \$50** -
  - **Motion Dianne Holmes & 2<sup>nd</sup> Keith Guyer** \$25 donation for Halo. Passed unanimously.
- **RCCC Sign Volunteers Needed** - Phil Fortner offered to take over green sign duties for the Golden View & Rabbit Creek intersection. Thanks Phil!
- **Case 2016-0093: Laborers Center Rezone** – Hard to understand what it will end up being. Northern half to be rezoned to B3. Southern part rezoned to R3 multi-family housing. Develop R3 area within 3 years. Comments:
  - **Motion Nancy Pease & 2<sup>nd</sup> Dianne Holmes** - Buffering at borders and structure height concerns due to more density. Concerned about different densities on this new zoning as compared to existing adjoining properties zoning. Passed unanimously.
- **Plat 12304 driveway on Wood Haven in Manytell Area** - **Motion Adam Lees & 2<sup>nd</sup> Keith Guyer** - Table this issue until next meeting. Passed unanimously.
- **2016-01013 Septic at storm water retention ponds** – State & MOA need new sediment and gunk cleaning areas for sucked up sludge material from retention ponds. Need to locate a new site in or around our RCCC area to retain State permits. Want to place in R5 and R6 zone areas. Hearing on Sept 19<sup>th</sup>, Community Council comments are overdue.
  - **Motion Nancy Pease & 2<sup>nd</sup> Vivian Mendenhall** – Consider this issue as an industrial use requirement that should not be in residential zones. Letter to be written. Motion passed.
- **Curb design in cul-de-sacs** – no comments.
- Comment - Dianne Holmes discussed apple and cherry orchard and helping older folks in our community. Florence Thornton who used to live the southeast corner of Rabbit Creek & Golden View was found living in her basement and eating out of cans, many moons ago. We all just need to be concerned about our neighbors.

## Wrap up assignments

- As stated above.

**Motion to adjourn by Keith Guyer & 2<sup>nd</sup> Mr. Pugh** – Passed unanimously. Meeting adjourned at 8:57 pm.