

Rabbit Creek Community Council Meeting Minutes for
Thursday, October 13, 2016
DRAFT

Location: Golden View Middle School Library

Board Roll Call - Present: Ron Devon, Phil Fortner, John Isby, Keith Guyer, David Sterling, Paul Ard, Janie Dusel, Joan Diamond, Pat Abney, Mindy Willis

Excused: Adam Lees, Vivian Mendenhall, Nancy Pease

Board Member Chair Adam Lees opened the meeting at 7:02 pm

- **Motion Joan Diamond 2nd Keith Guyer** To approve the agenda as modified. Approve without opposition.
 - Minutes: Sept 8, 2016 and August 11, 2016 minutes copy placed on line for review and copies passed around for all to read. Sept minutes had a slight modification to Stewart homestead. Both approved without opposition.
- Membership for 2016 – Some members filled out forms tonight.
- Attendance - Total 37 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 8:15 and offered comments and direction. Brought some cake, the gym of RC Elementary School, left over from Grand Opening ceremony. Sweet!
- **State Representatives**
 - Cathy Giessel & Mike Hawker not present tonight.
- **Candidates** -
 - Shirley Cote candidate for State House. Been in region for long time Huffman/O'Malley CC. Wants to go to Juneau to make changes. Public Safety is her priority. Vote Early for Shirley.
 - Vince Beltrami running for Senate running to correct the budget problems. Able to negotiate as president of AFL-CIO. Web site is beltramiforalaska.com. Looking forward to everyone's support. Will join with Shirley Cote to get things done.
- **General Announcements from Those in Attendance**
 - **Mary Dodge**- Woodridge circle down 164th and Virgo was paved this summer. Not Woodridge Circle. Wrote letter to LRSA, who did not offer any concern. They need some grading. Betty st was paved which is a dead end. Woodridge circle should have been paved. Someone advised to write Maury Robbins at MOA. Dead End is paved but not a Woodridge Circle. McKenna paved 164 and virgo in 2 days, lots of unlicensed vehicles. Dianne said they had so much money and did what they could. Advised to write LRSA members.
 - **Rabbit Creek Road** was paved over without paving over stripping. Water will freeze in troughs and be a safety hazard. Water at Bayview is especially an issue.
 - **Motion Pat Abney & 2nd Joan Diamond** - To write letter about paving issue and safety problem to DOT&PF. Joan Diamond called DOT&PF and the as-installed asphalt is a lower funding issue. No more money available in State coffers. Woodridge guy to write a letter.
 - **MOA Fire Department 10** - Captain Ryan Statten, Senior Captain – MOA Fire Department Station 10 phone 267-5010 – Been visiting schools. Time of the year for structure fires. Captain Albrecht completed his connectivity report and submitted to Mayor. Report will be sent to RCCC who will post a link. Carlos taking out trees in easements. Worried and wild land fires like McHugh Creek.

Reports

- **Chairs Report** – None available, tonight.
- **Treasurer's Report**: For July amounts were: Checking \$189.55 + Savings \$315.16 = \$504.71
 - **Motion to Approve Pat Abney 2nd Joan Diamond** Approved as described.
- FCC – Biggest things: 2 marijuana stores are opening on C Street. Farmers Market commended by mayor. Chugach Forest has Beluga whales.
- HALO – Recent meeting, ordered too much coffee, but pretty well attended for candidates forum.

Ongoing Business

- **142nd Ave Road Action Requests** – Gentleman had a recent word with the contractor. Completed their efforts for the this year. Desire by contractor to trim down some high spots, but limited funding preventing that effort. Letter crafted by neighbors to reimburse the \$70,000 removed from the budget for a more complete job. RCCC to write a letter requesting the same comment listed here.
- **Case 2016-0101: Title 21 Changes follow-up from 2016-0034** - Nancy Pease not here tonight for report. No comments.
- **Stewart Homestead Road Update** – Frank Pugh advised no updates.
- **Dianne Holmes** – Letter sent in March about writing letters to assembly members are not being delivered to the assembly member. **Motion Dianne Holmes & 2nd Keit Guyer** - To resend the letter. Motion passed without objections.

New Business

- **Ocean View Community Council (OVCC) - Liquor Store at Old Fire Station 9 - Steve Beardsley** Ocean View was identified as the land of Round-Abouts, since there are so many in the area. Liquor issue the old Fire Station 9 on Huffman Road was recently sold. Heritage Land Bank was used by the MOA Assembly to sell with sealed bid method, 2 bid received. Liquor USA aka Brown Jug won over the Bike Provider by \$5. Brown Jug applied for a liquor transfer to turn that structure into a packaged liquor store. Mr. Talbot Chang applied in 2012 at an adjacent strip mall to open a liquor store, but covenants from the 1961 subdivision platting, requires that no liquor stores, no mobile homes, and other things are allowed on the south side of Huffman Road. The OVCC opposes this or any liquor store. Wine House, Carrs, Tesoro, and Value Liquor on Klatt Road & Old Seward are all existing liquor establishments. If Brown Jug receives a conveyance, then many others will want to open packaged liquor stores, including Walgeens and 3 other establishments who have been seeking a liquor license in the OVCC area. Too many liquor stores for OVCC. No case number yet because MOA has not received the liquor license application. Brown Jug is currently in the Due Diligence phase. MOA does not know about it yet. When Mr. Chang applied for a liquor store around 2010, the OVCC, RCCC, and other Community Councils voice opposition and the liquor store was not allowed. Brown Jug knew they would have problems with this location. Recently the OVCC area has experienced lots of transients in the area and increasing crime. Impacts the OVCC. The 1961 covenants may not be as important as the views of the neighborhood voiced and written concerns to the ABC Alcohol Board. VFW had a liquor issue that was fought by the community, OVCC, RCCC, and assembly members that all helped out immensely to stop the problem. In 2010, HALO sent 10 or more comments on Mr. Cheng's requested liquor establishment. OVCC is looking for letter or resolution from RCCC, since no case number with MOA, a resolution might be slightly premature. Letter of support to addressed to MOA Assembly members would be great. Joan Diamond advised that the State Board of Alcohol, if they were to approve this liquor store location, once approved, extremely hard to get the establishment to relocate. A Community Council has a lot of power with the State Alcohol Board. If Brown Jug does not get the transfer, they have stated they will sell the property. Shirley Cote advised that the strength of RCCC has tremendous weight with the ABC Board, and also individual folks reports and letters. RCCC did not fight the ACE Hardware store that became a Wine Liquor Store on the north side of Huffman Road. There are no restrictive covenants on that side of Huffman Road. Liquor USA owns ±200 stores and they have 3 transfer licenses they are trying to relocate.
 - **Motion Joan Diamond & 2nd Dianne Holmes** Support writing letter to oppose package transfer store at the former Fire Department Station 9 location on Huffman Road by RCCC. Letter to be sent to our assembly members and to cc the ABC Board and HALO. Joan Diamond to draft letter. Motion Passed unanimously.
- **Dianne Holmes - Land Use Plan** - Land Use Plan and associated maps is part of 2020 plan along with HDP. Is a precursor to rezoning. Future development looks at vacant land which does not seem to matter to developers and authorities. Maps have disproportionate value over text and are difficult to decipher. The maps that have been issued have an incredible number of errors and erroneous markings. Many corrections were identified as being required by a short review. Dianne Holmes requests that RCCC ask for delay of P&Z finalization. On a computer screen, Dianne Holmes showed numerous photos of issues. Reviewed numerous maps that are in the ordinance, identifying errors. Worried about moderate growth areas that should be low growth, e.g. at Legacy Point area. GCI land is sloped at 25% and should not be zoned as indicated. Several mistakes. Do RCCC folks agree that we should ask that mistakes and errors be corrected? Some specific issues include the following:
 - Buildable Land Supply Map – Legacy Point is colored as Environmental Constraints on Vacant Land, Unconstrained. Inconsistent with actual conditions of the land. Concerned about water service red dashed lines that are incorrect. Three or more mistakes on this map.
 - Concern about park land along the Old Seward Hwy.
 - RCCC needs to write a letter by tomorrow morning about discrepancies between the maps and errors, disagreements.
 - Vacant Land Status Map – Concerned about a pipeline project in the middle of Potter Highland Subdivision.
 - Gross Density per Acre Map - Planners only look at maps. Looking to have some note replaced. HDP has much more detail than these maps.
 - LUPM Gallery – Public Institutional Use Land colored in blue shading is incorrectly shown through many areas.
 - Next map – ask for footnote to be reinstalled on map.
 - LUPM Zoning Map – RC Greenbelt not correct.
 - LUPM Area Specific Map – Potter Land Use Analysis needs to be added into District Plan
 - Parks and Open Space – why not include greenbelt deficiencies that are not included on map.
 - Community Natural Assets – Pointed out that wetlands information is not included. Watershed is missing. Info does not match HDP. Community does not have many streams. Trailheads. Exterior outer line inside an interior line.
 - Need to add comment about rising sea level issues.
 - Existing Housing Inventory Map - Colors are not correct.
 - Land Use plan supercedes other plans. Should not be able to do that.
 - Large lot residential density – 3 units per gross acre in R6 and R7. Don't understand but not what is envisioned. Asking for clarification. Don't know where this applies
 - Page 62 smaller lots and larger house issue. Dianne will send as personal.
 - Page 63 development issue.
 - Page 67 – Agree that conservation subdivisions are appropriate for grouping housing on lots.
 - Page 65 – Determine which parks are not dedicated. All undedicated parks should be dedicated.
 - **Motion – Pat Abney & 2nd Keith Guyer** – Write letter to support these corrections and comments that Dianne Holmes and Janie Dusel have reviewed and written up. Motion passes without opposition.

Wrap up assignments

- As stated above.

Motion to adjourn by Keith Guyer & 2nd Pat Abney – Passed unanimously. Meeting adjourned at 8:53 pm.