

**Rabbit Creek Community Council Meeting Minutes for Thursday**  
**November 11, 2016**  
**DRAFT**

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees, Phil Fortner, Keith Guyer, David Sterling, Paul Ard, Janie Dusel, Joan Diamond, Pat Abney, Mindy Willis, Vivian Mendenhall, Nancy Pease

Excused: John Isby, Ron Devon

Board Member Chair Adam Lees opened the meeting at 7:04 pm

- **Motion Joan Diamond 2<sup>nd</sup> Keith Guyer** To approve the agenda as modified. Approve without opposition.
  - Minutes: October 13, 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 that did not get modified yet. Both approved without opposition.
    - **Motion Nancy Pease & 2<sup>nd</sup> Pat Abney** – On the RCCC Minutes the request to correct these statements:
      - 1) September Minutes a statement about Stewarts Homestead. Frank Pugh requested a correction, which will be done. 2) Woodridge guy that wrote a letter, to identify the “guy”. The guy was Mike Zidek. 3) October Minutes MOA Fire Department 10, there was a reference to Carlos taking out trees in an easement. Carlos is actually Carlos Tree Service. Corrections have been made.
- Membership for 2016 – Some members filled out membership forms and offered donations tonight.
- Attendance - Total 51 people in attendance tonight. Tonight classified as a General Membership meeting.

**Announcements & Legislative Reports:**

- **Motion Dianne Holmes & 2<sup>nd</sup> Pat Abney** - To amend the agenda slightly. Passed unanimously.
- **Assembly Members** -
  - Bill Evans not present tonight. John Weddleton arrived after 8:00 pm and offered comments and help on various issues under discussion during the evening. .
- **State Representatives**
  - Cathy Giessel & Mike Hawker not present tonight. .
- **Candidates** –
  - Shirley Cote says thank you.

**General Announcements from Those in Attendance**

- **Susanne Fleek-Green from MOA Mayors office** – Tuesday night significant funding cuts going into 2017 at AFD, M&O, every department except APD. At APD, there is a desire to get officer population up to 400 officers. December 1<sup>st</sup> another rookie academy will graduate. State Legislative program in 2017 will be for no capital program budget money coming out of legislature. Mayor requested funding for Anchorage dock and one other item, which the Assembly presented items at a meeting today. Dianne Holmes asked about having BLM turn over property at old Lions Club property. Pat Abney we are having problems getting info turned over in a timely fashion.
- **Mr. Frank Pugh** – Asked to strike a line from September RCCC minutes. The board had agreed to make the corrections, but have not been done yet.
- **Ron Thompson PE Representing Bird TLC** – Handed out a detailed information sheet about their project on Old Seward Hwy overlooking Potters Marsh. As Rep of TLC, discussed their intent to provide additional information about their phase 2 site plan, which shows the Flight Pen area. They will submit for a conditional use site plan that now shows more information. TLC has sent out fliers and the neighbors have been notified. Buffer landscaping is indicated. Food to be picked up every day and won't be left there. Comments needed in the next two weeks, by Nov 24<sup>th</sup>, 2016.
- **MOA Fire Department 10** - Captain Joe Albrecht, Senior Captain – MOA Fire Department Station 10 phone 267-5010 – If you drive, poor visibility issues are a concern and everyone should check for wiper fluid and install new wiper blades. Make sure car is ready for winter. Furnaces need to be checked. Road Access Report is working its way up the ladder at MOA. Mike Kenny asked about report – located electronic copies emailed to RCCC and RC AFD Fire Station 10 Website. Road connectivity is necessary to escape a wild land fire. Vivian Mendenhall talked about fire safety issues.

**New Business**

- **S4 Group – Mr. Paul Gionet discussing Lewis & Clark Rezone Proposal (aka Newell) Subdivision** – Gionets live at 4700 E 147<sup>th</sup>, 4 people mutually own 80 acres on upper DeArmoun and are planning for a new subdivision. Currently R8 zoning. Want to rezone the tract from R8 to R6 with special limitations. Reviewed aerial photograph map of the area delineated with preliminary plat layout. Neighboring tracts are zoned R6 and R8. Looked at HDP for reference and guidance. The group wants to make 30 lots. Each lot would have separate septic, but mandating a better new generation of septic in the subdivision notes. If they did a R6 straight subdivision they could fit many more lots. Someone tried to subdivide this tract before at 72 lots and was denied. Went around to neighbor lots and looked at characteristics. No other rezoning in the area. Want to match the existing neighbors. Plan to move their family onto various lots and pointed out which area they intend to move to. Concerned about everything in their design considerations. Checked nitrates in the area. Don't want \$1 mil houses, but family type lots. Went before P&Z 3 years ago, December 2014. They were denied at P&Z due to parts of Army Corp permit was not included in the packet and other issues. A lot of mis-information. Spent \$32K to reapply. Want to provide as much information as possible. Not looking for any special favoritism. Lots to be sold separately for lot owner to build their own houses. R8 is 4 acre minimum. Roads with cul-de-sacs. Want this subdivision to be neighbor friendly. DeArmoun is a tough road to walk on with traffic and no pedestrian pathway. Average lot size will vary

from 1.5 acres varying up to over 2.5 acres. Less dense than any other development around it. Jane Dusel advised that with R6 zoning, they could pack in as many as 52 lots. The S\$ Group promised no more than 30 lots, all with advanced septic systems. With R8 zoning, lots would need to be at 4 acres. Questions/responses from the audience followed as:

- Gail Morrison - One can calculate that the value of a house will be in the \$650k range per house. Worried about nitrates in wells flowing into Rabbit Creek, which is an Anadromous stream. Neighbors do not want the subdivision. Concerned that soils will not tolerate all the housing.
- Reply by Steve Eng, Former State DEC Engineer, nitrates advanced septic systems will actually lower nitrates in the area. Down flow stream is towards the creek, not other houses. They do not expect nitrate in water to be an issue. This tract has similar soils to surrounding areas, consisting of silty, sandy, gravelly insitu materials.
- Nancy Pease – we do care about what goes into rabbit creek. Need layout that fits the site as relates to HDP. She showed two soils map that indicates drainage. Request environmental info and Steve Eng they will have maps that show where water wells and septic will be for all lots. Septic is Advantec by Anc Tank. Install price is \$20-25k, yearly contract maintenance at \$300/year.
- Paul Gionet
  - Wetlands have been delineated out. Streams are delineated. Culverts shown. Described the existing drainage.
  - Paul showed lots he intends to live on. Has same septic system on his current home at 147<sup>th</sup>.
  - Expect their information to go before P&Z in March 2017.
- Janie Dusel – The group can expect issues with setbacks. Not aware of nitrate issues in the area.

**Bluebeary Subdivision** – Tom Dryer – Landtech - 160 acres parcel to be subdivided into 17 lots on Upper Teddy Bear Lane. In the vicinity of Black Bear Drive and Honey Bear Lane. The property is owned by a Trust. 2 lots to be owned by owner at two each ±48 acres for each lot. Road is existing will be dedicated. Zoned R10SL. Lots 1.5 ac to 3.5 ac. Delineated wetlands class A, subtracting them all out. Weird lot lines because they are going around the wetlands. Dianne Holmes - pedestrian access does not appear to be there. Tom advised there will be pedestrian access. Not submitted yet waiting for test results. Might be February at P&Z. Creek goes right through the middle that goes into Little Rabbit Creek. Still playing with lot lines and they will put the final drawing on their website.

**UAA Department of English- Class Presentation** - Ruby George & Rachel Feaster & Justine Anderson – Presentation about what to do in the event of a crisis. The ladies simulated an earthquake with blinking lights. What should you do? Remain calm, relax, evaluate your surroundings. Possibility that you overreact during a crisis. Everyone makes plans for many things but not for a crisis. Wildfires – There are 2 zones around your homes 1) 30' out - Allow only small shrubs and 2) 100' out - Remove tall trees. Accessibility is an issue. McHugh Creek fire burned over 700 acres. Know where water source is located. Other health hazards like smoke. Smoke particles can last for a week. Last woman - The need for a whole Neighborhood plan. Recommend a Community Response Team with the neighbors. Mentioned numerous possible issues. Emergency preparedness kit should include: dried food, water, dust masks, emergency blankets and winter clothes, duct tape, wet wipes, pliers to turn off gas, plastic drop cloth, flashlight with extra batteries, can opener, drop cloth or tarps. Need to be proactive and reactive. By Jan 1<sup>st</sup> make sure your neighbors are prepared. Nancy Pease – Community Response team is a good idea. Might be privacy issue with some neighbors. Are you in touch with FEMA, no just MOA and state. Mike Kenny – Mt Spur volcano and air filter items for the vehicle. Adam Lees advised if there are any comments, send to RCCC.

## **Reports**

- **Chair's Report** – All letters went out for 142<sup>nd</sup> Street and others. Annual meeting and elections at end of meeting. Voters are 2<sup>nd</sup> meeting in 12 months.
- **Treasurer's Report:** For July amounts were: Checking \$219.55 + Savings \$315.23 = \$534.78
- **FCC Report** – Mayors office had presentation, walk together YAC Muni grant Program for young Alaskans, Mtn View reno going on, public safety every cc has increase in crime citywide. Dick Traini gave update 28 years on assembly huge resource. Has worked on marijuana issue. Budget time that needs to balance. Vote by mail will be forthcoming soon. HD Land Use Plan and inaccurate maps.
- **HALO Report** – Pat Abney & Mike Kenny - they can't remember anything. Other audience members that attended spoke up with the following: Financially in black, crime is up, need a secure mail system as peoples' mail boxes are getting ripped off all the time. Discussed pro & con about extending Elmore Street from Abbott to O'Malley.

## **Elections**

- Election proposed 7 nominees - David Sterling, Joan Diamond, Pat Abney, Janie Dusel, Nancy Pease, Bert Lewis, Hezekiah Holland.
- **Motion Dianne Holmes & 2<sup>nd</sup> Joan Diamond** – To have voice vote in lieu of written vote. No opposition. All nominees were then elected based on voice vote. Passed unanimously. New Board members, Bert Lewis and Hezekiah Holland, introduced themselves.

## **Ongoing Business**

- **Land Use Planning** - Dianne Holmes and Nancy Pease - Planning staff read their report and they met with members of the council. Concerned about wetlands and how lots encroach. Issue on Hillside that require public input, not a bias but logical. Coming before assembly soon.
- **HLB Replat Update** – no update

- **Pedestrian access** – Nancy Pease report –
  - 1. Old Stewart Homestead Road. Greatland Trust had community meeting. Will have another. Then will report back to MOA for long term use of the road. Pat Pourchot is the main contact person.
  - 2. Inquired Potter Valley Road would have pedestrian path built, Rick Davit said they moved the location a little on the road and may have pathway built next year. Perhaps a second leg. Bedrock issues.
  - Nov 19<sup>th</sup> at 6:00 pm - Bert Lewis advised that meeting everyone that filled out a survey has been invited. Joan Diamond will attend on behalf of RCCC.
- **Rabbit Creek Road Asphalt Overlay Dangerous Ruts** - Mike Zidek requested and helped write a letter complaining about the road ruts when placing new overlay asphalt last summer. The letter was sent.
- **142<sup>nd</sup> Ave Road Action Requests** – No update. Project shut down for winter.
- **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 & 2<sup>nd</sup> Keith Guyer** - To resend the letter. Motion passed without objections.

## **New Business**

- APD has joined FBI to work on community crime issues. APD has a survey that can be filled out.
- **Title 21 Amendment Slope Standards Changes** – Dianne Holmes – Text about steep slopes. Started in March. Proposal made in March will sunset Dec 31<sup>st</sup>. Less than a month to go before P&Z. Difficult to understand. Want to get an extension on the issue with P&Z. Height restrictions issue, proposed amendment, want a simpler method step down approach terrain adaptive approach, the way houses step down on steep slopes. Topo survey is \$1k. Plan reviewers cannot understand how to calculate the slope calculations. Some of land is outside the service area. Facts from march memo instead of stepped approach another method to calculate. Ask for vote to send comment that 1. foundation be designed by an engineer. 2. Ask for a comparison of a simpler method in lieu of topo method 3. Remove statement that plan reviewers have difficulty. John Weddleton – Described the situation that the assembly went thru on this issue as relates to HDP and Title 21.
  - **Motion Nancy Pease & 2<sup>nd</sup> Vivian Mendenhall** – Write a letter detailing the following: 1. Amendment would keep in the purpose language. 2. Clarify who will approve foundation designs, structural/civil engineer versus other technical professional. 3. Height restrictions would allow new houses up to 45' in height. 4. Comparison about the method proposed for cost efficiencies of a topographical analysis or some other method. Motion passed unanimously.

## **Wrap up assignments**

- As stated above.

**Motion to adjourn by Nancy Pease & 2<sup>nd</sup> Joan Diamond** – Passed unanimously. Meeting adjourned at 8:57 pm.