

**Rabbit Creek Community Council Meeting Minutes for Thursday, December 8, 2016**  
**DRAFT**

Location:--Golden View Middle School Library  
Board Roll Call - Present: Adam Lees --C-Chair, ~~Ky Holland Vice-Chair~~, Phil Fortner, David Sterling, ~~Paul Are~~, Janie Dusel, Vivian Mendenhall, ~~John Isby Bert Lewis~~  
Excused: ~~Ron Devon - Vice Chair~~, Joan Diamond, Pat Abney, Keith Guyer, Mindy Willis, Nancy Pease

Board Member Chair Adam Lees opened the meeting at 7:06 pm

\*~~Motion Ky Holland & 2<sup>nd</sup> Frank Pugh~~ To approve the agenda as modified to remove the TBA.--Motion passed.

- \*~~Motion Ric Davidge & 2<sup>nd</sup> Ky Holland~~ -- On the RCCC November Minutes and RCCC Board Minutes to be approved.--Passed unanimously.
  - RCCC Board meeting of November 13, 2016 meeting minutes on line and available in print at tonight's meeting detailing various members and committees duties.
- Membership for 2016 -- Ongoing.--Everyone in attendance urged to Sign-in on tonight's Attendance Sheets to verify attendance, which is the way voting eligibility is established.
- Attendance - Total 33 people in attendance tonight. Tonight classified as a General Membership meeting.

**Announcements & Legislative Reports:**

- **Assembly Members -**
  - Bill Evans and John Weddleton not present tonight.
- **State Representatives**
  - Cathy Giessel & Mike Hawker not present tonight.

**General Announcements From Those In Attendance**

- None.

**Presentation**

- **Ric Davidge Potter Highland Phase 3 Subdivision Development** -- Apologize for not being at recent RCCC meetings as--the McHugh Creek Fire took time to deal with.--Provided a handout showing current details of Potter Highlands Subdivision Phase 3.--Trail is about 65% in place, with continued development next season.--Found some water issues, where water was not expected to be present before.--This added subdivision is for nine more lots.--Much demand for the lots.--Status of the road is way beyond their expectation.--Drainage is working perfectly.--No standing water anywhere. Originally designed for 400 lots.--Overall quantity of lots down sized--by increasing the lot sizes.--Use of Advantech septic system working well.--On these nine lots, all house will need to have a fire sprinkler system for fire suppression.--Fire Sprinkler system on the inside of structures.--Grinnell Fire Protection developing sprinkler designs for structures.--Tank in the basement or crawl space of 250 to 500 gallon feeds sprinkler heads at 25 gal/minute.--Also sprinkler outside of house, if desired by home owner.--Subdivision goes before the MOA platting board at February hearing.--Trails will connect to other pedestrian access and trails in the area.--Question about numbers of wells that can be poked into the area aquifer. Previous underground aquifer study proved out to a large amount of water.--Water wells recently installed have been drilled to 300' to 350' depth range to obtain desired volume of water.--Aquifers in the area letting out water continually at various artesian springs in the area.--Three water wells drilled by a study to determine available quantities.--HALO did a Anchorage hillside study that showed only 25% of aquifer will be used with full housing.--Zoning on 9 new lots, zoned R6 with no special limitations.--All development falls under the new Title 21.--Area was previously zoned at R3 SL, which was not right for the existing land situation.--Requiring fire suppression sprinklers in housing due to no secondary access. Secondary access has not been approved yet because of: 1) ~~Municipality Land Trust Heritage Land Bank~~ opening area above the subdivision. 2) Artesian springs system causing problem.--3) --Need to get MOA involved.--Lots of older folks living in the area that are considering selling their larger sized tracts of land.--One can expect more development in the area.--Potter Highland personnel suggested the MOA get an evacuation plan.--A study has recently been compiled by Anchorage Fire Department (for additional potential access points).--HALO said there is sort of an Evacuation Plan, but no one knows what it is.--Suggests RCCC get involved with the MOA and discuss/develop an evacuation plan.-- Ric Davidge email is: [pm@cyalaska.com](mailto:pm@cyalaska.com).--Feel free to contact him for further information.--Like to have a letter that they came here today and suggest that the development is acceptable.
  - **Motion Ky Holland & 2<sup>nd</sup> Janie Dusel** -- Motion that RCCC write a letter that Potter Highlands representative attended tonight's meeting and made a presentation about the subdivision situation.--Motion passed unanimously. Letter assigned to Ky Holland to draft for Board approval.
- **Kathleen Plunkett -- MOA School Board Treasurer**
  - **-Motion by Frank Pugh & 2<sup>nd</sup> Ky Holland -** Motion to allow Mrs. Plunkett to make a presentation about School Board Activity, since she was a little late arriving due to Golden View School Band Concert Presentation - Motion Passed
  - **Kathleen Plunkett described the following:**--Overall School District Graduation rate 4 year average now at ~80%, South High School 4 year Graduation Rate at ~92%, 5 year Graduation Rate ~97%.--Briefed the meeting about school bond presentation.--School Bond passed the school board at \$58.5 million.--Working on energy efficiencies and other bond issues.--Golden View School has a roof issue to be repaired without bond money.--Performa on next year's

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funding. Need to look at where expenses will be lowered to match available funding levels. This School Bond is a different bond than what failed at 2015 April election. Same purpose but different bond definitions - Roofs + HVAC at \$50 mil + \$8 mil at West Romig library earthquake issues. School Board is trying to do some of the capitol work projects within their budget. Comment: School buses stopping along major roads picking up and dropping off kids is an issue as it causes traffic issues. The problem is an accident waiting to happen. Comment: Request to ask the School Transportation Person to have school buses use the pull out on Rabbit Creek Road east of Elmore, which is designed for school buses to pull over and let the traffic go past.

## **Reports**

- **Chair's Report** – Board members election at November RCCC meeting. Bert Lewis and Ky Holland are new members on the board. Council has committees that will work to take work load off Adam Lees shoulders. Anyone interested in participating, come see a board member.
- **Treasurer's Report:** For December - \$330.23 check + \$166.65 savings = \$496.88 total.
- **FCC Report** – No report.
- **HALO Report** – No report.

## **Ongoing Business**

- **Old Fire Station 9** – Brown Jug pulled out of purchase and Chain Reaction Bicycle Shop, as second bidder, will buy and use the structure.
- **Title 21 Changes** – Dianne Holmes; HDP (Hillside District Plan) requires a step down on steep slope lots for housing. Foundation has to be designed by a Professional Engineer. Asked for Professional Engineer to be defined as a Civil/Structural Professional Engineer. PZC voted to allow 3 stories instead of set height limit of 35', potential for house to exceed 35' depending on conditions in contradiction of HDP. Going before the MOA Assembly soon.
- **Stewart Road Update** – Spoke with most major land holders. Goal is to have a recommendation in January 2017. Bert Lewis discussed a community meeting where Great Lands Trust Representative, Pat Pourchot – Emeritus Board Member, attended meeting with a report. ~40 people attended the meeting. Will continue to meet with landholders to discuss the situation. Resident comment – worried about vehicle parking. Neighbors are worried about local residents that are not being contacted to participate in the discussions and meetings. Bert Lewis advises nearby land owners were contacted. Pat's email: pat@greatlandtrust.org. Dianne Holmer, Representative of Keno Hills Homeowners Association, wants to be contacted about meetings. Adam Lees advises all to contact Pat Pourchot for information and to be included in future meeting invitations. Adam advises Pat will contact people if they contact him by email. Nancy Pease is the RCCC person. Frank Pugh will make sure all neighborhood people in the area are physically contacted when meetings are scheduled. Mr. Pugh is concerned that RCCC did nothing to reach out to residents. Adam Lees worried about our MOA Representatives not being involved. Adam Lees explained RCCC responsibilities and duties for these type of situations. Frank Pugh voiced concerned about some activists on the RCCC. Adam Lees advised that anyone in the RCCC area is invited to participate on committees or on the RCCC Board to assist with the work efforts.

## **New Business**

- **MOA Transit Plan** - No report today.

## **Wrap up assignments**

- As stated above.

**Motion to adjourn by Judy Michael & 2<sup>nd</sup> Vivian Mendenhall** – Passed unanimously. Meeting adjourned at 8:12 pm.