



Rabbit Creek Community Council <rabbitcreekcc@gmail.com>

Re: Big Country L&C American greed

1 message

Dianne Holmes <dianneholmes@alaska.net>

Fri, Apr 27, 2018 at 3:48 PM

To: Marc June <junelawyer@cs.com>, Gail Morrison <gmorrison@alliedgis.com>, alexanderinalaska@gci.net, amyeholman@yahoo.com, carlportman@gci.net, carolashlock@aol.com, dzlizz@hotmail.com, geraldwrds@gmail.com, h4malaska@gmail.com, haleyruna@gmail.com, kaufmanrj@hotmail.com, m.krynytzky@gmail.com, merideane@gmail.com, onecreatedoc@yahoo.com, oneofthebryants@alaska.net, pdougherty@gci.net, petiebaby@gmail.com, robbrown1998@gmail.com, y23seconds@yahoo.com

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Marc, I'd like to add my comments to your message:

1) the conservation subdivision plat was approved. It is not pending. They could start the project tomorrow if they had all their permits in order.

2) I think you meant the appeal on the conservation subd is pending. I don't know the date of the hearing (which is not a public hearing, I believe). But I know from experience that the appeal will not be granted. A conservation subd with its 17 lots is the same as R8 but with less impervious surfaces due to less road building, etc. It is perfect for this parcel (except it doesn't have the pedestrian trail connection to Canyon Rd). It is unfortunate that the appeal was filed as it just gave the developers more time to think of applying for R10 zoning.

3) It is also unfortunate that some of you at the Hillside CC meeting didn't ask the pres and VP to recuse themselves from this discussion as they certainly had a conflict of interest. Also, any of you as members, could have made a motion to extend the meeting for 20 minutes or whatever you wanted. That is allowed in Robert's Rules. I suggest you guys bone up on Robert's Rules so this doesn't happen again.

4) I think the April meeting was cancelled so that the pres and VP didn't have to risk some of you making a motion to oppose the rezone. But you can do that in May although it will be almost too late to get your comments into the Planning Dept before they draft their staff report.

5) I strongly recommend getting comments into Dave Whitfield as soon as you can. Your comments need to be considered in the staff report. That is why the dept has a 28 day period in which you submit comments. Don't do it with the on-line comment link. Send them directly to Whitfield. Stick to the codes and policies that are listed in the Hillside District Plan and other adopted plans (that apply to this area/parcel) and cite those policy numbers in your comments. The staff needs to hear them over and over and with your justification why they apply to this parcel.

6) Correction--rezones don't have to be accompanied by a plat with lot sizes, etc. That comes at the platting stage with the Platting Bd.

7) As you may recall the last plat, the conservation subdivision plat, was passed with a very short board. Everyone was amazed that the developer didn't ask to postpone until a fuller board was available. When they didn't elect to postpone, I knew that the developer and Tom Dreyer must have already been confident that the Bd would approve their plat. So to me that means there was ex parte communication which is not allowed. I mentioned this to Whitfield and he got upset that I would even suggest that without evidence. It is a serious accusation, apparently. But of course I could not have been a fly on the wall when the ex parte communication took place at some coffee shop or phone call. The very fact that the developer elected to go ahead with the hearing with such a short board is evidence enough for me.

8) I suggest that several of you who are willing to devote time each month to ensuring that your Hillside council functions democratically and fully addresses each land use case that comes before them--run for the board at the next election. It is important to do so if you don't like what is happening.

D

On 4/27/2018 3:43 PM, Marc June wrote:

All,

Our Lewis and Clark neighbors have filed yet another Rezone Application with a June 11 Zoning Commission meeting. Check out application online. At some point, I intend to make the following points.

This has been pending since 2014

This is (by my count) the 12th different proposal.

There is a pending Platting Application for an R-8 Conservation Subdivision.

The Community Meeting lasted 13 minutes and was mostly a reading of the ordinance.

Because of previously rejected rezoning application, this rezone application is prohibited.

The application cannot be granted without more info re number of lot and individual lot size.

I am sure others can think of other points.

Marc June