

**Rabbit Creek Community Council Meeting Minutes for Thursday, November 14, 2019**  
**DRAFT – Revision 1**

Location: Goldenview Middle School Library

Board Roll Call - Present: Ky Holland (Co-Chair), Ann Rappoport (Co-Chair), Paul Gionet (Treasurer), David Sterling (Secretary), Keith Guyer, Bert Lewis, Judy Michael, Matt Cavanaugh, Jess Grunblatt, Frank Pugh

Absent: Peter Crimp

Board Member Co-Chair – Ky Holland - Opened the meeting at 7:12 pm. 10 board and over 15 members. Declared a General Membership Meeting. Introductions by several members in the room.

- **Agenda** – Approve Agenda. **Motion Thom Janidlo & 2<sup>nd</sup> Linda Janidlo** - No objection. Approved as written.
- **Minutes** – October Minutes – **Motion Ann Rappoport & 2<sup>nd</sup> Dianne Holmes** – To adopt the minutes as posted. No objection, so approved.
- Attendance - Total ±47 people in attendance. General Membership Meeting.

**Announcements & Legislative Reports:**

- **Assembly Members for RCCC Area -**
  - Suzanne LaFrance – Contact info: Cell Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: [LaFranceS@muni.org](mailto:LaFranceS@muni.org) – Joshua Spring is Suzanne’s aid speaking on her behalf tonight. Recent meeting had lots of public testimony. Storm Water Utility to help out RCCC area. Need any CIP request list. Working on study of homeless in our area.
  - John Weddleton – e-mail: [WeddletonJ@muni.org](mailto:WeddletonJ@muni.org) – Not present tonight.
  - **State Representatives** – Jenifer Johnston - not present tonight. Cathy Giessel – not present tonight.
  - **ASD School Board Member Alisha Hilde** – ASD School Board is revising long term strategic goals. How they allocate resources. Described many meetings listed on ASD website. Online survey about: “What do you want education to look like in Anchorage?” Started a partnership with Lower Yukon School District for training over a period of 9 weeks, along with ASD kids. Question about low cost improvements. Alisha described several low-cost improvements.
  - **ANC Fire Department Station 10 - Dan Joyner Senior Captain** – Budget problems in 4<sup>th</sup> quarter for AFD. Closing rigs to fill vacancies if someone is sick or not present. Water tenders at stations 8, 9, 10 and sometimes one tender is closed. Option to have a fire truck closed. Hopefully won’t happen after 4<sup>th</sup> quarter. Completed a testing process for new recruits for 2020 training. 20 to 30 new people. Last year there was no money budgeted for the academy. This year money has been budgeted. Busy fire season this past year. Fire Wise completed a couple hundred on-site surveys performed at area homes.
  - Treasurers Report – Savings at \$316.13 + Checking at \$1,220.52 = \$1,536.65.

**Election of Board**

- **2 Year Terms** - Listed and open call for nominees - Paul Gionet, Frank Pugh, Judy Michaels, Jess Grunblatt, Keith Guyer, Dianne Holmes, Mike Kenny, Joel Cladouhos. Nominees introduced themselves. Voting by paper ballot happened with results hand tallied by a 3-person team as listed in table below.
- **1 Year Terms** – Listed nominees left over from 2-year term election and had an open call for nominees – Frank Pugh requested that his name be removed from consideration. No other nominees spoke up or were nominated.
  - Ky Holland made motion to elect the three people left over from the 2-year term ballot. No objections.
  - Vote by hand = In favor 34 - Objections 0 - Abstention 0. Motion passed.

RCCC Two Year Term Election Results on 11-14-2019 Four Seats Open for Selection			
Results Position	Nominee Name	Votes Received	Status
1	Mike Kenny	26	Selected
2	Jesse Grunblatt	26	Selected
3	Keith Guyer	23	Selected
4	Paul Gionet	16	Selected
5	Dianne Holmes	15	
6	Joel Cladouhos	15	
7	Judy Michael	14	
8	Frank Pugh	7	

RCCC One Year Term Election Results on 11-14-2019 Three Seats Open for Selection			
Position	Nominee Name	Votes Received	Status
1	Dianne Holmes	15	Selected
2	Joel Cladouhos	15	Selected
3	Judy Michael	14	Selected

## **Committee Reports and Ongoing Projects**

- **Land Use & Transportation Committee Report (LUT)** – See 3-page meeting minutes handout from the 11/6/2019 LUT meeting.
  - **Resolution – Spruce Terrace** – Jess Grunblatt described the development request with 2 variances. Trident Engineering Rep Mr. Dave Grenier and Boutet Company Rep Mr. Tony Hoffman presented the subdivision situation. In 2018 the project was brought to RCCC. Made submittal of plat to MOA. Comments came back. No secondary access was biggest issue. Land Owners postponed subdivision in July 2018. Worked with MOA to get Mountain Air Drive back onto the docket. AMATS has since added Mountain Air Drive Extension onto their list of projects, with an updated design to start in 2020. Intend to identify a proposed right of way in 2022. Identified a way to get bond money from Feds for projects like Mountain Air Drive Extension. Difficult to get State funds these days. Land Owners decided to do a Phase 1, which allows 11 designated lots, before Mountain Aire Extension would be constructed. Phase 2 would happen after Mountain Aire is funded and under construction to provide secondary access and would provide the 8 lots. Phase 3 is in the future to provide 8 lots and any remaining upgrades. Some topography issues.
    - Cul-de-Sac length was increased due to topographic issues.
    - Identified location of subdivision, north of Shangri-la Subdivision and East of Far View Way (aka Ridgeview), as indicated on maps and their new proposed plot plan that were used as references.
    - Questions from the audience -
      - What amount of existing vegetation is to remain? Follow Firewise guidance, no % of greenery removal.
      - Discussed lack of connectivity & pedestrian access & trails. Will talk with Owners and get back to RCCC.
      - Length of cul-de-sac is an issue – now 1,260' versus 900' maximum allowed by Hillside District Plan (HDP).
      - Variance requires meeting 4 conditions. Went thru the conditions. MOA Fire is involved in review.
    - **Motion Nancy Pease & 2<sup>nd</sup> Ann Rappoport** - To accept Land Use Transportation Committee comments about variances, item 2a on the 3-page handout, that reads: "RCCC discourages use of variances in subdivision planning and believes developer's request for variances are not essential. Egress associated with long cul-de-sac is of concern for emergency access and connectivity as noted in resilience initiative." Further to add item 3a, that reads: "RCCC supports proposed trail connectivity as found in plat as being consistent with objectives in Hillside District Plan and Anchorage Comprehensive Plan, and suggests ROW be marked or developed on the ground to inform prospective buyers of ROW."
      - Concerned about a long oval horseshoe cul-de-sac that would limit access in case of emergencies.
      - HDP required neighborhood connectivity. Pedestrian trail access is necessary.
      - Noted that HDP mentions variances are only supposed to be in extreme situations. Concerned about connectivity. Looked at variances and the fact that you will not rebuild road later punching thru someone's house lot, so want to get it correct now. Permanent connectivity might be lost with preliminary plot. Area is currently zoned R-10 SL, read thru constraints for design. Any physical condition that prevents application of the MOA standards, and there is not. This is a completely undeveloped area, so there is latitude to re-configure the road. Recommends creative design. HDP mentions if there is a hardship to developers. There is not, the designers might have to change lot configuration and lose a lot, but there is no guarantee on maximum number of lots, you must go with the terrain. Concerned about precedence, if this subdivision can go with a long cul-de-sac, why not the next subdivision, and the next one, and so on. Have not met the 4 conditions necessary for a variance.
      - Motion by Frank Pugh move to amend for working with the experts at MOA and fire department rather than RCCC. Regarding the trail, a community council is for broad local input and the neighbors should participate on trails. Ky Holland suggested that Frank wanted to substitute "b" language instead of "a" language. Frank agreed. Tried to figure out if this was an appropriate amendment to the current motion or a completely new motion. Ky Holland called this not an amendment to the motion, declared this motion out of order, and to be taken only as a comment to the current motion under consideration. If the members want Frank's motion considered, they can vote against the current motion and be reconsidered.
      - Comments: Neighbor commented his agreement with the Nancy Pease motion. He has seen other long-time access trails removed during subdivision platting, thereby losing access to areas that were previously completely accessible. Frank Pugh disagrees with trails being desired.
      - Vote by hand: In Favor 30 - opposed 5 - abstain 1. Motion carries.
    - **Motion - Jess Grunblatt & 2<sup>nd</sup> Ann Rappoport** – Support Item 1) on the LUT memo discussing secondary access, that reads: "Reiterate long standing need for secondary access to this area to relieve egress concerns on Golden View and reference Hillside District Plan Special Transportation Study Area B (see attached map 4.1, page 4-3, from HDP) requirements as well as RCCC concern with secondary access as part of resilience initiative."
      - Discussed and reviewed the HDP map and indicated area B.
      - Vote by Hand: In Favor 32 – Opposed 0 - abstain 3. Motion carries.
    - **Heritage Land Bank 2020 Work Plan** – Jess Grunblatt described the situation that is better described on 2-page handout.
      - **Motion - Ann Rappoport & 2<sup>nd</sup> Thom Janidlo** – To follow the 2-page document handed out, that is too long to read out loud. Asked for comments and discussion:
      - Mike Kenny discussed at length the Legacy Point Land and road access, shown as area D of the HDP map. Nancy Pease - The Heritage Land Bank does not make any statement for or against roads and only owns land down along Old Seward Hwy. Ann Rappoport read this from HLB, "These parcels may be

considered for survey and replat once new development and onsite evaluation is determined for to allow residential and access to the portion of Section 2-136 per the Potter Valley Land Use Analysis and AO99-144. It will be compatible with Potter Valley Land Use Analysis and other adopted plans to provide for open space and any required agreements per DOT and Department of Fish and Game.” RCCC did not comment on this because there is no action now but may be in the future. Mike Kenny agreed to hold on his comment. Ky Holland commented that HLB changes their 5 year plan every year, so we will take up the issue when required. Dianne Holmes-HLB has loopholes on wording for specific study of land.

- Vote by hand: In Favor 33 - Opposed 0 - Abstention 1. Motion carries.
- **Rohaley** - Wetlands designation. Will take up when we get more information.
- **Chugach Park Hunting** – Suggested in McHugh Valley Area for bear. Hunting is a concern to neighbors so close to residential areas. Need more information. Not critical at this time. Will take up at December LUT meeting.
- **Section 36** – more on website
- **BLM Community Gateway** - Parcel at Rabbit Creek and Old Seward Hwy being proposed for RC area signage. More information after awhile.
- **Solarize Anchorage** – Ann Rappoport - Joel Cladouhos was at RCCC meeting in July describing solarizing homes. People working together in neighborhood for a community price for solar power system setup at your residence. RFP to solar providers would be put out for bids. Rappoport's have 50% model of solar power at their house installed in 2017. Last July made lots of power. Total cost ±\$16,600, which allowed 30% taxes of that amount off their federal taxes. Now 26% tax credit. Neighborhoods going together on numerous systems lowers price by ±10%. List of people required in December. Solar has changed a lot in last 2 years.
- **Storm Water Utility Commission** – Applications being taken by MOA for board members. On website. Difficult to find. ½ page resume to John Weddleton and he will get it submitted.
- **Resiliency Firewise** – Amendment got out to Assembly. Fire Dept opposing the issue. Working on the amendment with Suzanne LaFrance.

**Old Business** – None mentioned.

**New Business** - above

**Next Meetings** – Announced that the meeting would be at the Rabbit Community Church on December 12<sup>th</sup>. [12/9/19 NOTE Moved to Bear Valley Elementary School hrh]

**Meeting adjournment** – Meeting adjourned at 9:00 pm.