

Glen Alps Community Council Joint Meeting with Rabbit Creek Bear Valley Elementary 12/12/19 7-8:30 Minutes

7:00 Call to Order, Quorum established for GACC

Kathy Giesel – Legislative update – Superior Court ruled that education funding was lawful. 2nd – Budget proposal – Gov proposing to spend down Const. budget reserve – wants to take it down to 500 million. 2 billion should be minimum reserve, proposing \$3000 payout – \$2.8 Billion expenditure

Q: will it be an immediate expenditure and will it affect credit rating? A: yes

Q: are you looking at income or sales tax? A: Income tax would tax less than 50% of population. Are looking at Motor Vehicle fuel tax – have lowest in nation = 16 cents/gallon anchorage is 10 cents per gallon. Don't have exact amount as to how much that would raise – another is education head tax – before 1980 there was a \$5/head, bill proposed to raise to \$30 tax – 16 million – education raffle brought in \$1 million. Education

Q. Hillcorp doesn't pay taxes because they are S corp – will they consider changing it?
A: Federal law describes those – can we carve it out? That is a constitutional question – targets a certain industry.

Q: Cafr budgets – do you follow those A: the legislative body does and audits each year – needs to be reviewed. There is a distinction

Kai Holland – Firewise 5 board members RCCC – call it a general meeting (Quorum established) How do we deal with resiliency in our community? For a year we have been working on it – Awareness, Chipper Day, Inspection sign ups, doing more work, many don't know how lucky we were – MLK & Elmore fire – only averted disaster because 2 planes were in ANC and were able to help – allowed fire dept. To get ahold of it. Are a very fragile area – McHugh fire was lucky due to wind. How do we help Muni – how do we get info out to people? Meeting for goals, drill in Spring will happen, passed out paper with goals, looking volunteers. We want to see what GACC position folks have, exchange info, stay neighborly, wait for motion, RCCC will stay here, GACC to library, take up motion, then RCC will have separate meeting.

Tom Dreyer – Canyon View Estates – S4 – Presentation Representing Hultquist homes, 2 members from Hultquist homes here including Dave Hultquist – 27 residential lots – each one 1.25 acre in size – historically called Rohaley property – 132 acre parcel. Explained visual map – all lots front Canyon Rd. 2 phases due to SL 20/year. 100 foot conservation easement on both sides of Rabbit creek. – purple lines – then 400 foot wildlife management corridor – from Titles 21 – main goal is to protect wildlife. South of the creek is Bear Valley Community Council. pointed to Tract A – 27 acres. Said there is a site plan – part of the SL – is why you are showing proposed houses.

Hired wetlands engineer who defined wetlands area – 3 of them- map shows blue lines are streams = proposing trail access – Proposing access -

Section Line Easement might disappear – Done presentation 6 times

Q – Can you describe section easement more A: explained it and said whether or not there is one is complicated. Easements mean public access –

Q. Clarification – this area used to be in RCCC – it is encoded into original ordinance that RCCC would be given notice – never got cleaned up, but RCCC is still involved don't know if Tom wants to say more about it A:

Q: Trail Connectivity – You are telling us that there is a trail that gives access but there is no public access. A: if the trails need to change a little bit, that's fine, but there is a proposal Q – you are saying that but no access on either end. A: it's going to the right of ways

Q: You are crossing private property. Why are you proposing a section line easement?

Q: Dedication of 100' of right of way on South Side of Creek is in SL right? Yes, SL 4

Q: Nancy Pease – Specifically where are you proposing trails? A: Trails will remain: Q: HDP requires trail below houses. Will you be providing these? A: Original subdivision had roads and that's what the map shows. Q: Somehow Canyon had variance for pedestrian pathways A: Canyon was changed from collector to local road due to grade.

Q: Is that why there is only one way in or out? A: It's all one road. In definition, there is only one access

Q: on slightly different topic, is that all the lots you are going to have? What will happen to remainder? Will you develop the rest A: The rest might be developed

Q: Is it to code to have that much driveways off of Canyon & what about snow removal? A: Each house must have a turnaround Q: So snow removal will go onto Canyon Road? A: Pretty sure that's illegal

Q: What about shared driveways? Reduces intersections and vegetation. A: not planning on it, because people hate them, plowing & kids toys makes it harder.

Q: Where will traffic get to New Seward? A: yes DeArmounQ: I'm concerned about 27 more houses with traffic on Rabbit Creek A: minor load on streets – streets are designed for many more cars. Development is for 57 lots. Everyone chooses to live up there.

Q: 58 lots going in X 3 cars + Lewis & Clark – it's going to get crowded. A:: This is not a rezone

Q: When this was rezoned, there was some discussion that Assembly would be reviewing the plans, has there been any consideration for a rezone? This was controversial rezone. One of the SL was that there would be Assembly review. Has there been any consideration to bring it before the Assembly. A: NO, because it takes too long.

Greg – we have a resolution brought forward by community council members – resolution

Ted Moore, reading motion, "I am an engineer ON site waste water, interested in test wells and groundwater. Reads proposed resolution (see attached). I would be happy to answer questions." Carol Ashlock says Ted is respected member of community A: Tom – An independent engineer is required to inspect. Ted – the conditions you tested them on are not true for the rest of the year. Q: Are you

amenable to having ON-Site with engineers A: Our engineers are aware that trenches are getting surface and that there are swales and trenches – our engineer is well aware of that Q: Has he looked at them? A: Yes – we have glissading water form weird fall. It will be scrutinized by engineer

Q: it's ground water A: NO it's surface water

Q: Who owns the land? A: Dave Hultquist

Q: Who delineated wetlands: A: Travis Peterson, Perc test Steve Pinnone

Q: Light Pollution was brought up at last meeting A: I haven't looked at them Nancy – Developers were able to fix lights to downflect the lights. It is possible to get muni to wave lighting

Q. what is average width? 160 feet? How much does driveway take up A: not much

Rabbit Creek folks – RCCC proposes resolution (reads attached) – too many driveways to a neighborhood collector – several specific trails – encourage HDP to be respected

Q: Are you planning to ask for any amendments or deletions A: No

GACC alone meeting – Quorum established

Greg: Is there any questions about the resolution

Q: What about the Water SL and the requirements regarding the water? Are you saying they might not follow it?

A: Ted Moore The purpose of the study is to do it before and he is saying they will do it later – There is nothing that would support the ON site

Tom – They will test twice, but if the groundwater comes to the level, then it's over. Everywhere they drove has created springs. They will look at it later. And the homeowner

Harlow – is there any validity? Ted – he screwed up when he dug test holes. He has not used best practices in digging holes. By defacto he has hurt himself – You need another professional's opinion. Carol – The water is moving all the time. WE used to have waterfalls.

Harlow – we need someone like Ted to write a letter. Ted – in my opinion everything below 2 feet is very dense silt – The minute precip comes it flows into the opening.

Greg – there is a spring in the middle of DeArmoun right now.

The water flowing next to the road is a stream and the addition of the culverts will cause the water to flow under the road and cause heaves in the road.

Carol – The developer is not going to fix the road. The key is to get letters. Make sure it's in the record. When it gets to the court, we use the documentation.

Gale – Stressing public health & safety.

Carol – if there are common issues, then bring resolution to other community councils.

Harlow – mOve to approve the resolution – struck down

Tim – I move to approve the resolution

2nded by Daniel Constantine – Passes 9-0

Tim – point of order – One meeting for membership? Yes.

Kate from S4 – unless the muni decides, we don't have to do it. If the community comes to platting board.

Greg – make a motion to approve the plat. Carol 2nded – Summarize – Surface groundwater are issues, trails, wildlife corridors, HDP trails, concerns for traffic, volume lack of contribution to maintenance, width of lots (numerous concerns of results from them), local/rural road vs. collector road (city said for Lewis & Clark that Canyon is collector) (we can email tom dreyer for the paper that says it was changed), distinction between groundwater & surface water in test holes, conservation wildlife, public safety for children, characterization of stream next to Canyon.

Vote – 6-0 Fails

Amy b – Make issues written & submit to Platting – ASAP Passes 6-0

Tom - Proposal , 2nded by Rob Carries 8-0 to have traffic issues talk to GACC and also those responsible for Watercourse Mapping Survey as well so that we may have a special meeting. Land Use committee