

RABBIT CREEK COMMUNITY COUNCIL

Minutes of the Board meeting of 13 April 2000

Rabbit Creek Community Church

The board meeting was called to order at 7:11 pm. Present were Sell, Grunblatt, Miller, Fries, Mendenhall, Zidek, Ross, and Kuntzer.

Pat Abney reported on Assembly matters. Issues of city-wide interest included absentee voting booths, the Mayor's proposal to reduce taxes, and strategies to revitalize downtown.

There is now an ambulance at the Huffman fire station (since February), but it is inadequately staffed (and that only on overtime).

An ordinance to control where transmission towers may be put in residential neighborhoods left the loophole that they may go on non-residential parcels such as church lots without a hearing. The Assembly is working on closing this loophole.

It has been estimated that if the 10-mil tax cap passes in the November election, the Muni could keep funding education, safety, and road service, but would have to gut most other things, such as libraries, parks, and flowers.

Legislative teleconference: Patty from Con Bunde's office and Dan Sadler from Parnell's office. HB133 (voting on road services) is in committee. The original bill covered all service areas, such as volunteer fire services, but that had to be dropped as a political compromise. The legislature may fund the university for 2 years.

Community surveys: Scott Sell handed out summaries of the results. 182 surveys were returned, 10% of the total mailed out. Sell proposed three resolutions to convey strong responses on three survey questions (**attached**). Two resolutions were tabled until the next meeting. The resolution concerning large lot development was moved (Sell), seconded (Miller) and **passed** 8-0.

Discussion of the resolution by the Board and audience: Would the resolution be added to Community Council comments on the Anchorage 2020 comprehensive plan? Many local people think that undeveloped open space is parkland, but it is not protected yet.

Dean Chergotis of the Potter Creek Homeowners' Association favors large lots, but they should have sewer hookups. Septic systems on steep terrain with poor soils could easily contaminate wells down the slope. Rick Abbot said he hired an environmental scientist who reviewed literature about similar terrain and concluded the same thing. Potter Valley therefore should stay in the Hillside Wastewater Management Plan.

Treasurer's Report (Greg Ross): There are 33 new members for a total of 136. The quorum for a general meeting is 27. We have \$1,205.35 in the bank. A check for \$300 was sent to the Rabbit Creek Community Church as thanks for our use of their meeting room.

HALO announcement (Chris Hamry): HALO is sponsoring a mayoral candidates' forum on 20 April, at the Abbott Loop Community Church. He invited RCCC to submit questions on local concerns to the candidates.

Council member Doreen Russell lives on E. 140th. Runoff from a wetland between there and Rabbit Creek Road is flooding roads and homes. Culverts and other approaches have not solved the problem. The Municipality and state both say it's not their concern. Five acres were cleared recently with complete removal of vegetation, which will exacerbate the problem; no drainage plan was required from the owner.

It was suggested that the neighbors collect documentation of impacts, suggest specific actions, and report at the May meeting.

Anchorage 2020: Suggestions for testimony by RCCC at the April 17 hearing were discussed. Suggestions [not organized into the final list] :

- Criticize the plan's premise that the population will increase by 81,000 people in the next 20 years
- Recommend that growth be limited at some lower level to preserve quality of life in Anchorage. (Some towns do this by limiting the number of water hookups or requiring that developers prove the infrastructure could support more houses)
- Revision of Title 21 should be a higher priority
- Remove the *Urban/Rural* boundary from the *Land Use Map* until a later phase of planning. The transition in densities should not be abrupt, in order to maintain neighborhood character.
- Remove the Neighborhood Commercial Nodes (red dots) from the *Land Use Map*. (Although we might want them sometime if gasoline prices got a lot higher)
- Revise the proposed "no net loss" policy for residential land
- Revision of subsidiary plans should be speeded up, especially the *Open Space Map* (page 84)
- The *Hillside Working Group's* results should be incorporated into several subsidiary plans
- Cumulative impacts of development should be considered, not piecemeal approval as if each were in isolation

Good things in the plan should be mentioned in the testimony, such as:

- Low-density residential areas on most of the *Hillside* are a welcome proposal
- Proposals for growth in already-developed areas, through redevelopment and infill

Fries requested that people send any additional suggestions to her.

Mayoral forum: Several questions were suggested:

- How would you foster implementation of neighborhood planning -- a step-down from the *Comprehensive Plan*?
- What is your position on voting on local service areas?
- How would you encourage more citizens on boards and commissions? What about nominees from community councils?

Adjournment: It was moved (Kuntzer), seconded (Zidek), and approved with feet to adjourn at 9:45.