

Rabbit Creek Community Council Meeting Minutes for Thursday, January 14, 2021

FINAL – approved with minor edits at February 11, 2021 meeting

Location: Internet Zoom Meeting

Board Roll Call - Present: Ann Rappoport (Co-Chair), Carl Johnson (Co-Chair), David Sterling (Secretary), Keith Guyer (Co-Treasurer), Judy Michael, Mike Kenny, Michelle Turner, Nowlin Withers, Jess Grunblatt, and Nic Kinsman.

Absent: Paul Gionet, Dianne Holmes

Board Member Co-Chairs – Ann Rappoport and Carl Johnson - Opened the meeting at 7:00 pm. 9 board members and a total of over 36 attendees, Declared a General Meeting. Ann introduced the new board. Ann and Carl asked each person to sign-in on the Zoom Chat for attendance and introduce themselves verbally. The attendance list is attached. Advised of recording the meeting. Ann had some technical difficulties at the beginning. Described methods to vote on issues for this meeting. People calling in on telephone will need to text to Nic Kinsman's cell phone for voting and sign-in. Described voting eligibility.

- **January Agenda- Motion to Approve Michelle Turner & 2nd Ky Holland** – To approve as presented. None opposed, Motion passed. Available on screen or via website, on Google enter Rabbit Creek Community Council, link on right hand side gets to the agenda.
- **December Minutes - Motion to Approve by Ann Rappoport** – To approve as written.
 - Asked for any opposition, none stated. Minutes approved as written.

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 – Not present tonight.
- **John Weddleton** – e-mail: WeddletonJ@muni.org – (907)-770-6875 – Not present tonight.
- **State Representatives** –
- **Representative James Kaufman** – rep.elect.james.kaufman@akleg.gov – 907-538-5262 - Present tonight. In Juneau. Discussed ramping up and getting trained.
- **Senator Roger Holland** – sen.elect.roger.holland@akleg.gov – 907-351-8277 – Present tonight. IN Juneau. Frustrating from the inside. Lots of training.
- **Candidates for Offices -**
 - **Kelly Lessens** - Candidate for School Board on April 6th Ballot - Introduced herself and provided some information. Website:kelly4anchoragekids.com

New Business

- **Board Member Change** – Paul Gionet requested resignation from RCCC Board and Co-Treasurer responsibilities, brought on by work and family responsibility issues. Thanks to Paul for many years of participation.
 - **Motion - Mike Kenny & 2nd David Sterling** – Nominating Jess Grunblatt to take over the Co-Treasurer position held by Paul Gionet. No opposition, motion approved.
 - **New Board Member** - Ann Rappoport opened nominations to replace Paul Gionet. Advised that Nic Kinsman volunteered to be nominated. Jan Cox also requested to be nominated. Jan described her history and issues of interest. Ann voiced concern that, according to the bylaws, Board Member Candidates need to have attended prior meetings and this is Jan Cox's first attendance, which makes her ineligible to run for the board. Appreciate the interest. Suggested committee participation. Nik Kinsman described her history and issues of interest.
 - **Motion – Nancy Pease & 2nd Keith Guyer** - Nominating Nik Kinsman to be on the RCCC Board.
 - Vote by Zoom: Yes=20; No=0; Abstain=7. Motion passes. Nik Kinsman is a RCCC Board Member.
- **Land Use & Transportation Committee** – Meets first Thursday of each month.
- **Spruce Terrace Subdivision (S12420)** – Andre Spinelli, Tony Hoffman, Brandon Marcott described the necessary change to their original plat brought on by the necessity of a secondary access for evacuation purposes, mostly related to wildfire activity. The lack of a confirmed secondary access out of the subdivision, based on uncertain future results for Mountain Air Drive. Spinelli Homes is looking at options. One viable option is to construct a private onsite water subdivision-wide community water system. The idea consists of 2 or 3 well points, feeding to water storage tank. Provides water access hydrants for fire control. Plan for individual septic systems for each property. Plan to locate wells in the Northeast corner close to Little Rabbit Creek and wetlands. No testing has been done yet and is not expected to be done before proceeding with the subdivision approval process. Tank location probably in the southeast corner,

buried under the cul-de-sac, otherwise, it would be in the backyard of a house lot. Approval would be contingent on providing the fire water. Otherwise, a replat would be required and restart at square one again. The Mountain Air Drive would be the secondary access road. The water system is being proposed since Mountain Air Drive construction might be years away. Water system proposed to meet fire code of either secondary access or a water system. A community water system is less expensive than sprinklers and water storage for every house. Nancy Pease asked about constructing the trail along the north property line along the right-of-way up front. Andre Spinelli is not opposed at all and agrees with that process, as long as it is a narrow soft foot/bike trail and not meant to be a wide hard surface. A safe route to schools is what is desired. Andre is not opposed to trails. The trail needs to be in the plat and better to be built at the beginning. Traffic issues were brought up for the 27 lots. Traffic studies for this specific development have not been done or requested. The concern is not just for one subdivision but for many subdivisions going in. Wendy Williams authored a traffic memo detailing how this subdivision does not have that much effect on traffic. Ky Holland brought up the desire for Mountain Air Drive as a secondary access to be constructed. Mountain Air Drive design representatives requested time at the February 2021 RCCC meeting.

- **Paradise Valley Case S12592**- Ann Rappoport speaking. Ann had invited the landowner, who did not respond to the request. The proposal is to subdivide two <1/2 acre lots into one <1 acre lot. The landowner has 9 lots in an area zoned R6 and none of the lots meet the 40,000-sf lot size required for onsite septic as created in the 1980's. Property location is in the very steep slope area of Potter Creek, where Romania Drive drops down into and crosses over Potter Creek tributary, then comes out as Portugal Place Street. Some of the lots appear to be undevelopable. The roads are secondary access for the area, substandard. RCCC feels that the entire tract should be considered when doing any subdividing. There would need to be numerous variances and non-conformance issues granted for any real development.
 - **Motion Nancy Pease & 2nd Michelle Turner** – RCCC to submit a letter to the platting board asking for multiple lot reconfigurations based on discussion above.
 - Vote by Zoom: Yes=16; No=3; Abstain=8. Motion passes.
- **HLB Bear Valley Parcel at Meeting Today** - Nancy Pease - HLB owns 80-acre parcel in Bear Valley on a ridge. Adjacent area was subdivided and RCCC had asked about road access platted as access to Chugach State Park. HLB forgot about that access. HLB wants to buy adjacent 4-acre lot at \$200,000 next to the HLB lot that increases the value of their lot. Want them to put in a Statement of Purpose for the purchase. Intended for better public access to Chugach State Park. There is a need for natural resource protection on the HLB parcel, because of the steep slopes on the proposed purchase and the HLB parcel, and Rabbit Creek (which crosses the HLB parcel).
 - **Motion Nancy Pease & 2nd Riki Leberman** – RCCC submit a letter to the platting board asking for management of recreation uses, resource protection for Chugach St Park based on discussion above.
 - Vote by Zoom: Yes=16; No=0; Abstain=10. Motion passes.
- **Rivers Hill Subdivision** – When approved there was a requirement for a street light in the area. Judy Michaels advises there is no need for a street light at the Mesa & Snowflake Extension intersection. No point for the light. Dianne Holmes advised all the neighbors agreed that a street light is not required. Street light was requested by the MOA Traffic Department.
 - **Motion Nancy Pease & 2nd Nowlin Withers** – That RCCC submit a letter to the developers and pertinent MOA entities, like the MOA Traffic Department, that we and the neighbors are opposed to the street light.
 - Vote by Zoom: Yes=19; No=0; Abstain=6. Motion passes.

Old Business & Committee Reports

- **Land Use & Transportation Committee** – Meets first Thursday of each month.
- **Villages Scenic Parkway Violations Update - Wika Property** – Ky Holland and Ann Rappoport met with MOA Reps last week: Bob Doehl (Development Services Director), Don Hickel, Jack Frost, and Gary Hile of Dev Services. Two fundamental issues: 1) Property developed under old set of codes and original problems were not well documented or noticed by MOA. Now 3 years later standards for the situation are tied to old requirements and coming forward at a late date, so their violation notices are only starting from this summer. Dealing with assumptions that are going to be appealed. If they did not do a good job earlier, then there is not a big reason to go back to those old complaints. Dealing with a complaint system that is sort of reactionary. There is an intense process going on that would allow them to reach some sort of settlement that will be meaningful. 2) This area falls outside of the Building Safety Service Area limits which means

there is less rigorous review and enforcement. Same as all of Eagle River. The property is somewhat split by the limit boundary line. The case is going before a Hearing Officer

- **Motion Ky Holland & 2nd Michelle Turner** - 1) If RCCC can participate in the case, we want to. RCCC folks have a lot of knowledge. There is the possibility that the case will settle and not go before a Hearing. 2) We should consider going through the motions to move that Building Safety Service Area Boundary Line, but it will require a vote of residents.
 - Vote by Zoom: Yes=16; No=3; Abstain=6. Motion passes.
- **Motion Mike Kenny & 2nd Nancy Pease**- Extend the meeting time by 10 minutes. No objection, motion passes.
- **Old Seward Hwy – Reduced speed and wildlife signage** – Progress between Nancy Pease and a DOT State Planner person coming from Juneau next week, to visit the site together to witness our request for reduced speed limit.
- **Non-motorized Trail** – MOA 60-day Review Non-Motorized Trail Plan on AMATS website. Virtual Open House on Feb 18th. Land Use Committee to participate. Was told that these plans focus mostly on bike network, not pedestrian network. When they drew up priorities for the networks, they did not consider the Hillside District Plan or other neighborhood plans. Was told verbally that trails are so complicated, there will have to be follow-up plans. No plans are included for south of DeArmoun Road. RCCC will also have comments on bicycle network. Noted that Bear Valley School has zero safe paths for walking to school.
- **Resilience Committee** – Anticipating warm dry spring. Weird weather that means necessary wildfire awareness.
- **FCC** - No December meeting.
- **HALO** – Trying to figure out a Candidate Forum Meeting, making it Covid Safe. Census process may be extended
- **Treasurers Report** – Savings = \$316.41. Checking=\$1,288.32 Total = \$1,604.73. \$400 encumbered to digitize.

Action Items: Letters as mentioned above.

Next Meeting – February January 11th Probably will be another Zoom Meeting. DOT to discuss Mountain Air Road.

Meeting adjournment – Meeting adjourned at 9:08 pm.