

Rabbit Creek Community Council General Membership Meeting – May 11, 2006
Rabbit Creek Community Church, Snowshoe Lane

The meeting was called to order by Susanne Comellas, Chair. Other board members present were John Isby, Gretchen Specht, Peter Crimp, Wayne Skidmore, Charlie Barnwell, Dick Tremaine, Dianne Holmes, Ky Holland, Donna VanFlein and Peter Johnson. Board members introduced themselves. A general membership quorum was not met so a board meeting was called.

Minutes Motion by Dick Tremaine, 2nd by Ky Holland to approve the April minutes with no objections.

Treasurer's Report \$459.55 in bank with 121 members.

Legislative Report with Con Bunde was cancelled due to technical difficulties.

Announcements & Comments

The Bear Valley Fire Station #10 is being provided with 1% for art. Jocelyn Young is taking public comment.

Sign up for flowers 2006

The municipal woodlot on C street is now open 7 days a week

ASD Report, Cindy Stanton You can volunteer for trail watch by contacting John McCleary at Anchorage Parks at 343-4474, or go to muni.org and click on the trail watch icon.

Dial *273 (apd) from your cell phone to reach ADP directly.

786-8900 is the non-emergency number to use to contact the police

The standard fire evacuation plan is to convert all roads to one-ways. Ms. Stanton suggests making a neighborhood plan

Fire Department, B shift captain Sean Fredenhagen - The annual open house will be held at Fire Station #3 in Airport Heights on June 10th.

Reminder to properly display your address on both sides of the mailbox or in visible location for trucks so they do not have to drive into the wrong driveway.

Call the burn hotline for the daily burn ban status 267-5020

Legislative Report, Janice Shamberg - Code enforcement is based on complaints.

Site condos are still ok, but now have to be accessible to fire & police vehicles

They are working on a Ship Creek master plan

Mrs. Shamberg is meeting with Ron Thompson, MOA Building Safety Director to discuss issues, and will be reviewing Anchorage's new construction

Hillside District Plan, Lindsey Holmes

Ms. Holmes is the project manager for the HDP and has a legal background specializing in real estate and land use law, she is a lifelong Alaskan. Her role is to keep the project moving and coordinate departments. They are currently writing a request for

proposal to hire the lead consultant who will write the plan, and are expecting to hire by mid-summer with a draft plan issued by December 2007. They will search in and out of state. Lindsey distributed two documents to the board: an organization chart showing the various departments and elements involved in the HDP, and a map showing the geographic area involved in the HDP.

Three community representatives have been selected by their Assembly Reps to work with the project manager on the Oversight Committee; John Weddleton, Chris Hamre and Connie Yoshimura.

A citizen's advisory committee of 10-15 members, who will include those mentioned above, will be selected by the Assembly Reps by mid June and be working with the Lead Consultant. Send an email to your rep with your background, skill set, where you live and interests if you are would like to be on this committee.

The emphasis is on a community survey and public outreach to gather information about community vision and priorities. There is no current vision for the HDP, but the 2020 comprehensive plan will be used a guide and anticipated the HDP would have objectives or focus areas including public safety, transportation planning focused on connectivity, utilities, open space, rural vs. urban services requirements and drainage planning.

Budget is about \$2 million total, with major allocations being approximately \$600,000 towards utilities planning, and \$300,000 towards transportation planning studies.

Send Lindsey ideas for survey questions at lholfmes@risealaska.com

Anchorage Citizen's Coalition, John Weddleton urges people to get involved in the creation of the new Title 21 codes the guide development and look to the future of Anchorage with 80,000 more people.

Communicate with Assembly Representatives

Go on-line www.muni.org/planning/prj_Title21.cfm

Email the ACC for updates and alerts ACC@ACCAAlaska.org

Donations are accepted

Old Business

Motion by Dick Tremaine, 2nd by Ky Holland to re-arrange agenda passed unanimously

Rabbit Creek Church plans have been submitted **to whom?** the Planning department and will be heard June 9th. (I thought this was postponed to July now???)

Through a formal letter, see attached, and testimony the neighbors urged the RCCC to "adopt a resolution to reject" the Church's new proposal. After neighbor testimony and board discussion the following motion was made by Donna VanFlein,

*Support the RCCC 2004 testimony that the Church expansion is incompatible with the existing neighborhood and does not comply with policies **(get from Donna#7, #46, #48, #49, #50)** of the 2020 plan.* 2nd by Wayne Skidmore.*

Amendment by Dianne Holmes to keep the burm and natural vegetation buffers.

Concerns/Discussion: after further research and comparison between the old and new Church plans it seems the new proposal is essentially the same as the old in design, size, and function. Small changes in room names and slight changes in size do not

constitute a substantial reason to view this proposal any differently than the original. The P&Z denied the first expansion plan unanimously for a long list of reasons that have not been resolved in the new plan. We can use the P&Z findings from 2004 for support. Add to Donna's motion by Dick Tremaine,

Upon further review of the Church expansion plans, the RCCC is opposed to the proposal that more than doubles the size of the existing structure. The proposal has not changed in size, design and internal structure from emphasizing a school rather than a place of worship. Any further development that occurs on the site should include the following stipulations: retain the neighborhood character, natural vegetation and burm.

The combined motion of Donna VanFlein and Dick Tremain passed unanimously.

Forest Heights/Legacy Pointe USKH has been seen in the area mapping roads

Shangri-La is requesting to amend plat conditions for a designed and funded collector road before the sale of lots. They are requesting a phased in approach in order to recoup costs. Motion by Donna VanFlein, 2nd by Dick,

Support the platting board decision to fund and build the collector road before any lots are sold. The RCCC has actively been seeking funds for this road along with Shangri-la developers.

Amendment to oppose incremental development by Charlie Barnwell.
Passed unanimously.

Ashland Tract is requesting an amendment to the HWMP and plat approval for lots that have been mined of all gravel/dirt. Using the list of points from Dianne Holmes the following motions were created;

*(Plat Motion by Ky Holland) The RCCC opposes the plat as there are documented drainage problems and it is premature without a completed hydrological study. Using points 1-4 and 10 from Dianne Holmes's list, see attached, with the addition to #4 of "or add to drainage already being diverted to Little Rabbit Creek". As well as the addition of "No HDP or master plan for the 32 acres". 2nd by Dick Tremaine, passes unanimously.

*(HWMP by **Dick Tremaine**?) The RCCC is opposed to any expansion of water until the HDP is complete. Using points 5-7 and 9 from Dianne Holmes's list. 2nd by Donna VanFlein, passes unanimously.

Meeting adjourned at 9:30pm

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