

Rabbit Creek Community Council Board Meeting
Rabbit Creek Community Church, Snowshoe Ln & Rabbit Creek Road
February 14, 2002

Present were Dianne Holmes, Josh Peirce, Carol Fries, Greg Ross, Donna Van Flein, and later, Jess Grunblatt.

Dianne called the meeting to order at 7:10 pm. Four members were in attendance besides the Board.

Refreshments were provided in accordance with an earlier Council tradition.

The scheduled speakers from AMATS canceled their appearance due to Valentines' Day.

Greg gave the Treasurer's report: the bank account is \$846.61; there are 82 members with 16 needed for a general membership quorum. Carol moved & Donna seconded a motion to accept the report. Passed 6 to 0.

The minutes from the January 10, '02 meeting were approved 6 to 0 with a motion by Carol and a second by Donna.

Dianne asked for a vote on a resolution to be sent to the Federation of Community Councils requesting an electronic copy of the membership and mailing lists for the president and treasurer in order to edit misspellings, decreased, and other inaccurate information. A motion by Nancy with a second by Greg to send the resolution passed 6 to 0.

Dianne began the announcements, which were temporarily interrupted by the audio-conference: informational items such as the 2020 Plan, on-site septic care brochures, Firewise materials, and People Mover's consultant's recommendations were displayed on the back table with comment sheets attached to each folder. Items requiring action (rezone variances and draft ordinances) were also displayed with comment sheets.

Representatives Con Bunde and Joe Green spoke by audio-conference from Juneau. The main topic was solutions to the state's fiscal gap; the need for increased revenues; sales vs income tax; and the pros and cons of a spending limit based on the previous year's budget or resource extraction, or economic development. Bunde stated the need for a range of revenue generating methods along with the need to spend the Permanent Fund earnings reserve account before taxing citizens.

The Heritage Land Bank's (HLB) 5-year work plan is available for review. Comments are due by their March 13, '02 meeting. The plan lists several parcels proposed for sale or transfer in the Rabbit Creek and Potter Valley area, however one parcel (#2-136) is mistakenly slated for sale rather than transfer to the Parks and Recreation Dept. The authority for disposal of the lands is Anchorage Ordinance 99-144 which references the Potter Valley Land Use Analysis Report and Alternative I. HLB has been made aware of the error and if it appears it will not be resolved before March 13th, then RCCC will submit a letter reminding them of AO 99-144. Nancy moved and Carol seconded a motion to write the HLB letter if necessary. Passed 7 to 0.

Dianne reported on her testimony at the HLB meeting on February 13, '02 regarding the conditions for transferring Section 36 to Parks and Recreation. While the RCCC is on record supporting the transfer, which is long overdue and very welcome, the conditions include the acceptance of a report to be written by Parks addressing the access issue for Sec. 36. The money for the report is apparently to come from last year's bond funds for Stork Park/Sec 36. The suggestion was made to HLB that since a master plan for Section 36 would be needed in the near future anyway, that it would be better to have the report deal with both issues after the land is in Parks' hands rather than waste funds on two plans at different times. The HLB Commission passed their recommendation for transfer with the original condition in tact.

Dianne also requested that HLB rethink their plan for fire reduction in Section 36 and instead work with future park users to complement any removal of materials with potential uses such as trails. It was pointed out that the recent removal of dead trees along the Spencer Loop at Hilltop essentially destroyed woodpecker habitat. The HLB Commission did not comment on this suggestion.

Barbara Weinig reported on amendments to the 2001-03 TIP. AMATS met today and voted to put more money into a fund to repair older cars of low-income owners that pollute the air and for a block-heater use incentive program. The funds will be diverted from the natural gas compressed fuel program.

The question was raised about the comment deadline for TIP '04-'06. Apparently it is the same as for the CIP (but no one could say what that was).

Dianne reported that the DeArmoun Road upgrade would not take place until 2003.

Regarding the New Seward Highway—Potter Marsh upgrades—Jess discussed his relocation design criteria that he has been working on. He would like to see the highway moved west of the railroad tracks while keeping the current road as a slower speed scenic by-way. He had other suggestions regarding lighting, rumble strips, a bus turn-around, and moving the weigh station and mailboxes. Barbara Weinig reported that AMATS jurisdiction ends at the south end of Potter Marsh, beyond which it becomes DOT's responsibility. Nancy would like to add more points on safety. Carol moved and Jess seconded a motion to accept Jess's design criteria with Nancy's additions. A letter with the criteria will go to the same people as the previous resolution on the same topic passed last month by the Council. Passed 6 to 0.

Dianne requested that the Council authorize the treasure to issue checks to the Post Office for the annual box rent and to the church as a donation for use of their facilities. Greg moved and Donna seconded a motion to pay the postal box rent. Passed 7 to 0. Donna moved and Carol seconded a motion to contribute \$300 to the Rabbit Creek Community Church. Passed 7 to 0.

Assemblyman Dick Tremaine gave an Assembly report. There will be a special election on the same day as the regular election due to paperwork deadline errors by the Legal Department. The Bicentennial Park ball field issue—one proposal was immediately vetoed by the mayor and it will come up again soon. Code revisions are proposed for cats and building codes. He recommends supporting the bonds on the April ballot. Villages Scenic residents will be voting to expand their LRSA to include Greece Drive.

Dianne informed the Board of an upcoming Platting case (S-10881) for March 6th where two variances for “flag pole lengths greater than 100 ft “ is being requested for the Prominence Pointe subdivision. After looking at the plat map and some discussion, Jess moved and Donna seconded a motion to write the Platting Board correcting an erroneous statement on the variance request regarding the public’s request for cul de sacs to be placed as far north as possible, approving the large lots adjacent to other subdivisions, and reiterating our earlier concerns. Passed 6 to 0.

Dianne asked for comments on the draft land-clearing ordinance that is scheduled to come before the Planning and Zoning Commission March 4th. There are rumors that planning staff is reworking it. RCCC concerns include the lack of effective fines to deter unnecessary clearing, burden of proof as to unnecessary clearing, long-term evaluation of revegetation efforts, and the availability to contact code enforcement staff off-hours when illegal clearing is encountered. Tremaine reported that one of the bonds on the April ballot will be for a Municipal 311 Hotline that will deal with non-emergency issues like code enforcement violations. Barbara Weinig suggested looking at the Prominence Point plat notes for wording on clearing beyond what was allowed on original plat.

Pease moved and Dianne seconded a motion to send our concerns immediately to Assemblywoman Shamberg and to write P/Z with the following concerns: 1) impose higher penalties of a minimum \$10,000 fine per 2-acre lot or 10% of the appraised value of the land which ever is greater; 2) require a vegetative survey or appropriate orthographic\airial photos at the time of application for a clearing permit as a baseline to document potential violations; 3) extend the revegetation examination period to include 1, 3, and 5 year intervals and add requirements about the size and maturity of revegetated materials; 4) effective methods for timely reporting and response to violations-in-progress must be available for citizens. Authorized personnel must be available at any hour to deal with violations discovered in progress; 5) tie a building permit with a clearing permit (site plan?). Passed 6 to 0.

The Shan Gri La subdivision (S-10433-3) developers are requesting a time extension on April 3, '02 before the Platting Board. It is reported that this request will be on the consent agenda and it was not known if our written comments would be addressed but Dianne is to call Planning to find out the procedure. There was discussion about the lax way in which the original comments from the Transportation Planning Department dealt with the requirement for a trail according to the Areawide Trails Plan. It is not known if the developers have addressed the many conditions required by the Platting Board in 2000. Motion by Nancy, seconded by Carol to write Platting regarding the need to address the trail requirements in the original agreement and to emphasize the need to adhere to all original plat notes and conditions. Passed 6 to 0.

Motion to adjourn at 9:09pm was made by Donna with a second by Nancy. Passed 6 to 0.

Submitted by Dianne Holmes and Nancy Pease