

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

**Call to Order:** Dianne Holmes opened the meeting at 7 pm. Other Board members present were: Ky Holland, Josh Peirce, Jo Utic, Donna Van Flein, Art Geuss, Carol Fries, Vivian Mendenhall, Nancy Pease, and Jess Grunblatt.

Dianne invited the audience to look at the correspondence, case file materials, and other reports on the table and comment if desired.

**Treasurer Report:** Greg Ross was absent so there was no treasurer's report, but Dianne reported that Greg said there were currently about 90 members. A count of the Board and members present failed to reach the required 20% quorum for a general membership meeting, and Dianne called a Board meeting.

**Motion - Minutes:** Ky moved and Donna 2<sup>nd</sup> a motion to approve the February '02 minutes. Passed unanimously.

**Motion - Expenses:** Dianne requested a motion to reimburse her for expenses for office supplies, copying and mailings totally \$56.42. Art moved and Vivian 2<sup>nd</sup> a motion to reimburse Dianne for expenses. Passed unanimously.

**Land use: Subaru:** Barbara Weing reported that a resident had contacted her about the "Subaru used car lot" on Rabbit Creek. Previous efforts had resulted in requirements that signage not exceed 144 square inches, must be located on the house - 50' from the lot line. Dianne requested that Barbara call the MOA and follow up on the case and previous efforts to limit the car sales activity.

**Announcements on actions this past month:**

- The New Seward Highway design criteria prepared by Jess was submitted to DOT but will not be included in design plans this year. Jess is to follow this issue.
- Dianne summarized RCCC's testimony given at P/Z on the land clearing ordinance and how it was sent back for work partly due to our comments. RCCC requests for increased fees can not be approved due to fee caps.
- The ministorage ordinance vote by P/Z has been delayed until May. Dianne and Greg will continue to follow this issue.

**Legislative Reports:** Announcements were interrupted by the audio-conference with Don Smith, aide to Senator Cowdery, and Ben Grin, aide to Rep. Con Bunde's office. The board and audience requested that their concerns on budget matters and the fiscal gap be taken back to the legislators.

**Planning Issues for Board Action:**

**Motion - Shan Gri La:** Josh briefed the Board on the Shan Gri La time extension and will write a letter expressing our previous concerns. Carol moved and Josh 2<sup>nd</sup> a motion authorizing Josh to write the letter. Passed unanimously.

Nancy Pease reported that Parks approved the RC Greenbelt plans and that everyone "loves the project".

Abbreviated plats and vacations (Case 2001-139) will come before P/Z on April 1<sup>st</sup> with comments due March 22<sup>nd</sup>. RCCC submitted a letter 10/01. This ordinance change has implications that the council is facing today. Dianne and Ky will write a follow up response outlining the potential problems our area could face with the proposed ordinance.

### **April Ballot Issues:**

#### **Bonds & Propositions:**

Dwayne Adams of Anchorage Tomorrow spoke on roads and park bonds that will be on the April ballot. The park bond will include \$325,000 for Rabbit Creek park acquisitions.

#### **School Board Candidates:**

Four of the six candidates appeared to participate in a small forum: John Steiner, Jeff Freidman, Mary Marks, and Theresa Obermeyer. The audience submitted written questions that were then asked in rotation to each candidate.

#### **School Bonds:**

Harriett Drummond, Anchorage School Board, spoke on the school bonds on the April ballot.

#### **Other Propositions:**

Ryan Kennedy, UAA student, spoke briefly on his attempt to get a taxi cab permit proposition on the ballot. He told of his legal battles with the city despite having all the paperwork in order. He also spoke about who owns the lucrative permits, where they live, and how having a limited number of permits available impacts the residents.

**CIP:** Dianne requested that people comment on the proposed Capital Improvements in our area that the city sent for our review. Barbara Weinig offered to write her comments on the CIP list relating to transportation projects. Comments are due next month.

**Flowers:** Flowers maintained at the New Seward highway as a volunteer effort will now require a permit. The MOA is helping to meet this requirement. ?? Does anyone have the letters on this subject from 1989?? Please contact Diane.

### **Platting Issues:**

**Buffalo:** The Board took up a new platting case (S-10903)—the vacation of E. 140<sup>th</sup> at Buffalo and the subdivision of adjoining land in Illiamna Acres. The owner of the land, Leland Little spoke about his request to vacate the platted road easement and how Rabbit Creek has eroded into the road easement making it too small for a road should one be built. He also stated he is opposed to a trail at this location - preferring access from the other side of the creek. There was

much discussion on the long range plans of the whole Rabbit Creek Greenbelt and the 1987 Greenbelt Plan. The owner was requested by Nancy Pease to participate in discussions and work to develop solutions.

The RCCC Parks Committee is on record regarding plans for access to the Rabbit Creek Greenbelt via this right of way created in the early 60's on a section line. It was concluded that the Board should attempt to keep the options open on 140<sup>th</sup> as to where the private vs public line is drawn. Ky is to help draft the letter.

### **Land Committee:**

Nancy explained her idea for the need for a Land Committee to help the city Parks Department prioritize land acquisition and easements in our area. The city is too understaffed to know when parcels are available for sale. We need to be proactive and also work with the Greatland Trust on these matters.

### **Proposed Resolution on 2020 Plan and Hillside District Plan:**

Nancy went over her idea on how to hurry the Hillside District Plan (HDP) process along to get it funded and written before more large development decisions are made by Planning and Zoning (such as the recent Terraces [gravel pit] development off Lake Otis). The HDP and the Hillside Wastewater Management Plan (HWMP) are crucial to the future development of the area. In the short term Nancy would like to get the long-standing tradition of requiring a minimum density of three dwelling units per acre with sewers, removed from the legend on the HWMP, which was written in about 1982. Nancy would also like to see a moratorium on new large developments in our area until the HDP and HWMP are completed as well as adequate buffers between diverse lot sizes.

**Motion 3 DUA on HWMP:** Vivian moved and Carol seconded a motion that Dianne contact Dick Tremaine and request that he pursue removing the 3 DUA on the HWMP legend. Passed unanimously. The rest of the bullets on Nancy's plan will be discussed further at the next RCCC meeting.

**Motion to Adjourn:** Ky moved and Carol seconded a motion to adjourn about 9:30 pm. Passed unanimously.