

Rabbit Creek Community Council, Special Board Meeting June 27, '02
Rabbit Creek Community Church

Call to order: Dianne Holmes opened the special board meeting at 9:30 pm following the annual Potter Valley Homeowners Association meeting. Other Board members present were: Ky Holland, Jo Utic, Carol Fries, Vivian Mendenhall, and Jess Grunblatt.

The special board meeting was called due to the Planning Dept's deadline (June 28) for council comments on the Villages View Estates development. The consulting engineer for the development was to have presented his plans before the Potter Valley group, but he did not attend. The landowner, Bob Miller, gave limited information as he did at last month's RCCC meeting. Other people attending the meeting included the superintendent of Chugach State Park and Friends of Chugach State Park who spoke to the need for having access to the park. Other developers in Potter Valley were to have attended the meeting to discuss their proposed projects, but they did not appear.

Notification of the special board meeting was made to the membership listed on the FCC's e-mail list. While the consulting engineer is to attend the next RCCC meeting, it would not have allowed for comments to be made to the MOA by the deadline.

Discussion centered on Villages View Estates development and comments the Council should make by the June 28th deadline. The consensus was to emphasize that we had not had many of our questions answered because the engineer has not presented the development details to us. There was support for the larger lot size with on-site utilities with an emphasis to request use of newer technology to safe guard the public health of the on-site homeowners down hill. Board members did not approve of the lack of a master plan for all the rest of Mr. Miller's unsubdivided land, lack of traffic impact studies, unanswered questions as to access to surrounding parklands, and lack of definition of pedestrian facilities.

Motion by Vivian with a second by Ky to include the above items in our letter, with the reservation that additional comments may be forthcoming after the consulting engineer presents the development at the regular Council meeting on July 11. Passed unanimously.

Meeting adjourned ad 9:45 pm