

Rabbit Creek Community Council Board Meeting, December 12, 2002,  
Rabbit Creek Community Church (Snowshoe Lane)

**Call to Order:** Meeting was opened at 7:05pm by Dianne Holmes. Other Board members present were Josh Peirce, Jess Grunblatt, Nancy Pease, Ky Holland, Jo Utic, Carol Fries.

**Treasurer's Report:** There was no report. The required 20% of members was not present for a general meeting and a board meeting was called.

**Announcements and brief presentations:**

- Joe Riordan updated the Council on the status of the proposed Assisted Living Facility on Azelea (#2002-216) that will come before P/Z in January for a variance. Joe reported this would set precedence for a business in low-density residential area.
- Ted Pease updated the Council on his latest research into the LRSA reserve budget cuts in order to keep the city budget within the tax cap limits. An option for dealing with the cuts is to remove it from under the tax cap by amending the charter.

**Minutes** for November meeting were approved (Jo/Ky).

**Persons to be heard** not on the agenda: none

**Assembly Report:** no report.

**Committee and Neighborhood Reports:**

- Dianne updated the Board on the upcoming Federation of Community Council elections (Jan.) and the FCC's potential move to City Hall offices. While most of the FCC funding has been restored, there is concern that the FCC should maintain autonomous as an independent organization if the move occurs. Other issues will need to be resolved with a new FCC executive board and Dianne would like to be the FCC delegate so she can participate in the changes.  
Motion by Nancy and Ky to seat Dianne as RCCC's delegate passed 7-0.  
Motion by Ky and Carol on a resolution approving the merger of the FCC with the MOA Assembly while remaining an autonomous, independent organization passed 7-0. (Ky to forward Dianne the text of the resolution).
- Nancy spoke on recent Platting Board actions dealing with parks and easements to Chugach State Park. In the case of the Grandview Subdivision in Bear Valley, Platting voted to require an easement.

**New Business--Ordinance, Rezone and Platting Issues:**

The issue of a cell tower at 4300 DeArmoun Rd (#2003-025) will come before P/Z in January, but there will not be a public hearing. Ky is to look into the issue for potential RCCC comment.

Dave Grenier gave a presentation for Landtech on the proposed expansion of Goldenview Park—107 new homes. The developer is asking for a time extension because the original 1996 permit (good for five yrs) has expired. The '96 plan called for 370 houses on 150 acres. The number of houses has been reduced somewhat Case #S-11008 will come before Platting January 8<sup>th</sup> requesting an 18 month extension for 87 lots and 9 greenbelts (width of greenbelts varies).

The Board and residents commented that the open space that was planned for in the original plat was billed as buffers and pedestrian access. These buffers (approximately 25 ft wide) for the most part do not exist now and have become part of people's back yards. The Board felt that performance issues may have an impact on granting of the extension. Concerns were:

1. The perimeter greenbelt buffers should be redefined because larger lots and the middle school adjoin to Goldenvue Park's smaller lots. Besides the original subdivision intent for privacy buffering, other justification for undisturbed, transition buffering between lots of varying sizes is part of the 2020 Plan's design. To guarantee the long-term quality of the visual buffer of dense vegetation, it should be under the control of the city, not dedicated to the homeowner. Plat notes should reflect the undisturbed buffers.
2. Pedestrian corridors should connect to the middle school and Woodridge.
3. The open space dedicated in the plat should be useable.

Motion by Ky and Jo to not grant the extension until the site plan is amended to accommodate concerns expressed in items 1-3 above. Passed 7-0.

Villages View Estates—Dave Grenier gave an update on the Potter Valley Subdivision. There will be a slight increase in number of lots, to 20. It is planned to have on-site utilities, and private roads. The developer is having discussions with the city regarding whether the road will be public.

The Board's concerns were on the road standards (width & pedestrian facilities), percent of vegetation to be left on each lot, pedestrian facilities, and dedicated open space from the original Potter Cr master plan.

Motion by Nancy and Jess to send RCCC's comments (below) on Villages View to the P/Z:

Utilities. RCCC endorses the placement of the utilities in the roadway or along the front property lines because this minimizes disturbance of natural vegetation and terrain.

Lot size. RCCC endorses the lot size of 1.25 acres and larger.

Perimeter buffer. RCCC endorses the developer's proposed platting of a buffer of undisturbed terrain and vegetation on the steep southern and western sides of the proposed subdivision.

Open space requirements. RCCC notes that the original Potter Creek Master Plan had requirements for reserved open space and viewshed protection which should be incorporated into this subdivision plat.

Enforceable requirements to retain terrain and natural vegetation. RCCC requests a plat note with enforceable conditions that limit the percentage of each lot that may be disturbed. Note that the wording "to the maximum extent feasible" is unenforceable. The stripping and filling of entire lots (as done at Prominence Pointe) creates deleterious and unnecessary disturbance to soils, drainage, native vegetation and aesthetics. This site is unlikely to revegetate easily because of the high elevation and fierce wind exposure: therefore, retention of natural soils, terrain, and vegetation is important.

Pedestrian connection to Villages Scenic Parkway. RCCC requests a usable pedestrian easement to connect to Villages Scenic Parkway. The steep grade at the proposed pedestrian connection appears unusable.

Pedestrian connection to Chugach State Park. RCCC requests an easement for pedestrian access to Chugach State Park from and through this subdivision. There is a long-standing traditional pedestrian trail from Villages Scenic Parkway along the ridgetop to Chugach State Park, as shown on the recent Municipal maps and the *Chugach State Park Access Inventory*. There is no reserved public access to Chugach State Park for approximately six miles along the park boundary in the Potter Valley and Bear Valley areas.

Future vehicle access to Chugach State Park. RCCC requests the Municipality to reserve access for a future vehicle access to Chugach State Park in this vicinity. A proposed future vehicle trailhead is noted in the *Chugach State Park Access Inventory* of November 2002. This parcel may or may not be the appropriate access: this issue should be resolved through an update or interpretation of the *Areawide Trails Plan* in cooperation with Chugach State Park staff.

Pathways separated from road. RCCC requests pedestrian pathways or trails that are separated from the roadway. The original Potter Creek Master Plan depicted separated pathways for this subdivision, including greenbelt pathways along interior lot lines. Road shoulders are unsafe to meet pedestrian needs because of the steep grades and tight curves which vehicles cut in on, as amply demonstrated on Potter Creek Road. Trails need not be paved but they need to be safely separated from traffic.

Road width. The road width must be based on the future potential to connect to other subdivisions or Chugach State Park. A narrow road has the advantages of less disturbance to terrain and less incidence of speeding; but is appropriate only if it is demonstrated that this will remain a cul-de-sac with no possibility of extension to serve other subdivisions or Chugach State Park.

Nancy reported on the latest developments on the South Coastal Trail route. The EIS is out. Nancy went to one of the public hearings and said it was dominated by anti-coastal route speakers. She has looked at the EIS and believes the modified orange route (mainly along the coast) is acceptable.

Motion by Carol and Jo to support the Modified Orange route for the South Coastal Trail passed 7-0.

Meeting adjourned 9:40 pm.