

**Rabbit Creek Community Council Meeting-Minutes for August 14,2003**  
**Rabbit Creek Community Church, Snowshoe Lane**

**Call to order:** Dianne Holmes called the meeting to order at 7:05pm. Board members present were: Jess Grunblatt, Greg Ross, Carol Fries, Ky Holland, Susanne Comellas, Vivian Mendenhall, and Nancy Pease. Excused: Josh Peirce.

**Treasurer's Report:** There is \$514.74 available and 158 members. Motion by Carol and Ky to approve, passed unanimously. Lacking a quorum for a general meeting, a board meeting was called.

**Minutes:** Motion by Ky and Susanne to approve July minutes, passed unanimously.

**Persons not on the agenda:** none.

**Assembly Report:** Janice Shamberg discussed her meeting with Rep. Hawker and the request for funding for the Hillside District Plan. The sign ordinance is coming up for vote on Tues. AMATS – New Seward projects, draft EIS done for underpass at International Airport Road.

A question regarding Berggren's blasting and diversion of Little Survival Creek was asked and advice given was to take to Federation of Community Councils along with code enforcement issues and ask how to handle repeat offenders.

Regarding code enforcement violations—Nancy proposed that the Council draft a position paper on methods to deter developers from repeat code violations. Suggestions included withholding further permits until the violations are cleared.

**Announcements:** Woodlot closes the end of September. Stewart Homestead Road has access issues; Grandview subdivision hearing requested for 9/3; Villages View comes before platting on 9/15; the ADP would like to concentrate on one issue for each council area; suggestions are welcome (a list was sent around for people to note their preference and the main concerns were speeding and off-road vehicles).

**Guest Speaker:** Chuck Fannin, principal of new S. Anchorage H.S. introduced himself to Council, advised of tours and fielded questions regarding closed campus and security issues. He said there would be public input on hiring with student and community members too.

**New Business:**

S-11151, Marilyn Carpenter, 5500 E. 142<sup>nd</sup> spoke on her application to divide 3 lots into 2. Motion by Carol and Nancy to approve the new plat as it enhances property values and supports community desire for low density zoning. Passed unanimously.

Communication Tower at water tank, Prominence Pointe. Brian Miskill and Rick Beauchamp presented the purpose behind this construction as being solely for communications for AWWU. It is for communication with the water system for flow and emergencies. Similar systems are being put on other water tanks—about 165 sites and 7 plants for about \$12-14 million. The system under discussion will cost about \$12K for construction and permitting. There was discussion about whether this would result in the leasing of more tower space; the answer was no. This new communication system will be more secure for emergencies situations. Carol moved not to object to the placement of the tower at the planned site, not to be altered from the 25-foot design and used for AWWU reception and transmission, 2<sup>nd</sup> by Vivian, passed unanimously.

**Old Business:**

Code enforcement issues were brought up again by Nancy who made a motion to send a letter to P & Z, code enforcement, public works and Assembly requesting that repeat violators of municipal codes be denied building permits and possibly suspending municipal licenses and other penalties sufficient to deter violations. 2<sup>nd</sup> by Vivian, passed unanimously.

Villages View Estates - Dave Grenier. The cases (#S-10950, 2002-207 & 208) will be heard by the Planning and Zoning Commission on Sept. 15<sup>th</sup> for a preliminary plat, rezone and exemption from the Hillside Wastewater Management Plan. Concerns addressed in prior meetings and correspondence were discussed. The developer has not addressed some issues.

Ky moved that an updated letter restating the Council's positions on items 4, 5 and 6 (from a motion on 9/12/02) be drafted. The language on the plat note stating that removal of vegetation "to the minimum extent possible" should be removed as it is unenforceable and vague and should be replaced with, "40% of the vegetation on the lot shall be undisturbed or only the driveway and 30' around the perimeter of the building shall be disturbed." The request to address the retention of natural contours was not addressed. Additionally, design elements from the master plan were ignored regarding pedestrian circulation to follow more closely village walk concept from the 1984 Potter Cr Development (master) Plan of detached trails from roadways. Vivian seconded the motion which passed unanimously.

A second part to Ky and Vivian's motion included the issue of trails. Pedestrian connection and design elements from the master plan have been ignored; also ignored is access to the SE area of the plat and traditional trails that connect Villages Scenic Parkway area to Chugach State Park (in the south). Include a separated path along roadway and extend it to the edge of the eastern border of Villages so that it may continue with future development phases. Include a traditional trail from Villages Scenic and along southern border to SE corner of Villages View. Motion passed 6-1.

Mental Health Land on Golden View Drive, soil testing resulted in perk test acceptable for R-6 zoning on the north 40 acres. The school district will be looking at purchasing some of the acreage in the east next to Goldenview Dr. Discussion with Dave Grenier of local trails that need to be acknowledged and preserved.

Adjourn – 9:23pm