

Rabbit Creek Community Council Minutes for December 11, 2003

Rabbit Creek Community Church – Snowshoe Lane

Call to order: President, Dianne Holmes opened the meeting at 7:10 pm. Other board members present were: Donna Van Flein, Ky Holland, Nancy Pease, Jess Grunblatt, Susanne Comellas. Excused: Vivian Mendenhall, Carol Fries, Josh Peirce, Jo Utic, Greg Ross.

Treasurers' Report: The bank statement balance was read in the absence of the treasurer and his report--\$495.56. There are approximately 176 paid members; in the absence of 20% of the required membership for a general membership quorum, the meeting continued as a Board meeting.

Minutes: Motion by Ky and Jess to approve the November '03 minutes. Passed unanimously.

Announcements:

Dianne displayed Katherine Elmore's council banner that she painted some years ago for a national community council conference held in Anchorage. Dan Case offered to help contribute to its reproduction so Mrs. Elmore can have the original back.

Legislative Report: Senator Bunde's aide, Lauren, gave a brief report; there was discussion on the gaming issue and the topic will come up at the January meeting.

OLD and NEW BUSINESS:

SOB Ordinance—Joan Diamond, public health nurse, spoke about the Sexual Oriented Business ordinance that will come before the Assembly on Dec. 16th. Currently there is little regulation of these SOB establishments many of which employ nude dancers at age 18. Motion by Ky and Jess to approve the ordinance to include SOBs under the existing ordinance for such businesses. Passed unanimously. Jeff Friedman and Joan to write the Assembly letter.

Equestrian Facility Ordinance—Angela Kuentzel and Ryan Stencel, President of Huffman /O'Malley Council spoke on the upcoming ordinance (#2004-006) that would allow horses to be boarded in residential areas without a conditional use permit or a change in zoning. Motion by Ky and Donna to support the ordinance with the requirements that there be a maximum of 30% coverage for these facilities on any lot, that a conservation plan be required to deal with wastes, that vegetative buffers be required, and that a 3 or 4 horse limit per facility should be imposed without having to get a conditional use permit or zoning change. Passed unanimously.

DeArmoun vegetation-Turnagin View Estates, 2004-007 screening vacation request—Angela Kuentzel and Ryan Stencel, President of Huffman /O'Malley spoke on a case that borders both councils. They seek help in denying the request to remove the vegetation screen. The original purpose was to buffer the high and lower density areas of the Hillside Wastewater Management Plan boundary. Without the guidance of the Hillside District Plan we need to adhere to the 2020 Plan policies. Motion by Ky and Susanne to oppose the vegetation easement vacation for this transition zone and also request that vegetation for the east side be extended and maintained. Passed unanimously. Ryan and Angela to help write the letter.

Woodhaven Subdivision—this area has come up before and the latest development deals with a stream crossing. Carol Fries is familiar with the area and has written prior letters for the Council. She prepared a draft letter that was circulated and it was decided to let her prepare the final letter because the issue has been discussed and voted on several times before.

Villages Scenic Parkway—vegetative screening vacation request (S-11198). The owner of the lot requesting the vacation is also one of the original developers of the area. Jess Grunblatt, resident of Villages Scenic, said this request was for speculative purposes as there are no plans to build on the lot and that others have abided by the regulations. Motion by Jo and Ky to oppose the vacation request. Passed unanimously. Jess to write the letter.

DeArmoun Road Phase II: the subcommittee gave their report on their work to create a Council resolution. Ky Holland led the discussion on each point of the resolution; amendments were offered. Motion by Ky to accept the committee report as amended. Passed unanimously. An advisory vote of the audience was taken on the resolution: 21 for it, 1 opposed. Send copy of resolution to HALO. There was a request to discuss the Buffalo/Elmore southside trail issue in January.

Mail carriers' vehicle tires—Dianne brought up the issue of how the postal carriers' vehicles are not supplied with studded tires and that can impact deliveries plus it is a safety issue. Motion by Jo and Jess to write a letter to the Post Office requesting studs for carriers' vehicles especially on the hillside. Passed

Adjourn at 9:50 pm.

