

# Rabbit Creek Community Council Meeting Minutes for Thursday, April 14, 2016

## DRAFT

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees as Chair – Ron Devon, Pat Abney, Keith Guyer, David Sterling, Nancy Pease, Phil Fortner, Janie Dusel, Mindy Willis

Excused: Joan Diamond, John Isby, Vivian Mendenhall

Board Chair Adam Lees opened the meeting at 7:02 pm

- Minutes: March 10, 2016 minutes copy placed on line.
  - **Motion by Pat Abney & 2<sup>nd</sup> Keith Guyer** - To approve March minutes. Passed.
  - **Motion by Pat Abney & 2<sup>nd</sup> Dianne Holmes** - To approve today's agenda with some slight modifications. Motion passed.
- Attendance - Total 22 people in attendance tonight. Tonight classified as a general membership meeting.

## Announcements & Legislative Reports:

- **Assembly Members** - Bill Evans & Jennifer Johnson not present tonight.
- **State Representatives** - Cathy Giessel and Mike Hawker not present tonight.
- **Shirley Cote** – Running for state house. Half her life in public service 28 years police officer. Involved in legislative process. Attends most community councils monthly.
- **No Walk-ins** – No one else with announcements.

## Presentations

- **Anchorage Bowl – Land Use Plan Map** – Nancy Pease and Dianne Holmes went to a recent Land Use Planning meeting. Final day for public Community Council input is on 4/29/16. 4-7 pm at MOA Building at 4700 Elmore Road. A community presentation and Open House will be held on April 27. Similar meetings also available at other places around town.
  - **Nancy Pease Review** – Anchorage Bowl Land Use Plan Map will be good to 2040. RCCC area following Title 21. Explained the map in the RCCC area. Anchorage Bowl Land Use Plan Map has a written description of proposed modifications. Found a description in the document about Legacy Pointe area that stated it could be 3 units per acre. Now zoned as PLI. Some items not in code but written up. Conservation Zoning. Cluster houses and green areas. Coastal trail by Pt Woronzof. MOA has indicated possibility to make it public land. Asked at HLB to support this. 5. Dedicated park areas 6. Support development of Hillside District Plan. 7. Xxx 8. More guidelines for steep slopes. 9. Our area is mostly yellow with densities from 3 unit/acre to .5 unit per acre. Talked with Tom Davis today who said HDP has a similar map. Staff would put more colors on the maps for various densities.
    - **Motion Nancy Pease, 2<sup>nd</sup> Pat Abney** - To consider voting on these points and consider making a committee to review and write document. Motion passed.
  - If HDP and Land Use Plan Map conflict, Land Use Plan Map rules. Committee volunteers – Nancy Pease, Adam Lees, Dianne Holmes, 1<sup>st</sup> draft by April 22<sup>nd</sup>. Need to submit by 4/29. Web site landuseplanmap.org. MOA has a presentation - 4700 Elmore Road, Friday, 4/15 5:30 to 7pm for Hillside Councils Delegates
  - We need to reach out to adjacent community councils to share our findings.
- **Gary Jones MOA - Capital Projects** – Shortage of funding impacts RCCC more than others. With dip in oil, not much money available. Berkowitz wants to go a different route. Six year funding unlikely. MOA says Community Councils' Capital Project surveys are to give first & second priorities. OK to rank all the projects. Dianne Holmes brought it up for State DOT projects. 1. Old Seward Hwy rough road. 2. Other projects in RCCC area.
  - Discussion about Bluebell project being funded by South Golden View LRSA versus Golden View Drive Upgrades project.
  - Adam Lees does not have printed list of capital projects.
    - **Motion Nancy Pease & 2<sup>nd</sup> Pat Abney** – AMATS – Pedestrian access program. They have 7 projects on a list. Want to add Pedestrian Access to our list. Motion passed.
    - **Motion Nancy Pease & 2<sup>nd</sup> Pat Abney** - To request volunteers to review and develop list of CIP items. Next meeting have a prioritized list by this committee for the body to review and vote on.
    - [rabbithcreekcc@gmail.com](mailto:rabbithcreekcc@gmail.com) Adam Lees will get your name on the volunteer list.

## Reports

- **Chair's Report – Adam Lees** – HALO not much. Abbott Road Upgrades phase 1 and 2. Starts this summer from Lake Otis Pkwy eastward to Jupiter. O'Malley Road to have massive upgrade by DOT&PF starting in 2017, schedule TBD.
- **Dianne Holmes** - Reporting about AO28 R8 Re-Zone, poorly understood. When developer came to appeal, he had a different plat, so issue going back to P&Z. Developer getting free ride on new review essentially. Items delayed until 4/25<sup>th</sup>.

Instead of 14 houses trying for 24. Area residents against it. Going back for a rezone, probably next summer. RCCC not notified about the project. Hillside East was notified, but that community council is inactive. Interesting!

- **Motion Adam Lees, 2<sup>nd</sup> Keith Guyer** - Discussed revised procedure for issuing letters. Amendment about board members reading and commenting on letters on the website.
- **Treasurer's Report** - For April bank amounts are: Checking \$228.55 + Savings \$295.02 = \$523.64.
- **FCC Meeting – Mindy Willis – Capital Improvement Projects Budget (CIP)** – Amy Demboski Title 21 Modifications with issues including: larger garage, steep slopes, windows facing roads, and drainage. Procedure used intended as clarifications as house cleaning not in front of MOA Assembly. Mindy wondered if it really was house cleaning. Steep slopes and windows going thru. Other issues are not. Community councils tried to follow a process on the issues and Amy wanted to vote on it. Not a single council member supported Amy's proposal.
- **HALO – Pat Abney** – Not much activity at monthly meeting.

## **Ongoing Business**

- **RCCC Accounts – Signers needed** – Three signers went to bank last Saturday for RCCC bank accounts. Determined that signers will be: Nancy Pease + Adam Lees + Keith Guyer.
- **Birchtree-Elmore LRSA: 142<sup>nd</sup> Improvement Resolution** – Road design plans and specifications are completed for 142<sup>nd</sup> Avenue. Product going through MOA for final review and approval. Will be bid out this year. Included community involvement.
- **ANC Police Dept** - Any issues to present to them?
  - Drones.
  - Fire at McCugh Creek Drainage a week ago – Concern for our area and Chugach State Park voiced.
  - South High School – Majority of access is from RCCC area. ASD designed school without adequate access.
  - Traffic calming at Manytell. Talked to MOA before. No money available. Chip sealed road so can't put calming designs in place without major upgrades.
  - Speeding problem at many roads on the hillside with little to no police presence.
  - Survey of issues with community.
  - **Motion Pat Abney, 2<sup>nd</sup> Keith Guyer** - RCCC write a letter that police monitor and provide increased presence. Add in hours, from half hour after school when in session and nightly between 7 to 10 pm. Addressed to Chief of Police, copy to Mayor, and our MOA Representatives Bill Evans and possibly John Weddleton. Motion passed.
  - Mike Kenny suggests RCCC invite Fire Wise Reps for presentation.
- **HLB Meeting – Nancy Pease** - Nancy and Dianne Holmes went to meeting recently. Listened to RCCC about survey areas. When they replat a parcel, include John Miller's driveway.
- **Nancy Pease – Stewart Homestead Road** – Located off Romania area. Gates and signage recently installed. Greatland Trust been trying to use that road for access to Chugach. MOA wrote asked for access of owner who said no. Been in public use for so long. Wonder what the law says about that issue and access to homestead and allowing access thru an access.
  - **Motion by Jerry Lewanski, 2<sup>nd</sup> Pat Abney** - Write a letter to Dept of Law and Attorney General's Office to clarify access on legal right of citizen to use road as park access. Clarification is a deeper issue than we think.
  - **Ways to use and dedicate pedestrian easements** - Complicated process application for right of way permit MOA. Need inspection, drawings, \$300,000 Gen Liability insurance. Nancy going through the process to see what it all takes. Villages Scenic Parkway, certain lot, recently surveyed and platted 25' easement. People are already using this access.

## **Wrap up assignments**

- As stated above.

**Motion to adjourn by Janie Dusel, 2<sup>nd</sup> Keith Guyer** - Passed unanimously. Meeting adjourned at 9:00 pm.