

Rabbit Creek Community Council Meeting Minutes for Thursday, December 13, 2018

DS DRAFT

Location: Grace Christian School Chapel

Board Roll Call - Present: Chair – Frank Pugh (Chair), Matt Cavanaugh (Vice Chair), Paul Gionet (Treasurer), David Sterling (Secretary), Nancy Pease, Ky Holland, Bert Lewis Incoming Board Members: Ann Rappoport, Peter Crimp, Judy Michael, Jess Grunblatt, Keith Guyer

Absent: Larry Keil, Greg Wika, Janie Dusel, Dennis Miller

Board Member Chair – Frank Pugh - Opened the meeting at 7:09 pm. Declared a General Membership Meeting. Current Board followed by new board members all introduced themselves. Detailed description about eligibility and voting requirements.

- Frank advised about a recent board meeting and advised that upon discussion with Greg Wika, he decided to stop his 2-year Board Membership due to conflicting work commitments and inability to attend meetings. Frank Pugh declared that Judy Michael would take his place on a 1-year basis, since she was the runner-up person for both the 1-year and 2-year term elections at the November meeting.
- **Agenda** - Agenda provided will be followed to the best extent.
 - **Motion Dianne Holmes & 2nd Bert Lewis** - To approve agenda. Dianne Holmes wants to add ongoing business in front of new business. Also, BLM Parcel at bottom of Rabbit Creek Road to go under new business. Bert Lewis supports Dianne but suggests we let visitors and presenters speak first. Vote taken and majority agree with the motion. Agenda approved as amended.
- **Minutes** – November Minutes – **Motion Ky Holland & 2nd Judy Michael** - Motion to approve the minutes with amendments as follows:
 - Kierstin Lastufka had some corrections to her Property Subdivision report on page 2, as follows:
 - Line 7 - 3rd track for public space, the words “public space” should be deleted.
 - Line 10 & 11 - Public use easement should be 60’ wide, not 50’ wide, For a total of 70’ wide. That equals 3.2 acres, not 30 acres.
 - Nancy Pease – correction on page 3
 - 1st tick item - On the motion line 1 the word grounding, should be surrounding.
 - 4th tick item - Map 4.6, not 446.
 - Requested that quote from November meeting be included, which was as follows: Nancy Pease proposed an amendment as follows: “To change the last sentence be amended to say, support for location of pedestrian connection east-west as required by Hillside District Plan to connect grounding of subdivisions, neighborhoods, and pedestrian destinations.” Important to secure segments as they can be included.
- Attendance - Total ± 30 people in attendance. A new attendance record. General Membership Meeting.

Announcements & Legislative Reports:

- **Assembly Members** -
 - Suzanne LaFrance – our assembly member for RCCC area - Contact info: Cell Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org - Adam Lees representing Suzanne who is at GV band concert. Earthquake website for earthquake issues is: redi.alaska.gov. 12/4 approval of ML&P to be sold to Chugach Electric. Small details. Used consultant to help rate payers. 5% alcohol tax. John Weddleton offering alcohol tax proposal. MOA able to earmark funds for alcohol treatment. Some alcohol folks want to see this tax go to the ballot. Dick Traini wants to lift fireworks ban on midnight 12/31/18 for a few hours. Amendments on plastic bag ban forthcoming. Probably extending beyond the March deadline. Assembly members actually read their emails. Bike registration. Rewrite on animal control code to add portion of reasonable person’s pet violates the noise rules. Limit on chemicals that can affect firefighters??? Work session soon and introduced in January. Dianne asked about amendment 4 on stream setback that was going to be re-written. Paul Gionet asked about roosters.
 - John Weddleton – e-mail: weddletonj@muni.org – Arrived after another CC meeting.
 - **State Representatives** - Cathy Giesel not present tonight. Jenifer Johnston not present tonight.

Updates, Announcements, & Presentations

- Fire Station 10 – Captain Brian Leigh and 2 firefighters from Station 10. Earthquake all people get out of station for quick inspection of roadways and structures. Happened at shift so 200 fire fighters instead of 100 and had extra equipment. Inspections 600 calls for service and responded to 450 calls. Disaster plan with Bear Valley Elementary. 60 kids and teachers came to the station 10 and hung out until 4:00 pm. Emergency supplies 10 days or more in hand. MOA engineer able to provide inspections of homes upon request. Website sign-up offered by MOA. State individual disaster assistance. Make sure house is labeled with house numbers on house or sign out front. Budget revision passed that now allow ladder truck at Dimond Station and 2 water tenders able to keep in budget. FireWise received grant to continue Fire Wise clearing of brush.
- Ginamaria Smith ADF&G – Hunter information & Training Program – Rabbit Creek Gun Range – Handed out numerous handouts and references. Teaches all sort of hunter education, gun, archery, and other things. 180 schools statewide in program. Involved at Rabbit Creek Gun Range. Teaches people how to get involved in outdoors. Provide handout and magnet 4 Rules of Firearm Safety. Becoming Outdoors Women program (BOW). Described in great detail the many things listed on the handout. Rabbit Creek program is one of the first in the nation and been going for 18 years. Hunter

Ed starts at age 10 and up. Described safe storage of fire arms and bullets in a home. Update at Rabbit Creek Shooting Park: MCQ to do a lead reclamation project mitigation at some point. Shut down last May for 2 week prep and they dug out all the lead. Cold spring limited activities. Sound mitigation mounds were done on side berms. July shut down for 2 weeks and 55,000 lbs of lead was removed from berm soil. Sold lead and used money to build berms larger. 2019 additional height to berms. 32,000 users this year. Up to 38,000 users at highest. Nancy Pease asked about highway corridor and keeping bullets from crossing over. No problems with bullet directions since they all face toward Inlet. Working with Alaska Railroad (ARR) to clear some areas. No problems with DOT and highway. North end building berms up higher for noise abatement. Noise issues often depend on wind direction.

- Jerry George –Discussion about Alaska Railroad and horn blowing in early morning at Rabbit Creek Rifle Range Crossing. Big marksman and big fan of the range. 12 years RCCC has supported effort to get ARR to not blow the horn when they cross the rifle range at 3:00 am in the morning. Mayor wrote letter requesting ARR to create a quiet zone 14 months ago. ARR came up with estimate of \$375K for horn and light. Probably not an accurate estimate. Real sin is ARR also blows horn at Enstar crossing which is a blocked gate, only opened 2 to 3 times per week. ARR trains blow the horn even though it is Federal Railroad Administration (FRA) requirement. New State administration and board. Jerry has \$200,000 to help pay for it. ARR is not good neighbor, not trying to solve the problem. No reason to blow the horn at Rabbit Creek Gun Range, which is not required by FRA. The ARR has refused to meet with the neighbors.

RCCC Reports

- **Chair Report** – Frank Pugh –
 - Thanks to Paul Gionet for getting us into Grace for our meeting.
- **Outreach & Transportation & Land Use** – No report
- **Treasurer's & Membership Report:** Finance Paul Gionet – Needs to give report of finances. Paul gave Frank records of income and outgoing to review records. Savings \$315.83 + Checking \$927.39 = \$1,243.22 total.
- **Outreach** - Janie Dusel – No report.
- **Communications** – David Sterling – No report.
- **Correspondence** – Matt Cavanaugh – No report.
- **FCC** – October meeting. Not much happened.
- **HALO** – No report.
- **Land Committee** – No report.

Ongoing Business –

- **RCCC Area Property Panorama Subdivision Short Plat Kierstin Lastufka –**
 - Ky Holland & Frank Pugh described where RCCC is at on this issue from the last meeting until now.
 - Paul Gionet – Wanted to re-bring up the motion.
 - Kierstin Lastufka – Items worked out with MOA include:
 - North-South Public Use Easement and trail 60' wide for road + 10' wide for trail = 70' total width
 - Dianne Holmes – Showed a map (which is from the Hillside Sub-Area Transportation Plan adopted with the HDP) showing proposed 500 acres with proposed trails in the area, that was at one time made by Prominence Point. Wants an east–west road connection from Mt McKinley Drive to Bear Valley using existing easements. Described various easements.
 - Nancy - map shows a partial 10' wide public use pedestrian easement right-of-way along the parts of the southern boundary that already exist. It does not get all the way to Prominence Point. There is a 30' right of way easement at the southwest corner, near the water tank. Does not lead into Prominence Point. There are public easements that go along the southeast parts of the property. Just missing segments along parts of the southern boundary.
 - **Motion - Paul Gionet & 2nd None** - Read off motion same as last month as follows: RCCC heard from Kierstin Lastufka (at the November RCCC meeting), regarding the Preliminary Plat of 99.7 acres, zoned R7, in three tracts for future construction of two single family homes. The plat was presented by Kierstin and Tony Hoffman after they had done the pre-app meeting with the Municipality and follow-up with the Municipality. The proposed plat shows an offer of a north-south Public Use Easement and trail of 3.2 acres to be complement to the Hillside District Plan (HDP). There were suggestions from the Council for the developer to consider an additional east-west trail." The job of the Council is to suggest ideas to the platting board. We cannot mandate, but offer suggestions.
 - Nancy advised about an amendment that asked an east-west connection as required by Map 4.6 of HDP. 70' wide north-south easement is a minor collector. Nancy interprets that the HDP requires east-west easement. Discussion about HDP being a plan, and not a requirement.
 - Bert asked how the property owner feels about their preliminary plat. Kierstin Lastufka responded, spoke about the Dianne Holmes map. That map was proposed based on prior landowner's plans for the property with 40 lots + trails + roads. To answer the question: Proposing two homes, that's all. Not proposing a subdivision. They feel the north-south connection is fair. That is how they feel about it.
 - Dianne Holmes – You won't live there forever, someday it will be subdivided.
 - Judy Michael – Our comments are we support their concept. P&Z can and do very restrictive comments on a plat.
 - Gentleman – Voiced support for Kerstin and what Paul Gionet, not our place to micromanage what these folks plan to do with their property.
 - Peter Crimp – Consideration of HDP should be mentioned in our support.
 - **Motion Nancy Pease & 2nd Dianne Holmes** - Support the proposed subdivision with the proposed north-south road and trail and in addition to include the east-west pedestrian connectivity as shown or required by the HDP, in order to connect

adjacent subdivisions and to note that some east-west pedestrian access are in place along the southern portion borderline of the property but there is a gap.

- Paul Gionet – His prior motion was under discussion and no one had a chance to provide a second. Wants motion turned down. Judy Michael advised there is a second motion on the floor now and that should be followed. Offer to turn down Nancy's motion as being too specific. Council can make suggestions, but it is up to platting board to make specific decisions.
- **Motion Jess Grunblatt & 2nd Paul Gionet**– Amendment to amend that we strike the more detailed of east-west connectivity language in support of HDP recommendation.
 - Bert Lewis in favor of motion with east-west connector.
 - Nancy accepts as a friendly amendment.
 - Ky Holland advises that we all support the plat, we just want the east-west connection language cleaned up.
 - Vote taken on the amendment language. Results: 15 yes + 2 against. Amendment passes.
- 2nd attempt - Nancy read off the main points of the motion - RCCC support proposed plat of the Panorama Subdivision with north-south road and trail as proposed by the owners, With the location of an east-west pedestrian connection as shown on HDP map 4.6.
- Lots of discussion about what was actually being agreed to.
- Ann Rappoport – Amend the motion for, east-west connectivity be given due consideration.
- 3rd attempt and final wording - Nancy read off the main points of the motion - RCCC supports the proposed plat of the Panorama Subdivision with north-south road and trail as shown on the plat. And ask the platting board to recognize the HDP requirement for the east-west connection be given due consideration.
- Vote for the motion as amended - 18 yes, 1 opposed, 0 abstention. Motion passes.
- **Lewis and Clark Subdivision** – Paul Gionet described the issues about tonight's hearing. A neighbor appealed the re-application as they felt the subdivision had to wait for two years before being heard again by MOA. Original application was R6, next application was R10. Neighbor thought applications were too similar. MOA Planning Director thought the applications were substantially different. Results ruled 6-0 that appeal was not going to be heard. MOA Planning Director was within her rights to grant their application. Jan 2, 2019 Platting Board hearing on Lewis and Clark's conservation subdivision which was remanded by Board of Adjustment to Platting Board.
 - Described what was in the letter from RCCC sent in at a prior meeting.
 - Described the situation in great detail. Todd Jacobson at Boudet Group in charge of Canyon Road upgrade. Will not be any trails on Canyon Road. Lewis and Clark gave up 4 acres to straighten out Canyon Road. Rabbit Lake Trailhead is 4.5 miles away from their property. Spendlove Subdivision is another access but not accessible due to excessively steep.
 - Nancy described various things. Feels RCCC Lands Committee should look at this issue. Feels there is a 2,200' walk-around issue that the 217' walk-around is not represented correctly. Since Upper Canyon Road is unsafe to walk on she feels all the more reason to allow this trail, since it meets the design intent of trails to avoid main traffic ways. Good to request an easement now for future connectivity. Nancy on Board of Adjustments.
 - Dianne advises it is a long way around. Frank wants a sit-down meeting discussion on the subject.
 - Paul – Canyon Road is a dangerous road. The important part is to get Upper DeArmoun Road upgraded.
 - Suzanne Gionet – Canyon Road is more dangerous than Upper DeArmoun Road.
 - Nancy - Letter back in May about the subdivision amending.
- Ann Rappoport – Incoming board member meeting occurred in late November. Discussed notes from meeting with action items is available. Discussed what information the Board went thru.
- Ky Holland
 - Any objection to get RCCC Facebook page going, no objection. Done!
 - Any objection to mail out RCCC information to all RCCC property owners. Mailing to all property owners no cost by FCC. \$800 if RCCC sends to all residents. No objection to doing the property owner free mailing.

Meeting adjournment – Meeting adjourned at 9:00 pm.