

Rabbit Creek Community Council Meeting Minutes for Thursday, December 12, 2019

DS DRAFT – Revision 1

Location: Bear Valley School Art Room – First Part of Meeting Jointly with Glen Alps Community Council

Board Roll Call - Present: Greg Keiper Glen Alps Chair - Ky Holland (Co-Chair), Ann Rappoport (Co-Chair), David Sterling (Secretary), Keith Guyer, Judy Michael, Jess Grunblatt, Frank Pugh, Peter Crimp

Absent: Matt Cavanaugh, Bert Lewis, Paul Gionet

Board Member Co-Chair – Greg Keiper and Ky Holland - Opened the meeting at 7:07 pm. 8 board and over 15 members. Declared a General Membership Meeting.

- **Agenda** – Approved as written.
- **Minutes** – November Minutes – Not reviewed tonight.
- Attendance - Total ±60 total with 28 RCCC members in attendance. General Membership Meeting.

Announcements & Legislative Reports:

• Assembly Members for RCCC Area -

- Suzanne LaFrance – Contact info: Cell Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org – Joshua Spring is Suzanne's aid speaking on her behalf tonight. Xxx
- John Weddleton – e-mail: WeddletonJ@muni.org – Present tonight, but no comments.

• State Representatives – Jennifer Johnston - not present tonight.

- Senator Cathy Giessel – Present tonight. Last Tuesday Superior Court agreed that legislature can forward funding school budgeting. Not sure if the Governor will take this issue on to the Supreme Court. Budget presented yesterday. Governor going to spend down the budget reserves savings from \$2.0 billion down to \$500 million. She is not in favor of doing that. Governor proposes a 2020 PFD payout of \$3,000 + \$1,400 per person. \$2.8 Billion expenditure for PFD expenditure. Question from audience:
 - Mike Kenney asked-By taking so much out money of the State's Savings Account, will that lower Alaska's credit rating? Rating agencies lowered rate last spring and would expect to do it again if savings were reduced and sending out more dividend checks.
 - Are you looking at broad based taxes, income tax and sales tax, in order to fund government? An income tax would tax less than 50% of the population. Governor Walker proposed 3 different versions of income tax. The one that would net the most would bring in about \$600 million, not enough to make a big difference. Some people have proposed a sales tax. Boroughs do not like that since many already have a sales tax. Proposing a fuel tax increase, another \$0.08/gal on top of already \$0.08/gal = \$0.16/gal. MOA just raised their fuel tax upwards by \$0.10/gal, now totaling \$0.18/gal. School Education Head Tax reinstated at \$30/head, could bring in \$13 million. Education Raffle brought in \$1 mil this year.
 - HillCorp would not pay taxes as an S Corporation is LLC. Industry tax is a possibility.
 - Legislature Budget and Audit Committee does get a complete audit every year on state expenditures. That report has just been completed for the last year and is under final review before being released to the public.

• ASD School Board Member – Not present tonight.

• ANC Fire Department Station 10 –

- Treasurers Report – Savings at \$316.13 + Checking at \$1,425.57 = \$1,778.70

Committee Reports and Ongoing Projects

- Firewise Resiliency - Ky Holland – Described situation and program. For the MLK fire we were all lucky for the rapid response which happened because two firefighting planes were sitting here waiting to head to other fires and were ready to respond. On the Kenai a couple years ago around Soldotna, there were no planes immediately available when a fire started and that became a 300,000-acre fire. McHugh Creek Fire was lucky the wind was blowing the fire to the Southeast, opposite the direction they normally blow that time of year which would have been towards the Potter Valley and Rabbit Creek areas. Very fragile area when it comes to fires. Working on notification issues. How do we help the MOA, what to do, and when to do it? Most people don't even know where to go for information. Next Resiliency Meeting is Monday, Dec 16th 7:00 pm at the Anchorage Zoo Conference Room. Working goals over the winter include notification issues, right-of-way clearing, prepping for a fire drill next spring 2020 for emergency services and the public.

- Land Use & Transportation Committee Report (LUT) – Ky Holland described the history of RCCC Land Use Committee and the process for discussion of Canyon View Estates.

• Canyon View Estates (Formerly Rohaley) – Tom Dryer S4 Group and Eric ? both representing Hultquist Homes.

Referenced a map of the subdivision. 27 residential lots at least 1.25 acres in size or larger all being located on Canyon Road. 132-acre parcel. Canyon Road goes thru and has been re-built and newly paved in 2019. 2 phases because a limitation that only allows 20 lots to be built in per year. Rabbit Creek on southwest side. Several easements, 100' natural state easement on both sides of the creek, 400' wildlife management corridor, 200' on both sides as a Title 21 requirement, with numerous regulations. Tract A, 27 acres, south of Rabbit Creek not being developed, is in the Bear Valley Community Council area. Remaining areas are in Glen Alps Community Council. Northeast corner of Section 36 bounds on the property. Two wetlands areas defined on map, by hired wetlands engineer, Travis Petersen. Trail access being proposed. Trail does not access any public road. This is his 6th time doing the presentation to various groups. Questions from audience:

- Section line easement and working with BLM now on whether it exist or not.
- Ky Holland clarification - This area used to be in RCCC area in mid-1980's, when some of the original platting was done for this area. That is why RCCC is involved in this presentation and discussion.

- Tom Burks-Public space along the creek and there is not any access being provided, why? Trail access is open to changes and defining with community input and trails coordinator. Access is along right of ways. Several existing parallel trails to RC. Rohaley Road does not have an easement along section line.
- Nancy Pease – Trail shown in HDP at south side of subdivision line to wildlife reserve area. Canyon Road labeled as Local Access Road, not a collector.
- Track to south is open for development at some time.
- Each driveway between house and road must have a turnaround. No shared driveways. Not doing that here because people hate them.
- Discussion about road conditions and quantity of cars.
- Rezone R10SL in the 80's. 12 to 14 limitations placed on land.
- Resolution by Glen Alps read from handout by Ted Moore. Lots of water flowing since summer testing was performed. Tom has photos available of water around test holes available from member.
- Resolution by RCCC read by Jesse Grunblatt.
- Engineer aware that holes were not able to be properly backfilled before weather changed. Each home to have individual septic design. Member says it is ground water in hole and welling up.
- Dave Hultquist owns the land and introduced himself as such.
- Travis-Petersen Engineers did the wetlands review.
- Keith Pinnell did soils delineation study.
- Light pollution question. Nancy Pease described Potter Valley Road and how they were able to reduce streetlights with reflectors.
- Plan to submit in late December for a March meeting.
- **Motion Nancy Pease & 2nd Linda Janidlo** – That RCCC Support Glen Alps and their concern about test hole perk water drainage and current ground water conditions question and review. Most concern is how the area perks. Ted Moore intends to go do a study ASAP. Vote by raised hand results: In favor 19; opposed 0; abstentions 0.
- LUT will do a transportation study.
- **Spruce Terrace – Update by Peter Crimp** - Sent in letter with comments and heard back. 1. Need to relieve egress traffic onto Golden View Drive. 2. Concern about long cul-de-sac. 3. Trail connectivity consistent with HDP. See letter for details. MOA Staff - First phase OK to start, the other two phases need secondary access before proceeding. Clear and Grub along an Eastern boundary.
- **HLB 2020** – HLB acknowledge receipt of letter.
- **Gravel – Change from 5k to 50k cubic yards dumping on property** - Jesse Grunblatt (LUT Rep) - Substantial amount of gravel material to be placed on a property. Should not apply to residential areas. Nancy Pease - Applies to salvage and waste land reclamation areas of any zoning. Nancy identified several areas that have experienced major fills in RCCC areas. Talked to Dave Whitfield at MOA, who is amenable to some revisions. Building Safety Division to review. Want Planning Department involved since they look at HDP, Title 21, traffic plans, etc. that Safety does not look at. Need public hearing. Coming from Planning department, they do not want to do reviews to save a few bucks and simplify the process. Several items listed commercial requirements. Comments required by Jan 6th.
 - Stormwater issues should be a part.
 - Currently limitations affected below and above 5,000 cy and they want to raise it to 50,000 cy.
 - Question about the Rugby field. Drainage that used to be in the field area is now in the ditches.
 - **Motion Jess Grunblatt & 2nd Linda Janidlo** - Support modification to remove residential and PLI zoned properties from this change and maintain the current review requirements. RCCC also to mention our concerns that fill materials that are not appropriate to be placed on residential zoned lots and residential roads, with concerns pertaining to drainage, ground water recharge, vegetations, aesthetics, and neighborhood obstructions. Vote by hand count: In Favor 14; Opposed 0; abstentions 0.
- **Solarize Anchorage** – 45 people have shown interest. AK Center put out RFP for solar installer with Jan 15th submittal. 100 kw gets more of a discount. Electric rate ±\$0.185/kw buyback is ±\$0.053/kwh. Backup power with batteries is an extra expense. 26% tax rebate. Need volunteers for committee.
- **BLM Community Gateway** – Old Seward and Rabbit Creek Intersection Lot – Submitted to MOA for signage. MOA wants to only look at sign. Need volunteers to oversee design of sign. Going out on website. Dianne Holmes clarification - The lot is owned by BLM and RCCC is requesting the ability to use via a lease that RC has requested the MOA obtain from BLM. MOA says we can only apply for a Gateway Sign, not for other things we want to do--due to liability concerns.
- **Storm Water Utility Update** – Looking for committee members.
- **Resiliency Firewise** – Firewise Meeting 12/16/19 7:00 pm at the Zoo Conference Room. John See – 400 inspection requests in 2019, with only 100 inspections actually performed. Working to get funding. Earthquake FEMA money might be available. Horseshoe Lake is best Firewise existing service in Alaska.

Old Business – **New Board** Jan 7th Organizational Meeting at Ann Rappoport house.

New Business - above

Next Meeting – Will be at Goldenview Middle School Library on January 9th.

Board Acknowledgement – Thanks to Peter Crimp, Frank Pugh, and Matt Cavanaugh who will not be on 2020 Board.

Hillside Pioneers - HALO made video of Hillside Pioneers discussion at the last meeting. You can find a link at RCCC website.

Meeting adjournment – Meeting adjourned at 9:00 pm.