

Rabbit Creek Community Council Board Meeting
Rabbit Creek Community Church, RC Road & Snowshoe Lane
July 11, 2002

Call to Order: Board meeting called to order by Dianne Holmes at 7:05 pm

Other Board members present: Vivian Mendenhall, Greg Ross, Carol Fries, Josh Peirce, Nancy Pease, Ky Holland, Art Geuss, and Donna Van Flein

Treasurer's report (general or board meeting determination)¹ Bank balance \$445.19; 100 paid members which means 20 are needed for a general meeting. **Motion** by Ky/Carol to accept the Treasurer's report. Passed unanimously.

Minutes from June, '02 **Motion** to approve with out change by Ky/Josh approved unanimously.

Announcements

- Materials are brought to each meeting collected from the past month and are on display for people attending the meeting.
- **Greenbelt** Trail Project Work Days are planned... volunteers are needed for all kinds from drivers, cooks, to chainsaw experts.
- **Flower Plot** on Overpass—waterers needed.
- Help is needed to research **Title 21** – Josh accepted challenge!
- **S. Intertie Final Impact** report is out for review. Carol will copy the CD disk for others to review.
- **\$5 Million fire funds** – Dick T. requested to find the funds...
- **Conflict of Interest Disclosures** are not being requested automatically at each board and commission meeting. Dianne has requested an appearance before the Assembly to request that this action be taken at each board and commission meeting. **Motion** (Carol/Vivian) – RCCC will join in Dianne's request that the Assembly direct all Boards/Commissions to query their members at each meeting about items on the meeting agenda and request disclosure before any discussion. Passed unanimously.

Assembly Report: Dick Tremaine, Dick Traini , and Janice Shamberg reported. The assembly is working on the Pioneer gravel pit off Lake Otis, short plats, changing density on the Hillside District Wastewater Management Plan (to reduce required higher density along developed sewer systems). Other items – the Assembly is getting their own attorney, an Assembly/School District group is meeting quarterly working on related issues including standards of fields to increase joint use of school field and community activities, Ben Bokie Ice Rink now has good ice, but still bad lighting, Anchorage has been named one of this years All American Cities. Chugach Electric is considering increased reserve funds for capital improvements – this has normally be close to 0... they are considering an increase to 2-4%. Janice's land clearing ordinance is available people to read... for those that will read the whole thing and realize it doesn't affect personal property rights – but does affect large developers that want to strip land...

Planning Issues for Board Action:

¹ All monthly meetings of the Rabbit Creek Community Council are called as general meetings. Should the required quorum not be met, then a Board meeting will be called with the same agenda.

Upcoming (comments already submitted):

- # S-10927 Marguerite Hills Subd., E. of McKinley View Dr, July 17, Platting Bd. Planning department took our recommendations on trails. However there are now” no trespassing” signs up. We need to develop an improved trail map. Jess is helping.
- #2002-127 Section 36 rezone to PLI-P, P/Z, Aug 5 – We already have a position on file. Nancy will add a letter. Diane recommended some master planning to cover basic development and she wants the Assembly to dedicate to Parks when it comes to the assembly.
- #2002-133 Land Clearing, P/Z, Aug 12 (RCCC commented on Version 1)
- #S-10946 Loc Sault easement vacation, Platting July 17 – RCCC addressed this at the last meeting, recommending no vacation and expressing concern over land use violations from work performed to date on the property. Friends of the property owner next door came from another part of town to voice their concerns on the stream easement violation and the destruction of Snowshoe Park vegetation. Other neighbors came to voicing the same complaints. Susanne Comellas offered to help write the council letter requesting denial of the easement request. Diane will request signage for Snowshoe Park regardless of the vacation decision.

- **#S-10950 Potter Valley, Villages View Ests, Platting July 17 Consulting Engineer’s presentation – Dave Grenier – Triad Engineering**
 - Mr. Grenier’s and board discussion included the following information:
 - The proposed subdivision is 50 acres.
 - The property is zoned R3SL meaning that special development review is required beyond basic lot platting. The current decision at the platting/zoning board is only the review of the lots and road placement.
 - The development is part of the original Potter Valley master plan that identified this as the “Highlands” and anticipated estate size lots. The current proposal matches the original plan with 20 lots ranging from 1.5 to 4 acres, about 2.5 average. One track may not be buildable.
 - The road will be paved in a 60’ right of way with a 6-10% grade. Plans beyond the development border have not been made.
 - Onsite sewer is planned on top of shallow bedrock and therefore anticipated use of “high tech systems”
 - One of the lots may not conform to flag lot restrictions.
 - Those attending asked for limits on terrain modifications and that a vegetation plan be included during the site review.
 - SL requires site plan review and is enforceable. We need to find out when/where/when this review is conducted.
 - No trails are planned
 - No Chugach State Park Access is planned
 - The concept of shared driveways would help reduce disturbance of the area... can this be required on the site plan.
 - Following are notes from Mr. Grenier’s comments and the conversation with the Board. The important item from this discussion was the understanding that the current platting decision is only a plan for the development with the basic lot boundaries and ROW defined. There will be another decision in the future on detailed site development decisions.
 - The Board was very concerned about undisturbed buffers and trails—would there be any? No pedestrian facilities are planned. Nancy wanted to know

- about transportation in and out of Potter Valley. No one could say how or when it will be addressed or by whom. The public site plan review comes later with more details on the footprint of each lot and buffers. The area is within the Hillside Wastewater Management Plan but the developers are not requesting to opt-out of the Plan. The question why was asked and if they could develop low density when they are technically within the HWMP area.
- The Board expressed concern on how the rest of the land under the same owner will be developed and would like to see a master plan for the whole area. The Board suggested that we get the old '84 Potter Creek Development Plan and a good map.
 - The Board **motion** by Carol/Art, approved unanimously, asked Diane to take to the P&Z board the updated information we received tonight including
 - a.) Recognition that the development is part of the original master plan for the area that is 20 years old, but that the property is contiguous to areas with higher density that are not covered by a master plan, we feel a new master plan is needed, as well as the Hillside District Plan.
 - b.) Notes about our meeting with the Potter Valley neighbors and the engineer,
 - c.) Recommendation that the development maintain the original contours and vegetation including placing underground utility easements in the road ROW and have as a principle of the development to minimize vegetation disturbance.
 - d) and that as detailed site plans are created and reviewed that they include new technology for sewers, , address traffic planning, conform to 2020 policies, provide pedestrian trails separate from the road, and identify specific development foot prints to minimize site disturbance.
 - E.) Eliminate unbuildable lot(s) and add the space to pedestrian facilities and open space or redistribute to have larger lots.

Special presentation – Fire Education Corps (267-5085)

Heather Pozun and Rachel Criscitiello from the Fire Education Corps are visiting Anchorage this summer and helping with outreach and mitigation of the fire danger we have in our area due to the spruce bark beetle kill. They reviewed programs available and ideas for creating a defensible zone around out houses. They are also available to come to our homes and conduct inspections. An interesting program they highlighted was the Forestry Revegetation Incentive Program that could reimburse us for up to 65% of the cost of tree removal and replanting for 7 acre and larger tracks including those of owner groups. The funds can be used to recover the cost of clearing and replanting. Call 271-2424 x 107, 276-5085 or contact the Anchorage Fire Department.

Adjourned 9:30 pm