

Rabbit Creek Community Council Minutes for November 13, 2003
Rabbit Creek Community Church – Snowshoe Lane

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

Treasurers' Report: \$545.74 and 176 paid members. One check paid to reimburse for supplies \$55.18. Motion by Greg and Nancy to accept the Treasurer's report. Passed unanimously. Meeting continued as a Board meeting.

Minutes: motion by Ky and Nancy to approve the October '03 minutes. Passed unanimously.

Announcements:

Brad Kutzer from the Goldenview LRSA spoke about Prominence Pointe wanting to de-annex their subdivision from the Goldenview LRSA. It will take a vote of the whole LRSA in April to do this. No one has requested to de-annex themselves before and there appears to be no way the subdivision can or is willing to contribute to the maintenance of the main road—Goldenview. . Brad indicated desire to place sand bins in crucial areas for local roadside assistance.

Senator Bunde's aid Lauren gave a brief announcement.

Legislative Report: announcement of Anchorage Caucus held at UAA.

OLD BUSINESS:

Basher subdivision antenna farm: Greg Ross volunteered to write a letter reiterating RCCC's objections to the antenna farm.

Assisted Living Ordinance #2003-143 (& Sr Housing Ord): City proposal to allow facilities with up to six clients without a conditional use permit. Motion by Jess, 2nd Carol to oppose use of single family areas being used for businesses that exceed established density. With the Title 21-rewrite Assembly needs to stop passing ordinances that will once again face rewrite. Ky, Joe, Dan Case, Greg to have draft by next week. To be addressed: clarify in Title 21, what is zoning? Acceptable use—standards—are they consistent with surrounding neighborhood? Question any restrictions of commerce in residential zones. Question especially density and use as commerce and exchange and define what is meant by R6, R7 zoning. Consider the IRS ruling that says a residence must be the primary use of a 'residential house.' Passed unanimously.

Motion by Jess and Susanne to accept Ky's amendment regarding modifying Title 21 dealing with commercial use and keeping with neighborhood character and density. Request a delay in the ordinance until Title 21 is re-written. Passed unanimously. By next week Joe Riordan, Ky, Dan Case, Greg to draft a letter.

Villages View Subdivision: There was continued discussion of plat that will come before P/Z in December. Motion by Nancy, 2nd by Donna to respond with positive acknowledgement of plat noted relating to the retention of vegetation on the prior plat map and request a return to that note which has been replaced with less restrictive note. Request consideration of increasing ROW to 100 ft as current 70 ft? ROW proposed may not be adequate for additional development. Request engineering review of road. Question road status as a collector and whether it will be sufficient for future traffic. Question private vs public road. Since storm drains are not being used, grassy swails must be dedicated as storm water catchments. Note the Potter Cr master plan and the intent should be to adhere to it. The separated trail is not noted. Lots are large but some long driveways may not be accessed for fire and emergency vehicles. Motion passed unanimously. Nancy and Diane to write letter.

Case No. S-11190 : Martens Subdivision, subdivide 2 lots into one and vacate 33' BLM easement. RCCC supports large lots. The easement vacation is not vital to the property and is not supported by the council. DOT and DNR should have a say on this vacation. Council could find no compelling reason to vacate and this must be proven before the city is likely to recommend it. Motion by Ky, 2nd Carol, passed unanimously.

Firewise : Response to letter from Sue Rodman. RCCC requests the Firewise program notify affected landowners of their activities in the area and ask for participation. Motion by Ky, 2nd Susanne, to notify people around the area to participate maybe by the Feb meeting. Passed unanimously.

DeArmoun Road Phase 2 : Carol and Ky to draft a letter to DOT requesting their understanding of the comments the public have brought to them and identify the issues they plan to respond to and a time line. After a period waiting for their response, write again.

There was additional discussion of accident history, design speed and the development of these statistics.

A request to the council was made by the Flister family to support additional signage, improved safety and maintenance of the existing road. A committee was formed to oversee Phase 2 and draft a resolution for the next meeting. Donna VanFlein, Mike Flister, Doug Ohms, Terry King, Matt Nemeth, Kim Cresap Abi Hidambaran, Dianne Holmes.

The issue of public process is a separate issue that is best kept separate at this time.

Anchorage Citizens Coalition : Cheryl Richardson spoke to the council about the Long Rang Transportation Plan to be finished in the Spring of 04 and how it will affect Rabbit Creek especially the future connection of Bragaw (Elmore) to Rabbit Creek Road. Comments due by 12/01. Access more information at muni.org.

Adjourn at 9:15pm.