

Rabbit Creek Community Council Meeting Minutes for Thursday, October 14, 2021
DS DRAFT

Location: Internet Zoom Meeting

Board Roll Call - Present: Ann Rappoport (Co-Chair), Carl Johnson (Co-Chair), Keith Guyer (Treasurer), David Sterling (Secretary), Michelle Turner, Judy Michael, Mike Kenny, Nowlin Withers, Jess Grunblatt, Nic Kinsman, Dianne Holmes.

Absent: None

Board Member Co-Chair – Ann Rappoport - Opened the meeting formally at 7:05 pm. 11 board members and a total of over 73 attendees, Declared a General Meeting. Carl Johnson described Roberts Rules of Order issues, which are followed by RCCC. Ann asked each attendee to write in their first and last name on chat. The attendance list is attached. Advised of recording the meeting. Described methods to vote on issues for this meeting. People calling in on telephone will need to text to a phone number to sign-in and for voting and sign-in. Described voting eligibility, attendance of one prior meeting in past 12 months. Described Zoom protocol and instructions.

- **October Meeting Agenda-** Additions for HLB Draft Program. AMATS 2050 Plan. Approved with these changes. **Motion Carl Johnson & 2nd Nic Kinsman** – To approve agenda. No objection, Motion passed.
- **July and September Minutes - Motion to Approve July Minutes - Mike Kenny & 2nd Jess Grunblatt** – To approve July Minutes. July minutes no objections, motion passed. September minutes were posted today. **Motion Dianne Holmes & 2nd Carl Johnson** – To wait one month to approve September Meeting Minutes. No objections, motion passed.

Announcements & Legislative Reports:

- **Assembly Members for RCCC Area -**
- **Suzanne LaFrance** – Contact info: Cell: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org – Will send written comments.
- **John Weddleton** – e-mail: WeddletonJ@muni.org – (907)-770-6875 – Not available.
- **State Representatives** –
 - **Representative James Kaufman** – rep.elect.james.kaufman@akleg.gov–907-538-5262– Not available.
 - **Senator Roger Holland** – sen.elect.roger.holland@akleg.gov – cell 907-351-8277 – Some senators have Covid. Call with questions. Hard time just getting a quorum because of Covid issues.
- **Anchorage School District** – Kelly Lessons – In-service day tomorrow. Various calendars being developed. Federal relief funding being worked on. Covid issues. Bus driver shortages.

New Business

- **Land Use & Transportation Committee (LUTC)** – Meets first Thursday of each month.
- **River Hills Subdivision Tract A** – Presentation by Marc Eid, Farpoint Land Services. Reviewed Preliminary Sketch. South of Little Rabbit Creek. Property to north was subdivided last year. One lot for Owner's family, other lots to be available for sale. Would propose to upgrade Windsong Street and trails in the area. Zoned R9, with some R6 lots in the area. Propose a rezone to R6 to create this subdivision. Windsong is the proposed access road. 156th is not developed and has lots of obstacles to overcome for development, including: steepness and wetlands. Questions by audience:
 - Dianne Holmes – How many lineal feet of road needs upgrade or building and what is cost? Lineal feet not known. Go to West Circle. Developer would embrace the cost. Road construction costs have not yet been estimated.
 - Andrew Chlup – Concerned about existing poor conditions of West Circle and how they plan to maintain access during construction? Tract to East has not been developed yet. MOA has personnel that control access to properties during construction. Easement on 156th is 66', since it is a section line.
 - Nathan Andre – This is the second subdivision in the last 6 months off of 156th Ave, and both have not developed ways to upgrade 156th, but propose to access via 162nd Ave.

Traffic on 162nd Ave continues to increase. Propose all the parcels join together to make access on 156th Ave to Golden View Drive.

- Terrance Olinski – Subdivision Developer – They have tried to get MOA and other developers to figure out the 156th Ave extension. No luck yet. Several other family members, 4 or 5, would also live on these subdivision lots.
 - Deb Ward – Little chunks of property getting developed does not take care of the big picture for road access.
 - Jess Grunblatt – As a developer would you agree if RCCC asked you to be part of infrastructure development in that area?
 - Nancy Pease – Concerns include: RCCC favors large lots. Would not support a rezone. Concerns about hydrology and drainage there. Neighbors have observed wet conditions at times, that collects water from nearby pond. There are sensitive areas on this property. The steepness adjacent to the creek. Need to provide trail connectivity for Goldenview and Bear Valley connection, on up to Section 36. Intent is to keep vegetation as undisturbed and undeveloped as possible. Mr. Olinski responses: Enhanced trails are his personal goals. Watched the property for 1½ years. No standing water on site. Good soils. Trail along 156th is proposed to be a non-motorized, off the road trail. Some several nearby trails would connect and are similar.
 - DW Wald – What is driving the rezone? Response: R9 is 2 acre lots. Cost of development requires R6.R9 would be a 5-lot development. R6 financially pencils out for development better. This is a second replat of this property. North side of this tract was subdivided recently as River Hills Estate.
 - **Motion Nancy Pease & 2nd Case** – 1) To send in comments that are listed on the screen that Nancy presented verbally. 2) Also to include comments from neighbors regarding traffic on 162nd Ave. 3) Comment that Developer says a rezone is required to make a development financially feasible, which is not a reason for rezone. Phone number provided for those on phones.
 - Vote by Zoom: Yes=36 No=0; Abstain=4. Motion passes.
- 2021-0126 – Planning proposed updates to Title 21 at PZC on 11/8/2021.
 - Mountain Air Drive Extension Public Meeting Oct 25th via zoom.
 - HALO – Mike Kenney – Rezone on Sky Ridge Subdivision was approved. Concern about water wells problem that could draw down aquifer. Items not accepted included: 1) Construction equipment to only use new road 2) Access to Lake Otis. Project going to Platting.
 - Homeless Commentary being platted by University Community Council – In Feb 2021 extend homeless shelters into B zoning areas. Comments provided by RCCC. More and smaller structures rather than a large structure. Invited to look on RCCC website.
 - Rugby Field Disturbance – Has not had time to work on issues. Ongoing for next year.
 - Draft HLB 2022 Work Program – 45-day review. RCCC will develop comments next month.
 - AMATS – Metropolitan Transportation Plan - 15-day review period. Nancy Pease – AMATS 2040. Lots of public comment that staff did not deal with. Promised better job on 2050 plan. Suggested 30-to-45-day comment period for public participation. Comments- Carl Johnson agrees with 35-day period, a meaningful time for public comments.
 - **Motion Dianne Holmes & 2nd Carl Johnson** – To request minimum 35-to-45-day comment period. Vote by Zoom: Yes=34 No=0; Abstain=5. Motion passes.

Old Business & Committee Reports

- **Land Use Transportation & Committee Reports** –
 - **Village Scenic Park Violation** – End of road extensive fill and removal. Re-permitted and remediation and revegetation. Land went up for sale. Checking on if plantings and dirt work was performed and completed.
 - **Bear Issues on Porcupine Trail** – Fish & Game responded in September. Some satisfactory and unsatisfactory responses.
 - **Transportation Improvement Program** –
 - **Moen Park Challenge Grant** – The grant was achieved. Exercise equipment has been ordered for spring 2022 installation.

- **Resilience Committee** – Ky Holland comments – Met with Chugach Power who now has comments on their website.
 - **Nominating Committee for Elections in November** – Chaired by Dianne Holmes. Seven positions open. Candidates not currently on the board include: Matt Blakeslee, John Riley, Amanda Doughty, Randy Saldivar. Returning board member candidates: Mike Kenny, Keith Guyer, Carl Johnson, and Michelle Turner. Nominations from the floor in November. Biographies will be posted before next month meeting.
 - Volunteers Needed – Trail maintenance and shed.
 - **Committee Reports**
 - **Treasurer Report** – Still have funds since we have not spent any money since last time; \$400 is encumbered for scanning of RCCC documents for archives.
 - **Potter View** - Nathan No updates.
 - **Social Media** - Nic Kinsman – Reviewed Social media situations. Direct means of involvement has been met. Participation is way up.
 - **Title 21 Code Changes** – Dianne Holmes – Changes coming up: 1) Allow aircraft hangers. 2) High residential density R3 lots, which does not affect RCCC. 3) Vehicle storage that is not moved for 14-days need to meet setbacks issues. 4) Parking issues.
 - **Motion Dianne Holmes & 2nd Jess Grunblatt** – To make comments made above.
 - Comments: Jess Grunblatt opposed to aircraft hangers by variance request. Mike Kenny concerned about parking lot item being unclear.
 - Vote by Zoom: Yes=23 No=2; Abstain=2. Motion passes.
 - **Motion Judy Micaeal & 2nd Mike Kenny** – To extend meeting 10 minutes. No objection. Motion passes.
 - **Motion Nic Kinsman & 2nd Carl Johnson** – To adjourn. No objection. Motion passes.
- Action Items:** Letters as mentioned above.
- Next Meeting** – November 11th. Expecting Zoom Meeting.
- Meeting adjournment** – Meeting adjourned at 9:03 pm.