

**Rabbit Creek Community Council Meeting Minutes for Thursday, February 8, 2024**  
**DS DRAFT**

**Location:** Internet Zoom Meeting and a few folks at Goldenview Middle School Library

Board Roll Call - Present: John Riley (Co-Chair), Matthew Blakeslee (Treasurer), David Sterling (Secretary), Nancy Pease, Judy Michael, Mike Kenny, Grace Johnston

Absent: Ann Rappoport, Amanda Doughty, Tim Alderson, Lorena Edenfield

Board Member Co-Chair – John Riley - Opened the meeting formally starting at 7:02 pm.

Requested everyone to sign-in on Zoom or sign-in sheet at school. Determined 7 board members and over 28 attendees total on zoom and in the Library, Declared a Quorum and General Meeting.

John Riley described the Sign-In Method. RCCC follows Roberts Rules of Order. The attendance list is attached. Zoom advised of recording the meeting. Described methods to vote on issues for this meeting. People calling in on telephone will need to vote in the chat. Described voting eligibility, attendance of one prior meeting in past 12 months. Described Zoom protocol and instructions. Land Acknowledgement – Meeting on unseated lands of the Dena'ina Athabascan.

- **February Agenda** – **Judy Michael Moved** to approve the agenda as written; **2<sup>nd</sup> by Grace Johnston**. No objections. Approved.
- **January Meeting Minutes** – **Motion to Approve by Grace Johnston** – To approve as written. No objections. Approved.
- **Treasurer Report** – Current report was Savings \$317.15 + Checking \$1,711.30 = \$2,028.45 available. Outstanding debt encumbered for ongoing records scanning.

### **Announcements & Legislative Reports:**

- **Assembly Members for RCCC Area -**
  - **Randy Sulte** – (907) 343-4121 - [Randy.Sulte@anchorageak.gov](mailto:Randy.Sulte@anchorageak.gov) – Present. Nothing to add to Zach. Update Launched Online Textbook. APD 2023 most crimes fairly flat. Some ups and some down.
  - **Zac Johnson** - (907) 343-4122 - [Zac.Johnson@anchorageak.gov](mailto:Zac.Johnson@anchorageak.gov) – Present. Update-Launched Online Textbook. APD 2023 most crimes fairly flat. Some ups and some down. Homicide down, Body cam program moving forward. Hot spot patrols. Eklutna restoration delayed. Bond for Don Young Port of Alaska dock rebuild ongoing.
  - **Representative Laddie Shaw**–907-465-4945-[representative.laddie.shaw@akleg.gov](mailto:representative.laddie.shaw@akleg.gov)- Not present.
  - **Senator Cathy Giessel** –cell (907) 242-5450 – [sen.cathy.giessel@akleg.gov](mailto:sen.cathy.giessel@akleg.gov) Not present.
- **Anchorage School District** – Margo Belamy – Cell (907) 903-9820 – email = [belamy@asdk-12.org](mailto:belamy@asdk-12.org) – Traveling, so not present. Sent message asking for support of school bonds.

### **New Business and Old Business Requiring Action & Reports**

- **Open Floor for Quick Comments** – No comments.
- **Status of Anchorage Plans 2040 Neighborhoods and Collapse of Anchorage Zones for Residence AO 2023-87(S)** – guest Ryan Yelle, MOA Long Range Planning Manager was available to answer questions posed by Nancy Pease (LUTC): 1) Relation of zoning and housing supply and affordability in Anchorage. 2) Relation to various types of adoptive Land Use Plans. 3) Various types of guidance. 4) Consider some of the Assembly Members purposes for simplifying Zoning. 2040 Plan showed Anchorage can deliver 27% more capacity needed for multiple housing. Does current zoning allow or impede new housing?
  - Responses from Ryan Yelle and discussion with Nancy – Zoning dictates what can be built and where. Not enough data to verify housing capacity, zoning, affordability. At its core zoning regulates what gets built and where; we're not quite at growth rate predicted in 2040. There is a gap of housing units. We could tweak zoning to allow more housing but that's up to the community. There is a method to determine if housing built under Hillside District Plan and 2040 meets expectations. Some areas on hillside that are yet to be developed to minimum lot sizes, so lots of available capacity. There are constraints for housing, e.g., water, septic, terrain. Nancy - Any data to showing how many housing units the hillside can be accommodated before we rezone? Any data showing that simplified zoning will produce affordable housing? Ryan studied

this question in depth and advised there is not enough data to answer this question. The market is going to do what the market is going to do. Difficult to say with any certainty if simplified zoning will result in more affordable housing. Nancy – Can you characterize what the main land use patterns are in the 2020 Plan? 2020 did not show land use specifically. It shows land use in little nodes or blobs of activities. As you move away from the core of Anchorage where commercial areas are, there are more just residential areas. Commercial areas are downtown, midtown, UMed District, with places like Huffman, Dimond. 2020 recognizes that Anchorage is a conglomeration of these very unique neighborhoods and that each is developed in a certain way for unique spaces across Anchorage. Intends to preserve that character. Provides for a choice of unique neighborhood with a signature characteristic. Some places have natural distinctions, like RCCC has Potter Marsh. Nancy – Lots of policies in 2020. Specify that design standards are a strategy that is essential to implement a corresponding policy. What do we know about design standards that will help a neighborhood? Ryan – Design Standards are essential for a neighborhood. Unique climate conditions. Hindrance for dense building and does it pencil out. Need quality responsible housing, but not really restrictive standards. It is a balancing act. Hillside has special factors that are different than midtown or downtown. 2040 does have series of maps that identify areas targeted for rezoning to accommodate denser housing. Not all residential. It does say to meet goals, rezoning in these areas is necessary. Outlines it all in a series of maps in appendix. Some lower hillside areas are to increase density. Upper hillside is to remain a low-density district. Various rezone scenarios show how 5,000 new housing units would be positioned: scattered or concentrated. Ryan indicated both options could deliver housing; the concentrated approach would be more consistent with 2040; the scattered approach would not be efficient for infrastructure and other services.

- Dianne Holmes History Lesson – 2020 was not supposed to be so specific to give details of development by parcel. That is what 2040 is supposed to do. 2020 saw the value of building out from core areas. Cheaper to maintain a city when you do that. Cannot run a city when you sprawl. Wonders if 87(S) is legal? Clause in HDP that calls for Hillside Conservation Subdivision, that is different than what is on the books. Not in Title 21 yet. Like by developer taking land that is poor for development, then providing a denser housing area, but then open space in the poor land areas. Need help from Assembly to include that in policy.
- Daniel Volland – Concerned that RCCC would go to the Planning Department for comment. Assembly wrote the Ordinance. Asking leading questions to someone in Planning is not fair to the Assembly. Disagree that their plan scatters density like confetti around Anchorage. Plan for multiple public engagements.
- Nancy Pease – Looking for data and professional expertise that the Planning Dept. can provide, that the Assembly cannot provide. Because the ordinance continually changes before the last one has a public hearing. Randy just said a whole new ordinance is underway. Find it difficult to follow or comment. Not invited to help develop the new ordinance. We keep feeling ambushed and are frustrated with the numerous pinwheeling versions. Not a predictable public process.
- Mike Kenny – A wave of going away from zoning across lower 48. Lawsuits for exclusive zoning. Some feel there should be no zoning. Affordable housing issues everywhere, without solutions. 8% mortgage rates do not help.
- Anna Brawley – Will have ordinance plan published next week. Planning work on version 87(S).
- Dianne Holmes – Concerned about legality of 87(S) using Title 21. Randy Sulte advised that every step in the process is being worked on with their attorneys. If you are not an attorney, they may not want to account dispersions on the legality of the issue.
  - Nancy Pease offers comments on 87(S) – Additional expanding comments by RCCC. Concern that current process is being scapegoated, to make language as diplomatic as possible. Implication that current zoning is the reason for unaffordability of housing which has

zero data to backup that claim. Prioritizes affordable housing while disregarding other co-equal policies. It will cause changes to other current plans and is not supposed to be that way. Not complete ordinance since we do not know design standards, setbacks, lot coverages, uses, land use plans. The requirement for 2½ lots per acre is a major change from what the Hillside District Plan is premised on. Statement about non-lawyer should not question legality is not correct since we should have the right to comment and ask questions. Ever changing versions that we cannot keep up with. All the cascading reasons fall outside normal re-zoning. If 87(S) is found to be a standard rezoning measure, then set standards for requests to go through Planning and Zoning. Could be numerous safety concerns. Request to maintain Hillside District Plan. R1A could be as much as 18 units per acre.

- **Motion: Nancy Pease & 2<sup>nd</sup> Mike Kenny** – Shall RCCC submit the proposed comments listed along with additional expansions as discussed as written up by Nancy Pease. Vote Results: Yes = 15; No = 0; Abstain = 0. Motion passes. Nancy will write up.
- Decision for RCCC to support the HALO Resolution that was already submitted. Nancy read thru the HALO proposition. Agreed to endorse the resolution concept, with some caveats about proposed action changes. John Weddleton advised HALO Resolution was already sent in. Nancy amended the poll verbally. Support and acknowledge that 87(S) will be presented to Planning and Zoning Commission for Re-Zone consideration and recommend it to be rejected because it is going forward without adequate data and information, and comprehensive plan that should be part of a re-zone, and the public has not had access to the amendment.
  - **Motion: Nancy Pease & 2<sup>nd</sup> Mike Kenny** – Shall RCCC sign onto HALO Resolution, Vote Results: Yes = 15; No = 0; Abstain = 0. Motion passes. Nancy will write up.
- **MOA Park Bonds** – Beth Nordlund, ANC Park Foundation Exec. Director – Several bonds on ballot. Expanded by Assembly \$4.3 Mil Park Bond. Road Bond. \$12.5 mil Anchorage Goes Bond for downtown toilets. Cemetery Bond. \$5.8 mil Chugach Access Bond. Neighborhood Forest Grant for downtown areas tree planting. Community challenge grant up to \$40k match. Youth Employment in Parks summer job open now, closes March 17<sup>th</sup>. Some projects have matching Federal funds.
- **CAPGIS Proposal to Legislature** – due Feb 21<sup>st</sup> – List shown online with 7 items. Previously discussed at RCCC consist of the same issues submitted for many years.
  - **Motion: John Riley & 2<sup>nd</sup> Mike Kenny** – Should RCCC submit the 7 items CAPGIS request. Vote Results: Yes = 10; No = 0; Abstain = 1. Motion passes.
- **AMATS Amendment #2 to 2023-2026 Transportation Improvement Program** – Nancy Pease – Notes shown online. Rabbit Creek Rehab – Funding reduced. RCCC continues to request left turn lanes and separate non-motorized pathway. Mountain Air Drive – Design is ongoing for FY2025. Potter Marsh Improvements projects moving forward, more funding to finish up. Non-Motorized Facility Inventory and Mapping - Funding removed. Asking that it be reinserted. Seward Hwy from 36<sup>th</sup> Ave Interchange, commented on before. Project sucks up lots of money. Seward Hwy 92<sup>nd</sup> Ave Interchange defunded, which is what we requested. Safety plan defunded, why? Dianne Holmes requests a roundabout at Mountain Air and Rabbit Creek Road, which will be added.
  - **Motion: Nancy Pease & 2<sup>nd</sup> Mike Kenny** – Should RCCC submit the AMATS comments. Vote Results: Yes = 13; No = 1; Abstain = 1. Motion passes. Nancy will write up.

## **New Business and Old Business Requiring Action & Reports Not Critical**

- **Rabbit Creek Gateway Sign** – Still pending.
- **Resilience Committee** – Meeting 4<sup>th</sup> Monday of every month. Resources on website.
- **LRSA Seats** - Open to volunteers by running for seats.
- **HALO** – As discussed above. Candidate forum on March 7<sup>th</sup>.
- **Schools on Trails** – No report.

- **Social Media** – No report.
- **Next Meeting** – March 14, 2024. Zoom meeting only since GV School will be on Spring Break.
- **Motion to Adjourn Keith Guyer & 2<sup>nd</sup> Mike Kenny** - No objections. Approved.
- **Meeting adjournment** – Meeting adjourned at 9:02 pm.