

Rabbit Creek Community Council Meeting Minutes for Thursday, January 9, 2025
DS DRAFT

Location: Goldenview Middle School Library and Internet Zoom Meeting

Board Roll Call - Present: Tim Alderson (Chair), Mike Malvick (Vice-Chair), Matt Blakslee (Treasurer), David Sterling (Secretary), Judy Michael, Nancy Pease, Justin Veit, John Riley

Absent: Amanda Doughty, Grace Johnston, Ann Rappoport

Board Member Chair Tim Alderson - Opened the meeting formally starting at 7:05 pm. Requested everyone to sign-in on Zoom or on paper at GV. Determined 8 board members and over 33 attendees total on zoom and in person. Declared a Quorum and General Meeting. Tim Alderson 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 unceded lands of the Dena'ina Athabascan.

- **January Agenda** – Tim Alderson added to Agenda Board Organization. Matt Blakeslee wants to discuss a bridge failure by Rabbit Creek. Asked for approval of January Agenda. No objections.
 - **Motion Judy Michael & 2nd Matt Blakeslee** - To Approve Agenda. No objections - Approved.
- **December Minutes** – Tim Alderson advised that the November minutes will be available at the next Meeting for approval.
 - **Motion Keith Guyer & 2nd Mike Malvick** - To Approve Minutes. No objections - Approved.
- **Treasurer Report** – December amounts: Savings \$xxx + Checking \$xxx = \$1,956.13 available. Outstanding debt encumbered for ongoing records scanning. Suggest \$25/year donation per family.

Announcements & Legislative Reports:

- **Assembly Members for RCCC Area -**
 - **Randy Sulte** – (907) 343-4121 - Randy.Sulte@anchorageak.gov – 400 beds at Homeless Shelters. LRSA surveys completed. BSA request passed. Project Anchorage would be a special election, not on April ballot. Described budget items. Nov election move delayed. Homeless Navigation Center Hickel money due punted. Snow Removal and Police equipment replacement and maintenance money being discussed.
 - **Zac Johnson** - (907) 343-4122 - Zac.Johnson@anchorageak.gov – Not present.
- **Representative Elect Ky Holland** – Cell (907) 727-2735 - Co-Chair Energy Committee. Military Committee. Doing Zoom meetings details on Facebook page. Road issues. Wants to get economy growing again, Resilience Committee and wildfire protection plan.
- **Senator Cathy Giessel** – cell (907) 242-5450 – sen.cathy.giessel@akleg.gov Concerns include: BSA and more funding. Make sure the budget balances. Governor has deficit \$2.5 billion deficit in his budget, because of a high PFD. In 1969 the first oil lease sale, which sponsored the Permanent Fund was established because the state brought in \$900 mil and the budget was only \$177 mil. The RCCC area has the highest voter turnout in Alaska. Will have information next month with proposed legislation on updates to PFD.
- **Anchorage School District** – Carl Jacobson – Cell (907) – email = jacobson@asdk-12.org – Described ASD issues. Right sizing completed with two schools to be closed. ASD to give back to MOA 25 acres north of Totem Theatre on Muldoon Road. School Budget tools for public to view budget and weigh in with comments. Expecting \$60 mil deficit.
- **AFD Rep John Clubber** – New Wild Land Fire Representative. Provided detailed work history. On the way to updating a Wild Land Fire Plan. Prioritization of forest management. Requesting grants. IFB on Campbell Airstrip Road and a fuel break.
- **Candidate - Eric Gurley** – Running for District 6 Representative - Lives at Klatt & Ocean View. Runs Access Alaska, helps disabled folks.

New Business and Old Business Requiring Action & Reports

- **RCCC Board Reorganization** – Had a recent meeting of the board with an innovative approach to establishing the board.
 - **Motion Dianne Holmes & 2nd Keith Guyer** – Naming these individuals to the RCCC Board – Tim Alderson as Chair + Mike Malvick as Vice-Chair + Matt Blakeslee as Treasurer + David

Sterling as Secretary. Bylaws were last reviewed in 2016 and need to be reviewed. Ky Holland brought that the bylaws state the option of Chair + Vice-Chair or two Co-Chairs.

- Results: Yes = 25 No = 0 Abstain = 0 - Motion passes unanimous.

- **Potter Ridge Subdivision** – Tony Hoffman Not Present – Nancy Pease offered a review of the situation – Plat has been reviewed at RCCC before. Showed a map of the subdivision, up Potter Valley Road. 15 proposed lots with one access road. Land Use Committee developed these comments: 1) Advocate subdivisions or HOAs to join LRSA. 2) Existing Highland Walking trail crosses this parcel in some areas as a common tract. but does cross two private lots. Should ask that put trails in a public right of way, following Hillside District Plan recommendations. 3) Concern about steep slopes – Especially on western lot. Need to ask for calculations if subdivision on slopes part of the code meets slope rules. if 20% or greater average slope over the entire property, or if 1/3 of property has slope greater than 30%, then steep slope code applies. If these conditions apply, then special conditions apply. Concern because the developer is going to allow Barndominiums. Drainage issues on slopes. 4) Need to mark non disturbance zones. 5) Questions on Barndominiums as shops or homes. Do they meet the restrictions of R6 zone? Reviewed allowable sizes by code, a garage can be up to 10% of the size of the lot. 6) Road appears to be steep. 7) Locate driveways so they are not entering Potter Valley Road. Comments: Will HOA standards match garage to house? Concern about weight restrictions.
 - **Motion Dianne Holmes & 2nd Grace Johnston** – Propose to accept the comments above developed by Land Use Committee and present them to the MOA. Discussion:
 - Results: Yes = 21 No = 1 Abstain = 0 - Motion passes.
- **Chugach Park Fund** – Walt Wrede from Chugach Park Fund – Provided a short video. Walt lives in the RCCC area. CPF was created in 2016 with 18 volunteers and some are on the Chugach State Park Advisory Board. Partner with Alaska Trails. Minimal Overhead and Admin costs. Majority of donated money goes towards projects. Primarily a fund-raising organization and facilitate projects. Only funds projects within the Chugach State Park, not on roads and parking projects. Some Chugach State Parks statistics: asset to city and state, 280 miles of formal trails, 1.5 mil visitors a year, most visited public land in Alaska, visits increased by 50% from 2019 to 2022, Projects completed in last 2-years: drainage and brushing at numerous lakes, creeks, trails, board walks. Work on Little O'Malley Trails, Hidden Lake trail, Eagle River trail, Wolverine Trail, Rabbit Lake. This summer work on Williwaw Lake Trail, especially boggy area at the start. Involvement: Newsletter, Donate by several ways.
- **Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five-Year Management Plan** – Government entity that is self-funded by selling parcels. RCCC has numerous tracts in our area. Have until Jan 23rd to submit comments. Map placed online and Nancy went thru parcel-by-parcel to describe each with history. 105 acres Great Land Trust Parcel between Old Seward and Golden View Drive. Future Cemetery parcel off Golden View Drive. Concern about buried people with toxic chemicals, but that has proven to be insignificant. Area across from Rugby Field might be rezoned. Some of these parcels are slated to be a park and trailhead. 120 acres leading up to Chugach State Park, steep, windy. Formal Application by Brandy Pennington for use as recreational center. Considered unlikely location. No trails in this area. Suggest that RCCC oppose the sale. 2-139 Bear Valley area crossed by Brewster Road and proposed as public access to Chugach. 2-152 and 2-158 in Honey Bear part of Bear Valley. HLB has suggested PM&E get involved to provide access between the parcels. Propose the request for more information on what sort of access. Parcel 2-126 connects Bear Valley School for walking to school. Little Campbell Creek is next to the golf course and HLB wants to transfer to Parks & Rec. Agree with this. By the Airport and Coastal Trail, comment to ask citywide comments. Girdwood has lots of transfers to private developers. Prefer rights of way for public trails and Iditarod Trail.

- **Motion Dianne Holmes & 2nd Nancy Pease** – Propose to accept the comments as written and discussed and send to HLB.
 - Results: Yes = 22 No = 1 Abstain = 3 - Motion passes.
 - Nancy proposes RCCC to oppose the sale of property to Brandy Pennington and to include that into the comments and run it past the Board before sending. The application states that RCCC approves the sale, however this is the first time we have analyzed that proposal, and that statement is not correct. RCCC has supported some of her past ventures and been polite with comments. Other comments about easement of that parcel.
- **Update on AMATS** – Nancy Pease - \$500k going to Rabbit Creek Road Upgrades. Safer Seward Highway estimate went up from \$600 mil to \$1.4 billion. In the stretch from AMATS section, from Weigh Station to Rabbit Creek Roas the estimate went up from \$90 mil to \$270 mil. AMATS does have to provide a portion of those funds and worried about this project sucking up too much of their available funds. So have asked for consideration of sorts.
 - **Old Rabbit Creek Road Bridge Failure** - Matt Blakeslee – Our Own Lane and Kelly Ranch Road, a connection road that crosses over Rabbit Creek has slope failure during runoff from recent storms. Residents now must drive around an alternate route that is also in poor condition. Not part of a LRSA. Reaching out for financial help. Needs a full replacement of the existing 72” culvert that would need to be upgraded to a fish passage culvert.
- **Motion Ky Holland & 2nd Keith Guyer** – Extend meeting by 10 minutes. None opposed, Passed.

New Business and Old Business Requiring Action & Reports Not Critical

- **Land Use Committee** – CASA Bond – Nancy Pease – Parking lot for Chugach Park on North area. Wants to get it on April ballot.
- **Project Anchorage** – Randy Sulte read thru selected projects. None in our area.
- **2040 Land Use Plan** – No update.
- **Rabbit Creek Gateway Sign** – Next year.
- **Resilience Committee** – Meets 4th Monday of each month.
- **FCC** – No report.
- **HALO** – No report.
- **Schools on Trail** – No report.
- **Social Media** – No report.
- **Fire Safety** – No report.
- **Next Meeting** – February 13, 2025. Zoom meeting, also at Goldenview Middle School.
- **Meeting adjournment** – Move to adjourn by Keith Guyer & 2nd Ky Holland - Meeting adjourned at 9:08 pm.