

Rabbit Creek Community Council

Minutes of meeting, 10 August 2000

The meeting started at 7:08. Present were Mendenhall, Fries, Weinig, Ross, Geuss, Miller, and Pease.

Treasurer's Report (Ross): We have 155 members, so a quorum of the membership is 35. We have \$1,190.35 in the treasury.

Announcements:

- Re-hearing of decision on Shangri-La subdivision October 4 before the Platting Board.
- Panel discussion on BLM tract at the Abbott Loop Community Council meeting, 17 August, 8:15. Public comment to BLM is due August 24.
- South Anchorage High School presentation (whether to rezone parcel from R1-SL to PL1) at Goldevniew Middle School, August 16, 7:00. ASD is willing to retain buffering required by the current zoning, but they want to add access, and they could build a 50-foot auditorium with PL1 (only 30 feet with R1).
- Public hearing notice periods: the Assembly will consider this August 15.
- A manual on submitting public input to AMATS, "Anchorage on the Move," has been issued. It is thought to be available at the Muni Planning window.

The July minutes were approved as amended (moved Geuss, second Weinig).

Legislative report (Con Bunde): the Congressional delegation is showing colleagues around the state. There was discussion of anti-DWI proposals and taxes.

Mental Health Trust Lands: a report was given by Steve Planchon, Executive Director of the Mental Health Land Office in DNR.

The land has been rezoned R3-SL, i.e. 3 units/acre. Discussion (inconclusive) as to whether this is minimum and/or maximum density.

A 50-ft buffer would be kept on the north and east boundaries of the tract.

A development plan will be submitted to the Platting Board, and to the Assembly (in September?) It will include trails, stream setbacks, and road layout. Roads are required not to impact other neighborhoods; they envision connecting Goldenview and Potter Valley Rd. MHT may trade Tract F for Tract A, thus putting a school site on Goldenview Road.

An asset management plan will be done (by a contractor) after platting is complete. This will recommend disposal: whether to sell the whole tract to a developer, or develop it jointly with another developer (such as View Point to the south).

Planchon stressed that the decision on disposal will be determined by the best financial interest of MHT, as required by the Trust's responsibilities. (They solicit public input on the draft management plan, but they don't take public needs and concerns into account, aside from determining MHT's best interest.) Therefore it is true that the neighborhood might get no chance to purchase any of the land, especially if MHT decides to coordinate development with another developer. MHT does modify some land proposals at the behest of neighbors, but it's less likely here, where the land is valuable on the competitive market.

Discussion: The MHT board knows of the strong local opposition to their plans. It was pointed out that home buyers want large lots, not 3 houses per acre; Planchon said the Board can only consider information from their contractors, who recommended R3-SL.

Concern was expressed that no site plan or master plan have been prepared, so the public can't evaluate the development, and that plans should have real alternatives instead of stressing the alternative that MHT prefers.

There was concern and disagreement over who will pay for roads, sewers, and water service.

Assembly Report (Pat Abney):

- Hearings are being held during the next month on Anchorage 2020: August 15, 23, and 29, September 12, 13, and 14.

- The mayor has ordered 6% budget reduction in all departments. Some fire stations will be closed occasionally to avoid payment of overtime; the Bear Valley one is second on the list.

There was a question as to whether the Comprehensive Plan can be used to guide decisions before all guidelines are completed. Yes, once it is approved by the Assembly.

Resolution: That the Rabbit Creek Community Council opposes reductions in fire service and EMS response (moved Weinig, second Mendenhall; passed 6-0).

Anchorage 2020 hearings: testimony by Council members was discussed.

Issues include “red nodes” of neighborhood business, the “gray line” that separates urban and rural service areas, and the increase in housing units “assigned” to southeastern Anchorage over the life of the plan.

The Open Space map and other valuable “step-down” plans have been deleted in this draft. HWWMP will still recommend 3 housing units per acre.

Council members who plan to testify will meet September 7 in this room. Comments on the plan should be submitted to Fries by September 1.

The meeting was adjourned at 9:25 (moved Mendenhall, seconded Ross, passed).