

**RABBIT CREEK COMMUNITY COUNCIL**  
**MEETING OF THE BOARD, 12 OCTOBER 2000**

The meeting started at 19:12. Present were Fries, Sell, Geuss, Ross, Mendenhall, Pease, and Kutzer.

**Announcements and issues:**

- Zidek has suggested that we need a contact at the Anchorage Police Department for local calls. Once he was put on hold forever, and their response when his son had a collision in a parking lot took 1 1/2 hours.
- The Special Olympics of 4-11 March 2001 is looking for volunteers.
- Fries attended a meeting at City Hall on the proposed internet announcements of Planning and Zoning and Platting cases. Fries suggested they build in links to the relevant documents filed in each case, and that they expand it to zoning enforcement cases. Jerry Weaver suggested that developers be required to present information to community councils 60 days ahead of hearings; developers suggested that they not be required to appear before councils at all (but respond if asked). Tremaine said that the Muni staff aims to process applications faster, which would be facilitated by timely Internet notice to councils.
- The Anchorage Congestion Management Study is available.
- Parks and Recreation is considering access points.
- There is an AMATS meeting at Loussac Library tonight.

**Minutes:** It was moved (Sell), seconded (Geuss) and passed (7-0) to approve the minutes for August and September.

**Treasurer's Report (Ross):** There are 9 new members and a total of 174; the quorum for a general membership meeting is 35. The bank account has \$1,238.35.

**Assembly Report (Tremaine):**

- Work from now until 31 December will concentrate on the budget and the Comprehensive Plan. They expect work sessions with Planning staff every other week.
- Mental Health Trust: The Land Trust office hired a lobbyist and lawyer during the past week. They want to delay the Assembly hearing scheduled for 17 October. That hearing will consider the P&Z recommendation to rezone the parcel. A work session with the Land Trust office was cancelled.
- Transportation: The Garvey Bond recommendation passed. This would cover some projects and allow Federal highway funds to cover others. Final approval would require a statewide referendum.
- DeArmoun Road: The Department of Transportation plans to repave lower DeArmoun but leave the curve as it is. The Assembly is trying to get the curve included in DOT's project. Many cars slipped off the road there during Tuesday's snow. (Dianne Holmes pointed out that Hillside roads will always require careful driving and be slow in winter—another reason not to allow widespread high-density development here.)

**Legislative Report (Bunde):**

- High school competency exams should not be so contentious. The Legislature required the exams but didn't specify their form. They were developed over three years.
- The new Federal DWI standard (0.08 blood alcohol = drunk) will doubtless be adopted by Alaska, in order to keep Federal transportation funding. Bunde hopes that the effect on drunk driving will be monitored; it could lead to an increase in DWI's, if more people were caught but the worst violators weren't deterred.

**Rabbit Creek Greenbelt (Dianne Holmes and Lloyd Morris):**

The Rabbit Creek Greenbelt consists of scattered parcels of Muni land, most above Buffalo and 140th, with one large tract just below Old Rabbit Creek Rd. Holmes has been researching low-intensity recreational development: a 2000-foot walking/skiing trail and a bridge across the creek. Eventually the trail could be extended as far south as Buffalo, to connect with a planned trail on DeArmoun Rd. No parking lot would be built at present.

Morris's group, the Park Preservation Association of Rabbit Creek, can provide some financial support for the project. Connection between the greenbelt and Chugach State Park could go through Section 36 on Clark's Road (which is soon to be dedicated as Muni park land). Tracts between Section 36 and CSP may be available from a willing

seller. These tracts cannot be acquired until it is known whether Section 36 will be managed for non-motorized use (like the greenbelt) or motorized.

Geuss (also on the parks committee) said that the plan for this greenbelt is about 15 years old; it is wonderful to see progress beginning.

It was moved (Pease) and seconded (Kutzer) to support the trail plan. Ross suggested postponing the vote until a future meeting because the matter should be published in our agenda before we act. (Some residents may want a chance to oppose it.) It would also be considered by the Parks commission before anything was done. The motion was tabled.

#### **Mental Health Trust lands:**

The Land Trust sent a letter to the Muni objecting to the neighborhood petition that opposes the rezone. Fries passed out copies of that letter and RCCC's letter in response. Fries also has drafted a letter that reiterates our position that the land should be purchased for preservation or low-density development, and that we can facilitate that transaction.

The Mental Health Trust prefers to sell via a bidding war, not negotiated purchase (because they might get a better price). The Heritage Land Bank also views their responsibility as maximizing the price.

The hearing on the rezone is scheduled for 17 October.

RCCC's will request that the rezone be denied. If some sort of rezoning must occur, we request that it be no more dense than R6 or R7, and that special limitations be imposed to protect streams and other important parts of the habitat.

Planning stated at the P&Z hearing that the tract has no value unless it is rezoned. This is contradicted by the fact that RCCC has gotten expressions of interest from two potential buyers.

It was moved (Pease), seconded (Ross), and passed (6-0-1) to approve the letter that says we are willing to facilitate negotiations, as revised during our discussion.

#### **Shangri-La subdivision (Sell):**

The Assembly requested two access routes be provided into the development. (But they are both planned off Goldenview, so traffic there would still be too heavy.) Other requirements were also adopted.

The plat was re-approved by the Platting Board with the new requirements.

#### **Prominence Point (formerly Goldenview Estates):**

The developer requested many variances, including removal of most natural vegetation and additional excavation for flat lots. Platting approved all the requests.

**Alaskans United Against the Tax Cap** (Jacques Boutet): He gave a short talk on the issue.

**Pat Abney's campaign for state House:** Abney spoke about the need for stable education funding, and decisions about the Permanent Fund and a gas pipeline route. We need a vision of what Alaska should be in the future.

**John Cowdery's campaign for state Senate:** Cowdery spoke and passed out results of a survey on possible sources for state funding and other issues.

**Adjournment:** It was moved (Sell), seconded (Fries) and approved to adjourn at 9:21.