

Rabbit Creek Community Council  
November 9, 2000 Meeting Minutes

Present: Fries, Ross, Miller, See, Geuss, Kutzer, Grunblat, Pease

**Announcements:**

Carol Fries reported on the Mayor's breakfast with Community Council presidents. Topics included snow removal and the MOA's new web site capabilities. Site currently allows viewers to see a list of planning and zoning and platting actions and check the geographic location. Community Councils will be better able to track land use in their neighborhoods. Eventually other types of MOA actions, such as code enforcement and road projects might be accessible. There was also discussion of a better tracking system for email comments on MOA issues. RCCC wants to see it implemented but no supplant a public notice through traditional means.

Mayor gave lukewarm support for LRSAs. He said he couldn't support Con Bundes resolution.

Volunteers are needed for the Special Olympics to be held in March. Apply by December 31, 2000. Governor's office has additional application forms. Contact: Melinda Taylor.

Dianne Holmes finally got a response from Anchorage School District requesting that school buses use pull-outs on Rabbit Creek Road. She requested that the RCCC write a letter to DOT and ASD administration to get the pull-outs marked and plowed so that they may be used in the winter. Scott Sell will write a letter.

**Minutes for October:** approved as written. Kutzer, Ross second, unanimous approval.

**Treasurer's Report:** Greg Ross  
174 members, \$1,238.35 in treasury

**Land Use Issues:**

Issue: AO 2000-no number. Ordinance introduced by Anna Fairclough requesting a moratorium until March 1 on approvals of Cluster Housing zoning until the MOA Cluster Housing Ordinance is re-written to accomplish what it was intended to do. Some concern was voiced as to whether this would delay developer's plans for the upcoming building season but others indicated this would apply pressure on MOA to complete the rewrite.

Action: RCCC will write a letter supporting AO 2000-no number. Kutzer moved, Geuss, 2<sup>nd</sup>. Passed 6-1, 1 abstention.

Issue: AO 2000-157 An ordinance relating to zoning map amendments.

Action: RCCC will write a letter supporting AO 2000-157, Pease, Ross 2<sup>nd</sup>. Passed 8-0.

Issue: AO 2000-230, An ordinance regarding vehicle storage yards. This ordinance would allow vehicle storage on I-1 lots, which are supposed to be light industrial and function as a buffer between residential and heavy industrial lots. Discussion revolved around whether we should take a position since we have no I-1 in our Council area. Some feel we should stand up for responsible land use in all parts of town.

Action: RCCC will write a letter opposing this ordinance and asking for a delay so that the Council can research the issue further. Ross, Miller 2<sup>nd</sup>. Passed 8-0.

Issue: Prominence Pointe Rezone Request and Amendment to the Hillside Wastewater Management Plan. Developer wants to add 14 acres in two tracts (Bluebell and Ashland) to Prominence Point Subdivision and expand water and sewer to these parcels. The rezone would change one tract from R-3 (3 DUA) to R-7 (2 DUA) and one tract from R-6 (1.25 acre lots) to R-7 (2 DUA)

Comments from neighboring residents focused on stopping the piecemeal development and continual creep of this

subdivision. The rezone from R-3 to R-7 is seductive but it is not part of a comprehensive plan and it won't pass the perc test, which is the developer's risk. Stand firm on Council's support of R-6 zoning and no further piecemeal extension of water and sewer until a Hillside District Land Use Plan that addresses all aspects of Hillside development is in place. Neighbors have found that this action was not provided adequate public notice. This extension of Prominence Point will exacerbate traffic on Goldenview and increase safety risks due to additional glaciation.

Action: RCCC will write a letter expressing RCCC concerns. Approved 7.

A discussion on strategy for public testimony followed.

Issue: Prator and Fernwood replat intended to combine three lots into two resulting in larger lot sizes. Council supports this action.

Action: RCCC will write a letter supporting this plat. Pease, Ross 2<sup>nd</sup>. Passed 8-0.

Issue: MHT Rezone effort was withdrawn and several agencies plus RCCC held an appreciation ceremony for supportive Assembly members, Saturday November 4. Next move on MHT tract will involve discussion in December to consider what options are acceptable to the community. Carol Fries will reestablish contact with The Conservation Fund regarding negotiations and potential buyers for this parcel.

Issue: Villages View Subdivision Rezone has been scheduled for hearing by the Assembly on December 12. This rezone would reduce the density from R-3SL (3+ units per acre) to R-6 (1.25 acre lots). Discussion focused on rezone and some wastewater issues. Council will be focusing on the rezone issue only.

Action: RCCC will write a letter to the Assembly reiterating our positions on:

- Comprehensive plan completion prior to rezoning actions
- No piecemeal development or planning
- Infrastructure evaluation
- Support for R-6 (1.25 acre lots) or larger lots.

Jess Grunblat, Miller 2<sup>nd</sup>. Passed 7-1.

Motion to pay for maps from MOA Parks and Recreation \$20.00 to Dianne Holmes

Pease, Miller 2<sup>nd</sup>. Passed 8-0

### **Parks and Recreation Committee**

Issue: Rabbit Creek Greenbelt Project. Greenbelt acreage was purchased in 1980's for habitat, watershed protection and recreational purposes. A community group had some money available for park improvements in our area and offered the Council the opportunity to utilize these funds. By using these funds as a match the Council has the potential to secure additional TRAK grant funds from the State of Alaska Department of Parks and Outdoor Recreation. The Recreation Committee has been working with the MOA and Division of Parks to prepare a TRAK grant for submission next October. Some residents in the area adjacent to this greenbelt being considered for the TRAK grant project voiced concerns about impact of use on their property and lifestyle. The Council will write a letter affirming the Council's commitment to work with the MOA, area residents and the Division of Parks to develop an acceptable grant application and project. Passed 8-0.

Issue: Campbell Tract. Nancy Pease presented a draft resolution for discussion and consideration at the next meeting. Art Geuss presented the original intent of the BLM use of the parcel and the intent that it revert to the MOA after 15 years. Art Geuss and Nancy will work to provide an historical picture of the Campbell Tract/BLM issue at the next meeting and the Council will pursue further discussion at that time.

### **Assembly Report**

Dick Tremaine discussed defeat of the Tax Cap initiative and the effects this will have on the Mayors budget. Tremaine and the Assembly will now work to revise the Mayors budget. A series of town meetings have been scheduled to solicit public input on these issues. Assembly member Tremaine is interested in revenue generating ideas that residents may have which would allow the MOA to continue to provide the services we are accustomed to. The Council will discuss this issue further in December.