

RABBIT CREEK COMMUNITY COUNCIL
Minutes of 14 December 2000

Meeting called to order 7:18. Present Weinig, Mendenhall, Fries, Sell, Kutzer, Ross, Mendenhall, Grunblatt, Pease.

Moved, seconded, and approved to adopt Minutes of November meeting as corrected.

Treasurer's report: Balance \$1,273 35. Activity: check for \$20, \$55 added. 186 members; a quorum is 37.

Announcements: (See also see printed list. Items that engendered action or significant discussion are listed separately.)

- A new LRSA bill will be drafted for the upcoming legislative session. Scott Sell volunteered to work with legislative staff on it.
- Cluster housing ordinance (Tremaine): A number of the (few) cluster-housing developers are willing to accept limitations, as long as they apply equally to all.
- The Heritage Land Bank Draft 2001 Work Plan says that it is responsible for getting the Mental Health Trust lands above Potter Marsh rezoned. However, Tremaine reported that the Muni attorney (Bill Green) stated to him that the MHT lands have been conveyed to the state. Interest in a land exchange still exists among some at the Muni.
- The Conservation Fund (Brad Meikeljohn) is preparing to get a provisional appraisal of the MHT land. A current estimate is \$800,000-\$900,000.
- The "Heads-up Report" from the Assembly does not mention removal of the Viewpoint South area from the Hillside Wastewater Management Plan. A hearing scheduled for 12 December has been postponed to February.
- The Illinois Chapter of the American Planning Association has produced a booklet, "Planning Concepts for the Citizen Planner." Weinig agreed to make copies for interested board members.

Junk yard ordinance: The ordinance to amend the Muni code to allow impound yards in I-1 zones would legalize a yard next to Campbell Creek that currently is illegal. This junkyard has a Muni contract but isn't even adhering to conditions in the contract (such as restricting the number of junked vehicles in the yard to 30). Hazardous wastes could easily pollute the area. RCCC has no I-1 zoning, but we should support environmental regulations elsewhere.

A resolution was **moved** (Pease), **seconded** (Weinig), and **passed**: "Whereas AO2000-230 is piecemeal zoning change, not in synchrony with the new Comprehensive Plan, and would allow hazardous and noxious uses next to neighborhoods, creeks, and parklands, and hazardous runoff into streets and storm drains, hence into Cook Inlet; Therefore, the Rabbit Creek Community Council opposes this amendment."

Ross will represent RCCC at the P&Z hearing.

Assembly report (Tremaine) (See also above):

- The Assembly has been revising Anchorage 2020, working with Planning. They have completed Chapter 1-4. A regular January meeting will largely be dedicated to finishing it, on public record. A draft of chapters 1-4 probably is available for inspection at Planning.
- The Hillside District Land Use Plan is still in; the red "local commercial" dots are out. The gray urban/rural boundary is being negotiated. (RCCC favors rural designation for most of our area; but there are now suggestions that full fire protection be restricted to urban zones, which Tremaine opposes.)
- Anna Fairclough has drafted an ordinance that would define what "open space" is acceptable in cluster housing. Developers now often reserve "open space" that is too steep or marshy to be used by residents for recreation or anything else.

Anchorage Comprehensive Plan: It was **moved** (Pease), **seconded** (Miller) and **passed** that RCCC requests the Hillside Wastewater Management Plan be revised, and the Hillside District Land Use Plan be developed, as soon as Anchorage 2020 is approved.

Reimbursement of chair for expenses relevant to the MHT issue: Fries reported that she and Wiener spent a total of \$758.15 on the RCCC-approved efforts to defeat MHT rezoning. She presented receipts for Xeroxing of briefing books for Assembly members, exhibits for testimony, and plaques that were given after the issue was resolved to Assembly members who supported us. Some of the total already has been offset by donations from the Anchorage Citizens' Coalition (\$200) and private citizens.

It was **moved** (Weinig), **seconded** (Miller), and **passed** to reimburse Fries \$488.15 for remaining expenses.

The Prominence Point subdivision is up for replatting. This will depend on the Hillside Wastewater Management Plan revision and on further information from the petitioner (Berggren). Planning will assemble recommendations (next week?). The proposal seems likely to be approved by Planning and Zoning, but the neighborhood will get another chance to oppose it in the Assembly.

Some neighbors oppose the plans. Glaciation on Goldenview Road has increased since the development began; sewers in Prominence Point are buckling and clogging up (the Anchorage Wastewater Utility may have records on pumping them out).

Neighbor Ken Beckley (owns 3 acres on Ashland Drive just below the development) said having water and sewer lines uphill from him are better than septic systems would be. The lines are being laid 15 feet underground through rock. Glaciation has improved since Berggren installed two French drains to re-route drainage into heated culverts. There may still be some glaciation on Goldenview at Romania and Bluebell.

The Board stated that if neighbors wish to oppose the replat, they must organize it themselves, not rely on RCCC to do this. RCCC would support them.

Chugach State Park access: Superintendent Al Meiners is developing a plan for new access points. He wants to upgrade and add trailheads, especially to provide ones in the alpine zone besides Glen Alps. Candidate locations include McHugh Peak, "Baldy/Mountain Village" (the ridge behind the upper Little Rabbit Creek drainage with an airstrip on top), and at Potter near Miller's property.

Pease suggested to Meiners that access points be added in Arctic Valley and Section 36 and/or the Rabbit Creek Greenbelt. She also suggested that the Hillside District Land Use Plan should guide road upgrades.

Meiners foresees that \$4.5 million would be needed. He has not yet proposed a public review of the plan or a schedule for its implementation.

Rabbit Creek Greenbelt: A neighborhood meeting was held December 7. Ross reported that an effort was made to invite anyone with an opinion on the issue, but few attended. Several who did attend were interested in having the greenbelt linked with Section 36. The matter should be brought up again at the General Meeting in January.

Nominating Committee: We decided we don't need one, just volunteers to run for Board positions.

Survey: Several members reviewed Sell's draft. He, Weinig, and Pease will revise it, and it will be distributed with the newsletter.

Meeting adjourned 9:20.