

Rabbit Creek Community Council Minutes for May 9, 2002
Rabbit Creek Community Church

Call to Order: Dianne Holmes opened the meeting at 7 pm. Other Board members present were: Jo Utic, Nancy Pease, Carol Fries, Josh Peirce, Donna Van Flein, Jess Grunblatt, and Vivian Mendenhall. Greg Ross was excused.

Treasurer's and Membership's report by phone from Greg reported that we have 98 paid members. Lacking the required 20% membership for a general meeting, a board meeting was called.

Motion—Treasurer's report: Josh moved and Jo seconded a motion to accept the report. Passed unanimously.

April Minutes: Josh offered a correction to the April minutes Legislative Report section--add the word 'years' after 7.9.

Motion—Minutes: Jo moved and Carol seconded a motion to accept the April minutes as amended. Passed unanimously.

Announcements: correspondence, reports, and case file materials are on the table for review. Vivian mentioned the coastal trail meeting.

The flowers at the overpass WILL be planted around the 1st of June. A permit will be signed by the MOA and/or an ordinance will be passed allowing volunteers to work in the state ROW.

Anchorage Trails and Greenways Coalition will have their annual meeting May 22nd, 7-9 pm at Kincaid.

Lori Schanche is the new MOA trails coordinator.

DNR and ADF&G might start at watershed sign project. Our nominations would likely include Potter Marsh watershed.

June meeting or fall for DOT speakers on DeArmoun upgrade? Informal consensus indicated June.

Persons to be heard: Bob Miller asked if the 2002 surveys had been tallied (no, but it's coming along), and if Chugach State Park's wish list for trails in Potter Valley had been finalized (no).

Motion—interior basement door in church: Carol moved and Vivian seconded a request to ask the church for a sound proof door in the basement. Passed unanimously.

Nancy Pease recommended that the Council write a thank you note to Ms Oro Stewart for her park land contribution in Potter Valley. Nancy will write the note.

Legislative Audio-Conference: Rep. Con Bunde said that 55% of his communication with constituents reported that they want the budget gap dealt with in some form. The operating budget is expected to be voted on in a few days with adjournment following, but the governor is expected to then call a special session dealing with subsistence. Redistricting was discussed. Con referred us to a web site that has a map.

Planning Issues for Board Action:

S-2002-101--Public Safety Amendment to 2020 Plan: discussion of the three proposed new policies centered around the fact that they should be included in the Hillside District Plan (with traffic impact analysis too). Level of Services Standards certainly revolves around higher fees in Policy 100. There was a question about the policies mixing administrative strategies with land use functions.

Donna pointed out that in the early '80s the HWMP (Hillside Wastewater Management Plan) was drawn up based on the assumption the city would continue to experience high growth and how assumptions don't always translate into good planning practices. Carol and Vivian will draft comments for all of us to review before the deadline.

Two of the audience said that we should not worry over this amendment now.

Motion—S-2002-101: Donna moved and Carol seconded a motion to send our comments via e-mail for Board approval with the general emphasis being the request for strategies that support the policies to include the HDP. Passed unanimously.

S-2002-110 Public Facilities Dedication . . . Discussion as to whether this is good planning and whether the Platting Board should be the final appeal. The Assembly should be the final appeal? Discussion on whether sewer lines should be oversized on the advice of a MOA engineer or whether that decision should be part of the Hillside District Plan process. The "Fee in Lieu" was discussed as to its use, as was the MOA Engineer's power in such important decisions.

Motion—S-2002-110: Vivian moved and Carol seconded a motion to submit our final Council comments to the Board by e-mail for approval centering on the concerns stated above. Passed unanimously.

S-10927 Marguerite Hills Subdivision: discussion centered around whether the Areawide Trails' Plan of '97 indicated any trails in the area.

Motion—S-2002-10927: Nancy moved and Jess seconded a motion to request maintaining traditional recreational trail use that has occurred in the area and that is shown on the Areawide Trails Plan '97. Passed.

S-10433 Shangri La & Horace Subdivision—Removal of special condition: Rob Wickett of the Larsen Group, representing the developer, Mr Ford, addressed the difficulties in adhering to the plat condition to join a LRSA because it must be voted upon at the next April election and Mr Ford would like to sell lots before then. It was agreed that a suspension of the condition was appropriate and that Mr Ford should make application for joining the LRSA and for getting on the April ballot as soon as possible.

Ken Beckley of the Goldenview LRSA was present to discuss his concerns with dealing with construction-related damage to Windsong and Sandpiper. These are very poor streets and the LRSA wants to know: 1) what will be included in construction-related repairs—will it extend to construction of all the homes or just through the road-building phase; and 2) how will damage be determined. Agreement seemed to be reached on conducting a pre-construction survey of the roads as a baseline from which to base needed repairs, and that any necessary repairs would continue through the construction of the homes. The idea of putting some of the money from the sale of the lots into an escrow account for long-term repair was discussed as was the possibility of getting some state funding.

Mr Wickett relayed information on talks with the MOA transportation people for plans for another access to Mr Ford's property. Mr Ford would like to make his primary access to the east of the Bear Valley School and out to Rabbit Cr Road via Hillside Dr and 149th (platted roads). John Spring of MOA Transportation said that the collector road necessary to join Mr Ford's properties could not go along Mt Air Drive. There was discussion on Hillside Dr and 149th bisecting the school and parkland and also wetlands which lie north of the school as well as the fact that such a road would have to cross

Lt Rabbit Cr twice; neither would the road serve a purpose for accessing land east and north of the school because it is all parkland; if 149th was built, it could not serve undeveloped land south of the school along Mt Air Dr, thus two roads would eventually be needed when one might suffice. The Board expressed concern that a collector should be planned in accordance with good land use practices, environmental factors, public involvement and through completion of the Hillside District Plan.

There was discussion as to whether Shangri La would or should have access out Luna St.

Motion—S-10433: Vivian moved and Dianne seconded a motion to submit our comments to the Board for approval by e-mail focusing on 1) some sort of suspension of the LRSA plat condition until the next April election; 2) recommending a pre-construction survey of Windsong & Sandpiper for determining any necessary repairs after all lots have been built on; 3) perhaps putting some funds into escrow for long-term repair costs; and 4) communicating to the MOA Transportation Planners that the Council wants to be a party to any planning for a new collector road. Passed unanimously.

Presentation by Bob Petersen of The Petersen Group: discussed his plans for Potter Glen in the Potter Creek area. The other land he holds in the area will be developed as the market demands. Questions centered around lack of a master plan, traffic issues, and trail/pedestrian facilities.

Meeting adjourned 9:25 pm