

Rabbit Creek Community Council Board Meeting
Rabbit Creek Community Church, RC Road & Snowshoe Lane
September 12, 2002

Call to Order: Meeting was called to order by Dianne Holmes at 7:05 pm. Other Board members present were: Greg Ross, Josh Pierce, Ky Holland, Vivian Mendenhall, Carol Fries, Donna Van Flein, Jo Utic, and Nancy Pease.

Treasurer Report: Greg Ross reported there were four new members for a total of 104. Twenty members are needed for a general membership meeting quorum; lacking that the meeting was called as a Board meeting. Bank balance is now \$455.19. Dianne offered bills totaling \$62 Motion to pay was made by Jo & Greg. Approved .

Minutes from July and notes from the August meeting were offered for approval. The July minutes were approved with a motion by Carol & Vivian. The notes from August (a Board quorum was lacking) were approved with corrections to reflect the presence of Josh. Motion to approve August notes was made by Carol and Jo.

Legislative Report – Representative Con Bunde was present and offered the information that there was 28% voter turn out at last election.

Announcements:

Community Council Boundaries – in the reorganization of the council boundaries, the use of census blocks would not work well for RCCC because currently we split Stork Park and BV school with the BVCC and don't anticipate changing that. We need to decide if the Council will be supporting the reorganization by census blocks.

Alaska R/R wants to acquire right of way in the same manner as the city does. If R/R wants to acquire property/right of way, the acquisition must be initiated by a government agency. R/R wants the ability to apply for platting approval on their own. RCCC board will look in to this further to decide if they will comment on it.

Persons to be heard not on the Agenda:

Lyle Marchant of SeaTurn Subdivision in the Azalea area (N. Goldenview) reported on a conditional use application for 16 bed assisted living care facility. Local residents are concerned about increased traffic, water, and septic issues and with establishing precedent for having a business in residential area. Other issues were health/safety and access because Azalea is steep and dangerous in the winter and emergency response time is slow in that area. A public hearing date for the variance has not been set, but possibly could occur in December or January. Lyle and the neighbors will research the situation and report back at the next meeting where it will be on the agenda.

Dave Mattison, developer of Marguerite Hills Subdivision, wants to divide his large track into a 14 acre and a 8 acre lot. He has been before the Platting Board twice before this summer and will appear before them again in October requesting removal of the condition for a 20 ft trail easement. He wants to put his driveway in the area designated for the easement. Neighbors present voiced concern about traffic, garbage, and increase in public access. Dave threatened that if the trail easement is required the property will be fenced to block all access and the area filled with buffalos and red jackets put on neighbors in the area. He feels all land is private and no one should need or be allowed to cross the area. Neither does he believe the arrows pointing towards Baldy on the Areawide Trails Plan mean that trails should go there. He is willing to let people continue using the trail but doesn't want it opened up to the public.

Board discussion centered around the desirability of having a large lot subdivision (Greg); the importance to the public of pedestrian facilities (Nancy); the support of trails and connectivity in the 2020 Plan (Dianne); and the need to have a map at the next meeting to visualize orientation of the plat to roads and boundaries (Vivian).

Greg Ross would like this issue to be on the October agenda to reconsider the May vote because the Board may not have understood that all of the area was private property.

Gary Miller, President of the Potter Valley Homeowners' Organization (PVHO), reported that his area does not have true trails; walking is limited to the road shoulders.

He also reported on the clear cutting that is happening in the Potter Glen subdivision. At the PVHO meeting last month it was understood the developer was getting ready to break ground and there had been no problem with last development and that they were not planning to cut but a few trees. Then last week major clearing started. PVHO has hired attorney to look into whether Potter Glen comes under the covenants of the PVHO. This is an example of why we need a land use ordinance to prevent clear cutting, Gary said. Platting notes used often say "maximum extent possible" for retention of natural vegetation, but this language must be quantified to be enforceable. PVHO is going to insert language in the covenants to say you can't clear cut and developers will be required to let PVHO know before any cutting takes place.

Susanne Comellas spoke on the clear cutting in Snowshoe Park. She would like the Council to write the MOA Parks Department on how to approach restoring the park; the city park manager, John Rodda, asked her to have the Council respond. She has obtained estimates from landscaping companies. One bid to restore damage in the estimated 9,600 sq feet was \$85,000. She said the neighbors don't want the person who destroyed the park to be in charge of remediation efforts since his attempts to restore the stream set back that he destroyed on his property have not been successful. Carol suggested contacting the State Plant Materials Center in Palmer as they may be able to come up with estimates and material sources.

Joann Miller said the handicapped door was locked and she could not use it. Dianne will ask the church administration about it.

Steve Johnson, resident near the Stewart Homestead Road, reported his continued effort to track the progress of the road construction and potential development. There has not been any plat filed with the city. Code Enforcement said a fill permit was needed to construct the road and none was obtained; apparently a stop work order was issued. Nancy reported that the *Official Streets and Highways Plan* does not list any collector roads for this area of Potter Valley. If high density development occurs without adequate collector roads, traffic problems will be compounded. Steve will continue to look into the road construction; Nancy will write a letter for the Council to the MOA requesting that—in the absence of a Hillside District Plan—there needs to be some land use planning done for this area of Potter Valley before more development occurs.

Villages View Presentation:

Dave Grenier, consultant for Villages View Estates (VV), spoke about the subdivision plans. He came in the spring to the Council just before the case went before the Platting Board. They have withdrawn it from Platting and are going before the Planning and Zoning Commission to ask that the area be withdrawn from the Hillside Wastewater Management Plan and to append the area into the 1984 Potter Creek Development Plan. Dave reported that it was the intent that only 30 feet around the footprint of the house be cleared thus leaving the rest in natural vegetation. There are variously zoned areas around and in Villages View which is 50 acres with 20 lots planned for development. VV is R3SL with 8DUA in the north and rest of area is R10SL. Site plan shows septic, house, well, and undisturbed buffer. There will be cul-de-sacs with common driveways and houses clustered in some cases. Street is required to be 24 ft wide. It will be paved and it is proposed to be 30 ft with 6 feet for pedestrian access on shoulders. Zero nitrate system proposed to be required on all lots. Alternate locations must be approved. There is a trail easement on the east border.

Questions from the audience: Gary Miller asked about egress and future traffic needs as more land is developed. He also asked if the area will be clear cut like Potter Glen. Dave replied the green part of the map is not to be cleared (but documents submitted to the MOA state that utility connections can be made in the buffer area and that the building footprint and set backs will be determined by the homebuilder/owner).

The audience asked about utilities and requested they be in the street. Dave said Chugach Electric doesn't like roadside utilities. Gary said the utilities are along the street in Potter Valley already.

Nancy stated that designating a shoulder for pedestrian use is not safe because of the curves and traffic speeds—as the situation on Potter Valley Road reveals. She also stated that the original Master Plan shows a separated pedestrian pathway, which in some cases follows interior lot lines and this idea makes sense. The Master Plan also shows pedestrian access to the SE corner of the development where Chugach State Park lies.

Nancy said that an objective measurement for vegetation retention is needed because code enforcement can't enforce vague language like "retain as much vegetation as possible." The previous language "maximum possible"... is not quantifiable; suggest something like "retain 80%"

Question was asked whether VV will come under the Potter Valley homeowners covenants since the development itself is asking to be appended to the Potter Creek Development Plan.

Motion by Nancy and Greg on the Council's position of this P/Z case is:

1. Support large lots in the subdivision.
2. Support utilities within right of way to reduce vegetation disturbance.
3. No on street parking.
4. Request a plat note with enforceable language for retention of contours and natural vegetation.
5. Pedestrian circulation should more closely follow the 1984 Potter Creek Development (master) Plan with its "village walk concept" of detached trails from the roadway for safety concerns.
6. An alternative trail connection may be need. The easement reserved on lot 3 and 4 of Villages Estates West may be unusable at South end of block 4 for a trail connection to Villages View. The Potter Creek Development Plan intended to provide pedestrian access to the southeast portion of the track and this should be accomplished with trail easements.

Approved unanimously.

Motion to adjourn by Vivian & Jo at 9:15pm. Passed.