

Rabbit Creek Community Council Board Meeting, October 10, 2002,  
Rabbit Creek Community Church (Snowshoe Lane)

**Call to Order:** Meeting was opened at 7:02pm by Dianne Holmes. Other Board members present were Nancy Pease, Ky Holland, Jo Utic, Greg Ross, Carol Fries, Jess Grunblatt, Josh Peirce, Vivian Mendenhall.

**Treasurer's Report:** There are 111 paid members; bank balance is \$393.38.

**Minutes** for September were approved as corrected (meeting date was incorrect) with a motion by Ky and second by Vivian.

**Announcements:**

- Home car repair business at 5530 Rabbit Creek is being cited by Code Enforcement.
- Correspondence is located on the table... please ask for copies.
- DeArmoun Road Phase II upgrade meeting with DOT scheduled for 10/30 has been cancelled. Will be rescheduled for a later date.

**Persons to be heard** not on the agenda:

Mitch Shapira, candidate for State Senate, introduced himself.

Joann Miller said she would speak later on the trail issue.

Claire Steffens, Bear Valley Community Council, spoke on the council boundary revisions and the desire to change BVCC boundaries.

**Assembly Report:**

Dick Tremaine said the big issue now is the draft budget. Firewise funds were spent for chipping and cutting trees.

The Hillside District Plan might be included in the mayor's budget if there can be some agreement about the place of the Hillside Wastewater Management Plan.

Portugal Street curve needs to be stabilized but was not done this summer. Fire and access are the issue here.

**Committee Reports:** no reports

**Ordinance, Rezone, Platting, and Code Enforcement Issues:**

Sign Ordinance, Nancy reported on some changes offered by the consultants hired to rewrite the ordinance. Pole signs are recommended to be reduced to 25 ft. There were questions on how temporary signs would be affected. Given the complex issue and short time frame, a comment sheet was passed around with some examples of signs. These comments will be used to help compile a general statement of support for adoption of the ordinance. A motion by Ky and Carol passed to that affect (unanimous).

Burlwood Subdivision #S-10991. Four tracts will be made from 160 acres. The corrected survey for Bear Valley in this area has been completed. The plat application for these 160 acres does not give the planned density, address future traffic impact and access issues, or trail easements. It was felt that such a large amount of acreage (among several hundred other undeveloped acres in the area) should have a master plan because otherwise it amounted to piecemeal development. Since the city is not funding the Hillside District, nor traffic impact

analysis studies, it is all the more important to ask for a master plan and ask the city for a study of the infrastructure for the whole area. RCCC was not notified of the subdivision and neither was Bear Valley. It was felt the case should be delayed so both councils would have time to invite the developer to explain the subdivision.

Motion by Nancy with a second by Ky was made requesting the Planning Dept. delay the hearing. If the delay is not granted, the Council will submit a letter outlining the above concerns. Passed unanimously.

Assisted Living Facilities variance. Joe Riordan from SeaTurn Subdivision reported on the 16-bed facility that has been put on hold pending a legal review for such a facility in R-6 zoning. Joe and his neighbors have researched the issue. Joe will be back to the Council if this case is resurrected. Joe presented a resolution for the Council. After it was passed around to read, it later came up for a vote. Motion by Ky with a second by Carol to support the resolution but change the last part to read “ . . . if it is beyond traditional occupancy level for zoning.” Motion approved unanimously.

Loc Sault vacation request and Snowshoe Park: Susanne Comellas updated the Council on legal action the Parks and Rec Department is taking to revegetate the park and creek buffer. The Legal Dept. gave the green light to the Parks Dept. to take action.

A resident of Bear Valley reported that logging has been taking place in Section 36. This was reported to code enforcement. A case number is needed to follow-up – Diane requested that this be sent to her.

#### **Other Issues:**

##### **Easements and Trails.**

A discussion, moderated by Ky, was held asking those attending for comments and concerns about the development of trails in the RCCC area. The audience included those clearly supporting trails, as well as those representing private property that were concerned about how the trails would affect them. No decisions were reached, but follow up discussions with the city will be necessary to find answers and reach resolution.

Lack of planning to address the increased development will lead to frustration between the developers and the community members supporting trails. The Council will end up being seen as slowing or hindering development when in fact the lack of investment to develop the trails plans for these new areas being developed and the lack of action to start the Hillside District Plan will be the real culprit. In the mean time while planning is halted, the Council will need to continue to provide an open forum for discussion of this problem on each and every land use proposal, until the city invests the time to give the community and the private property owners a planning process to work out long terms trails plans.

Following is a general summary of the questions and concerns raised:

- Land owners at the meeting want to know What is the plan?, Where are trails going?, What do they access?, How will parking be accommodated? What will the impact be? Who will be responsible for the impact? (In the new areas, trails are only vaguely hinted at... arrows with no connection or conclusion.)
- The topic of private property rights vs public was discussed. This needs to be clarified.

- Other concerns brought up with trails were about potential parking problems, trash and vandalism. Dianne stated that not all trails have parking lots because they are neighborhood trails but this distinction may not be clear to many being asked to give up easements and plan for development impacts.
- The topic of private property rights vs public was discussed. This needs to be clarified.
- Other concerns brought up with trails were about potential parking problems, trash and vandalism. Dianne stated that not all trails have parking lots because they are neighborhood trails, but this distinction may not be clear to many being asked to give up easements and plan for development impacts.
- Other questions were about where are all these trails are going. They don't always connect.
- Access to Chugach State Park was brought up. Access is threatened and limited. It is harder to get access with all the development and there are no new connections being made. Need neighborhood connections as well.
- Platting of trails is not being done. How does the public get the MOA to recognize and plat traditional easements/trails that are threatened? "Historic Moen Trail"-- RCCC wanted to keep the trail – the trail plan only kept the top 50. How will the Muni keep track of the trails?
- Regarding the implementation of the Areawide Trails Plan, how can it be done as it is not being implemented.
- Ann Mize stated she gave a trail easement when she replatted her land a few years ago. It was along Cobblestone Rd. However there is no separation from the road – Is this a "trail"?
- The Trails Plan should be connected to the Comprehensive Plan and in the future Hillside District Plan.
- Claire Steffens brought up the question of prior , private use on public land ending up becoming a private property question.
- Mrs Miller brought up the issue of private property rights.
- Claire Steffens brought up the issue of wildlife easements where there should be no fences.
- In response to a question, Bob Miller said that while some people want to give easements, he did not want to.
- A suggestion was made to remove land for trails from property tax rolls.

- Charlie Barnwell said that community planning is really needed because there are large developments coming up in the area soon. He said connectivity is needed between neighborhoods all over the city. He said access to Chugach State Park is needed but there was a lack of vision originally, beyond that of Glen Alps.
- Art Weiner said we need to know where the trails are.
- People have a fear of trailheads.
- Diane noted that Title 21 provided guidance on trails that are indicated on the trails plan.
- The RCCC is perceived as “taking land”
- Nancy Pease suggested an amendment is needed to the Trails Plan for our area.
- Mrs Miller said Nancy Pease has waved the banner for Chugach State Park. She is concerned that the RCCC is preventing or delaying development. She stated that she went to the Potter Section House in response to the public notices but that it was closed. She wanted fairness in all issues and to hold everyone to the same rules.
- Bob Miller said he isn’t sure he could ever be paid for easements.
- It was suggested that other entrances to Chugach State Park should be looked at for examples of how to do trailheads.
- It was suggested we have a meeting with the city and mayor to solve some of these problems as they won’t go away otherwise.

Motion by Ky and Vivian to adjourn (about 9:15pm). Passed.