

Rabbit Creek Community Council Board Meeting, November 14, 2002,  
Rabbit Creek Community Church (Snowshoe Lane)

**Call to Order:** Meeting was opened at 7:05pm by Dianne Holmes. Other Board members present were Nancy Pease, Ky Holland, Jo Utic, Greg Ross, Carol Fries, Donna Van Flein.

**Treasurer's Report:** There are 12 new paid members for a total of 123; the bank balance increased by \$36 and the new balance is \$429.38. Motion to approve (Ky/Carol) passed. Based on attendance, the meeting was declared to be a board meeting. Diane requested reimbursement for the new RCCC sign used to announce meetings on Rabbit Creek Road, and office supplies purchased for a total of \$123.09. Motion passed (Ky/Carol).

**Minutes** for October meeting were approved (Ky/Jo).

**Announcements:**

- Correspondence is located on the table... please ask for copies.
- \$500K is in the proposed 2003 city budget for the Hillside District Plan
- Funding for the Federation of Community Councils is in jeopardy in the 2003 budget.
- Comments are being taken on changes to Huffman at the Carrs store that would limit movement in and out of the parking lot. Comments should be sent to [ajohnson@uska.com](mailto:ajohnson@uska.com)

**Persons to be heard** not on the agenda: none

**Assembly Report:** No Report.

**Committee and Neighborhood Reports :** No Committee Reports.

- Showshoe Park repairs will be a long range process reported Susanne Comellas.
- Potter Valley Home Owners– Watching land clearing ordinance, Mental Health Trust land, and revegetation at Potter Glenn. Neighbors expect that if the MHT and GCI land is joined it could be developed similar to Potter Creek at 2-4 units per acre. Trails will be an issue in the area to be developed. The reason why trails were not developed in the Potter Cr Development Plan was due to a question of liability. Carol Fries reported there is a state statute that holds harmless private landowners for incidents on trails on their land.

**New Business:**

**Ordinance, Rezone and Platting Issues:**

1. Steve Planchon – Metal Health Trust. Mr. Planchon presented a history of the Mental Health Trusts ownership of about 100 acres near Potter Valley including past MHT efforts to rezone the property for development and transfer ownership to GCI. The MHT is starting a new process to open up the property sale to competitive bid based on a minimum bid amount of \$1.35M that equals an amount that GCI is willing to pay. A notice is expected in late November and there will be 45 days to respond to the bid request. The sale should be closed by spring 2003 to allow for possible development during 2003. The developer will have to seek necessary platting/zoning changes.
2. December meeting will include Villages View presentation.

3. Grandview Subdivision. The Grandview development at the end of Bear Valley is being platted – S10811. Nancy Pease presented a proposed resolution for the board. The resolution notes that the RCCC supports the Parks and Beautification Division request of 2/6/02 for adequate non-vehicular as well as vehicular access and circulation including trail easements connecting to the Chugach State Park. The resolution specifically asks for a non-vehicular trail easement connecting the park along the north ridge of McHugh Peak using the traditional trail access across lot 2 of the proposed subdivision. The resolution also asks for a 2<sup>nd</sup> traditional trail from Brewster’s Road across lot 8 to reach the ridge top to improve neighborhood connectivity to the park. The Resolution was adopted (6 to 1) with the request that we add language requesting that MOA departments comments be included in the platting. One board member asked if there was an easement on public land or if the proposed easement would go across private land; there does not appear to be any public easement on this subdivision. (Ky/Donna)
4. The Board considered the question of whether to appeal the lack of review over the Burlwood subdivision. RCCC could not get the developer or consultant to speak to our Council before the case went before the Platting Bd. Our request to delay a decision was denied by the Platting Board. The RC board did not make a decision, but agreed we should raise our concern about the future use of the short platting process in subdivisions like Burlwood and reemphasize our request to halt additional large development until the Hillside District Plan is completed. A letter should be sent to the assembly highlighting the short platting process as further justification for the HDP. Donna and Carol will write down ideas to get this started.
5. Trails – Nancy presented a resolution to the board requesting an amendment update for the Trails Plan for SE Anchorage. With recent developments, rezones and replats, the Council has concerns about the adequacy of the trails plan to address trail easements and development pressure the area is experiencing. An amendment is justified. The resolution passed unanimously (Ky/Greg) with the addition of connectivity concerns noted below in item g. The resolution includes reasons to amend the Areawide Trails Plan including:
  - a. Insufficient Detail
  - b. Inaccuracies in the map
  - c. Improbabilities in the map
  - d. Missed obligations to plat or construct trails
  - e. Qualitative loss of trails
  - f. Rapidly increased need for trails for transportation and recreation.
  - g. Added as a result of the discussion: Connectivity of newly developed neighborhoods and connectivity to the Chugach State Park.
6. A volunteer is needed to review documents related to the Land Use Allocation Report. The report is important since it defines the essence of the 2020 Plan that is to tie land use with transportation planning. It goes to public hearing at P/Z December 9. But written comments need to be in by December 2.
7. The Environmental Impact Statement on the Coastal Trail is out for comment. The RCCC will review this at the December meeting at the request of Susan Soule.
8. A variance is requested for 3801 Rabbit Creek Road for yard set back. #2002-196. Dianne spoke about the upcoming variance request to the Zoning Board of

9. Examiners and Appeals. The issue is a small encroachment into the yard setback on an existing basement house that the owners would like to build a second story on. The Board agreed a letter in support of the variance was in order.
10. The appeal to enforcement order at 5201 Rabbit Creek road will be considered December 12 at the Zoning Board of Examiners and Appeals. Comments are due 12/2. Material will be available for interested neighbors to review.

**Presentation:**

- LRSA – Vince Mee, Muni Director of Operations presented information on why he has recommended a reduction to the LRSA budgets in our area. He is trying to free up taxing authority for other purposes and feels that we do not need to be collecting as much as we have been. LRSAs have a high capital reserve/maintenance account and the amount he is budgeting is based on an average of the last approx., five years. Reducing the LRSA budgets will reduce the amount those LRSA participants are taxed; it could reduce the level of service we receive, but it allows other revenues to be increased to meet other needs in the Municipality. The voter approved tax cap that limits total spending to a dollar amount creates this situation. The board approved a motion by (Carol/Nancy) (6 to 1) that the Muni should fully fund the LRSAs in the 2003 budget because the funds are needed to deal with the rapid increase in development on the hillside. Separately the board approved a motion to ask the Assembly to investigate having the LRSAs removed from under the tax cap. (Ky/Carol).

Motion to adjourn (about 9:15pm). Passed.