

Rabbit Creek Community Council Board Meeting Minutes, May 12, 2005
Rabbit Creek Community Church

Vice president Wayne Skidmore opened the meeting at 7:10pm. Other board members present were Mike Flister, Donna VanFlein, Peter Johnson, Jess Grunblatt, Charlie Barnwell, and Dianne Holmes.

Treasurer's Report: the bank balance is \$558.25. The council has 92 paid members.

Minutes: Motion by Mike and Donna to approve the April minutes. Passed.

Assembly/School Report: Jeff Friedman reported the school calendar will change in Aug., '06. School will start in mid August at that time and will be done by Memorial Day. Changes are due to need to have more time before fall testing and to be done by the winter holidays.

Assemblywoman Janice Shamberg reported that the Assembly—since the election—has elected to reopen some issues that were voted on a yr ago including the sign ordinance as it relates to churches and the ordinance on pesticide notification requirements. DeArmoun Rd phase II _____. Regarding the Mental Health Trust and GCI lands off Goldenview, the mayor is mediating between parties. Donna stated concerns that if the mayor was involved with negotiations that zoning determination could be agreed to without public input and public process.. Public utilities seems to be an issue with the HLB director stating the utilities will be public. Jess commented on the potential increase in traffic issues that are bad now on the Old Seward Hwy; the new development may result in two connections being formed between Potter Valley and the Goldenview area. Janice reported that John Berggren said he would attend the RCCC meeting to discuss his development plans. Jess stated that MOA designs for steep sloped areas are not adequate and the Potter Glen subdivision is a prime example of that. So even though the developers are technically meeting the standards, the regulations do not address the problems of drainage and building on steep areas.

Comments from the Floor: The Ross family (Joanne and 142nd) came to discuss the horrible road condition along 142nd but as they drove to the meeting they could see that some CAT work was being done. They know about contacting their LRSA reps and were advised to keep in contact with them. They also have a concern that a neighbor who owns vacant land is not willing to remove the dead spruce and that it is a fire danger. The owner apparently thinks by not doing so will force a water hydrant to be built there.

Announcements: need to update Assembly names on our newsletter to reflect Chris Birch. June 3rd there will be a wildfire exercise in our area. Flower garden volunteers are needed.

Action Items

Plats:

Two plats for Marguerite Hills (S-11371 & S-10927) will come before Platting June 1st. The R-10 zoned property is on steep slopes with high bedrock where drainage and on-site utilities is a concern as well as public access to traditionally used trails. Motion by Donna and Charlie to draft a letter for circulation and approval to the board regarding the plats and issues similar to those of Cbud 9 (voted on in April meeting) including access issues. Request more hydrology analysis before granting the plats and that MOA's Watershed Management Section be involved in a hydrology study. Passed.

Views at Prominence (S-11359) 100 acre parcel near Marguerite Hills with similar concerns for the steep sloped, high bedrock area. Additionally, this area is part of the on-going Subarea Circulation Study which is not completed thus the Council cannot comment adequately. The lots appear to be small for on-site

utilities--right at an acre in this R7 zone. Access is a problem as confirmed by the MOA's comments, and there is no master plan for the large area that these owners are reported to own or may be in negotiations to buy for the general area. The MOA does not have regulations suited for steep slopes. The concern that the developers pay to upgrade for access to the platted area such as 162nd, Sandpiper, and any other subpar road needed to access this large development., rather than use the limited LRSA funds was expressed. The requirement to join a LRSA was stated. Request to deny as presented passed 6-1.

Other land issues: Wayne Skidmore relayed that Connie Yoshimura has purchased the GCI land (Potter Hts Development) next to the Mental Health Trust lands along south Goldenview Dr. Wayne and Jess have been invited to be part of a committee that Connie put together to review her various projects she has for the general area. The committee will meet again in later May. Wayne is unclear what the purpose of the committee is or that of the council members' presence on it.

The Rabbit Cr Community Church will be coming back with another design soon.

CIP—the list of projects provided by the MOA along with others added in by those in attendance and from the RCCC's list for prior yrs was voted on and ended up representing an approximate prioritized list.

Reports:

Trails and Access Committee—Jess and Charlie presented their effort and process to update the Trails Plan for the RC area. 1997 was the last time the plan was updated and a lot of development has occurred since then. There is an urgent need to dedicate easements for access. It was said that the committee has done the work for the MOA and the list has 15 trails to date that should be dedicated. Needed are connections which enhance a developer's property as do trails. The public process would be a part of the trails plan update. Then the plan should be taken to the HLB and other agencies. The MOA needs a guide for their use. Motion by Jess and Peter to support the continuing effort to draft the plan and the process for review and work towards updating the '97 Trails Plan for the RC area including validating the 15 trails on the list by ground truthing the areas. Passed 6-0.

Neighborhood reports: Jess spoke on Potter Valley and the Potter Ridge subdivision issue. June 2nd is the hearing date? The concern over steep slope development remains an issue with the high density that is planned here. MOA guidelines for steep slope development are not adequate. Motion by Jess and Dianne for Jess to draft a letter regarding the need for the MOA to revise their guidelines for steep sloped development which will be part of the hearing and also send to various MOA agencies. Major issues are density combined with public utilities on steep slopes. Potter Glen is a prime example of the problem. Passed 6-0. Draft to be e-mailed to the board for approval.

New Business:

APD representative Cindy Stanton (786-2668) spoke on wildfire and access issues. In emergencies there will be notification over the radio/tv and by APD announcements via car and door to door. But each family needs to have their own plan for communicating and meeting during an ER. Neighborhoods also should have a plan if they can work together and have knowledge of who is away or who may need assistance.

Adjourned 9:55pm