

Rabbit Creek Community Council Board meeting – minutes
Rabbit Creek Church and Snowshoe Lane
10/13/2005

The meeting was called to order by Wayne Skidmore, vice president, at 7:05pm. Other board members present were Dianne Holmes, Charlie Barnwell, Mike Flister, Donna Van Flein, Jess Grunblatt, Peter Johnson, Susanne Comellas and Jerry Kreiter, alternate board member. Introductions were made.

Treasurers' Report – There are 120 paid members and \$335.30 in the bank account. Additionally, 295 newsletters are sent out along with 175 via US Post.

Minutes – The minutes were reviewed. Motion by Jess, 2nd by Donna, minutes accepted into the record unanimously.

APD Report – Sergeant Cindi Stanton discussed the increased vandalism at trailheads at Bird Ridge and McHugh Creek. The traffic unit will not be moved to the Dimond Center. Also explained was the misinformation regarding the vice unit and rape unit merge. To contact her, e-mail: cstanton@ci.anchorage.ak.us or phone 786-2668. She is a regular at our meetings.

Assembly Report – Chris Birch gave a brief report on AMATS and 162nd access to Shan-gri-la subdivision, not sure if the HDP will get funding. LRTP – A large portion of funding will be going to the Knik Arm Bridge. The Large Animal ordinance will be coming up for hearing. Questions were asked about the Mt. Air sub area circulation plan, looking for alternatives to Elmore Rd connecting to DeArmoun because of the curve and hill on Rabbit Creek Rd. There were also concerns about the urgent need to coordinate the maintenance of Rabbit Creek Rd. by the state and have snow removed before the ditch divers have the road completely blocked. Earlier snow removal is critical for all main hillside roads. Janice Shamberg was out of town and Chris Birch left before the Forest Heights presentation.

AFD – The Bear Valley Fire Dept. crew checked in to see if there were any questions for them.

ASD – Jeff Friedman, president of the school board was available for questions.

Presentations – Landtec, Dave Grenier and Tony Hoffman gave a presentation about pending development of the Forest Heights subdivision on South Goldenview Dr. Most of the people at the meeting came for this item. The first phase is to replat the 120 acres into 2 parcels. A portion of the replat will remain PLI zoned and be purchased by the Heritage Land Bank as a potential elementary school site or available for other city purposes. The other approximately 100 acres will be submitted for rezoning at the R-7 density, approximately ½ acre (20,000 sq/ft) on city water and sewer. These are 2 separate actions.

There was a great deal of concern about the Moen Trail and the proposed easement location that would replace the current trail. Comments indicate concern that the developer does not have to build a trail and the proposed alignment is a drainage area, steep and unsuitable for a trail.

The subdivision design has long sweeping curves that attach to every driveway. It could not serve as a collector road as designed increasing traffic on Goldenview and Rabbit Creek Rd. It would be unsuitable for evacuation traffic or commuter traffic.

The MOA has already commented on this area and indicated South Goldenview should not be primary access for a subdivision this size as it is already overburdened.

The subdivision abuts to an R-6, (1.25 acre) zoning area and should also be R-6.

The road as designed is a huge obstacle for wildlife and there are no designated wildlife corridors on the tract or in the design.

How will this integrate with the 96 acre development adjacent to the south? How can the traffic impacts of these subdivisions be mitigated on the Goldenview and Rabbit Creek Rd. intersection?

Robin Ward, the director of Heritage Land Bank promised the city would be willing to provide land to insure the roads will have safe turns for fire trucks and school busses. This does not answer the question as to how the traffic flow on to Rabbit Creek Rd. and Goldenview Dr can be mitigated. She also indicated the city would be willing to upgrade the curve on Potter Valley Rd. by donating land at the curve.

There were also concerns that if Rabbit Creek Rd. is the only collector in the area it will have to be upgraded dividing the Rabbit Creek neighborhoods as a highway instead of a neighborhood road.

With another proposed 155 homes there are no easily accessible parks or playgrounds in the area.

50 ft. buffers should be required for Little Survival Creek. Hydrology studies need to be completed and drainage swales need to be mapped.

Landtech did agree to meet with a group of people to discuss concerns and a sign up sheet was passed around. Contact Wayne Skidmore, e-mail wayneskid@alaska.net. If you want to be included in this group.

Motion by Peter, 2nd Dianne to request the proposed trail easement depicted on the Forest Heights Subdivision Concept Plan adjacent to the east-west wetlands easement not be included in the preliminary plat. While the Rabbit Creek Community Council strongly supports trail development within and around subdivisions, we feel it is premature to include this trail on the preliminary plat for Forest Heights. Furthermore, the trail as depicted would be unusable due to wet soils and steep slopes.

In final plat, the Rabbit Creek Community Council will support trails and specifically a trail aligned with the Moen Trail as it presently exists through this property with its historic protections and appropriate buffering from adjacent development or

a similar alignment agreed to by the council. Motion passed unanimously. Peter will refine wording and circulate via e-mail.

Donna addressed the re-zone issue for Forest Heights and presented issues affecting the potential re-zone of the Forest Heights Subdivision. Many of these items were brought up during the presentation by Landtech. Motion by Jess, 2nd by Donna to pass by e-mail the comments for the Forest Heights re-zone – passed unanimously.

Villages Scenic Vacation of Vegetative screening – Motion by Jess, 2nd by Charlie to write a letter not supporting the vacation of this easement. Jess will write the letter. Motion passed 7-1.

Hillside District Plan – A large meeting was held on Sept 29th at O'Malley's on the Green where an exercise resulted in some quantifiable data on key HDP issues such as commercial development, density, and public utilities. Subsequent discussions with MOA on where funding will come from and which organization will oversee the process, MOA or HALO. Trails Committee – there is a draft trails plan that the committee has been working on. They are going to see it gets to the Forest Heights engineers for their review.

LRSA report – continued frustration over drainage issues created by Prominence Pointee. A culvert has been placed at 164th and Goldenview that may not have been approved by MOA's watershed management staff. They will continue inquiries.

Keno Hills plat – Janey Moen spoke on her plat to subdivide 5 acres from the 30 she owns. She indicated the buyer has no intention to try and subdivide again. There were no objections to the plat. A motion was made to support the plat but no second. The council remains silent on this plat.

Wayne spoke of the unfinished items on the agenda, most importantly the Nomination Committee that needs to be formed. He will be sending e-mail to current board members to inquire as to if they wish to remain on the board and asked those in attendance to consider becoming board members.

Meeting adjourned at 9:25 pm. With thanks to all those who attended.