

**Rabbit Creek Community Council General Membership Meeting –April 13,  
2006**

**Rabbit Creek Community Church, Snowshoe Lane  
Meeting Minutes Summary**

The meeting was called to order by Peter Johnson, chairing the meeting for Susanne Comellas. Other board members present were, Donna VanFlein, Peter Johnson, Peter Crimp, John Isby, Charlie Barnwell, Gretchen Specht and Dick Tremaine. Excused board members were Wayne Skidmore, Ky Holland, and Dianne Holmes. Present board members introduced themselves. Introductions were made and 2 changes in the agenda approved. March meeting minutes were unavailable at the meeting, but Charlie Barnwell, Secretary, announced they are posted on the Federation CC website: <http://www.communitycouncils.org/servlet/viewfolder?id=293>.

**Legislative Report** – *Rep. Mike Hawker* was unavailable for the meeting.

*Con Bunde* – discussed Senate bill 218, material witness bill; oil tax bill: senate is taking expert witness testimony; believes Governor should drive a hard bargain on the gas line, and that Alaskans get a fair deal in the long term. Discussion of state transportation funds for the RCCC area, particularly south Goldenvue. Bunde said this must all go through AMATS process. Bunde said Hawker was successful in getting Chugach State Park access funding, but this is for land in the Rabbit Lake access in holdings. Constraint is that funding priority goes to CSP operating funds. Peter Johnson asked about funding for Kincaid Park improvements—Bunde was unaware of any developments on that.

*Anchorage School District Chair Jeff Friedman*—was present at the meeting, had nothing to report.

*Assembly members Janice Shamberg and Chris Burch* were not present at the meeting.

**MOA Heritage Land Bank Report** – Robin Ward presented an update on several properties: HLB is pursuing 4 properties to provide a park and trail access in Potter Valley; and in Section 36, Bear Valley CC wants access closer to the section line—HLB is working with property owners in this area, including dealing with a trail cut into Section 36. HLB may issue an RFP for survey and public access analysis in the area.

**Guest Speakers: Rabbit Creek Community Church.** – Pastor Terry Hill, and Luke Franklin made a presentation on the revised church plans which they feel are ready for submittal to the MOA. To address concerns, the church commissioned a groundwater impact analysis done by TerraSat, Inc., and new architectural and site design plan. In summary, the church has done the following: ground water analysis, reduced the overall church grounds footprint by slightly less than 10%, dropped the school, created a 236 space parking lot, said they would provide vegetation/trees in select areas, reduced the building height by four feet. Discussion then ensued with board member and audience

questions regarding: groundwater: Susanne Comellas is concerned that the church commissioned analysis did not use current groundwater conditions, rather used old well logs; and groundwater may have changed since the houses were built. The church offered to have Dan Young of Terrasat come and give a presentation at the next meeting. Much discussion about tree buffers and screening along Rabbit Creek road and on neighbor's lots. The Pastor is concerned that the Church be visible from the road, but agreed to put more mature trees along the road. Neighbors are very concerned about tree screening, but more concerned about impact of school, and that school plans are still being submitted to the MOA. The school could generate five times more traffic and business impact in the area. Neighbors at the meeting said they want a note added to the plat stating school will be removed. Dick Tremaine moved to support the plan with modifications regarding tree screening, and school removal from plat. Barnwell seconded. Still concerns about the school in the plat, and the Pastor did not want to put in writing the removal of the school from the church plans. No clear action decided upon by the Board at the meeting. The Pastor said they will move forward with plat submittal as-is, ASAP.

**Old Business –**

**Other Reports –**

***Land Use Plan Maps:*** Dianne Holmes wanted more input, but board unable to substantively add to this, as more expert review is needed, and they were unsure as to what the issues with the maps area.

***HDP:*** nothing reported.

***Trails and access:*** Nothing new to report.

***Potter Valley parcel R10 SL:*** going forward with rezone.

***Road access north of Shangri La:*** Discussion about possible \$4.8 million for road egress that is needed in this area. Developer support is needed.

***Safety issues on 145<sup>th</sup> and Elmore:*** a resident in the meeting audience reported that there are many speeding incidents in this area. Need stop signs and speed bumps. He has a handicapped child that he's concerned about, not to mention general safety. Board urged him to get a petition and signatures by neighbors in the area, then contact Assembly members, MOA Traffic (Bob Kniefel), and the LSRA.

***Ptarmigan Roost Condo Project:*** Donna VanFlein submitted for the record a letter by resident Will Gay stating that he opposes the condo development, and is concerned that it violates their covenants and restrictions; and that soon the area will look like an open pit mine (see letter).

***Community Policing:*** Cindy Stanton, APD Officer made a brief report advising residents to be careful regarding leaving valuables in their parked cars.

**The meeting was adjourned at 9:20 PM.**

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**FCC meeting April 19, 2006**

## Meeting notes

\* The Capital Improvement Program lists were handed out and were mailed out to Community Council president's the following Friday. We will

need to rank the items on the list and return to the Muni by June 23rd.

\* Debbie Ossiander spoke about Title 21 and re-enforced how important it is for people to get involved in this process. The meeting schedule and

past minutes can be found on the Muni website under planning.

\* A representative from the Anchorage Citizen's Coalition offered to

facilitate "house parties" in neighborhoods across Anchorage to assist people in understanding the proposed changes. 274-2624

\* Our Assembly representative, Janice Shamberg, assured us the electrical utility poles that have sprung up along Northern Lights will not

be used in our area. She has been meeting with the Mayor and Chugach Electric and they are amenable to making visual changes to "hide" the poles.

There will be a "Poles of the Future" ordinance. Plans for these poles were

brought to the community councils in the area 10 years ago with other options, but these were the ones the people agreed to at that time.

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