

**Rabbit Creek Community Council Board Meeting Minutes, July 13, 2006**  
**Rabbit Creek Community Church, Anchorage**

President Susanne Comellas opened the meeting at 7:10 pm. Other board members present were Dianne Holmes, Donna Van Flein, Wayne Skidmore, Gretchen Specht, Dick Tremaine, Peter Johnson and Charlie Barnwell.

**Legislative/Assembly/ASD/APD/Mayor's Office Reports:**

Jeff Friedman, ASD Board president said that summer school is in session and there has not been any major vandalism at the schools this summer, yet. There is a camper host program that provides electricity and water for an RV host at schools to help deter problems.

Assemblywoman Janice Shamberg reported that she was the only member who voted to oppose the Assembly's opposition to Prop 2, last Tues (tax on cruise industry), because she felt there was inadequate information upon which to base a vote. The hearing on the Smoking Ban Ordinance will be continued on July 25<sup>th</sup>. Some people view the ban as an individual rights issue while others see it as a public safety/health issue. The ordinance should pass because six members have declared their support. The sewer amendment case for Ashland is scheduled for a hearing on July 25<sup>th</sup> and Janice will ask the Chair for a 'time certain' for the hearing which otherwise might be postponed due to the continuation of the smoking ban hearing. Various Board members expressed concern over the extension of sewers because the HDP process should be deciding that boundary, as well as concern for unresolved drainage issues from the subdivision. Janice will also ask Mary Jane Michael about progress on the HDP and CAC committee selection. The list of citizen advisory committee nominees has been received and is essentially approved. The RFP for a lead consultant is closed. Thoughts are that the drainage study should come first and then transportation, with water last in case people don't want city water. However, results of all studies should be taken into account as part of the whole plan.

**Announcements/Presentations:**

Volunteers are needed to help with the flower plot at the overpass. Jerry Krieter offered to help.

Tom Simes of Alaska Radio Control Society gave a demonstration of the newer, silent model airplanes that use battery powered engines. The demonstration resulted in support from the Board for use of Storck Park for electric model airplane flying once a week per their permit. (Motion by Holmes and Skidmore, passed unanimously). An email will be sent to Shauna Popovici, rather than a formal letter per a friendly amendment from Susanne.

**New Business:**

Resident, Sheri King presented her request for support from the Council for a variance for the encroachment into a side yard setback (2006-119). A variance is needed before she can subdivide the 2.5 acres (R-6 zoning) located near Rocky Rd and 142<sup>nd</sup>. One parcel would have a residence with well and septic on it and the second parcel would have a large workshop. They currently are connected by a walkway.

Motion by Tremaine and Holmes: for the council to offer no objection to the variance which would result in no less than 40 ft, total, between the buildings for this property only; the non-objection would not apply to surrounding properties and in no way would signal council's support for the subdivision, only the requested variance, with the understanding the accessory structures would be removed. Motion (4 to 4) failed for lack of minimum six positive votes.

The *Off Street Parking Ordinance* (2006-112) relates to the use of joint parking facilities for the same property at different times of the day. The ordinance as proposed would allow parking across the street, even a collector, for businesses like a bar. While some joint use of adjacent parking facilities is logical and would reduce the amount of space the city requires for parking, other aspects of the ordinance do not make sense. The Board did not feel the city should be encouraging the crossing of a collector street in order for patrons to access a bar, but did support the joint use of adjacent parking lots. Motion by Tremaine 2<sup>nd</sup> by Skidmore to support the joint use of parking lots and oppose separating them by collector streets, passed 6 to 1, one abstention.

*Iliamna Acres*—request to replat (S-11521). The plat application indicates one 2-acre parcel is being replatted, but the maps show a larger area with three lots. A similar plat came before the council in 2003 and the Platting Board granted that plat with conditions, one of which was that the northern most parcel's driveway would be moved south, away from the creek. That plat was given back to the city unfulfilled. The RCCC voted to resend the prior letter emphasizing the same conditions be required because of the similarity of the two plats. Motion by Tremaine and Skidmore to send our July 17, '03 letter (for S-11145) re-emphasizing the need for southern access to Griffin Park along 140<sup>th</sup> ROW. Passed unanimously.

Ordinance to amend procedures for *granting zoning variances* (2006-113): certain changes seem to loosen the conditions under which variances could be granted and the Board discussed how either the new or old language could be interpreted various ways and that in some cases the old language would be more appropriate for dealing with issues facing SE Anchorage. The Board felt it was valuable to include compliance with the 2020 Plan as well. Motion by Tremaine and Skidmore to send a letter to ZEBA requesting: 1) that the current ordinance language for item C.1.d be kept as it is, without change (keep "Granting the variance would be in harmony with the objectives of the zoning ordinance and not injurious to the neighborhood or otherwise detrimental to the public welfare," 2) that the proposed new language for item C.1.e be adopted, but amended to include the current language also: "(and the variance will) keep with the intended code and comprehensive plan and will not permit a use that is not otherwise permitted in the district in which the property lies." Passed unanimously.

### **Old Business:**

Sub Area Circulation Study: no reply has been received as to when it will come before P/Z.

The RC church site plan was denied by Planning as not being sufficiently changed from the first submittal.

Trails Committee report: Charlie B. reported no action on RCCC Trails Plan but stated that our trails plan is being used unofficially by MOA HLB to make decisions on land use. Jess Grunblatt collecting more trails mapping in Potter Valley.

Forest Hts Rezone and Subdivision: the hearing decision has been postponed indefinitely which means it is essentially dead but there is no news as to the other plans for high density senior housing.

The FCC is now distributing the RCCC newsletter. Peter J suggested having the subject line be more definitive as to the message so that he can tell it is the newsletter.

Adjourned: 8:55 pm

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