

Rabbit Creek Community Council December 8, 2011 Meeting Minutes

Meeting held at Golden View Middle School Library - Call to order opened at 7:09 pm

Board Members Present: Joan Diamond acting as leader, Pat Abney, Patty Rothwell, John Isby, Wray Kinard, David Sterling, Kyle Murphy

(7) Board Members were present, 18 people in total attendance.

A motion to approve minutes from the November meeting was made and passed unanimously.

Treasurers Report: by Patty Rothwell: Savings balance: \$292.47 - Checking balance: \$405.55 Currently 71 members – Handed out 2012 membership applications with numerous completed & submitted.

Legislative Report: No representatives attended this meeting.

Guest Speakers:

1. Erica _____ of CRW Engineering Group advised on the Golden View Drive Intersection & Safety Upgrade Project
 - Jan 11, 2012 will be first of 3 scheduled meeting for the newly appointed Community Advisory Committee, currently consisting of 9 members. Several RCCC Board members on the committee. Meeting to be at CRW office.
 - Need to coordinate with the State of Alaska for the intersection of Golden View Drive and Rabbit Creek Road. As the project develops, it originally did not include this intersection. Does now. Sounded like the project scope is becoming better defined.
 - Working with adjacent property owners to coordinate design and activities.
 - Currently there are no additional funding requests for legislative action.
2. Senator Bill Wielechowski – State of Alaska with staff member Kendra
 - Provided a presentation entitled, “ACES: Is It Working?”
 - Computer Slides Power Point presentation and explanation with a handout with ±50 slides with 8 measures as outlined:
 - ◊ ACES History, States Savings account, View on HB110,
 - ◊ Tax rates compared to others in similar situations.
 - ◊ Industry conditions
 - ◊ ACES affect to exploration & development
 - ◊ ACES affect on industry jobs
 - ◊ ACES affect to industry interest
 - ◊ ACES affect on company profits
 - ◊ ACES affect to oil and gas production levels

Old Business:

- KABATA -Joan Diamond met with State Rep Mike Hawker regarding request for audit of KABATA spending.
 - ◊ If bill brings forth request for audit it will cost money that could be spent on Rabbit Creek area projects.
 - ◊ Audit would happen after 2012 legislation session.
 - ◊ RCCC generating the action on request for audit
 - ◊ The legislation session will discuss requests for \$150 mil appropriations.
- Mike Kenny updated the RCCC on status of Legacy Point subdivision
 - ◊ The subdivision owners have defaulted on loan commitments & property taxes for the property forcing a Feb 5, 2012 auction on the courthouse steps. This auction covers unpaid taxes for prior 3 years.
 - ◊ ±\$1.4 million due on back taxes
 - ◊ ±\$4.6 million owed to property sellers.
 - ◊ Whoever pays back taxes, then needs to deal with prior property owners.

New Business

- Dianne Holmes – Heritage Land Bank (HLB) – Provided documents on computer screen.
 - ◊ Annual review of projects, 5 year plan
 - ◊ Concerns with 2-144 Late Bob Miller Drive.
 - ◊ Also reviewed 2-136. Potter Valley Land Use Analysis for 2-136. 136 acres to Residential lots, Remainder of land for Parks & Recreation. Land borders on 172nd Ave
 - ◊ **Motion by Pat Abney**, seconded by Patty Rothwell, passed unanimously.
 1. Restate prior request with HLB - Goal is to have connection of land to Chugach State Park

- Nancy Pease started the discussion on Title 21 Rewrite
 - ◊ Handed out a 5-page document entitled, "RCCC Discussion Points for Title 21 Amendments, Dec 8, '12"
 - ◊ Nov 23, 2011 - 4 page handout provided, entitled "No More Compromise. Adopt Title 21 – A Chronology of Compromises" - comments required by Jan 9, 2012.
 1. 21.03.020C Meetings – discussion on proposed wording changes, using the word, "shall" in lieu of the phrase, "encouraged to". **Motion by Pat Abney**, seconded by Patty Rothwell, passed unanimously.
 2. 21.03.210 Code Amendment - Concerned about Planning & Zoning needs for public review 35 days in advance of the public hearing activity item on agenda. Used to be an arbitrary number of 21 days.
 3. C.21..07.020 Stream Setback – 50' setback at streams
 4. 21.07.110.E Standards for both single-family and multi-family homes.
- John Weddleton as assisted by Nancy Pease added the following items Report on Title 21 Rewrite
 - ◊ New encroachment policy for residential lots – 50' each side set back for houses.
 1. Lots of houses are grand fathered
 2. Current code is 25' set back. Many lots have 100' set back.
 3. **Motion by Wray Kinnard**, seconded by Pat Abney, passed unanimously.
 - a. Motion - To support 50' set back policy as written.
 - ◊ Single Family residence item
 1. Housing design standards have been very lax. New design standards being developed. Apply to 20,000 sf lots or less.
 2. **Motion by Nancy Pease**, second by Pat Abney, passed unanimously.
 - a. Motion - RCCC supports of the new Design Standard.
 - ◊ 21.07.060D Neighborhood Connectivity –
 1. Requirement for easements at cul-de-sacs and other areas that allow pedestrian connectivity for walking/bicycle sidewalks.
 2. **Motion by Patty Rothwell**, second by Joan Diamond, passed unanimously.
 - a. Motion - RCCC support of the new Neighborhood Connectivity policy.
 - ◊ 21.07.080 Reviewed Landscape Standards - No vote required yet.
 - ◊ Commercial in Industrial I-1 zoned areas
 1. **Motion by Nancy Pease**, second by Joan Diamond, passed unanimously.
 - a. Motion - RCCC does not support the policy allowing for unlimited Commercial uses in Industrial I-1 zoned areas.
 - ◊ 21.06.020 Building Heights in B-3 Zones and 21.06.030D.8 Deletion of neighborhood protection height transitions
 1. Have not changed height restriction, except in mid-town. Concerned about shadow effect.
 2. **Motion by Pat Abney**, second by Patty Rothwell, passed unanimously.
 - a. Motion - To reject the proposal to delete height transitions in the B3 zoned areas in mid-town, unless strong protection is established for residential sunlight are in place.
 - ◊ **Motion by Pat Abney**, second by Patty Rothwell, passed unanimously.
 1. Motion – At 8:58 pm , to extend RCCC meeting time for 15 minutes.
 - ◊ Suggest copy of changes be provided, where they are to go into the code.
 - ◊ Proposed changes by Coffee on Title 21 are only suggestions and does not matter.
 1. What matters is the 29 page review by Mayor Sullivan and is what goes to Plannin&Zoning for review and acceptance.
 - ◊ Rogers Park Community Council letter to be placed on RCCC website for review by members.
 - ◊ Letter to be submitted, tomorrow, Dec 9, 2011. Dianne Holmes will write up and provide for review.
 - ◊ Hillside water study plan has been completed and needs donations. Suggested a \$25 contribution by members.
- Announcment of new 2012 Officers and Board Member for RCCC. Board Meeting held at Patty Rothwell's home on Nov 19, 2011.

<ul style="list-style-type: none"> ◊ Dick Tremaine – Chair ◊ Mike Kenny – Vice Chair ◊ Kyle Murphy – Secretary ◊ Wray Kinnard – Treasurer ◊ Pat Abney – Director ◊ Keith Guyer – Direcor 	<ul style="list-style-type: none"> ◊ David Sterling – Director ◊ Jeff Vaughn – Director ◊ Nancy Pease – Director ◊ John Isby – Director ◊ Joan Diamond – Director
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- Meeting concluded at 9:11 pm