

Rabbit Creek Community Council Board Meeting, Minutes for Thursday, March 14, 2013

RCCC met at Rabbit Creek Community Church

Board Roll Call: Present: Keith Guyer, David Sterling, Jeff Vaughn, Dick Tremaine, John Isby, Gail Smith

Excused: Mike Kenny, Nancy Pease, Pat Hansen, Joan Diamond, Pat Abney

Board member, Dick Tremaine, opened the meeting at 7:07.

Minutes: Jan 10 & Feb 14, 2013 minutes copy placed on-line for review.

Motion by Sterling & Smith for approval, Passed without objection

Treasurer's Report: Checking: \$199.55 Savings: \$294.12 = \$493.67 total.

Approximately 31 paid members for the new year of 2013.

13 people in attendance.

Assembly & Legislative Reports: none in attendance

Fire Station 10 had 3 firefighters from A Shift in attendance and discussed questions from the floor

- Currently 12 fire fighter vacancies
- Fire fighter line employees eligible for retirement is 50 to 100 out of 400 fire fighters
- Tender back in service at station 9, Huffman.
- Better to get water from hydrant rather than out of creek.
- Address location computer available for assistance as requested.

Potter Highlands Subdivision – Ric Davidge discussing

- 3 partners for subdivision
- HDP affects this subdivision and is basically the first subdivision going through the process since HDP was adopted.
- Concerned about and want to offer what community wants in a hillside subdivision:
 - Large lots.
 - Onsite water & septic.
 - Log cabin type construction or freedom to build what they want.
- 800 home sites originally approved for that subdivision
 - Reduced to 70 sites at phase 1.
 - Rezoned as a rural development
- Reviewed Handouts:
 - Summary by Triad Engineering
 - 2 pages of lighting design
 - Application for Variance to not require continuous street lighting along the Potter Valley Road portion of this new proposed subdivision.
 - MOA is requiring continuous street lighting at a very close on-center spacing along the main road. That type of lighting is not built into that road further down hill from this new subdivision. Potter Valley has no interest for continuous lighting, but only at intersections similar to remainder of that road.
 - Lighting Amendment for rural lighting to T21: mayor vetoed, assembly overturned veto
 - After overturning, the next day someone at MOA changed the classification of the road to Class A1 Collector, as to what was online.
 - The road was previously classified as a rural collector.
 - MOA argument for changing the road classification and for continuous street lighting: If the MOA did not change the road classification, they may have additional liability and may change ability to qualify for federal money. The Potter Valley lawyer disagreed with this thinking and MOA did not offer details to support their argument.
 - Application for variance – was not accepted, then later accepted.
 - Even though variance may pass, they still require staff approval and it cannot be appealed. This is disputed, however.
 - Showed map with on center street lights very close together

- MOA interpretation that continuous street lighting is required because they consider street a Class 1 collector.
- Request RCCC support for the variance.
- Hearing date May 6th.
- This conflict appears to have come from the 8th floor, city manager, George Vakalis, Jerry Weaver's boss..
- ARTSA pays for electricity of lights
- Traffic Engineer – Stephanie
- Ric Davidge attended Eagle River Valley Community Council last night and they are also concerned because this is a MOA-wide policy that is being forced on that area.
- Motion Smith, 2nd Guyer - to support Variance Request submitted of Potter Creek Development because it is inconsistent with the HDP urban lighting standards, as well as recently adopted Title 21.08.050.I Dick Tremaine to draft letter for Chair
- At recent HALO Meeting Pat Abney raised Red Flag about Prop 7, an amendment to the Charter that would allow annexing of lands into road service areas without a majority vote of affected voters.-.

164th Street Drainage - No update

Mountain Air Dr funding update:

- Dick Tremaine read an email from Todd Jacobsen that had these points:
 - Michael's support suspending funding. Have gone to Senator Giessel for support.
 - State funding is in danger of suspension.
- RCCC issued 2011 letter supporting funding and Route A
- Original subdivision plat included a platted road, MOA chose to go for a different route for the collector;; a clause in T21, T25 allows for MOA to override P&Z's decision.
- Michaels in attendance and spoke with these points and history:
 - Michael's have never been opposed to Mountain Air & believes MOA is taking their land to help a certain landowner. Michaels support Route B, MOA wants Route A. Travel time a little different.
 - They feel Shangri La developers are pushing MOA to approve Route A to better match up with their development. The MOA is using that to approve the funds.
 - Decades ago their plat was approved and the street was named Mountain Air with 60' ROW. Now the MOA wants 80' wide for a collector with walking paths.
 - 2 private property owners, Michaels and Leona Cange, are affected by the Mountain Air route.
 - Mountain Air name would change to 152nd Ave.
 - At SW corner of school new wider route would take out or ruin 2 lots that would have creek frontage. Similar lot changes adversely affect the Cange property.
 - Current Cost estimate for the collector project is around \$8.39 million.
 - MOA Stated Wetlands on Route B. Michael's said no. Michaels paid for hydrologic support by Oasis. MOA had another study then stated there was no wetlands problem.
 - Michaels admit a road will benefit them financially.
 - In early 50's parked at Rabbit Hutch and walked to land.

Golden View Drive Update

- Sterling discussed meeting between council reps and MOA that essentially ended with MOA stating they will not reduce speed nor lighting requirements. Rural collector standards do not exist and MOA considers GV an urban collector because it is maintained under ARDSA. The COE is looking into drainage issues. The Council should pursue writing up rural collector standards ASAP.
- Motion by Gail Smith and Guyer to support the 4 points originally sent in RCCC letter including support for goals of HDP for rural roads and how MOA's conditions aren't in compliance with HDP. Tremaine will draft .

- A few changes were passed by Assembly for steep slope designs and allowable clearing for lots of 40,000 sq ft. Thanks should be given to Assembly members Flynn and Gray-Jackson for introducing our amendments. Other changes would allow churches to do most anything they want.
- 60% rule discussed.

Chugach State Park Access Plan

- Email of proposed Council comments read by Tremaine
- Pat Hansen suggests support of these items:
 - Support securing platted public access into the park for public access
 - Pass the plan without delay
 - Show access trails depicted on HDP map 4.6
 - Clarify trailhead H23 parking lot access on hairpin curve
 - H16 upper canyon as a priority
 - Upper Canyon Road to trails remediation of access road
 - New road to Glen Alps should be lower priority than Upper Canyonl access road.
 - RCCC supports amendment to exhibit A
 - Improvements within the park should happen concurrently with access road funding to edge of the park.
 - **Motion by Gail Smith, 2nd John Isby** to support Pat Hansen's comments including support for policies in 2020 and HDP as they relate... Motion failed for lack of minimum 6 votes-5:1)..

Old Lion's Club

- RFP out to level the structure; bids next week.
- Bird TLC, may no longer be interested in securing their patent to the BLM land.
- Consider the parcel as a parking lot for nearby Davidson Park?

Park Dedication Project

- Study being done by Dianne Holmes and Pat Abney to find and list all undedicated park land in our area.
- Problems getting accurate lists from Parks Dept; found 2 small pieces of land at Brayton Drive & Legacy.
- Rabbit Creek Greenbelt may have a parcel that wasn't included in dedication of rest of greenbelt.

Pat Hanson and Nancy Pease want to form a Capital Projects List Committee and are looking for member volunteers.

- No volunteers.

Neighborhood Committees

- Dick Tremaine on Federation Community Councils
 - CC is not a person so cannot get funding.
 - State has gun laws that allow anyone to carry a gun. so concern for Community Patrol members to carry a gun should not be a problem.

Adjourn at 8:55 pm