

Rabbit Creek Community Council Board Meeting, Minutes for Thursday, April 11, 2013

RCCC met at Golden View Middle School Library

Board Roll Call - Present: Pat Hansen as Chair, Joan Diamond, Pat Abney, Keith Guyer, David Sterling, Jeff Vaughn, Mike Kenny, Dick Tremaine, John Isby

Excused: Nancy Pease,

Board member Chair Pat Hansen opened the meeting at 7:03 pm

Minutes: March 14, 2013 minutes copy placed on line for review with copies handed out.

Motion by Joan Diamond 2nd Keith Guyer - for approval of minutes – Motion passed.

Treasurer's Report: Checking: \$214.55 Savings: \$294.23 = \$508.78 total.

Approximately 34 paid members at this point for the new year of 2013.

21 people in attendance.

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

- Discussed fire potential after snow disappears, if it ever does.
- Fire Station move from Huffman Road to DeArmoun was not accepted for the time being. Financing was not accepted. Project on hold.
- State & Sequestered funding is going away from their budget, whatever that means.
- Mitigation work is done by State Hot Shot crews and sequester may affect mitigation work.

MOA Assembly and State Legislative members - None in attendance.

164th Street Drainage - Update.

- Portion of project went to bid in late February, bid results not known.

Potter Highlands Subdivision Update & Discussion items:

- Request for variance about low level lighting
- Dick Tremaine discussed the letter that was prepared in support of the subdivision.
- **Motion by Dick Tremaine, 2nd Joan Diamond** - Motion to approve the verbiage of the letter included in the agenda, also copied below in text box. Motion passed.

RE: Comments on Case S11864-6 Variance Request

Dear,

In the matter of Case S11864-6, Rabbit Creek Community Council (RCCC) supports the variance requested for Potter Highlands Subdivision, which would allow discontinuous street light levels and would maintain the rural character of the area. The Council opposes the imposition of continuous street lights at urban lighting levels.

1. The Hillside District Plan (HDP) clearly calls for limited lighting in order to preserve the rural character of our neighborhoods and viewsheds.
 - Page 6-41, Policy 14-O Establish standards for lighting "...similar to light standards proposed in the new Title 21 Lighting Zone for low ambient light levels. The Hillside District Plan promotes this lighting standard to help preserve the "dark sky" character that many Hillside residents wish to preserve in residential areas.
 - Title 21.08.050, as revised in February 2013, included a hard-won, Council-supported, provision for rural-level lighting along neighborhood collector level roadways in rural areas.
2. Other Hillside roads have been built with reduced (non-urban) lighting levels. The intersection of Rabbit Creek Road and Goldenview Drive was upgraded with modified lighting to reduce the impact on the character of the neighborhood. Rabbit Creek Road and existing parts of Potter Valley Road have less lighting than the MOA proposal for the new section of Potter Valley Road.
3. There are no demonstrable safety needs for continuous lighting. The 10-year-history of vehicle incidents on an adjoining segment of Potter Valley Road shows no accidents in the past 12 years have occurred during hours of darkness. Furthermore, this is a relatively low speed roadway; with a relatively low predicted traffic volume of less than 2,000 vehicle trips per day.
4. The installation of urban lighting would diminish the appeal of the new subdivision as well as diminish the views from surrounding neighborhoods and the Potter Marsh/Seward Highway area. Comp Plan 2020 supports preservation of natural features and individual neighborhoods.
 - Policy 46: The unique appeal of individual residential neighborhoods shall be protected and enhanced.
 - Policy 48: Subdivision plats and site development plans shall be designed to enhance or preserve scenic views and other significant natural features.
5. This location would have a particularly high visual impact to many neighborhoods and much of south Anchorage. The south end of Anchorage is distinguished by its dark skies because of the lack of lights on the hillsides and mountain ridges rising into Chugach State Park above this subdivision as well as the lack of lights on Kenai Mountains to the south and west. Moonrise, moonlight on snow and ice, and the northern lights as well as the natural setting of the foothills are scenic assets that would be diminished by a broad swath of roadway lights. The section of Potter Valley Road that is proposed for urban lighting crosses a steep section of the foothills and will be visible from miles away, including from the Seward Highway along Potter Marsh, and from neighborhoods stretching all the way to Point Kincaid. Over-use of lighting will affect the viewshed of thousands of residents, but most significantly the nearby neighborhoods.

In short, urban lighting would diminish the natural setting, not only for the neighborhoods nearest this road, but for a broad swath of south of Anchorage. Imposition of urban lighting standards would be a blatant, unjustifiable override of the Hillside District Plan and newly-revised Title 21 lighting standards. The Rabbit Creek Community Council supports this variance, and supports the development of rural road standards for low-density areas of the Hillside such as this.

We appreciate the opportunity to comment on this project.

Nancy Pease

Chair Rabbit Creek Community Council

Potter Highlands Subdivision Update & Discussion Items (continued):

- Kenny discussed what the lighting was based on
 - What is the standard?
 - Adversarial relationship between Subdivision Reps and City. City seems to be throwing around their power.
- Lighting requirements need to be in the code so we all know what they are.
- Pat Abney working at HALO about writing lighting codes and possibly Rural Roads code.
- Potter Valley will request to change plat:
 - Good for everybody
 - Worried about gravel trucks delivering during summer.
 - RCCC agreed to write a letter stating that we have no objection.

Golden View Drive Update & Discussion items:

- RCCC in March minutes wanted to write letter. Could not find memo that detailed the 4 points, but the 4 points were correctly re-written. Good job!
 - The four points in letter were:
 1. Maintain the characteristics of the natural hydrology
 2. Design speed should not increase
 3. The design should create a safe walk-to-school zone
 4. Lighting. RCCC opposes continuous urban level lighting
- Who do we send a letter to? Decided to send to Jerry Hansen and Jerry Weaver and the all assembly.

Mountain Air Drive Funding Update:

- Per Lori Davey - No further funding on this road from legislature. Discussion about: Senator Geisel asked Senator Meyer to put an amendment in the CIP budget that removed all remaining funds from the Mountain Air project and moving them to the Golden View Drive project, thus killing the Mountain Air Drive project. The group had further discussion about how this happened. No one really knows what has transpired.
- Amendment by Kevin Myer on this subject, we do not know exactly what it says.
- Pat Hansen will find out what the real poop is and advise at next meeting.

Title 21 Update Update – Nothing discussed.

Chugach State Park Access Plan Update:

- Discussed various access points to the Park

Old Lion's Club Building & Lot Update & Discussion:

- Nancy contacted BLM to ask for:
 - Consider the parcel as remote parcel for non-profit company.
 - Nobody put in an application
- Keith Guyer's company put in bid for demo
- Diane Holmes advised:
 - TLC does not want the land.
 - RCCC has always said it should be a TLC or non-profit location.
 - Parks may want the area for parking for adjacent park areas. Close to 3 separate parks.
 - Potter Marsh Old Seward-to-New Seward Trail discussed by Joe Meehan.
 - Down old Chenoweth right of way
 - Looking for boy scout to take it on as an eagle scout project.'
 - Access to potter marsh for neighbors
 - More of a neighborhood trail than community, so no parking.
- **Motion by Gail Smith 2nd Pat Abney** – Write a letter to City Parks Department to ask BLM to keep the property as a parking lot. We would like the City to acquire the property from BLM. Motion Passed 7 Yes, 1 No, 2 abstain. Dianne Holmes will draft the letter for the Chair. .
- Consider the parcel as a parking lot for nearby Davidson Park.

Park Dedication Project Update

- Pat Abney reported about situation.
- Writing letter as a community council.
- Abney ask Jennifer Johnson at HALO Meeting, who agreed to sponsor the request
- **Motion by Pat Abney, 2nd Dick Tremaine** – For RCCC to support dedicating the undedicated park lands. Passed with 1 objection.
- Diane Holmes & Tom Mecham – advised that city can undedicate park land for other purposes like the proposed new Huffman Fire Station.
- Mike Kenny asked about open reserve.
- Study being done by Dianne Holmes and Pat Abney to find and list all undedicated park land in our area.

Proposed blinking light at Rabbit Creek & Golden View

- Red blinking for Golden View and Yellow blinking for Rabbit Creek
- Installation will happen in 2014, not 2013 per DOT&PF discussion with Joan Diamond.

Blueberry & Golden View intersection had a big accident over the weekend.

- Suggest a 3 way stop sign at that intersection.

New Business

Moen Park – Keith Guyer Updated along with Jim & Michelle Rogers, a husband & wife team.

- Awarded a challenge Matching Grant of \$40,000 for upgrades. Need to find \$40,000 in donations, hours, swap, etc. as the match.
- 1st meeting with Parks Dept next Wednesday.
- Work required is brush clearing, trails,
- Parks has landscape architect they will loan to the effort.
- 26 applicants 20 received grants, 2 received full funding, Funded by Parks Foundation Rasmussen Foundation.
- They need help volunteers.
- Discussed the design ideas and how to get help. Possible community run challenge. Send out mailings. Nancy Pease starting a newsletter and advertise for help in that.

Ashland Overlook – short plat for 3 lots bordering Keno Hills

- Discussed pedestrian access between Keno Hills and Prominence Point. Connectivity as required by HDP and Title 21. Lot 16 or PP would
- **Motion by Dick Tremaine 2nd Pat Abney** - to support the plat, need pedestrian connectivity with PP.
 - Vote - 7 yes, 1 no, 2 general members opposed. Connectivity required for plat & replat.
 - Pat Hanson will write letter.

Re-Plat 2 lots into 1 lot at 162nd & St James

- **Motion Dick Tremaine 2nd Pat Abney** – to support the replat. Pat Hanson will write letter.

Capital Projects List Discussion:

- We all wonder what happens to the list that we get sent every year. Should receive the list soon. Does not seem to have our decisions go any where.
- Will form a committee to discuss CIP Projects.
 - Committee Volunteers are: Joan Diamond, Keith Guyer, Mike Kenny, David Sterling, Gail Smith
- RCCC will send information to MOA person on Assembly to review selections.

Reports

Neighborhood Committees

- Dick Tremaine on Federation Community Councils
 - Executive meeting tonight
 - Website should be almost ready
 - Funding for FCC to do all the work annual calendar year approved in February and has not been signed by MOA. They owe half the money once it is signed.

HALO

- Mike Kenny Update Report –
 - Spinelli talked about subdivision by Huffman School. Wet area. Failed subdivision before due to water related problems.
 - Neighbors are concerned.
 - Block off middle of wet land and go across it. Would need cul-de-sac. Ideas are lacking wisdom.
- Ric Davidge was there to discuss street lighting issue for the Potter Highlands Subdivision.

LRSA Road Service

- Pat Hanson will make a link on RCCC website for access to their recent newsletter
- 3 subdivisions got voted in to LRSA at last election.

Mike Kenny at Assembly meeting to discuss Ernie Hall wants HLB discussion

- HLB put some property up for disposal. Did not get one bid.

Motion to adjourn Keith Guyer 2nd Dick Tremaine

Adjourned at 8:44 pm