

Rabbit Creek Community Council Meeting, Minutes for Thursday, June 13, 2013

RCCC met at Rabbit Creek Community Church downstairs

Board Roll Call - Present: Nancy Pease as Co-Chair, Pat Hansen Co-Chair, Keith Guyer, Mike Kenny, Pat Abney, Dick Tremaine, Gail Smith, David Sterling

Excused: Joan Diamond, Jeff Vaughn, John Isby.

Board member Co-Chair Nancy Pease opened the meeting at 7:07 pm

Minutes: May 9, 2013 minutes copy placed on line for review with copies handed out.

Request to approve by Nancy Pease – Passed with no objections. Added Gail Smith as present in May.

Copies available for review at the meeting:

Treasurer's Report: Checking: \$237.55+ Savings: \$294.23 = \$531.78 total.

Approximately 38paid members at this point for the new year of 2013.

17 people in attendance. The meeting qualified for a general membership meeting.

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

- Incidents of kids falling out of windows.
- Water Truck Tender 9 is being closed when operator is not available to man, budget constraints. Be aware. At least 3 tenders are required Tenders located at 8 O'Malley,9 Huffman, 10 Bear Valley,14 Baxter. Tender 9 has been not available
- **Motion by Mike Kenny, 2nd Keith Guyer** - Write or telephone call a letter to Chief Boshu and assembly members to ask why tender 9 is not always in service and request to keep in service thru the fire season.

MOA Assembly and State Legislative members - None in attendance.. Always invited.

Ongoing Business

- CIP priorities were sent in on time
 1. Rabbit Creek &Golden View intersection
 2. Golden View Drive Upgraded
 3. Old Seward Highway Upgrades
 - 4.
- Attend AMATS meeting in 1 week, Thursday.
- Post previous letters Re CIP on line.

Potter highland update

- Dianne Holmes reported that the P/Z hearing on the variance to reduce the frequency of streets lights ended in approval of the variance. However, the staff report was unusually harsh in recommending that the prior variances be reviewed should the P/Z allow the lighting variance (P/Z did not include that condition). P/Z questioned the DCM; since it is not approved by the Assembly and the HDP, it should not overrule the Hillside District Plan goals, especially since other roads in SE Anchorage do not have frequent lighting.
- Asked about design criteria manual changes:
 - Can be changed without process in matter of days
 - HDP cannot trump code changes

Moen Park – no update

Chugach Access

- DNR has provided priority list of top priorities
- P/Z postponed to July 8th their decision. DNR said they would adopt the plan even if the MOA doesn't.

What is process of platted trail use:

- *Platted Pedestrian Easements*: there was discussion on how to get them recognized and located (if not built) before lots are sold so that new owners aren't surprised by them later. Creekside Estates is one example discussed. The non-motorized transportation coordinator is looking into the situation.

Park Dedication Project Update

- Study being done by Dianne Holmes and Pat Abney to find and list all undedicated park land in our area.
- Identified 21 parcels as park 5 are dedicated.
- The cover letter was discussed and amended to include a request to respond whether the effort would be acted upon. Twenty one locations are included on the spreadsheet. No objections to sending the letter.
- Wrote letter to Assembly Persons Chris Birch & Jennifer Johnson, Parks & Rec Directors about progress.
 - Reasons for formal dedication.
 - Request time line for when this would happen.
 - No objections for sending the letter.
 - HLB - Land use study that recommend parcels of land that should be left as open space..
- Other Community Councils advised that they would perform the same inventory in their areas.

New Business

Legacy Pointe

- Several years ago controversial about 10 large units for senior housing. Passed P&Z. 5 year period is up for expiration in Sept 2013. Developers asking for 18 month time extension. On July 8th. Shown as a public hearing.
- Gen Conditions require good cause for extension – reason provided: worst economic collapse in USA.
 - Anchorage economic situation was not affected like other areas.
- Berggren owns property but he was not the person affected by economic situation as it was owned by others at the time. Berggren retook ownership in 2012.
- Diane Holmes described the situation.: financial hardship was given as a reason for the extension request. Discussion included whether the HDP goals should be included in the RCCC comments to deny the extension. Motion by Abney and Tremaine to submit comments to deny the extension because the national economic downturn did not hit Alaska and there are no guarantees in real estate. Other comments: grant an extension only if the site plan will be updated to follow the HDP goals; cite prior watershed/drainage and transportation issues and possibly include Great Land Trust's selection of Legacy as their #1 priority on their wetlands list. Passed without objections. Pease, Kinney and Holmes to draft comments.
- Pat Hansen pointed out site plan would die if not extended.
 - "Homes for the aged" might also expire if not extended. Need to check situation.
- Site was approved before Hillside District Plan.
- **Motion Pat Abney 2nd Dick Tremaine – Write letter stating items below. Passed without objection**
 - Economic hardship housing slup did not occur in ANC
 - 400 units elderly housing not in demand
 - Watershed
 - No public transportation
 - Site plan does meet HDP so do not extend a plan that is out of compliance with HDP.
 - Nancy Pease, Mike Kenny, and Dianne Holmes
- Greatland Trust has ranked as number one 65 acres of wetlands in this area.

South Anchorage Intersection Study

- 9 total intersections in study, 4 in RCCC area.
- Open house at Alaska Zoo, David Sterling, Pat Abney, Dick Tremaine to attend Open House June 26 4 to 7 pm

Rabbit Creek Road safety problems that need addressing with DOT&PF - Mike Zidek brought up this information

- Intersection with Old Seward Road Guardrail issues
- Areas along Rabbit Creek that has huge ruts from drainage needing repair.
- Culverts are inadequate along most of road. They glaciare shut and force water out onto Rabbit Creek Road during winter.
- Nancy Pease to write letter. – No objections.

Well at 7636 Hillside Drive – out of RCCC area so no discussion.

142nd Avenue Development:

- Pat Abney wants to discuss development on 142nd Ave development Between Golden View Drive & Buffalo Street. She will look into the subject.
- There was an area that had 15% grade. Too steep. City did not grant due to steepness
- Pat Hanson to check on this project & design recommends.

Reports

FCC – no activity

HALO – Discussed

- Potter Highlands
- Abbot Road
- Hard to get off Elmore Road at Rabbit Creek Road intersection. Study underway.

LRSA

- Pat Hansen landscape lights that get removed by road plowing because they turn around in her driveway. Not getting satisfaction by MOA and may need the RCCC to help.
 - Guardrail suggested but not required or desired.

Rabbit Creek Church will let us use their church for summer meetings. They have missions activities that may conflict. Will work together RCCC needs to show some grace.

8:11 pm Motion to adjourn by Mike Kenny 2nd by Keith Guyer– motion passed

Meeting adjourned at 8:11pm