

Rabbit Creek Community Council Meeting, Minutes for Thursday, July 11, 2013

RCCC met at Rabbit Creek Community Church upstairs is assembly hall.

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

Excused: Nancy Pease

Board member Co-Chair Pat Hansen opened the meeting at 7:00 pm

Minutes: June 13, 2013 minutes copy placed on line for review with copies handed out.

Request to approve by Dick Tremaine 2nd Pat Abney – Passed with no objections.

Treasurer's Report: Checking: no report except that there is money in the bank.

Approximately 38 paid members in June for the year 2013.

30 people in attendance tonight. The meeting qualified for a general membership meeting.

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

- Recent incidents and fires discussed
- Wood lots open, use it.
- Water Truck Tender 9 is sometimes closed for service. 3 tenders active.
- Letter about Tender 9 was not authored. Request Mike Kenny to write and submit to Pat Hansen.

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

On-Going Business

Park Dedication Effort Update:

- RCCC letter recently submitted to MOA and our Assembly Members. The Parks Director wrote back that he has to get direction from the mayor. Waiting to hear from mayor.
- Pat to forward email to Pat Abney for response.
- O'Malley Community Council also working on issue.
- Ric Davidge will present the same information to Potter Creek Home Owners Assoc.

Moen Park – Michele Rogers update:

- Had meeting with lobbyist, who will attempt to get some State capital funding.
- Started other fund raising efforts.
- Possible brush clearing around parking area to be performed this fall.
- Mass mailing being prepared to send out.

Legacy Pointe Senior Housing Extension – Located at south side of Golden View Drive

- Letter needs to be sent out with 6 points from June minutes refuting the requested subdivision extension
 1. Economic hardship housing slump did not occur in ANC.
 2. 400 units of elderly housing is not in demand for our community.
 3. Watershed towards Potter Marsh issues.
 4. No public transportation in the area for the elders.
 5. Site plan does not meet Hillside District Plan, so do not extend a plan that is out of compliance with HDP.
 6. Great Land Trust's selection of Legacy as their #1 priority on their wetlands list.
- Letter has not been written. Needed for Aug 2nd P&Z meeting.
- Owner's wanted to sell the subdivision with plat.
- Mike Kenny will have meeting here in 2 weeks to get comments from public. Will put info on RCCC web site. Plan to develop strategy.

Hillside Intersection Study

- Jean Bowie, Joann Mitchell, and 1 gentleman from Kinney Engineering presented details & information for 9 Intersections on Hillside Study they are performing.
- Shared more detailed information for intersections at Rabbit Creek Road & Golden View Drive and Old Seward / Rabbit Creek Road off ramps at New Seward Hwy.
- Why were these intersections chosen:
 - DOT has list of traffic volume more than 5,400 vehicles per day
 - Off ramp at New Seward & Rabbit Creek did have fatal crash. No fatal crashes so far at Rabbit Creek Rd & Golden View Drive (RC&GV).
 - 5 or more crashes at RC&GV with 8 angle crashes out of 33 crashes in total. Members refuted that information as being flawed. There are lots more than 33 crashes that should be recorded. There are days when 2 or more accidents are witnessed by local residents.
- Look at all intersections and come up with alternatives to prevent crashes
- Once info is together, do a cost / benefit analysis of the repairs/renovations
- Requesting comments emailed or mailed
- Speed studies were done on each road RC at 45 mph, average speed is 60 mph in both directions. Speed control measures are not appropriate for RC. Consistent with other roads.
- Money was appropriated for RC&GV intersection being used for these studies.
 - Utilizing data from other study by CRW Engineering.
- Traffic volumes are being analyzed considering future growth volumes.
- Legacy Pointe Subdivision
 - Mentioned age difference issues of future residents for the Legacy Pointe development.
 - Asked to include volume for these potential residents into the study.
 - Service vehicles volume should be included.
- Question about standard method of analysis for the 9 intersections - Crash benefit analysis method is one method being used.
- Cars turning right off RC onto south GV hide versus cars that proceed up the hill.
- Open house to share gathered information on study in October.
- Millions of \$ have been spent studying this intersection so far. Requesting some construction to relieve the many issues.

142nd Avenue Road Issues

- Todd Jacobsen coming next month to discuss.

Rabbit Creek Road Safety Problems:

- Letter was not written by Nancy Pease. Major ditch erosion problem along RC was repaired.

164th Street Road Project

- Bill Peterson Sec/Treasurer of Woodridge Subdivision shared information:
 - Problem being 2 homes being flooded out every year in Bridgeview Subdivision. The homes were built in a watershed wetlands area and the problem should have been expected.
 - PM&E directed by MOA water to build a 900' culvert system with heat trace that diverts the collected water along the ditch on the north side of 164th down the road to Little Survivor Creek. That water currently goes to Little Rabbit Creek drainage.
 - Bridgeview Park Subdivision has its own road service area. Went to MOA to solve the problem. There are many houses built in swampy areas without adequate design.
 - Water table at 3' to 4'.
 - Maintenance costs for new culvert system will be on South Golden View LRSA. Annual maintenance expected to be \$2,500 to \$3,000.
 - Design of culvert and road profile seems to be incorrect.
 - Woodridge Subdivision filed a protest with ombudsman – Ombudsman report lied about the results.
 - Plans at 100%. Going out to bid next week. Expected cost for current design will be around \$3 million. Design includes manholes that will be buried below grade. Culverts will be 87" diameter.
 - Woodridge Subdivision Homeowners Association trying to stop the project.

- MOA offer to paving the affected roads story presented by Moen. No paving accepted by GV LRSA.
- Money from the recently deleted Mountain Aire Road project is being used on this project.
- No hydrologic study was done to determine where the water is coming from.
- Quest Engineering paid \$30k to develop plan drawing design solution that had many errors.
- CRW used the same design and revised slightly.
- Ric Davidge suggested hydrologic study by local person be performed. Jim ?
- Ric Davidge suggests that RCCC file complaint with Corps of Engineers about the intended design having adverse effect on wetlands.
- The Woodridge Subdivision and RCCC area residents are against this design.
- Developers of Bridgeview Subdivision - John Bergren's original report identified that this area was a water problem area.
- **Motion by Carol Fries with 2nd Ric Davidge** – Write a letter for public records FOIA request to State requesting documentation funding and the authority for the 164th Ave Project. Carol Fries to draft letter & send to Pat Hansen to send under RCCC. Vote all in favor – 0 opposed. Motion passed.
- **Motion by Ric Davidge with 2nd Pat Abney** – Request the US Army Corps of Engineer to provide a formal review of the 164th Ave Drainage Project as to impacts on the waters of the United States and sensitive wetlands. POA 2008-657.

Potter Highlands Subdivision and Rural Road Lighting Standards update by Ric Davidge:

- Enstar gas line not buried deep enough.
- MOA had sprayed material on road gravel surface that hurt vehicles.
- Potter Valley Road now classified as collector. They will request funds 2/3 by state.
- Watch for DCM rewrite.
- Ric Davidge handed out a draft AO that would provide for lighting on rural roads that is consistent with the Hillside District Plan.

New Business

Creek Side Estates Subdivision at Rabbit Creek Road & Golden View Drive Update:

- Joan Diamond advised that MOA Public Works is showing people the stream setbacks and trail easements on the plat when they come in for a building permit. Trail easement also being identified to buyers.
 - Wonder who designs / builds the trail?
 - Trail needs to be flagged.

3rd time extension for Grandeur Subdivision

- Developer Joe Burnham – above Prominence Pointe
- Do we want to comment? Decided to leave it alone.

15810 Elizabeth Street - New Subdivision 1 lot into 3 lots (S12008-1)

- Concerned about wetlands and drainage. Lot is uphill from another lot that has significant drainage problems.
- Bought by Hultquist Homes. They intend to subdivide into 3 lots,
- **Motion by Dick Tremaine 2nd Pat Abney** – RCCC opposes subdivision at this time until a wetlands determination would be done and request the developer to come before the RCCC to explain the subdivision plan. Dianne Holmes to draft letter for Dick Tremaine. Passed unanimously.

Potter Creek Water Company – John Isby report:

- Owned by Mr and Mrs Neil Bergt.
- Rate hike request with RCA - Trying to double the rates from \$40 to \$80/month. Makes this same request every 3 years. The homeowners already pay the highest rates in Alaska.
- There have been no improvements that would justify the increase and the reserve that was meant for maintenance & repairs is nearly empty due to owner's withdrawals to increase salaries.
- **Motion by John Isby with 2nd Joan Diamond** - Looking for a letter from RCCC to the RCA stating that the increase is unjustified and there have been no improvements. Motion passed unanimously. John Isby to write letter.

Reports

- MOA assembly at 2:00 pm tomorrow about Community Councils – Dick Tremaine to attend.
- HALO working on various things per Pat Abney
- O'Malley council
- South Golden View LRSA Road Service – 164th Avenue Project – Engineering company doing report on the entire area. They will publish when done.

Wrap up assignments from motions:

- Carol Fries to draft FOIA letter.
- Draft letter for COE per the statement in these minutes.
- Dianne Holmes to draft Elizabeth Street Subdivision letter.
- John Isby to draft letter to RCA.

Thanks to Rabbit Creek Church to let RCCC use their church for summer meetings.

8:58 pm Motion to adjourn by Keith Guyer 2nd by Gail Smith – motion passed

Meeting adjourned at 8:58pm