

## **Rabbit Creek Community Council Meeting, Minutes for Thursday, August 8, 2013**

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

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

Excused: Jeff Vaughn, Dick Tremaine

Board member Co-Chair Nancy Pease opened the meeting at 7:00 pm

Minutes: July 11, 2013 minutes copy placed on line for review with copies handed out.

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

Treasurer's Report: Checking: \$257.55 + savings \$294.32 = \$551.87

Approximately 38 paid members in July for the year 2013.

At least 13 members with a total 37 people in attendance tonight. The meeting qualified for a general membership meeting.

**Motion Dianne Holmes, 2<sup>nd</sup> Joan Diamond-** Usual amount suggested at \$100, donation to the Rabbit Creek Church for use of their facility during summer months for RCCC Meetings. Motion passed.

**Motion by Keith Guyer, 2<sup>nd</sup> Joan Diamond-** To approve July 11<sup>th</sup> minutes. Motion passed.

### **Announcements:**

Ric Davidge Update on Road at Potter Valley subdivision:

- Street lighting large quantity situation was overcome to their satisfaction.
- Road design was denied and requires redesign. Numerous comments.
- P&Z public hearing soon to discuss issues about road design. Asked to attend other community councils so we all come together in unity. Working with community councils Huffman, Eagle River Valley, Bear Valley.
- They have developed rural lighting standards, but now MOA asking for wider road and a drainage system to be different from that agreed upon.
- The Standards being used is an issue as MOA will not identify which standards they are following.

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

- Captain Albright and two others.
- Discussed O'Malley Fire Station & quantity of tenders. Never enough tenders at a big fire.
- Burn ban has been lifted today. Information on line.

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

### **On-Going Business:**

Elizabeth Street Subdivision update:

- Tom Dryer and 2 others, Geotech, spoke about the project as Owner Representatives.
- The project is for one 5 acre lot to be subdivided into 3 lots. Zoned R6. Old Pinard house will be torn down.
- Dianne Holmes - North and south parts have severe drainage problems.
- Will you be on LRSA? Don't know what that is.
- 25' setbacks from streams changed to 50'. Mr. Dryer will have to look into that larger setback.
- Homesites indicated on plat. Perk tests have been performed.
- Request to retain vegetation at lots.
- Pease will send in comments regarding stream setback and downhill drainage concerns.
- The council had to point out that the HDP is now law.

Legacy Pointe Time Extension update:

- Project to build 10 each 40 unit housing units for seniors 62 year old and older asking for 18 month time extension. Time extension for the economic causes was the reason for request.
- MOA Planning staff had no reasons for economic cause, so shifted their reason for the extension to another reason related to if site plan is in compliance with the Hillside District Plan. Unfair.
- Tom Dryer and same group represented owner.
- P&Z hearing Aug 12<sup>th</sup>
- Comments due by tomorrow.
- Dryer - Just trying to get another 18 months. They do not have any specific plans. Some sort of approval until 2022.
- Is the plan in compliance with HDP? Areas that are and areas that are not.
- This extension gets them into new title 21 which gives them unlimited extensions without public hearing.
- Dryer letter dated 7/24/13 but our comments were due 7/16/13. RCCC considered that unfair
- No idea by group if construction will occur in the requested 18 months extension.
- Tried for R7 zoning failed, ran out of time. Then zoning for PLI occurred.
- If there are not enough seniors the project would die. Can't rezone for other housing.
- Useful for everyone to testify next Monday at P&Z. Public meeting and everyone welcome.
- Strategy – Pat Hansen had done study on economic reality. Potential comments of RCCC:
  - Provide legal definition of good cause. They have not met the definition of good cause. The MOA ignored the good cause requirement for extension.
  - 5 senior housing projects have been built since 2007 and are full of residents.
  - Put in timeline for HDP.
  - Current owner has already had 18 months to do something with the project and nothing performed. Knew of expiring site plan yet has done nothing.
  - Time extension will put the project into Title 21, which states that private housing is not allowed on PLI land.
- **Motion by Ric Davidge, 2<sup>nd</sup> Gail Smith** – Requesting letter covering the above points.
- 4 categories to consider:
  - Density 400% over allowance in HDP. The only conservation subdivision for hillside allows 15% increase.
    - Conservation - Subdivision in wetland and drainage area. Fragmented.
    - Protecting existing streams that go to Potter Marsh, not specifically shown.
  - Roads and traffic:
    - Collector Road is to have a special study area. HDP policy 9A requires study.
    - 9B public money is not to be spent on roads in the area without study.
    - Some thought that the collector road will not serve well to bring traffic off Golden View Drive. They have 20 years to build the road.
    - Not required to do any upgrades of other nearby roads.
    - Building from bottom up, so not connecting to Golden View Drive for quite awhile.
  - Potter Marsh concerns.
- **Motion by Dianne Holmes 2<sup>nd</sup> Keith Guyer** - to include these items in the letter. Motion passed unanimously.
- Nancy Pease and Pat Hansen will write letter, Mr. Peter Hanley to assist and edit.
- It was noted by group that the track record of owner John Berggren for hillside development is not very good.

142<sup>nd</sup> Avenue Upgrades Todd Jacobsen of Boule Company

- Project Manager for \$750,000 grant for rehab of 142<sup>nd</sup> Avenue.
- Concerned about steep sloped roads that go right thru intersections.
- Available money, not enough for much work.
- Intersections at Buffalo & Golden View Drive with 142<sup>nd</sup>
- Study found out road grades would have to be reduced, but almost impossible to accomplish.
- 10% is max grade, 12% to 15% existing along 142<sup>nd</sup>
- Steve Shredder, MOA Traffic Engineer, spoke about the project.
  - Decided that if roads are at 15%, rehab the road as best as possible.

- Costs associated for upgrade are extremely high. Study continues.
- Suggestion to look at other community solutions.
- Working on upgrading road design criteria manual by technical folks from many areas. Just now working on grade issues.
- Can a variance be granted, yes.
- **Motion by Wray Kinnard, 2<sup>nd</sup> by Cindy Kinard**- RCCC to support the variance for improvements to 142<sup>nd</sup> Avenue and other substandard roads. Motion passed.

**Motion Nancy Pease, 2<sup>nd</sup> Joan Diamond**- Extend meeting for 10 minutes. Motion passed.

164<sup>th</sup> Street Project Upgrade:

- Carol Fries reported about a letter describing how funds are being moved from other projects to 164<sup>th</sup> Ave project.
- Bridgeview residents reported that they attended Road Project prebid. Asked about if there was an overrun where would money come from. Advised the MOA would get money from GV project.

Mountain Air Road project update:

- Money for Mountain Air Road project was moved by the legislature to the GV project.
- MOA requested that full value of project be placed on the CIP project list.

Moen Park Upgrade Update by Michelle Rogers:

- Mass mailing to inform residents of upgrades and funding to all residents south of RC. Need volunteer help for cleaning and trimming foliage. Sept 14<sup>th</sup> cleanup date.
- **Motion Nancy Pease 2<sup>nd</sup> Ric Davidge** - RCCC stand behind improvement of Moen Park and neighboring development improvements. Motion passed unanimously.

## **Reports:**

- Halo – No updates
- LRSA – no updates
- Permit for use of Golden View School for use by RCCC meetings, lost, then resubmitted.

## **Wrap-up assignments:**

- Nancy Pease – Legacy Pointe
- Wray Kinard – Letter and wording on 142<sup>nd</sup> Ave Project
- Michelle Rogers – Moen Park support write letter and send to Nancy Pease

**Motion to adjourn Nancy Pease, 2<sup>nd</sup> Keith Guyer** - Motion passed.

Meeting adjourned at 9:08 pm.