

Rabbit Creek Community Council Meeting, Minutes for Thursday, November 14, 2013

RCCC met at Golden View Middle School Library area.

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

Excused: John Isby, Pat Abney

Board member Co-Chair Nancy Pease opened the meeting at 7:01 pm

Minutes: October 10, 2013 minutes copy placed on line for review with copies handed out and reviewed on computer screen during meeting.

Motion to approve by Nancy Pease & 2nd Mike Kenny – Passed with no objections.

Treasurer's Report: Checking & Savings: not available, but in the black
Approximately 40 paid members for the year 2013.

Attendance - At least 16 members with a total 21 people in attendance tonight. The meeting qualified for a general membership meeting as members arrived.

Announcements:

Golden View Drive Road Update

CRW Engineering - Erica Jensen

Golden View Road Design Project is on hold indefinitely due to street lighting design changes. Awaiting direction from MOA. Without lighting, street design changes slightly to accomodate.

- Sag curve, dip in the road if lighted can be shorter than if not lighted. Now they can be longer.
- Anticipate just the intersections will have street lighting.
- Design speed is set by traffic department at 45 mph. Intended to be posted at 40 mph, could be at 35 mph. RCCC continues requesting that 35 mph be the posted speed limit.

Pete Nolan Running for MOA Assembly at South Anchorage

- Past President of Huffman O'Malley Community Center
- Ken Evans is the other candidate.
- Will work with Ernie Hall.
- Promises to return emails and will attend Community Council meetings all the time.

Diane Holmes – Bylaws Upgrades and Changes

- Assembly Re-Write of Community Council rules that will come before us in 2014.
- Regarding 16 year old people voting.

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

Ongoing Business:

Moen Park Update by Keith Guyer

- Meeting last night at Spenard Rec Center - attended by 8 folks
- Surveyed the Park and taken geotechnical information.
- Anticipated upgrades include a trail at perimeter and adding playground equipment. Do have electricity drop for general use and heat tape in culvert and drainage.

Park Dedication Effort

- A group of RCCC members reviewed land in RCCC area that is designated as Park Land. Mission is to make sure Park Land is dedicated and has the correct zoning, if possible.
- 12 parcels ready to be dedicated.
- Met with and asked Jen Johnson to make it happen. No action yet. Requesting a date for the ordinance.
- Zoning under new Title 21, PR

Heritage Land Bank Representatives Guest Speakers

- Heritage Land Bank and MOA Representatives – Tammy Oswald and Robin Ward
- Involved with numerous land parcels throughout MOA.
- Dedicated - Area 36, Also some areas above bluff along Potter Marsh.
- 4 questions answered:
 - What is general mission of HLB – Manage land for MOA
 - How does HLB collect request to distribute land
 - Receive requests request from someone who is interested in a piece of property
 - Sends out notices to CC and public
 - Once HLB Board approval then goes to MOA Assmebly
 - When areas are recommended for parks what is the process?
 - Works with Parks & Rec Dept to see if they are able to manage the land.
 - How much revenue does HLB need to generate
 - Annual operating budget is ±\$1.5 mil
 - Annual funds generated= Some years \$0, some years lots of money that carries over.
 - Funds generated thru Leases, Easements, selling land.
- Section 36 and Heritage Land Bank
 - Clarks Road goes across this area.
 - Wetlands Mitigation Banking
 - COE allows wetlands banks
 - Mitigation – anyone that disturbs wetlands has to develop wetlands, preserve wetlands, or pay to preserve wetlands.
 - Areas need to be surveyed before putting conservation easement on an area, which are in perpetuity.
 - Section 36 is rated as, “not very threatened” by COE.
 - Bank is proposing 5 parcels. Can sell credits to a developer. Bank will be approved in next 6 months to be able to sell credits.
 - Tudor Campus by MLK Road
 - Connor Bog
 - Campbell Tract Area
 - Over by curve in Elmore Road
 - ?
 - Question: Are all areas of Section 36 included?
 - In section 36 all but 92 acres are dedicated as park land
 - Soft Trails are allowed in the conservation easement areas.
- Other parcels discussed:
 - Parcel 2-144 Up Potter Heights Road Area
 - The 2015-2019 Work Plan Parcel 2-135 & 2-136 - Up Potter Valley Road first sharp turn.
- Recommend word changes for “withdraw and disposal don’t know what those words mean.
- 2-156 on Golden View Drive south end, west side. Area for school and AWWU water tank.
- Other specific questions on parcels
- 2-143 and Bear Valley trading for better access to Chugach State Park
- The Chugach State Park Access plan will be before MOA Assembly in the next few months.
- Work session Dec 12th at noon.
- Comments to be submitted by RCCC
 - **Motion Dianne Holmes & 2nd Joan Diamond** Motion passed without objection.
RCCC to write letter to Heritage Land Bank (HLB), City Parks & Recreation, and our Assembly Members, requesting:
 - Dedication of Section 36 as a park proceed absent HLB’s ±92 acres of wetlands.
State that the master plan does not call for trails in the bottom wetlands although as a precaution, some floating trail crossings might be included for potential access of the area to the south.
 - The HLB 2014 work plan should include updated wording for parcels 2-135 and 2-136 that clarify they are mainly for Parks and Open Space (OS) according to the PVLUA, the governing document. Also request clarifications for use of open space.

- Discussion about Parcel 2-156 (Water Tank Parcel) – Require verbiage about honoring the Hillside District Plan (HDP) for conditions of low density development during any land disposal activities. MOA Rep, Tammy Oswald, advised that they could not add that condition. We did discuss it and what the conclusion would be. While it may not have been in the motion, it was part of the discussion.

Hillside Intersection Study

- Main intersection to discuss - Rabbit Creek and Golden View Drive (RC/GV).
- NE Corner is undeveloped land – possibly use this area to slow traffic down.
- 8 Options developed by DOT.
- RC/GV intersection placed at top of list, 1st priority for south anchorage for upgrading.
- DOT consultant chose intersection design 5c as the preferred option.
- \$12.5 mil for the recommended option.
- Congestion Management or Congestion Pricing – Suggested alternative is: if you drive thru the area from 7:30 to 8:15 school opening and closer, it will cost you \$5 to go thru the street. How to collect?
- Comment period over on Dec 6th.
- Option 5c seems to meet the criteria.
 - RCCC wants to be closely involved by partnering in any future discussions/studies/action on the intersection.
 - Pedestrian access allowance should be included in any of the designs.
 - Consider congestive management system for reducing traffic congestion at peak times.
 - Stream protection.
 - Increased ridership. Investigate ways to increase school bus ridership thus reducing private car traffic at school.
 - Include vegetative buffers in any design.
 - Appropriate street lighting.
 - Maintain rural feel in any upgrade design.
 - Even though some residents prefer option 5, others need more information on the alternatives.
 - Reserve right to endorse or disagree with designs as they become apparent.
 - Need to protect, support, and properly compensate property owners affected by the changes if land is taken by eminent domain including consideration of property used for business purposes. Fair compensation should be for value before parcel is marked for condemnation because the value drops once property is marked.
- No objection to the above. Nancy Pease will draft letter with review by Joan Diamond.

Annual Elections of RCCC

- All in attendance voted by secret ballot.
- Vote Results - All candidates on ballot won their election race. Michele Rogers had 1 vote as write-in.

New Business

- Pedestrian Connection by Chenoweth
- Plat note variation for septic system in Some park. Engineers say ground is good
- Monopole Antenna
- Problem with vehicles and traffic at Rabbit Creek Elementary School

Reports:

- Neighborhood Associations – No updates.
- Halo – No update.
- FCC – No updates.
- LRSA – No updates.
- New projects – No updates.

Wrap-up assignments:

- Letter to HLB - Nancy Pease
- Letter about GV & RC intersection. Nancy Pease & Joan Diamond
- Comments about intersection on website - Pat Hansen
- Letter on Section 36 by Nancy Pease
- Need to set date for a board meeting in mid-December. Nancy Pease to poll board.

Motion to adjourn Joan Diamond & 2nd Keith Guyer - Motion passed.

Meeting adjourned at 8:59 pm.