

Rabbit Creek Community Council Meeting Minutes for Thursday, February 12, 2015

DRAFT

Location: Golden View Middle School Library

Board Roll Call - Present: Nancy Pease as Chair - Keith Guyer, David Sterling, Ron Devon, Paul Ard, Joan Diamond, Pat Abney, John Isby, Vivian Mendenhall

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

- Minutes: January 8, 2015 minutes copy placed on line for review and copies passed around for all to read.
 - **Motion by Nancy Pease - 2nd Joan Diamond** - To approve January minutes. Motion passed.
- Treasurer's Report: Should be the same as last month = Checking 177.55 + Savings 294.74 = \$470.29.
- Membership for 2015 – With new membership conditions the membership number is still being sorted out. Approximately 20 members that have filled out forms, some have donated. Several members filled out forms tonight.
- Attendance - Total 24 people in attendance tonight. Tonight classified as a general membership meeting.

Announcements:

- Legislature and MOA Assembly members always invited and encourage to attend.
 - **Assemblyman Bill Evans** - in attendance tonight –
 - Parks Dedication effort – To get all park lands officially dedicated as parks. Parks Dept & Legal Dept taking time to correct the legal descriptions and coordinates of property. Expects correct legal language soon. The City Manager asked Johnston and Evans to stall their efforts until after the election in April, because the next Admin might have different intentions for these lands. They said 'hands off', this is their ordinance, not the Administration's. But approx. 9 parcels have been taken off the proposed ordinance. Things have moved forward from his January report.
 - Chugach State Park Access - March 9, 2015 P&Z Public Hearing on the Parks issue. Then issue goes to assembly. Evans & Johnston amendment will be considered.
 - Police Services & Fire Departments dealing with chronic inebriates.
 - Weekly update from Cathy Giessel being circulated. Difficult for her to participate via teleconference while in Juneau.
 - **Pat Higgins ASD School Board** - in attendance tonight –
 - Pat was in Juneau this week to discuss funding with State legislators.
 - Next Thursday the ASD Board will vote on budget for ASD.
 - Issues with Middle Schools and teacher positions being discussed.
 - Emphasis on early literacy. Get 1st grade reading. Regular scheduled School Board meeting is 1st & 3rd Mondays of each month.

ONGOING Business

- **ANC Parks dedication** – Jennifer Johnston and Bill Evans still working on that issue: see Evans' report above.
- **Chugach Access Plan** – See Bill Evans report above.
- **Traffic Calming & Speed bumps** – Nancy has contacted Tim Mylen at PM&E knows about the vehicle speeding issue at Longbow and Manytell. MOA is working on the issue.

New Business

- **Potter Valley Mountain Park Proposal** - Ben Moore and Dr. Robbins – Rugby Foundation Members – Project Description:
 - The Rugby Club proposes to participate in constructing a new public park with rugby field and additional features in the Potter Valley area. HLB 2144 Parcel – Located along a powerline right-of-way portion of Finland Drive in upper Potter Valley. HLB's Potter Valley Land Use Analysis, Hillside District Plan, and Parks Dept recommend this area become a park. Anchorage Bowl parks plan shows deficit of developed rec facilities/parks in SE Anchorage. RCCC supported allocating part of this HLB parcel for a park about 20 years ago, but no action for several decades by Heritage Land Bank (HLB) with that land. Imminent development of Potter Highland Subdivision, and re-alignment and upgrade of Potter Valley Road, will produce lots of excess unsuitable soils & grubbing for re-routing the Potter Valley Road. (Road and lot upgrades in Potter Highlands are being developed by Connie Yoshimura, and the Rugby people have a handshake agreement to take the fill from that project.) Unsuitable soils being mined under a cut/fill condition would produce excellent fill for building a park and fields. The Rugby Foundation asked to develop the park with no cost to taxpayers. They developed and presented to the Council a Preliminary Site Plan of the proposed Park area. Presented a drawing of the park location, which is north of Potter Heights and east of Finland (Finland actually follows a powerline right-of-way not dedicated road). 4 residential lots are adjacent to the proposed park area, on the east side. The Rugby Foundation proposes a grass field that meets official Rugby specifications on the north end of park, a U16 soccer-

sized field in the middle, and the southern section for a Handicap-Accessible playground with trails and a perimeter trail. Parking would be along the west side (Finland Road).. The fields could serve as a staging zone or safe area for wildfire emergency and helicopter landing). Formal access to the area is required to perform the dirt work, so Ben Moore is going to Heritage LB to request an interim agreement to allow sitework to proceed in 2015, followed by formal legal descriptions and land transfer. Rugby Club is willing to manage the park in lieu of MOA Parks Dep't. MOA Parks not able to pay for it. Fill coming in for free from the subdivision.

○ Questions and answers:

Council question: who would be responsible for maintenance and for site security? Alaska rugby Foundation would operate it under a lease: has a performance record in operating 2 fields in Mountain View. AFR would charge fees for scheduled time on the fields, similar to how MOA does it. Field would otherwise be open for free public use. A neighbor to north has agreed to manage gate access. No lighting designed into project in deference to the neighborhood value of dark night sky. The design is to maintain the natural characteristics of the area, so lighting is not desired. Rugby Foundation said there are four adjoining residential lots and they have been in touch with those land owners. Question about cost of playground equipment: Moen Park playground equipment cost probably more than \$250,000. Question: What is the assurance that the work will be completed and this will not be a barren fill site that generates a lot of dust? Instead of asphalt paving for parking lot, propose to use gravel or recycle asphalt option. For gates, use recycled material. Adjacent landowner is owner of Alaska Demolition Company and may be able to recycle materials for this project. Finland Street is not a platted street but a utility easement. Adjacent property owners, Connie Yashimura and Justin Green, will organize street maintenance. Hillside District Plan (HDP) discusses potential property as a park. Take advantage of getting fill material when available.

Council question: waste management? Rugby Foundation will seasonally provide Porta-Potties. The rugby team manages sanitation at two fields on north side of Anchorage, Davis Field. The Rugby Foundation will provide and maintain bear safe trash containers. Storck Park is used by rugby club and they clean it whenever it is used.

Question: Is this a good place for rugby? Rugby has been growing. 200 kids at Golden View last summer for a Rugby Camp. Only 10 kids showed up at a Mountain View kids camp. US Women's Rugby Team was here last summer and practiced at Justin Green's rugby field. Summer of 2015 and 2016 will have outside teams coming to Alaska. A separate club called the Old Boys allows for members 35 years old and up. Main access route to get to the field is via Potter Valley Road.

Question: is there enough material to build two fields? Calculation about volume of fill required for correct Grading plan is to be performed. Asked about what Plan B is for unsuitable material. The Subdivision Sitework Contractor was in attendance and advised that the unsuitable material will stay on the hillside somewhere. Suggested alternate fill location is kitty corner to this proposed park location. The Rugby Club is working to get a lease agreement with Heritage Land Bank so the fill material can be placed this year. Nancy suggested that a Surface Use Agreement be obtained between the parties.

Question: what is the current terrain and vegetation? Area of the proposed field is surprisingly flat, considering adjacent terrain. Existing foliage is mostly downed trees with grasses and small shrubs.

Question: about drainage and possible flooding, or erosion of any new embankments: a drainage plan needs to be developed. Suggestion: the development plan needs a timetable and budget to ensure that field be completed within one season to a stable point where it does not erode, cause offsite erosion, or create a source of wind-blown dust; and that there is a secure perimeter so that vehicles can't get onto the field. Question/comment: this proposal develops the entire acreage. Create an alternate design that defers or deletes the second field, so that some of the park is left in natural condition.

Point of information: In HDP, Finland Street is designated to be a future secondary access road.

○ Motion of support and conditions were developed from the floor:

- **Motion Pat Abney – 2nd by Joan Diamond** Motion passed without objection. Motion to include: support the development of the public rugby field and other park amenities, with revisions and conditions for the site plan (as follows), a use agreement and maintenance agreement between HLB and the Rugby Foundation, and the use of fill from Potter Highlands and the Potter Valley Road upgrade in 2015. Concerns and conditions for development of the play fields: the site plan must allow a setback and dedication of half the right-of way for Finland Street, which is shown as a future secondary access road in the HDP. Prior to any agreement about the fill, calculate the excavation quantity available from the Potter Highlands subdivision & road project and fill quantity required at the park site, to ensure the project will be completed as designed. Draft an alternate plan for the rugby field that eliminates the soccer field based or makes it a secondary option if there is sufficient fill. There is also the possibility that the community might want some of the park to be a natural area.. Noted that there is a 1997 resolution from RCCC stating that the area should become a park with a children's playground. Agreement to proceed should include a construction timetable and budget to demonstrate that the fill can be placed in one season with vegetation planted in a timely manner to prevent dust or erosion; and that site access control can also be installed in one season. Drainage plan

- necessary to prevent flooding or erosion on site, or downgrade. Rugby field would be a multi-year project. No lighting in order to preserve the night sky. Porta-potties and bear proof trash cans that are to be maintained by the Rugby Club team under a written agreement.
 - Findings: The idea of a public recreation facility is an asset to the community. Noted again that this specific site has been designated by HDP and identified in HLB land use study as a park area. Developed rec sites are lacking in the area. The Council has been frustrated by almost no progress on many recreation/parks issues in our area, so this partnership is worth a try. Noted also that the site plan will undergo further revisions and the Council/public wants to be involved. RCCC letter to be written by Nancy Pease with copies to Robin Ward at HLB and Rugby Foundation.
- **Re-Paving Rabbit Creek Road - Lou Bachelor, WH Pacific Engineer and Ken Chapman DOT&PF Engineer**
 - Project is for new pavement on Rabbit Creek Road from Old Seward Hwy to DeArmoun intersections. New asphalt to correct rutting, seal road, upgrade guardrails and signage. Not allowed to widen, not more than 2" asphalt, nothing with lighting. Design completion by mid-summer 2015. Advertise for bid in Sept 2015 and build in 2016. Preliminary idea for milling top 1" pavement, then install 2" new asphalt on top. At 20% of road area dig out subsurface 3' deep and place new gravel and asphalt. Suggested areas for this at intersection with Elmore and 1 other spot. Driveways will be milled and transitioned. Might include drainage and culverts to correct icing and glaciations.
 - No activity with Rabbit Creek and Golden View intersection.
 - Ditch cleaning with 3' to 3.5' deep ditches. They might correct culverts under Rabbit Creek Road, but not culverts under adjacent cross streets.
 - RCCC members noted culvert glaciations problems in ditches along Rabbit Creek that force water/ice onto Rabbit Creek Road. Engineers advised that the main intent is to improve and maintain pavement only. Other issues with culverts or glaciation is not the intended scope with these funds. Those are maintenance issue. This is a pavement restoration project.
 - Concerns about other road issues is solved thru the State DOT&PF Maintenance & Operations group. We should contact Ed Caress about those issues.
 - At Rabbit Creek and Old Seward Hwy slope issues with incorrect grade at that area. Was noted that there have been numerous accidents at this intersection, even a death. Re-Paving to start just uphill from Old Seward, so the intersection won't be included. Another project to Re-Pave portions along Old Seward this summer, but probably not to correct grade issues.
 - Funded with Federal funds thru the state.
- **Alaska Railroad 200' Easement** - The Alaska Railroad wants to impose an Exclusive Use 200' easement, 100' either side of the centerline for the entire ±500 miles of railroad track. John Pletcher - Representative member of Old Seward Ocean View Community Council (OSOVC) provided details – Has been involved on this Alaska Railroad issue since 2006. Coordinate the issue through their legislator, Lesil McGuire's office with her representative Robert Irving. Described the long history of the situation. This problem goes back to original 1835 agreements by the Federal Government with the first railroads. For Alaska, there is 1914 limited Railroad Easements established. A Transfer Act of 1982 that moved ARR from Federal to State ownership. The Exclusive Use easement would be defined as one in which the railroad may exclude other uses and fence off the easement area. Simply to cross the easement or public/private users would be subject to pay a fee. Windsurfers and ice climbers or adjacent home owners & neighbors that use the easement area would be required to obtain a permit and pay a fee. Further details at this website: www.alaskarailroadeasement.info Safety is the announced reason for the easement by ARR. Suggested unannounced reason is as a revenue generator. Airstrip in Oceanview is affected. Oceanview Community Council has passed a resolution in opposition to changes adversely affecting both public and private access. They are seeking RCCC support. Nancy Pease advised that the RCCC members will review the website, read thru the 1/26/15 OSOVCC letter, and discuss for action at the March meeting.

Reports

Reports - Neighborhood Associations – None.

- New Projects – None
- FCC Report – 2 items on discussion list for Feb 18 meeting:
 - Repair and improve website.
 - When we send a volunteer to MOA to testify, that RCCC member can also represent themselves in addition to representing the RCCC.
- HALO – March 4th Mayoral Candidate & Election forum at O'Malley by the Green. \$250k in State CIP budget request for drainage and source of fecal contamination on Hillside.
- LRSA - Mark Schimscheimer – APC Service road maintenance contract is off as of midnight tonight. Long time owner sold the company and contract. New owner has different attitude and outlook. We can all expect changes during this transition period.

- Any interest to have Anchorage Police Dept visit and provide a discussion on reasons for the recent drastic crime rate increases. After discussion, yes we will request. Maybe RCCC members can help lessen the problems.

Wrap up assignments

- Nancy Pease to write up letter on Proposed Potter Valley Mountain Park.
- Dianne Holmes to finalize web site study.
- New Service Areas – Community Councils are supposed to approve. MOA wants to change that. – Dianne Holmes and Pat Abney to study and advise.

Motion to adjourn by Pat Abney – 2nd Joan Diamond – Passed unanimously. Meeting adjourned at 8:52 pm.