

Rabbit Creek Community Council Meeting Minutes for Thursday, April 9, 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,
Excused: John Isby, Vivian Mendenhall

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

- Minutes: March 12, 2015 minutes copy placed on line for review and copies passed around for all to read.
 - **Motion by Pat Abney & 2nd Keith Guyer** - To approve March minutes. Motion passed.
- Treasurer's Report: Checking 183.55 + Savings 294.81 = \$478.36.
- Membership for 2015 – With new membership conditions, the membership number is still being sorted out. Approximately 30 members that have filled out forms, some have donated. Several members filled out forms tonight.
- Attendance - Total 31 people in attendance tonight which included 18 members by show of hands. Tonight classified as a general membership meeting.

Announcements & Legislative Reports:

- Pickett Trailhead to RC Greenbelt Park– Local residents have been annoyed by people depositing trash, parking and necking, and partying. Beware, and report any witnessed problems to the police.
- RCCC Board Vacancies - Adam Lees interested in a seat on RCCC Board.
- Legislature and MOA Assembly members always invited and encourage to attend.
- **Assembly Person Bill Evans** - In attendance on behalf of himself & Jenifer Johnson
 - Chugach State Park Access Plan - Evans/Johnston ordinance passed the Assembly in March. This ensures that the MOA platting process will be the way to review future subdivisions of land along the border of CSP and determine where it is appropriate to dedicate public access. The MOA chose not to adopt the State CSP Access Plan: the MOA set up its own process. Note that new access will be dedicated under this process ONLY as part of subdivisions, not for any other landowners.
 - MOA's 1st quarter budget has some extra money saved from no snow clearing this "winter". Will figure out what to spend it on.
 - Proposed reorganization of MOA Planning Dept. Might be stalled until next mayor.
 - April 28th is a vote and discussion at the Assembly for Park lands dedication that RCCC has worked on for three years. Jennifer Johnson has been sponsoring and pushing this. Not much opposition from Assembly members: should go through. Other Hillside parks have been added to the proposed dedication list, but there are other similar parcels needing dedication elsewhere in the whole city.
 - Perfect attendance by Bill Evans at RCCC monthly meetings since he has taken office. RCCC extends our appreciation and concern for our area by our MOA Assembly person.
- **Annexation of Park & Rec Service District Areas sponsored by Senator Cathy Giessel** - Annexation and extending Service Area Boundaries without a vote of the people, contrary to the voting process guaranteed by Municipal Charter and Hillside District Plan. Nancy responded to Senator Giessel about this issue (RCCC voted to oppose it at March meeting): RCCC supports the fair-share concept, but fair share does not trump due process. SB 45 was tabled or otherwise stalled by Sen. Giessel herself.

ONGOING Business

- **Large Multi-Use Park at Upper Potter Creek Area** – Rugby Foundation has withdrawn their proposal to develop this park area due to concerns of the neighbors.
 - Should RCCC rescind their letter of support that went to HLB?
 - Neighbors met and mutually determined that the large multi-use park is not a good idea at that location. They drafted a resolution that favors a park at that location, but would prefer a smaller neighborhood park, similar to Moen Park.
 - Ben Mohr spoke for Rugby Club. Neighbors were not excited about a multi-use field at that location, so the Alaska Rugby Foundation removed their request with Heritage Land Bank. Appreciation for the time by RCCC and the neighbors: ARF has no hard feelings and appreciates community interest in rugby.
 - One resident said he had tried to get involved via e-mails with the neighbors and was not included: public outreach still not reaching everyone.
 - Draft resolution read to the Council by neighbors John DeCarlo who wrote it in concert with neighbors. He hosted meetings with Rugby Foundation and neighbors at his house. Many neighbors were not initially contacted before ARF came to the Council in February or March. General sentiment was acceptance of private rugby field at Justin Green's house, because that is his private property. However, there has been noise and traffic and issues with the road. Rugby traffic creates more wear-and-tear on Portugal Place which is very deteriorated. Lots of vehicles

during a game. Ben Mohr said the proposed new park would require 80 parking places to meet MOA parking code. Neighbors pay for grading road & maintenance. With Connie Yoshimura (Potter Highlands) development, there are proposed road closures for Potter Valley Road this summer. One neighbor complained about not getting emails. John DeCarlo penned the resolution and read the entire resolution that is posted on RCCC website. 18 signatures from nearby neighbors on the resolution.

- Dr. Robbins - Rugby Foundation Rep – disagrees with having 18 people making decision like this for all the future people moving into the area, with new imminent subdivision(s). Understand that 18 people just do not want to see a giant ballpark, but a smaller park. Against the RCCC agreeing to neighbors' resolution, which he feels would bind that land from future development.
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- **Motion Pat Abney & 2nd Dr. Robbins** - Move that RCCC rescind the 2/24/15 letter RCCC wrote to HLB to support the Rugby Club park proposal. Motion passed with no objection. Nancy Pease will process.

Discussion continued regarding whether RCCC should adopt the John DeCarlo/neighborhood resolution as an official Council position statement.

- Rugby Club looking elsewhere in the city for other park areas suitable for multi-use fields. Sites such as South Anchorage Sports Park on Klatt were suggested.
- Dianne Holmes – Keep neighborhood resolution and rescinded letter in our file for future guidance.
- Someone suggested a moratorium on recommending development of HLB land for Upper Potter Creek Park until after the Potter Valley Road extension is completed.
- Someone suggested that rugby players are not going to want to use only Potter Valley Road: not convenient access. Most people will drive to the rugby field via Golden View Drive and on Portugal Place which is a terrible road, a one-way road. Portugal Place will not be upgraded by MOA for many years. Justin Green has performed recent maintenance since he lives nearby and has equipment. Rugby players on Tuesday nights park along Finland, constricting it to make it a one-lane road. Rugby Club is telling their people to use Potter Valley Road as access to/from the area.
- **Motion Judy Michael & 2nd Ben Mohr** - To table endorsement of resolution on the development of HLB land for Upper Potter Creek Park at this time, but keep it on file archives for future advisory document. No objections, motion passed.
 - Neighbors want to use that area as a smaller community park, but not as a large competitive team game park.
 - 2nd letter to HLB discussing some points from neighbors resolution. Desire of neighborhood not to have team sports at that park. What happens in future when more neighbors are living in the area?
 - Don't want to stop this effort with HLB. Since 1999, this land has been identified as a neighborhood park in adopted MOA planning documents. There is a documented lack of neighborhood parks in Southeast Anchorage.
- **Motion Jerry Lewanski & 2nd Joan Diamond** - Send letter to HLB and MOA that RCCC strongly supports that this HLB land be reserved for a neighborhood park, in accordance with PV land use studies and other adopted plans. Motion passed without objection.

- **Alaska Railroad 200' Easement Exclusive Use:** Nancy Pease described the situation. Very legalistic situation. Mr. John Pletcher & Steve Beardsley, as representatives of Oceanview Old Seward Hwy Community Council had attended the last two RCCC meetings requesting RCCC support as they work through issues with ARR. ARR Representative Tim Sullivan, was in attendance at the March meeting. Nancy requested he provide the details of ARR proposal for the easement in 10 days. Tim Sullivan did provide that document, which is on RCCC website.
 - Tim Sullivan in attendance tonight to speak on behalf of the Alaska Railroad (ARR):
 - Support the transfer of the Alaska Railroad track easement throughout its entire length is allowed by the 1932 Federal Railroad Act.
 - Described the history of the easement and how the ruling has passed from Federal to State government. No property in Anchorage extends into the 200' ARR right-of-way. The easement transferred to the State of Alaska in 1982 as an exclusive use easement. ARR has right to keep people and uses off the easement and charge for it when someone wants that access.
 - Nancy raised other information that has been sent to the Council: alleging that private property does underlie the easement in places.
 - State legislation has been presented at this year's session. It has not been acted upon, and will not be acted upon at this legislation since there is only 9 days left before they adjourn.
 - **Motion Pat Abney & 2nd Joan Diamond** - Table until next meeting or until legislation comes up; and sort out the contradictory information RCCC is receiving. Passed without objection.
 - Recommend to wait for Tom Meacham and other legal minds to weigh in.
- **Illegal Air Strip in Villages View area south of Villages Scenic Parkway-** In December 2014, rumors about a possible airstrip because of extensive grading & clearing by someone in that area. In March, neighbors have witnessed a small plane doing landings and takeoffs. The land owner wants to rezone property and is discussing his plans to MOA only through his attorney. R6 and R7 allows private airstrips on a conditional use basis. However, this parcel is split-zoned R3 and R10, which do not allow air strips. Numerous neighbors have sent complaints to RCCC and some to MOA. Jerry Lewanski witnessed very low flying plane overhead at less than the 400' minimum. Neighbors consider this

an invasion of privacy to have plane buzzing low over their houses. Jerry Lewanski called FAA about how to issue a complaint. MOA recommends observers to get the airplane tail numbers. Or, deliver that information to the FAA as a complaint for their action. Area is outside the building code enforcement area.

- - **Motion Pat Abney 2nd Joan Diamond** - Send a letter of concern for airstrip at Villages Scenic Parkway to MOA. Motion passed without objection.
- **Changing Citizen Advisory Committee** – Don't know enough about this subject to discuss tonight.
- **Manytell Road Traffic Problem** – Paul Ard talked with MOA Representative who was very cordial. MOA did a traffic count in July 2014. MOA determination was that no problem exists. Paul Ard feels the problem right at the edge of being a legal problem. Suggested that MOA perform a traffic count when school is in session because there is less of a problem during summer months when the South High School is not in session. Barry Matteson said there is an issue with the traffic cutting through Evergreen Ridge Street or Longbow Drive to gain access to Manytell Road, or really any route for gaining access to/from Buffalo Street between Rabbit Creek Road and DeArmoun Road. Barry suggests going to the school and having school staff talk to the students. School has police assigned there as School Resource Officers. However, other people said the school staff will not deal with driving off school grounds: staff won't even deal with the traffic backed-up through the Elmore roundabout at rush hour.
- - **Motion Keith Guyer & 2nd Joan Diamond** – RCCC should continue to support this neighborhood issue for traffic calming studies and installations. Motion passed with no objections. Comments included:
 - School has no authority after kids leave the school grounds.
 - Paul Ard and Nancy will draft letter to APD Chief of Police Mark Mews asking for speed traps or other traffic calming, and send copy to Anch School District same thing. Chief Mark Mews is head of security for school district and might have some sympathy.

New Business

- **Potter Valley Road 2015 Upgrade and Proposed Road Closures** - Ric Davidge was supposed to attend, but was apparently unable. Nancy Pease will try to get information and post on RCCC website.
 - There are rumors that the road will be closed for long durations. Neighbors are concerned about access from Golden View Drive, up Romania Drive, Portugal Place, and Finland Street. Those roads will not take much traffic without failure. Some of those roads, like Finland Street, are not dedicated roads but utility easements used as road. Consequently they do not receive maintenance from LRSA or MOA. Others feel there may just be temporary road closures. Need more information from those building the road.
 - Nancy Pease was provided a hard-to-read sketch map, dated 8/1/2014, showing road closure information & signage. Looks like, "Closed to Thru Traffic" is what they plan for some intervals. Will request additional information.
- **CC Alaska Homeless Vets Village** – No one in attendance to offer information.
- **Miscellaneous Amendments to Title 21 Land Use Code** - Nancy Pease discussed potential changes to T21 related P&Z ordinance 2015-042,
 - The new Storage Development on Old Seward Highway south of Huffman Road that has razor wire extending on the outside of their fencing as a potential hazard. T21 will be clarified to read that, where installed, razor wire and barbed wire needs to be on the interior side of a fence for safety reasons.
 - Small boat storage and service: no objection.
 - Landscaping survival guarantee on lots under 10,000 s.f.: it was discussed, and motion to oppose it failed.
 - Pedestrian connection access in certain mixed-use industrial areas will be waived; there was discussion of this creating unsafe pedestrian zones, such as where commercial retail is inserted into industrial areas.

By non-objection, RCCC agrees to send a letter opposing the elimination of pedestrian walkways in MI and MC zones. All other proposed changes were supported by the council.

- **HLB 2015 Work Plan** – Public Hearing by Advisory Commission on May 14, 2015.
- **Proposed Update to University/Medical District (UMED) Master Plan** – New plan is going thru review by Community Councils. P&Z Public Hearing on May 11, 2015. RCCC to create a committee to review the plan and make recommendations. RCCC will solicit analysis and commentary from University Area CC.
- **Pickett Trailhead nuisance behavior: By non-objection, RCCC agrees to send a letter** to MOA APD asking for patrols this summer, especially evenings. This will be added to the letter on speedtraps in the Manytell area, for convenience.
- **RCCC Board Vacancies and Modifications** –

- The RCCC Board members voted Ron Devon as Co-Chair of RCCC along with Nancy Pease Co-Chair. RCCC Board welcomes this sharing of the Chair responsibilities. Ron has been performing IT duties during the meetings. More duties as assigned & accepted. We all highly embrace Ron Devon as Co-Chair!
- Adam Lees expressed interest in a seat on RCCC. Adam told us about he lives off 142nd Ave and desires to serve on RCCC Board. The RCCC Board Members voted Adam Lees as a Board Member to a 1 year seat that has 9 months remaining. Welcome, Adam Lees!

Reports

- Neighborhood Associations – None.
- New Projects – None
- FCC Report – No updates.
- HALO – No updates.
- LRSA – No updates.

Wrap up assignments

- As stated above.

Motion to adjourn by Keith Guyer – 2nd Paul Ard – Passed unanimously. Meeting adjourned at 8:55 pm.