

# **Rabbit Creek Community Council Meeting Minutes for Thursday, June 11, 2015**

**DRAFT (by DS, revised by NP)**

Location: Rabbit Creek Community Church Basement

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

Excused: all present.

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

- Minutes: May 14, 2015 minutes copy placed on line for review and copies passed around for all to read.
  - **Motion by Nancy Pease & 2<sup>nd</sup> Pat Abney** - To approve May minutes. Motion passed.
- Treasurer's Report: Exact numbers not available – For June amounts were: Checking 183.55 + Savings 294.81 = \$478.36.
- Membership for 2015 – With new membership conditions, the membership number is still being sorted out. Approximately 85 members that have filled out forms, some have donated. Several members filled out forms tonight.
- Attendance - Total 23 people in attendance tonight which included 15 members by show of hands. Tonight classified as a general membership meeting.

## **Announcements & Legislative Reports:**

- **Motion Dianne Holmes & 2<sup>nd</sup> Pat Abney** - Contribute \$50 to Rabbit Creek Church for use of their church for our meetings when Golden View Middle School is not available. Motion passed without objections. Noted that a previous donation was re-donated by the church to another charity.
- **Assembly Members** -
  - Jennifer Johnston - Explained current Title 21 situation with old and new codes. Takes two years on the committee just to understand the complicated Title 21 issues. Committee includes Bill Evans, Jennifer Johnston, Pete Peterson, Tim Potter, others. P&Z looked at AO49, delayed, so they took up AO51 instead which is Ernie Hall and Amy Demboski resolution. Alaska General Contractors (AGC) had a show on Title 21 issues with developer Weidner and other architects. Helped everyone understand the situation better. Permit and Code Process? Evans and Johnston notes the RCCC Title 21 resolution. Johnston said her T21 Committee meetings are open to the public: but also said there were 10 years of detailed public process and she considers this phase is post-public process. Everyone knows T21 isn't perfect, and she feels the Assembly is the forum to revise T21 again. This is what the Assembly does: make changes to Muni code. Title 21 has to go with the comprehensive plan. Jennifer will be in Norway when the vote is scheduled to happen.
  - With Amy Demboski now heading the T21 Committee, it's a whole new scenario. Amy doesn't have a long knowledge of T21 and wants to scrap the "menus" of design elements that builders can choose among, even though developers like the flexibility. Amy offered AO59 which is radical in many ways including removing all height limits in R4.
  - Answered questions about 4<sup>th</sup> Ave Theatre, Land swap for airport land, sale of MOA garbage service.
  - Bill Evans – Here tonight, but let Jennifer have his time.
  - Cathy Giessel and Mike Hawker not here tonight.

## **ONGOING Business**

- **142<sup>nd</sup> Ave Road Conditions** – Adam Lees reported on a large meeting held at RCCC last Monday, 6/8/15. Lots of neighborhood people attended, full house ±50 people. MOA Rep was there. Folks vented their issues on the road conditions. The group voted to come up with a plan. Working on a committee to develop the plan. Hudley System is MOA Project Manager for upgrades on that road.
- **Traffic Issues at Longbow & Manytell Area** – Rural Road Standards book is available on line. Concerned about safety and traffic calming. Requested a new study in the area, when school is in session. MOA Rep Mr. Myland called after RCCC letter was sent and organized a drive around with the neighbors. Preferred term is speed hump, not speed bump. LRSA meeting next Thursday, June 18<sup>th</sup> at Rabbit Creek Church 7:00 pm. No speed limit signs on many of the roads in the area.
- **HLB 2015 Work Plan** – HLB requested to make Golden View land for sale and Old Seward Hwy land for sale. 9 acres left at Golden View area that they want to sell. Community Council members are not concerned about Golden View area, but are concerned about land along Old Seward Hwy, because it is a watershed area for Potter Marsh. RCCC and Turnagain Community Council members attended HLB meetings. Some progress is made at each HLB meeting. RCCC members will attend future HLB Meetings.
- **Road Upgrades Along Rabbit Creek Road and Old Seward Hwy** - Vivian Mendenhall concerned about limits of paving the upgrade project now underway on lower Rabbit Creek Road to Old Seward Hwy. The on/off ramps are full of potholes and should be repaved, too. She will look into the issue and report.

## **New Business**

- **Title 21 Land Use Code** - Read thru letter about 2015-049 that was submitted. Suggested that members attend this week's Assembly meeting and offer public testimony on this subject. Concerns voiced at meeting: sudden introduction without public participation; these ordinances are major changes, not minor revisions; special interests drafting the ordinances to benefit their development projects, broad effects/future effects have not been analyzed, effects on property values, building height limits & shadowing, snow storage on half of open space.
  - **Motion Joan Diamond & 2<sup>nd</sup> Pat Abney** – Reiterate comments sent previously to P&Z on 2015-049 poor outreach on situation, general public has not been allowed to understand all the issues and present comments, what we do know is there will be major effects on property values, new height allowances are a big concern, snow storage on half of open space, open space reductions.
- **Commercial Window Coverings** - P&Z ordinance amending window covers by advertisements or other type coverings on 50% of windows. 100% coverings allowed for buildings under construction, for period of 90 days. No objections/no comments by RCCC.
- **Villages Scenic Parkway Land Issue** – Vacation of a section line for use as a trail easement.
  - **Motion Pat Abney & 2<sup>nd</sup> Keith Guyer** – This is on an alignment for a primary trail under the Hillside District Plan. Oppose the vacancy and make it compatible with the Hillside District Plan. Motion passed.
- **Proposed MOA Exchange of Point Woronzof Park Area at Airport** – Vivian Mendenhall – Issue is they want a future N-S Runway next to the existing runway. Airport is trying to obtain the land for this future runway. Prior trade deals have failed. Trade for land that is leased by State to MOA, for use as a snow dump. Connors Bog may be part of the deal. Airport does not have to negotiate with any one on the issue. The trade situation deal is rather unclear. Airport does own a portion of the Coastal Trail.
  - **Motion Vivian Mendenhall & 2<sup>nd</sup> Pat Abney** - Strongly urge the parties to postpone any decision to put issue on ballot. There is no rush except maybe the outgoing Mayor wants this. Coastal parkland and Coastal Trail are highly valued. Offer public comment and public process. Has been no public comment so far. Motion passed.
- **Tide Lands Agreement by Potter Marsh** - Memorandum of Understanding between ADF&G and MOA on parcels and below the 20-foot elevation in the Alaska Coastal Wildlife Refuge. Responsibility of Alaska Department of Fish & Game to manage on ocean side of the highway. ADF&G management would be from 0' to 20' Above High Tide and up from that point. New agreement proposed. RCCC is supportive of the issue. Nancy Pease will draft letter of support.
- **Grandeur Subdivision along Paine Road in Bear Valley Area** – Subdivision requesting 2 year extension on subdivision. Platted 8 years ago. Issue with drainage water & sediment control, traffic control devices. Hearing Date Aug 5<sup>th</sup>. RCCC will study the situation. Agreed to postpone review until July meeting.

## **Reports**

- Neighborhood Associations – None.
- New Projects – None
- FCC Report – Visit by Mayor elect to get Community Councils input in issues.
- HALO – No updates.
- LRSA – No updates.

## **Wrap up assignments**

- As stated above.
- Question about when a membership expires. Will study and advise.

**Motion to adjourn by Vivian Mendenhall & 2<sup>nd</sup> Pat Abney** – Passed unanimously. Meeting adjourned at 8:44 pm.