

Rabbit Creek Community Council Meeting
Minutes for Thursday, March 9, 2017
FINAL

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees Chair, Vivian Mendenhall, Nancy Pease, Bert Lewis, Janie Dusel, Keith Guyer, Joan Diamond, David Sterling, Alternate: Mindy Willis

Excused: Pat Abney, Phil Fortner, Ky Holland

Board Member Chair - Adam Lees - opened the meeting at 7:06 pm

- Board members in the audience introduced themselves at the request of the Chair.
- **Motion Bert Lewis & 2nd Joan Diamond** - To approve the agenda, with removal of the TBA. Motion passed.
- **Motion Bert Lewis & 2nd Vivian Mendenhall** – February Meeting Minutes motion to approve with some minor corrections. Vivian Mendenhall to amend minutes about the Pesticide issues that she will email to secretary.
- **Motion Dianne Holmes & 2nd Janie Dusel** – Add to the agenda, Burlwood Subdivision Plat Review, Blue Beary Subdivision, and HLB Information, for discussion. Motion Passed.
- **Motion Keith Guyer & 2nd Frank Pugh** – Add to the agenda a discussion about Committee Meeting Time. Passed.
- Membership for 2016 – Ongoing. Vivian Mendenhall passed around sign-in sheets and urged everyone in attendance urged to Sign-in on tonight's Attendance Sheets, which is the way voting eligibility is established.
- Attendance - Total 29 people in attendance tonight. Tonight classified as a General Membership meeting.

Announcements & Legislative Reports:

- **Assembly Members** -
 - Bill Evans not present tonight.
 - John Weddleton – Union contracts discussion for IBEW and Plumbers Unions. IBEW 1.5% raise each year over next 3 years. This contract passed. For Plumbers asking 1.5% per year over 3 years + 5% immediately. Plumber's issue went to arbitrator. John did not support and this contract did not pass. Plumber can strike. But since plumbers are in Health and Safety part of MOA, they are not allowed to strike. Bus Transportation Company ordinance. Taxi on ballot. Patrick Flynn brought up Drones and flying 50' over house, FAA has control over flight, so no pass at MOA. Scrap and precious metal – requirement to hold items for 30 days when submitted. In regards to precious metals: This issue won't stick. SAP Company computer software, wasted first \$40 mil. Authorized \$75 mil., so far \$40mil wasted, \$35mil still to spend. Currently information is on main frame and getting old and potential problems. With SAP would be on the cloud. Turnagain Arm Police Safety Area-May 1st no more troopers. Raise money and APD would work by the hour. ½ mil in property tax to raise \$50k to put into a pot. Does not cover the Highway. Seward Hwy from McHugh Creek down to Portage is covered by 2 troopers who come out of Soldotna.
- **State Representatives**
 - Cathy Giessel & Jennifer Johnston not present tonight.

Presentations

- **Newell/Blue Beary Subdivision-Tom Dryer** – David Grenier - Triad Engineers standing in for Tom Dryer – Upper Bear Valley next to Honey Bear Lane, part of the Newell Homestead that is being subdivided. Passed out a map of the proposed subdivision. 120 acres of the original homestead being subdivided into 16 lots, of which 2 are very large acreage tract for future development. Originally they had 21 lots, reduced to 16 after listening to comments at various Community Councils. Re-configured from previous layouts so that none of lots have wetlands on them. Addresses environmental issues. In BVCC area asked S4 Group to come here. Main access is Honey Bear Lane. Honey Bear Lane is not in LRSA but local homeowners association share road maintenance. Honey Bear Lane recently had 4" RAP placed and in good conditions. Public Hearing is April 5th. S4 Group performed a wetlands study. Comments and questions:

- Dianne Holmes - Subdivision touches on Section 36, greenbelt, Chugach State Park. Concerned about pedestrian access. HDP shows trail along the east side which is not shown on the subdivision map. Concerned about trail being shown. Section line along north property. With 4 phases wonder how to connect trails. Only looking at this tract now.
- Drainage of area into Little Rabbit Creek.
- Nancy Pease – one of the plats that has been on their radar. Several questions
 - Title 21 – Section 0803L needs road access. Some adjacent parcels appear to be landlocked. North side is a section line that allows access, but extremely steep in that area, so no real access. HLB along eastern boundary trail coming up from Honey Bear –will be shown on future phase. Nancy requests access dedicated now. Title 21 says if you dedicate you build it, but will be in a future phase.
 - **Motion Pat Abney & 2nd Joan Diamond** - to extend 5 minutes. Passed.
 - Title 21 requires Minimal road and disturbance across the stream – 4 driveways. Would you consider a shared driveway. Likes to have one driveway, but title 21 requires two, so that is under consideration.
 - Wetland protection – encouraged to tract out wetlands, which is what they did. Tract area for stream protection. Need 50' setback per side. They plan to show setback at streams and are not interested in tracting-out the stream areas . Stream setback will be shown on the plat and build setback.

Reports

- **Chair's Report** – Adam Lees - Staying on at RCCC Board as he has a new job at Denali. HALO on 3/2/17 Candidate Night. Well attended. HALO Check from RCCC to be sent. Any crimes in the area report to police so they can keep accurate tracking. Vivian Mendenhall wants people to communicate with APD.
- **Treasurer's Report:** - Keith Guyer - For February - \$315.31 checking + \$269.55 savings = \$584.86 total.
- **Communications** – David Sterling – Nothing new.
- **Correspondence** – Assign drafter of correspondence for board, 3 days for correspondence.
- **Land and Traffic Committee** – Nancy Pease - 3 issues pending. Committee has been growing. Sending things out to committee but not a lot of comments coming back. Will have meetings when required.
- **Outreach** – Jane Dusel - busy
- **FCC Report** – Mindy Willis – Public Safety survey thru APD website. Community data portal available. Capital Improvement information available. Looking at licensing for taxi & Uber.
Comments:
 - Joan Diamond - There is a local MOA marijuana tax, but none on alcohol. Why not? Wondering why we don't have local sales tax on alcohol. John Weddleton advises that the State collects and give MOA \$20 mil each year. Joan still suggests a MOA tax on alcohol.
- **Adam Lees requested motion - Motion Bert Lewis & 2nd Joan Diamond** - Meeting of Above Committees as a mandatory monthly meeting. Audience comments: Prefer to communicate with members on as needed basis. In December, RCCC voted to not mandate monthly meeting, but only when required. Nays win the vote, motion did not pass.

Ongoing Business

- **Old Seward Community Council issue** – OSCC: Alaska Railroad ROW Issue – Support for HB 93 – Adam Lees described the situation.
 - **Motion Nancy Pease 2nd Joan Diamond** - Clarification Motion to be removed from the table. Motion passed
- **Elodea eradication at Little Survival Creek going into Potter Marsh** – Vivian Mendenhall described the issue that was brought up last week.
 - **Motion Vivian Mendenhall& 2nd Nancy Pease** – Requests that RCCC write a letter supporting the eradication process. Mike Kenny wants Little Survival Creek specifically mentioned in the letter. Motion passed.

- **Nancy Pease – Burlwood Subdivision, Spinell Homes** - Map passed around that shows the plat. Proposal does not meet several requirements, so needs to be reworked. 4 lots. Will extend date of plat review.
 - Non-compliance concerns of requirements for HDP and Title 21 issues:
 - No access or connectivity to several areas.
 - HDP secondary road to south not provided.
 - HDP minimal stream disturbance requirement and they propose numerous driveways.
 - Water protection for Little Rabbit Creek.
 - Lot 2, no road frontage.
 - **Motion Dianne Holmes & 2nd Keith Guyer** – Propose RCCC agree with these issues. Motion passed.
- **Nancy Pease - HLB 5 Year Work Plan Up For Review** – Handed out map showing number of HLB parcels in the RCCC area and went thru a list of comments. There are many HLB parcels in the RCCC area and most of them have been designated for transferring to the Parks Department of for residential development per the 1999 Potter Valley Land Use Analysis. Every year HLB adopts a plan with comments.
 - Section 36 area
 - Buffers are set at 75' in the Section 36 Park Master Plan, HLB wants 200' buffers. Dianne Holmes - No need for 200', as 75' is OK. Feedback 75' cover.
 - Parcel by Rugby field.
 - Parcel on Golden View Drive, southwest side, where old school site and old water tank that never happened. HLB wants to sell. Access roads needed through this parcel. Plan to say the same thing. Hillside District Plan says the parcel could be used for trading to acquire Potter Valley greenbelt acreage or other conditions of the Hillside District Plan.
 - Parcel along Tideview and Virgo Street area for parks. RCCC had supported this in the past.
 - Strip of parcels on bluff along Old Seward. Probably unbuildable due to steep cliff and wetland issues. Want it to be on priority list. Propose to be conservation parcels. Need to continue that gist for those. Propose as part of Potter Marsh Greenbelt and water issue. The Potter Valley Land Use Analysis calls for these parcels to be held with ADF&G through a memo of understanding.
 - Land exchange with Chugach Park for access.
 - Newell Homestead and Blue Beary Subdivision – Let them know there is a subdivision going in and they need access.
 - **Motion Nancy Pease & 2nd Bert Lewis** – RCCC to write out these comments for submission to HLB. Motion approved. Nancy to write letter.
- **Blue Beary Estates Subdivision Parcel** - Nancy Pease - Super steep terrain. Ask about practical access. Secondary road access on east side. Our job to bring up code requirements and ask them to abide.
 - **Motion Nancy Pease & 2nd Janie Dusel** - To write up these comments and send in. Motion passed.
 - Janie Dusel concerned about creek issues and the fact that creeks move about.
 - Need to cc Bear Valley Community Council.
 - Some comments need minor amendments.

New Business

- Park service extension on ballot. Urge to vote on that issue. John Weddleton advised of two meetings on this issue.
- Election April 4th last traditional election, vote by mail after this just for the MOA, not state.

Candidates

- Suzanne LaFrance - MOA Assembly – Mom, wife 3 kids, grew up in Palmer. Lived in South Anchorage for 20 years. Marketing in communications. Concerned about Fiscal state situation. Need to manage money wisely. Concerned about Public Safety. Supports more police. Public school question about buses with people mover buses.
- James Smallwood – School Board Seat – Grew up Anchorage, school at Wonder Park and area Jr High and High School. Left and came back. Loves Alaska. Every student needs to have a chance to be successful. Small business owner and substitute teacher, even here at GVMS. Kids

minds are expanding and interested. Mentorship program setup, but on hold. A few hours after school spending time with kids is critical. Sex Ed question - Former youth pastor best method is abstinence. Open on need to teach other contraceptive methods.

- Albert Fogle – MOA Assembly Seat – Public safety, fiscally smart, fair tax structure, would like to control property taxes. Wasteful Issues - SAP Program, 3 city lobbyists, raises for city managers, managing our funds effectively. \$15 mil on OT paid to police. President of Alaska Assoc of Underwriters, legislative committee, crime watch in neighborhood.

Wrap up assignments

- As stated above.

Motion to adjourn by Keith Guyer & 2nd Vivian Mendenhall – Meeting adjourned at 8:55 pm.