

**Rabbit Creek Community Council Meeting**  
**Minutes for Thursday, May 11, 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, David Sterling, Phil Fortner Alternate: Mindy Willis

Excused: Pat Abney, Ky Holland, Joan Diamond

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

- **Motion Keith Guyer & 2<sup>nd</sup> Janie Dusel** - To approve the agenda, Motion passed.
- **Motion Joe & 2<sup>nd</sup> Keith Guyer** - April Meeting Minutes motion to approve. 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 40 people in attendance tonight. Tonight classified as a General Membership meeting.

**Announcements & Legislative Reports:**

- **Assembly Members** -
  - Suzanne LaFrance - Joshua Spring - Representing Suzanne LaFrance, our new assembly member for RCCC area - Assembly Rep 907-793-0087 email address: [spring.joshua.a@gmail.com](mailto:spring.joshua.a@gmail.com) here tonight to listen and to let everyone in District 6 has know that they have a contact with the MOA Assembly. Served under Patrick Flynn for past 6 years. Suzanne LaFrance contact info: Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: [LaFranceS@muni.org](mailto:LaFranceS@muni.org)
  - John Weddleton – Arrived later during the meeting and participated with defining CIP items.
- **State Representatives**
  - Cathy Giessel & Jennifer Johnston not present tonight.
- **Anchorage School Board**
  - Andy Holloman - Thanks for passing the bond. Most of work detailed in the bond will be happening next year. Urged everyone to contact legislators regarding to completion of the State budget at proper funding for schools.

**Presentations – None tonight**

**Reports/Consent Agenda**

- **Chair's Report** – Adam Lees – Reported on activities.
- **Treasurer's Report:** - Keith Guyer - For May - \$315.38 savings + \$269.55 checking = \$584.93 total.
- **Communications** – David Sterling & Mindy Willis – Meeting at Rabbit Creek Community Church next 3 months.
- **Correspondence** – Vivian Mendenhall and Bert Lewis – everything going smooth
- **Land and Traffic Committee** – Nancy Pease – 4 things to discuss tonight - 1. Technical amendment title 21 for fuel storage at Anchorage Port. 2. Three items on agenda Bird TLC. 3. Upper Roads Park and Drainage Area. 4. CIP List for review tonight.
- **Outreach** – Jane Dusel – Nothing substantial.
- **FCC Report** – Dianne Holmes
  - **Motion Dianne Holmes & 2<sup>nd</sup> Keith Guyer** – Motion to request all communication statistics from FCC. Motion passed by acclamation.
- **HALO** – Mike Kenney – Subdivision was big topic. Annual election, not enough people to perform, so will do it later. Septic Tank presentation on inner workings.

**Ongoing Business**

- **Correspondence Committee Procedures** – Vivian Mendenhall – Handed out a procedure list 1-page document. Set up a committee to track letters going out and replies. RCCC Board needs to approve all letters going out. Described the issue that was brought up last week. Making sure letters go out and notification if they are replied to.
- At General Meeting, everyone can approve a letter. Chair is responsible for various issues related to letter writing.
- **Capital Improvements Plan (CIP) Recommendations** – Nancy Pease – Every year City asks for our comments on Capital Improvement Project by City and State. The committee rated the various projects 1 thru 5 as described. Lists passed around for voting by the members later in the meeting.

**New Business**

- **PZC Case 2017-0038 - Bird TLC Major Site Plan Review** - Along Old Seward at the Old Rabbit Hutch Land - Now has enough money to build a facility on their land.
  - **Motion: Nancy Pease & 2<sup>nd</sup> Dianne Holmes** - Recommends RCCC write a letter of support. Suggestion of various items to include: Along Old Seward is a skinny road with no shoulders. Flag the mature trees to protect. HDP recommends a future pedestrian access trail through the site to Potter Marsh. ADF&G is not interested in creating the trail. Recommends a note on site plan that HDP recommends an access location. Motion passed.

- **Upper DeArmoun Rezone PZC Case 2017-0027** – Nancy Pease detailed the situation - Rezone 73 acres up by Canyon Drive. In 2014 P&Z denied the rezone of this area. Re-application addresses the issues for the rezone. Rezone from R8 min lot size at 4 acres, to Zone R6, min lot size 1 acre. For R8 they would make 20 lots. At R6 they would make 30 lots. Handed out list of issues and points of interest:
  - Support large lot rural district in this area:
    - Last time P&Z wanted more small lots.
    - Ground is not permeable with water table at 11' below grade and poor silty/clay soils.
  - Application states 80% of land will retain foliage. Different zones R8 to R6 more % of structure on land.
  - Lawyers state HDP tries to keep existing zoning.
  - Land use plan map is color chart that shows the area in not very good detail.
  - 2020 plan for residential plan, but not for high density.
  - Specific plat details 30 lots shown on plat with drainage areas. Unprotected drainage ways and needs a pedestrian connection.
  - Located in Hillside East Community Council Area. RCCC commented on it before, because it is up stream of Rabbit Creek. First time rezone for higher density.
  - Only 1 house currently built on the area.
  - Comments from neighbors in attendance tonight:
    - Wells, septic, poor soils, concerned with those issues.
    - Nancy Willis – RCCC is in favor of large lot and low density. Most neighbors agree.
    - Elevation 300' drop from one side to the other. Described the one house on the tract.
    - A lot of fuzzy data in documents – First application turned down for poor soils and poor drainage, sensitive area. The new design is still a bad design. Everyone in the neighborhood is against the project. None of neighbors are in favor of the project. Many feel the area should be zoned R10.
    - Septic tanks have floated upwards because of high ground water.
    - Owners include: Todd and Alicia Branson and Paul Gionet.
    - Upper DeArmoun Road is rated a collector street that can handle 10,000 vehicles per day. The road is in such poor condition there is no way that is a correct representation. Neighbors disagree that it is a collector road.
    - Hillside Community Council has a meeting in 2 weeks.
    - Why should RCCC be concerned? Whatever can happen there, can happen in our region. 2 years ago, the re-zone application did not get a single favorable vote from P&Z.
    - 2 special limitations listed by developers. 1. All lots need special septic systems. 2. Concerned about 11' down in soil logs an impermeable soil layer, which is why there is a requirement for using the special septic systems on all lots, in lieu of conventional septic systems. Suggestion that none of the lots should be subdivided. Impediment for remaining at R8 is the requirement that lots have 300' width, which means a lot of roads to support the lots.
    - In some ways, there may be areas that support a cluster development, like on the northern side of the tract.
    - Potter Marsh is in RCCC area and the water for that Marsh comes from this area.
    - Prominence Point went in and ended up cutting down most of the trees, contrary to their initial promises. Now the area has a drainage issue. Might be the same thing occurs at this location.
    - Title 21 is what it is. Based on Title 21, how can someone now rezone to R6?
    - Community Councils to weigh in by May 22<sup>nd</sup>.
    - **Motion Keith Guyer & 2<sup>nd</sup> Dianne Holmes** - Basically agree with the valid points based on Nancy Pease list of concerns. Motion passed unanimously. Nancy Pease and Transportation and Land Use Committee will write the letter.
- Summer Meeting Location at Rabbit Creek Community Church – Adam Lees asked for a vote of approval. Motion passed.

**Motion Nancy Pease & 2<sup>nd</sup> Keith Guyer** - To return to CIP Review – Nancy Pease provided a 3-page written Survey form that the Transportation Panel had voted on how to sequence various projects by importance. Went thru item by item and made a few changes on order of listing.

**At 8:58 pm, Motion to extend meeting time Dianne Holmes & 2<sup>nd</sup> Keith Guyer** – 10 minute extension. Approved. Completed the review of the CIP List until all items were discussed. Nancy Pease and group to write up and submit the results.

#### **Wrap up assignments**

- As stated above.

**Motion to adjourn by Janie Dusel & 2<sup>nd</sup> Keith Guyer** – Meeting adjourned at 9:08 pm.