

Rabbit Creek Community Council Meeting Minutes for Thursday, July 13, 2017

DRAFT

Location: Rabbit Creek Community Church Basement

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

Excused: Nancy Pease, Ky Holland

Board Member Chair - Adam Lees - opened the meeting at 7:03pm

- **Motion Vivian Mendenhall & 2nd Joan Diamond** - To approve the agenda, with modifications to add Potter subdivision review. Motion passed.
- **Motion Keith Guyer & 2nd Bert Lewis** – Add Potter Highlands Subdivision Trail discussion to agenda. Motion passed.
- **Motion Keith Guyer & 2nd Bert Lewis**– Motion to approve June Meeting Minutes as amended. Motion passed.
- Attendance - Total 25 people in attendance tonight. 14 voting members in attendance, so General Membership Meeting.

Announcements & Legislative Reports:

- **Assembly Members -**
 1. Suzanne LaFrance – Here tonight – Sullivan Arena asking for more money. Will be factored into budget next year. Resolution concerning marijuana to allow on-site consumption at dealer exists in current state law; Assembly in push for the state to define it. Need lots of talk before vote. Additional funding for SAP (computer system upgrade), total now \$81M.
Suzanne LaFrance contact info: Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org
 2. John Weddleton – Arrived part way through. Added to various discussions with MOA Assembly activities and comments.
- **State Representatives**
 1. Cathy Giessel & Jennifer Johnston not present tonight.
- **Anchorage School Board**
 1. Andy Holloman – not present. Sent message to thank voters again for approval of bond issue.

Persons not on Agenda Wishing to be Heard:

- Jerry George – Concerned about Alaska Railroad train blowing horn at 3:00 am down along Potter Marsh. Don't have to blow the whistle if no one can drive around the cross arm or closed gates, especially early in the morning. Main issue is the crossing at the Rabbit Creek Rifle Range and Chugach Park Office at the Old Potter Section House, where the train blows its whistle at 3:00 am when no one is around. OK to blow away during the day time when the gates are open. Needs 2 big rocks to prevent a vehicle from getting around the gate. Who can donate 2 BFR's? (Note: Ric Davidge volunteered two such boulders)

Presentations -

- **Potter Heights Subdivision Rezone - Wende Wilber – Kittleson & Associates – HLB 2-144** – Representing Heritage Land Bank for Rezone at the end of Potter Heights Drive. Described the rezone in detail. Fairly small public right of way tract. 17 acres rezone from current zone of PLI to R6. Potter Land Use Analysis done in 1999, recommending the parcel be zoned R10 for it to be low-density residential of less than one dwelling unit per acre. HLB is recommending what that Land Use Analysis recommended. In full compliance with HDP, which says that zoning is acceptable. R10 would be too few lots to make it economically viable. Average slope about 21%. At that slope and R10 zoning, would need to be 2.5-acre lot. Rezone effort completely meets the Hillside District Plan (HDP). HLB tried to sell the parcel for 5 or 6 years and were not successful, so they re-platted. HLB setting up this property for a developer to purchase, who would then go through the whole subdivision process and land analysis, which HLB is not doing at this time. If the parcel stays at R10 zoning, requiring 2.5 acre lots, the parcel may not be financially feasible to a developer. Going before P&Z in Sept. or Oct. 2017. Requesting RCCC support for the project. Ric Davidge agrees with situation due to steep slopes. Ric advised that there are lots of people who want a large lot on the Hillside for 1 house, a consideration for HLB. Ric's efforts discovered artesian water wells that were found during the land study phase for their subdivision. Ric recommends HLB consider putting the whole tract for sale. R6 minimum 50' setback R10 minimum 10' setback. Discussed floating easement related to trails after soils are tested. 1 acre removed for road, 0.3 acre for trail, 1 acre for setbacks/geography, at the end of the day 13 houses on the 17-acre parcel. At R10 zoning, 3 to 5 houses on the same parcel. Considering the neighborhood, R6 is similar to surrounding neighborhood. Janie Dusel feels it could be a good development. Frank Pugh says developer would not buy based on all the issues. Two public hearings going forward. Development is 5 to 10 years out + 2 years platting process. Long term project. Per the PVLUA, the parcel is required to include a park and open space.
- 1. **Motion Janie Dusel & 2nd Frank Pugh** – Pass resolution to support the rezone by HLB. 7 in favor, 4 against, 3 abstain; majority vote requires 8 per Robert's Rules of Order, so motion fails according to the Chair.
 - **Motion Janie Dusel & 2nd Frank Pugh** - Motion to override chair's decision 8 for 0 against, so previous decision appealed. That means the motion to support the HLB rezone passes. Letter to be written and forwarded.

Reports/Consent Agenda

- **Chair's Report** – Adam Lees – Reported on activities. Nice summer finally. 142nd Ave Improvements moving along well but rough road. 1 outstanding letter to be sent. The upper DeArmoun rezone was rejected by P&Z. Subdivision's developers may elect to appeal to MOA Assembly, unclear if that will occur.
- **Treasurer's Report:** - Keith Guyer - For June - \$315.45 savings + \$269.55 checking = \$585.00 total.
- **Communications** – David Sterling & Mindy Willis – Meeting at Rabbit Creek Community Church next 2 months.
- **Correspondence** – Vivian Mendenhall and Bert Lewis – 14 voting members.
- **Land and Traffic Committee** – Report by Dianne Holmes on Transportation 2040. HLB RCCC submitted several amendments along with other Community Councils. 1 was passed, but the whole package was returned to HLB for their comment. Nancy was good at pointing out reasons that HLB needs to consider. Legacy Point is one issue.
- **Outreach** – Janie Dusel – Discussed several issues relating to social media strategy for RCCC.
- **FCC Report** – Mindy Willis – FCC is out for 3 months.
- **HALO** – Mike Kenney – HALO took July 4th off, no meeting to report about.

Ongoing Business

- **Potter Village Subdivision Rezone** – Ric Davidge – Ridge lots have been sold. Some folks bought side-by-side lots so they have large overall lot and no neighbors. 9 new lots in next phase, had the civil road work bid out last Friday. Trail will continue. Won't build trail until later as it will be used as road for now. When project started MOA wanted 32 street lights on Village Scenic Parkway, which went away; MOA also wanted developers to build a trail because no trails were in the previous subdivisions. Lack of trails causes people to walk on road or bike lanes. Want walking-only trail. The developers intended that trail be built at the same time as road, but made discoveries and had to relocate the position of the road and trail. Trail is basically done. MOA is forcing developer to build stairway, 22 steps. Developer considers the directive unsafe as it exits people at hairpin 3-way intersection. Ric has a better idea. No one stops at that 3-way intersection so build exit slightly north up road. Want to have a get together to show what they want to build for a trail. Trail located on private property.
 - **Motion Dianne Holmes & 2nd Keith Guyer** - That RCCC support the developer's ideas for a trail per Ric Davidge description at Potter Village. No objections. Motion passes.
- **MTP2040 – Master Transportation Plan 2040** – Dianne Holmes speaking for Nancy Pease – MTP2040 supports infrastructure projects such as non-motorized transit, trails to schools, connectivity around schools. Per Nancy's submitted report, specific items encouraged for support listed below.
 1. Affirming our ongoing Council interests in a transportation pattern that encourages infill development in the central urban areas, and low residential density on the hillside; in reducing high-speed and cut-through traffic; and encouraging non-motorized connections within and between neighborhoods and community destinations.
 2. Affirm 2020 comp plan goal of reducing dependency on private automobiles and measures how various projects affect single-occupancy vehicle miles traveled (or similar measurable criteria).
 3. Support project screening criteria that consider the effects on neighborhood livability through measurable factors such as noise, cut-through traffic, and traffic speeds in residential areas.
 4. Air & water quality as specific environmental factors in the environmental screening criteria.
 5. Support project screening criteria that Integrate non-motorized connections as an integral part of road projects.
 6. Provide incentive and criteria for Safe walking routes to schools and other community centers. Nothing new but just not amalgamated into one document.
 - **Motion Dianne Holmes & 2nd Phil Fortner** – to support the 6 points. 12 yes, 4 no, 1 abstain. Motion adopted.
 - **Motion Dianne Holmes & 2nd Keith Guyer** – HDP calls for a Hillside Conservation Subdivision method of development, but it hasn't been codified. The Planning Director, Mr. Hart, would appreciate a letter asking for this part of the HDP to be codified so he can plug it into his work plan. Motion passed.

New Business – Items as May Arise from the Floor

- **Vivian Mendenhall** – Active members list. Described in detail how she keeps track of voting members. General consensus that current MO (active members signed in once in past year) is acceptable.
- **Pat Abney** – Fire Dept. pumper being removed. John Weddleton described situation - Pumper only carries water dumped into temp pool: want 3 trucks, always has 2 trucks. Relatively harmless. Fire Station 10 Captain called on cell speaker phone – Fire Station pumper trucks on Hillside: one at Station 9 and one at Station 10 today. Sometimes relocated to other stations.
 - **Motion Pat Abney & 2nd Keith Guyer** - To write letter to Fire Chief to consider keeping a pumper truck at Fire Station 10.
- **Mike Zidek** – Concerned about community patrols to safeguard mail boxes that are being rifled and beat-up. USPS also has a system to protect.

Wrap up assignments

- As stated above.

Motion to adjourn by Keith Guyer & 2nd Pat Abney – Meeting adjourned at 8:29 pm.