

# **Rabbit Creek Community Council Meeting Minutes for Thursday, September 14, 2017**

## **DRAFT**

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees Chair, Keith Guyer, David Sterling, Bert Lewis, Janie Dusel, Phil Fortner, Nancy Pease, Ky Holland, Pat Abney,

Excused: Joan Diamond, Alternate: Mindy Willis

Board Member Chair - Adam Lees - opened the meeting at 7:05 pm General Membership Meeting.

- **Motion Nancy Pease & 2<sup>nd</sup> Pat Abney** - Nancy Pease requested changes to the Agenda to add discussion about: Potter Heights Point subdivision, Notice of Potter Height Subdivision rezone. New R3A residential mix district city wide. Classification regarding Commercial Establishment. Technical changes to title 21. Motion passed.
- **Motion Dianne Holmes & 2<sup>nd</sup> Janie Dusel** - To modify August minutes as follows regarding the Potter Height Rezone paragraph, as follows: HLB's parcel 2-144 has always had the requirement for a park at the north end and open space on the south end. Simply request that these be zoned as PR, when the residential portion is rezoned. It should have been done when the parcel was replatted last year. Motion passed. August RCCC Minutes approved with this change.
- **Attendance** - Total 34 people in attendance tonight. 17 voting members in attendance, so General Membership Meeting.

## **Announcements & Legislative Reports:**

- **Assembly Members -**
  - **Suzanne LaFrance** – Joshua Spring - Representing Suzanne LaFrance our 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 to know that they have a contact with the MOA Assembly. Suzanne LaFrance contact info: Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: [LaFranceS@muni.org](mailto:LaFranceS@muni.org) - Suzanne LaFrance arrived a little late and offered these comments. Voted to add a youth representative to the Assembly aged 16 to 18 for 6-month term. All Departments asked to cut 10%, except public safety asked to cut 5%. Flat budget right now. Concern about a Bear Valley lot being used as a junk yard. Frustration at MOA about getting them cleaned up. John Weddleton at Turnagain Arm CC and will arrive later. Seward Hwy no money for police patrol. Assembly trying to secure money for that. HALO Meeting last week. Girdwood Library to close. Trying to make it not stick. Question about youth on assembly regarding liquor or marijuana issues. Not an issue. They will abstain from such issues.
  - **John Weddleton** – Arrived late. Offered numerous comments on various issues throughout the meeting.
- **State Representatives**
  - Cathy Giessel & Jennifer Johnston not present tonight.
- **Anchorage School Board**
  - Andy Holloman – not present.

### **People not on agenda wanting to make a statement**

- Ky Holland – Access to numerous economic opportunities available. Alaskastartupdigest.com to find out information.
- David Nogg – Principal of Golden View Middle School extends any help or support required. Upon request, Mr. Nogg changed a rule enforced by janitors now allowing Food & Beverage in the Library for RCCC. Nancy Pease comment – 40-minute class period needs to be reviewed. Contact information: 907-717-7616 or email: [nogg\\_david@asdk12.org](mailto:nogg_david@asdk12.org)

## **Presentations -**

- **Joel Brecht – Captain at Fire Station 10 on Rabbit Creek Road & Mountain Air Road Question & Safety Report** - No more fire season, it's over. Forester says grant for clearing brush is being worked on. Homeowners are urged to get furnaces and chimney flues swept this year. CO problems persist. Water Tender Truck now stationed at DeArmoun station. Situation not yet solved, out of service due to not enough people on staff. To man that tender would be OT. 2 of 3 tenders on line. How long does water last in tender? Based on fire situation. Discussed his report about trails on hillside that could be used for roads for evacuations in case of wild fire on the hillside. The report is still alive. Burn permit software is not working and not expected to be repaired soon. Go ahead and burn. Call if you need help.

## **Reports/Consent Agenda**

- **Chair's Report** – Adam Lees – Reported on activities. A few letters to be sent back. Mayor's office has not replied at all to any letters. In 2 months annual meeting and board elections will be held. If you want to run to be on RCCC Board, discuss with Adam. Pat, Joan, Janie, Phil, Keith, Adam, Vivian, seats are up. Nominations on the floor in November.
- **Treasurer's Report:** - Keith Guyer - For June - \$315.45 savings + \$269.55 checking = \$570.00 total. Donation check for \$150 sent to Rabbit Creek Church for use of their basement over the summer.
- **Communications** – David Sterling & Mindy Willis – No activity.
- **Correspondence** – Vivian Mendenhall and Bert Lewis – 2 letters out last week.
- **Transportation and Land Committee** – No report tonight.
- **Outreach** – Jane Dusel – Sending out survey for how you all do social media. Please fill it out. Paul and Suzanne Gionet taking over DeArmoun and Seward Hwy RCCC signs.
- **FCC Report** – Mindy Willis - FCC is out for summer.
- **HALO** – Adam Lees – Met at Shepherd of the Hills Church. Proposed hillside roads and drainage area. A committee blew themselves up. MOA wants to have a city-wide drainage committee. Janie Dusel is working on the drainage project. Funding wise things would change, but not the community involvement. Decisions to be made next year. HALO will be involved.

## **Ongoing Business**

- **Rabbit Creek Green Belt Volunteers - Dianne Holmes** – The group needs a place to store materials and tools. Letter written with reply. Place at Fire Station 10 was offered. Now we need a specialized box for storing materials. Will be looking for volunteers and material donations for the box.
- **Land Use Plan Map – Nancy Pease** – 2040 Land Use Plan – Most information distilled down to a map that displays where things should go. Does not replace 2020 map, but goes along with it. Process been going for a while. This draft goes to MOA Assembly on 9/26/17. Intend to push along previous issues. Mostly look for errors. 10 comments. Lead planner is Tom Davis and done a good job putting together comments from others. There is a way to find it on MOA website. Light yellow color on map in RCCC area. Requested a note be placed onto the map for the need to look at Hillside District Plan (HDP), was rejected by MOA.
  - **Motion Nancy Pease & 2<sup>nd</sup> Keith Guyer** - Requesting map note about HDP be inserted. Motion passed.
    - HDP should not be changed by Land Use Plan. No recommendation. Don't want HDP to be over ridden.
  - **Motion Phil Fortner & 2<sup>nd</sup> Janie Dusel** - Recommends that area specific plan should rule in the case of a conflict. Motion passed.
- Nancy reviewed a handout entitled discussion Points for Commenting on the 2040 Land Use Plan (LUP) – P&Z Recommended Draft, June 2017 as listed on a pink paper with lengthy notes and recommendations.
  - Discussion item outline included these issues:
    1. The LUP Map Color Scheme
    2. The LUP will have equal weight with area-specific plans.
    3. Public facility land needs: Future school sites.
    4. Technical error? Regarding HLB Parcel 2-152 on Chugach State Park Boundary
    5. Hillside District Plan small deviation.
    6. Clarification of Hillside zoning density.
    7. Goal 5 – Infrastructure Land Use.
    8. Goal 8-Open Space and Greenways
  - Various comments during discussion included:
  - School sites will be needed in future. HLB bought 15 acres on South GV. Should put that back on the list as possible. Parcel is HLB 2-156 as park access.
  - Mixed residential track at Huffman and Lake Otis. Marked as R6. O'Malley CC has been grumbling because of extension of utilities.
  - Want to look at HDP plans.
  - R1A in upper Potter Valley. Been documented that water and sewer is not going up to that area. Should be down zoned to R6. Bring it to their attention about this area.
  - R7SL area on Golden View - East of Prominence Point headed to Little Rabbit Creek. We want this are rezoned so that water and sewer is not allowed.
  - LUP Policy 1.5 – don't put in a big subdivision in an area where there are no roads to support it.
  - **Motion Nancy Pease & 2<sup>nd</sup> Pat Abney** - To forward these 8 recommendations. Passed unanimously. Letter by 9/19/17 to be forwarded.

### **New Business & Items as May Arise from the Floor**

- **Municipal Food Code** – Hannah Frost representing CHAR (bars, restaurants, and hospitality industry group) offered comments at Chair's request. Fairly large rewrite of Municipal Food Code. CHAR agrees with most of the rewrite. Aligns with state and federal codes. She went through 3 points: 1. Eliminates garnishment in drinks, like a lemon in beer or cherry in Shirley Temple. No recorded issue of any problems like that. No science-based fact for this item. Using tongs, they need to be washed. Unnecessary regulations and education are required. 2. Grace period for food handler card 30 days after hire to take test online. Want to change it to 7 days. Suggesting 21-day period to get food handler card. 3. Write language: Plumbing code requires grease interceptor to be cleaned every 3 days and recorded. Suggest food code references exemptions in plumbing code. Invites RCCC to write comments to foodcode@muni.org before 9/22/17, which is close of public comments.
  - **Motion Judi Michaels & 2<sup>nd</sup> Bert Lewis** – To send a letter about the 3 comments. Audience has issues with this since we are not qualified to comment. Motion did not pass.
- Hillside Road and Drainage Commission Report – see above.
- Nancy quickly went thru RCCC mail received on these subjects:
  - Subdivision on DeArmoun Road.
  - Title 21 change.
  - Technical amendment to title 21 – done.
  - P&Z extend the list of large commercial establishments based on their size. Not applicable to our area.
  - Rezone land up the hill to R6, public hearing Oct 6<sup>th</sup>.
  - Oct 2<sup>nd</sup> P&Z accessory dwelling units on property. A way to increase density. R6 already allows dwelling units.
- Dianne Holmes - Mail going to FCC and no one picks it up. Suggest to forward to the RCCC Chairman's address. Adam Lees will ask again to forward.
  - **Motion Pat Abney & 2<sup>nd</sup> Phil Fortner** - To ask FCC about forwarding mail to the president. Motion passed.
- **Motion Vivian Mendenhall & 2<sup>nd</sup> Keith Guyer** – The Fire Alarm started going off numerous and sporadic times. Fire Alarm testing ask the principal to notify people in the building if testing fire alarm. Motion passed.

### **Wrap up assignments**

- As stated above. .

**Motion to adjourn by Nancy Pease & 2<sup>nd</sup> Vivian Mendenhall** – Meeting adjourned at 8:59 pm.