

Rabbit Creek Community Council Meeting Minutes for Thursday, March 11, 2021
DS DRAFT

Location: Internet Zoom Meeting

Board Roll Call - Present: Ann Rappoport (Co-Chair), Carl Johnson (Co-Chair), Keith Guyer (Co-Treasurer), David Sterling (Secretary), Judy Michael, Mike Kenny, Michelle Turner, Nowlin Withers, Jess Grunblatt, Nic Kinsman, Dianne Holmes.

Absent: None

Board Member Co-Chairs – Ann Rappoport and Carl Johnson - Opened the meeting formally at 7:04 pm. 11 board members and a total of over 48 attendees, Declared a General Meeting. Ann asked each attendee to write in their first and last name on chat and give a reason why they live in the Rabbit Creek Community Council area. Carl had the new members introduce themselves. The attendance list is attached. Advised of recording the meeting. Described methods to vote on issues for this meeting. People calling in on telephone will need to text to a phone number to sign-in and for voting and sign-in. Described voting eligibility, attendance of one prior meeting in past 12 months. Described Zoom protocol and instructions.

- **March Meeting Agenda- Motion to Approve Keith Guyer & 2nd Michelle Turner** – To approve with one added item. None opposed, Motion passed. Available on screen or via website, on Google enter Rabbit Creek Community Council, link on right hand side gets to the agenda. Dianne Holmes requested to include Potter Marsh South Parking Lot funding.
- **February Meeting Minutes - Motion to Approve Carl Johnson & 2nd Nic Kinsman** – To approve as written. Asked for any objections. Minutes approved as written.

Announcements & Legislative Reports:

- **Assembly Members for RCCC Area -**
- **Suzanne LaFrance** – Contact info: Cell: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org – Not present.
- **John Weddleton** – e-mail: WeddletonJ@muni.org – (907)-770-6875 – Recent trip to Raleigh, NC. Hard to get tested there which shows Anchorage testing is better. Emergency Proclamations scheduled to end on April 16th, so that warrants discussions. School sports moving out to Valley for finals, so working on related issues. Working on getting Covid money out businesses quicker. Recently just got money out to tourist companies that were allocated last October.
- **State Representatives** –
- **Representative James Kaufman** – rep.elect.james.kaufman@akleg.gov – 907-538-5262 - Staff member Matthew reports. Focus on Labor & Commerce Committee main topic is Vocational Training and workforce safety. Also working on Finance subcommittee department operating budgets for 2022 at Dept of Administration, Sept of Labor and Workforce Development, Dept of Revenue, Dept of Environmental Conservation. Today, he saw budget for Potter Marsh Capital Funding Request at \$600k and forwarded to Capital Projects Group.
- **Senator Roger Holland** – sen.elect.roger.holland@akleg.gov – cell 907-351-8277 – Receives a Covid test twice a week. Call anytime. On the Education Committee. Working an education bill called, Read by Nine. In Anchorage today and will have a meet and greet at Krispy Crème on Saturday. Question & Response: Senate Bill 39, hitting headwinds. Does not expect it to get through the House. Discussion about Pre-K issues. Finding that many school districts have money available for various programs. At State level, money is tight. Discussion about voting by mail.
- **Candidates for Offices -** Providing introductions:
 - **Edgar Blatchford** - Candidate for School Board on April 6th Ballot - Introduced himself and provided some information. Website listed on chat.
 - **Forest Dunbar** – Candidate for Mayor on April 6th. Introduced himself and provided some information. Website listed on chat.
 - **Pat Higgins** - Candidate for School Board on April 6th Ballot - Introduced himself and provided some information. Website listed on chat.
 - **Carl Jacobs** - Candidate for School Board on April 6th Ballot - Introduced himself and provided some information. Website listed on chat.

- **Rachel Blakeslee** - Candidate for School Board on April 6th Ballot - Introduced herself and provided some information. Website listed on chat.
- **Kim Paulson** - Candidate for School Board on April 6th Ballot - Introduced herself and provided some information. Website listed on chat.

New Business

- **Palaterra Subdivision** – Craig Bennett – New subdivision located South of DeArmoun Road and north of Our Own Lane and west of Hillside Drive. Access will be at a new intersection on DeArmoun Road with cul-de-sac type road. 17 acres with 12 proposed lots, zoned R6. One lot has an existing home. Well and septic. One variance request based on the intersection. Concern about: 1) Drainage down the steep hillside down to Our Own Lane. 2) Trails. Preliminary Plat submission is about 1½ months away, so at the point of receiving comments from MOA and others. Platting board hearing probably sometime in May. Questions: Dianne Holmes visited site and can see a trail on the east side is achievable. Suggestion to move access road to west side of area. Response: West side intersection and access not possible for two reasons, existing home and area is too steep. Nancy Pease advises that: 1) Our Own Lane is part of existing trail connectivity that should connect to a North-South Trail on this subdivision. 2) Residents are concerned about disturbance to steep slope along Our Own Lane that need vegetation retention is necessary because of springs that will appear if vegetative disturbance occurs. Next door neighbor also voiced concern. Mr. Bennett advises that these issues will be addressed by notes on plat. There are codes about disturbing slopes over 30% and these slopes are >50% steepness. Nancy mentioned rules for bluffs greater than 20% need a site disturbance envelope plan and suggested a non-disturbance of the bluffs, and perhaps a buffer back from top of bluff, be enacted. Larger sized lots was suggested. Ann Rappoport suggested it is premature to make comments now, since comments are not due until after the April RCCC meeting. Invited neighbors to attend the LUTC meeting 1st Thursday of April.
- **Land Use & Transportation Committee (LUTC)** – Meets first Thursday of each month.
- **River Hills Subdivision Street Light** – An added street light at the new subdivision was listed on the plat. LUTC sent letter to remove that requirement. Will need to resubmit when the case goes before platting board. Neighbors do not want that street light.
- **Paradise Valley Dimensional Variance** – Nancy Pease – Reviewed the issues from prior discussions, two lots off of England Avenue adjacent to a steep area of Potter Creek Valley, that are at 18,000 sf lots and desire to be merged and requesting a variance. However, in an R6 zoned area lots require a minimum 40,000 sf lot size for onsite septic, but this situation would still be less than the minimum 40,000 sf lot size, thus the request for a variance. The Owner also owns adjacent lots for a total of nine lots. Missed a comment period in January. LUTC reviewed and desire to submit a new group of comments suggesting to realign lots so they all meet lot size requirements. Ann Rappoport had invited the landowner to attend the RCCC meeting, no show.
 - **Motion Nancy Pease & 2nd Michelle Turner** – Write a letter voicing RCCC objection to the proposed variance on the two lots. It is RCCC's opinion to maintain minimum lot size in R6 zoned areas and not allow a variance to the landowner.
 - Vote by Zoom: Yes=18; No=2; Abstain=4. Motion passes.
 - Discussion: It was noticed that some existing lots with houses may be on lots of less size than the minimum, but they are probably grandfathered from previous action. Hearing date is April 8th, comments due by March 18th. Michelle Turner volunteered to attend the hearing.
- **AMATS Amendment to TIP** – Ann Rappoport description: RCCC thru LUTC had three comments that are due March 29th: 1) Rabbit Creek Road reconstruction have left turn lane pockets, not a continuous third lane 2) Mountain Air Drive have a separated pathway for non-motorized access and safe access between Goldenview and Bear Valley Schools. 3) The Scooter Road Underpass at New Seward Highway is unnecessary. Nancy described Scooter Road underpass issues where MOA was concerned about added costs for side roads infrastructure that now the State says they will include in their money requests.
 - **Motion Nancy Pease & 2nd Michelle Turner** – To send the above comments to AMATS.
 - Vote by Zoom: Yes=18; No=0; Abstain=4. Motion passes.

- **Moen Park Work Party** - Sunday May 16th to clean up the park. Fund raising continues.
- **Social Media Presence** – Nic Kinsman outlined with the help of Amanda Doughty with a slide presentation, which is on the website. Setup of Social Media Policy. Invited other to help. Currently a Facebook Group of 170 followers. Can include Instagram and Next Door presence. Activities: Need to streamline posts. Develop content more than just the meeting. Tracking some basic metrics. Develop a Google form for people to submit ideas and community announcements, to broaden access by the board and members. Objective is to leverage social media to expand membership, advance the RCCC purpose, provide a direct and continuing means of citizen participation in local affairs. Slides are on the website. 4 Core areas 1) Increasing citizen awareness of our meetings and activities. 2) Provide citizen engagement. 3) Creating a welcoming path to local information. 4) Amplifying to the public some official information from local and state sources. Next steps include: Membership participation, will draft the policy, put together a 2021 plan for social media. Described why funds would be required for advertising. \$50 would get a lot.
 - **Motion Ky Holland & 2nd Judy Michaels** – To authorize \$50 for social media. Friendly Amendment to have Nic report back with metrics result information.
 - Vote by Zoom: Yes=20; No=0; Abstain=4. Motion passes
 - Discussion: Judy Michaels agrees with spending money for a little boost is great. Goal to reach 250 Facebook members by end of year. Fire wise content would be great to include.
- **Motion Carl Johnson & 2nd Dianne Holmes** – Extend the meeting 15 minutes. Motion passes.

Old Business & Committee Reports

- **Potter Marsh Upgrades** – Ann Rappoport – Awhile back Fish & Game was able to get \$1.4 mil from ConocoPhillips and Federal Transportation funds for a project that will extend board walks, add items at south end by mailboxes, other necessary upgrades. Then ConocoPhillips pulled their funding and Federal funds went down to \$620k. Senate Transportation Committee met and RCCC sent in a request for funds. Requested Senator Holland to push the funding request on his side.
- **Resilience Committee** – Ky Holland – Time to plan for Fire wise awareness that will happen after breakup before green-up with typical spring dry grass issue. Planning Meeting 7 pm on March 15th. May 1st is National Firewise Awareness Day. AFD looking for a new Firewise Coordinator this year. Look at Resilience link on RCCC website for self-awareness methods. Think about safe access and egress points at critical right-of-way areas in your community and bring that up with your LRSA.
- **Land Use & Transportation Committee** – Meets first Thursday of each month.
 - **Village Scenic Park Violation** – Jess Grunblatt - Update on issue with development where excavation has been actively ongoing with dump truck activity and hundreds of cubic yards of soils. MOA is now taking action with a fine of \$18,000, of which \$5,000 has been paid. Remaining fine can be forgiven depending on active implementation of a restoration plan and protection of onsite erosion. The restoration plan is available at the MOA office. The plan is based on onsite erosion protection and not on revegetation of the site. Lingering concern about the site being used as an airfield, that would have to be addressed by separate action. Concern about a general feeling that it is easier to ask for forgiveness instead of permission, which seems to be occurring in a number of instances, which is something that we may want to take a more proactive approach with. Comments: Concern about replacing the vegetation. Neighbors have witnessed that the area has been used in the past to land airplanes. If that happens in the future, we would need to issue a new complaint and probably need to send a letter asking that the area not be used as an airfield.
 - **Motion Michelle Turner & 2nd Ky Holland** – Extend the meeting by 5 more minutes. Motion passes.
 - **Motion Ky Holland & 2nd Nancy Pease** – For the Land Use & Transportation Committee to develop a letter to MOA officials to address these issues: Whether illegal developments and roads like this are going to be allowed by the MOA. To include a request for substantive revegetation of the area, that is consistent with and part of the

Hillside District Plan and other code requirements. To include that the area will not be allowed to become an airfield allowing airplane traffic. To include monitoring of the site by MOA. Need a definitive answer as to whether or not this area is within the Building Safety management area.

▪ Vote by Zoom: Yes=15; No=1; Abstain=1. Motion passes

• **FCC** – Correspondence folder not working correctly, but being worked on.

Dianne Holmes – Appreciates how much involvement that the RCCC does on local issues.

Motion Carl Johnson & 2nd Judy Michaels – Motion to adjourn. No objection. Motion passes.

Action Items: Letters as mentioned above.

Next Meeting – April 8th. Zoom Meeting.

Meeting adjournment – Meeting adjourned at 9:20 pm.