**Rabbit Creek Community Council Meeting Minutes for Thursday, April 8, 2021**

**DS DRAFT**

Location: Internet Zoom Meeting

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

Absent: Ann Rappoport, Keith Guyer

Board Member Co-Chair – Carl Johnson - Opened the meeting formally at 7:00 pm. Technical glitch required a restart at 7:09 pm. 9 board members and a total of over 55 attendees, Declared a General Meeting. Carl asked each attendee to write in their first and last name on chat and tonight’s ice breaker question: What have you enjoyed about this winter? Carl had the new members introduce themselves. The attendance list is attached. Advised of recording the meeting with a new Zoom method that writes out everything said. 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.

* **April Meeting Agenda- Motion to Approve Jess Grunblatt & 2nd Judy Michaels** – To approve with one changed 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.
* **March Meeting Minutes - Motion to Approve Dianne Holmes & 2nd Nic Kinsman** – To approve as written. Asked for any objections. Nic Kinsman had emailed some edits which will be inserted in the final copy. Minutes approved with minor edit. No objections, motion passed.

**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](mailto:LaFranceS@muni.org) – Ordinance for public testimony next Tuesday. The request to extend Emergency Order. John and Suzanne want to move to suspend procurement rules for emergency procurement.

* + **John Weddleton** – e-mail: [WeddletonJ@muni.org](mailto:WeddletonJ@muni.org) – (907)-770-6875 – Meetings on how to spend American Recovery Act Funds tomorrow. Working on Long Range Transportation Plan for MOA. Not going to rush it, slow burn.
  + **State Representatives** –
  + **Representative James Kaufman** – [rep.elect.james.kaufman@akleg.gov](mailto:rep.elect.james.kaufman@akleg.gov)–907-538-5262–Absent
  + **Senator Roger Holland** – [sen.elect.roger.holland@akleg.gov](mailto:sen.elect.roger.holland@akleg.gov) – cell 907-351-8277 – Senate Bill 111 Education Bill, SB32 and others. Got a J&J vaccine shot. Was not in the gym the other night. Feel free to call. Discussed various issues.
  + **Candidates for Offices -**  Providing introductions:
  + **Erin Whitney** - Candidate for Chugach Electric Assoc Board online election - Introduced herself and provided some information. Website listed on chat.

**New Business**

* **Land Use & Transportation Committee (LUTC)** – Meets first Thursday of each month.
* **PZC 2021-0052 Rezone of Dedicated Parkland** – Nancy Pease and Dianne Holmes – Housekeeping measure for Rezone of Park Land that are already dedicated, but for some reason started their life with a different zone, either residential or commercial zone. Intent is to Rezone the land to the Parks and Recreation Zone. None of the Parks on the list are in the RCCC area. Thought it would be prudent to get some of the HLB land that are intended for future parks rezoned now. However, that is not what this activities intent is. First the land needs to be Dedicated as a Park, then get the Rezone. No action required at this time.
* **Proposed Letter of Concern in Support of Turnagain and Sand Lake Community Council** – Nancy Pease – Turnagain and Sand Lake Community Council alerted RCCC to two proposed developments on Public Class A Wetlands, one on HLB land, one on Parks & Recreation land. Proposal is on 65 acres of Strawberry Bog, located along Raspberry Road, adjoining Connors Bog, is proposed for a 20-year lease as a solar farm consisting of a raised roadway, fenced in, several thousand pile, and more. This development would violate 6 MOA Plans that require conservation of those wetlands. HLB not following their own rules. Operating at below market rate, without an appraisal to a for-profit entity. Second development is 32 acres of Connors Bog for a West Anchorage snow disposal site, located south of Javier de la Vega Ball Park area, south of International Airport Road & West of Minnesota Hwy. The area is Public Class A Wetlands. Probably a done deal, since funding was in the Roads Bond we just voted on. However, both projects violate 6 MOA Plans that require conservation of those wetlands. Opposing how the government disregards the rules for their projects. Proposing a simple letter of support of the Turnagain and Sand Lake Community Council, indicating 1) How RCCC is a defender of the Hillside District Plan and Potter Valley Land Use Plan be followed in our area, so we support other Community Councils supporting plans in their areas. 2) Support the CC asking that HLB follow the Comprehensive Plan and amend local plans first, if they want to have a development. 3) Support by asking for mitigation of the snow dump. Asking that the minimum necessary 15 acres be fenced in, rather than the current idea of fencing in 35 acres. 4) In addition, following actions in our own area, we should press for conservation of Potter Marsh watershed lands along Old Seward Hwy, between Tideview and Potter Valley Road. Concern about HLB being the stewards of that area, when they violate rules, like for a solar farm on Connors Bog. Perhaps that land should be transferred to another agency or have a Conservation Protection established. Possibly get Fish & Game involved since there is Federal money available from the Land and Water Conservation Fund. Timeline for letter, two weeks. Expecting that a Corps of Engineers Wetlands Permit would be required. Turnagain Council has written a letter. Nancy Pease will write letter.
  + **Motion Nancy Pease & 2nd Dianne Holmes** – To send a letter to HLB and MOA Planning Department and Assembly, supporting Turnagain Community Council and Sand Lake Community Council, following the above points and provide mitigation.
    - Vote by Zoom: Yes=18; No=1; Abstain=1. Motion passes.
* **PZC Case No. 2021-0039 adding new Section to AMC 21.03.115** – Nancy Pease – This is a new and much needed planning tool section called Small Area Implementation Plan. Attempts to jump-start infill and redevelopment in parts of the city that need infill and redevelopment, so urban areas. Will create a new process for getting an area approved by bundling up rezoning and a site plan review. Would not send to P&Z and Platting, but to one agency, the Urban Design Commission. Will provide the applicant a whole lot of flexibility, e.g., could change lot sizes, zoning densities, setbacks, allowance for twice the amount of small B1A businesses, allow mixed development. May not work well in our area that does not have AWWU water and sewer. Nothing in the ordinance that would preclude the hillside. Proposing that this ordinance only be allowed in limited areas with existing AWWU Transit Municipal water and sewer services. Since the streamline process is meant to provide compact urban land use areas. That it is not intended for virgin land areas. That the Plan be targeted for redevelopment only and have a requirement that 2/3rds of the area must be developed, such as graded, paved, or structures built upon it. 3) Avoid peripheral areas which would create long commutes to reduce driving. 4) Request a long public comment period. Request a Sixty to Ninety day public comment period after presentation to Community Councils. Propose to limit it to Class A District Areas. Question about how small of an area is this Implementation Plan supposed to cover. There was discussion of a minimum of 5 acres, not a maximum, but down to 1 acre in some circumstances. Scheduled for P&Z meeting on May 3, 2021. Timeline for letter is by April 15th. Nancy Pease will write the letter.
  + **Motion Dianne Holmes & 2nd Nancy Pease** – To draft a letter to cover the discussion item points listed above.
    - Vote by Zoom: Yes=20; No=0; Abstain=3. Motion passes.
* **State Regulatory Change to allow Snow Machines and ATVs on roads with speed limits of 45 mph or less** – Nancy Pease – Would be a State Regulatory change that would allow Snow Machines and ATVs, identified as all-purpose vehicles, on roads with speed limits of 45 mph or less. Suggesting that the proposal for various Municipalities be an Opt-In Proposal, not an Opt-Out Proposal. Comments: Public safety reasons not to allow in Anchorage. Hard for snow machine to drive on snow free roadways. Suggestion that all vehicles on roadways need lights, signals, licensing, etc. to be street legal. Driver needs to be licensed and have insurance. Comments needed by 4/18/2021. Jan Cox to write letter.
  + **Motion Nancy Pease & 2nd Jess Grunblatt** – To draft a letter forwarded to proper State to cover the discussion item points listed above.
    - Vote by Zoom: Yes=17; No=1; Abstain=4. Motion passes.
* **Covid-19 Vaccinations** – Tony Spiroski & Dr Jocasta Olp DHSS Consultants – Provided a detailed description of vaccinations, science, and safety overview. All 3 vaccines are 100% effective at preventing death, 89% effective of hospitalization. Extremely safe with minimal side effects. Rare side effects from some folk’s immune systems. Now open to ages 16 or 18 years and older, depending upon manufacturer. Answered numerous questions.

**Old Business & Committee Reports**

* **River Hills Subdivision Street Light Platting Action** – Grant Matthews of Triad Engineering - An added streetlight at the new subdivision was required by Platting Board. Triad going in for an amendment to ask for a variance to remove that requirement. Dianne Holmes, Heather Marshburn, Judy Michaels, Sue Ayers, Greg, and other neighbors voiced their opposition to the streetlight. Neighbors indicated a universal agreement that they do not want that streetlight, since there is no need. Title 21 says in a Class B area streetlights are not required.
* **Plat S12607 Palaterra Subdivision** – Nancy Pease and Matthew Blakeslee – Proposed subdivision located on DeArmoun Road, west of Hillside Drive, that stretches south down over a steep bank at Our Own Road, 12 lots on 19 acres. Concern about the 50% or greater steep slope with elevation drop of ±100’ on ¼ of subdivision at south side. Concern about increased or changed groundwater conditions from development potentially causing erosion issues at the steep slope. Also Trail connectivity north-to-south. Requesting a Water Balance Study to determine slope stability under the many changed conditions. Suggesting a greenbelt at top and down the slope, instead of it being private property. A draft letter has been written. Requested more current ground water data, since the developers are using 1970’s data for analysis. There are nearby examples of slope failures where people did not follow required MOA rules. Comments on the requested variance of the intersection of the subdivision entry road at DeArmoun not aligned with other roads. Suggestion to designate the steep slopes as natural undisturbed zones and depict on plat with notes. Possible large setbacks. Draft letter used as reference, with some adjustments as stated above. P&Z hearing is May 19th. Matt Blakeslee will finalize the letter. Matt or Rachel Blakeslee will speak on behalf of RCCC.
  + **Motion Nancy Pease & 2nd Jess Grunblatt** – To adjust the draft a letter and forward to proper MOA to cover the discussion item points listed above.
    - Vote by Zoom: Yes=15; No=1; Abstain=3. Motion passes.
* **Update on Spruce Terrace Subdivision** – Nancy Pease - This subdivision is located north of Windsong and Shangri La, and south of Little Rabbit Creek. The developer asked for a lifting of the requirement that he needed to wait for secondary egress to be built before building on all his lots. The secondary egress was waived, because he now plans to build a community well that will feed a series of fire hydrants, and also houses will have fire sprinkler systems. The public hearing was yesterday, April 7th. There were lots of neighbors in opposition because of the trouble with emergency access via a single road, but the developer got his request. I hope the residents who testified will get involved with the Council because we did not hear their concerns. RCCC commented on the need to build trails at the same time as roads, the staff agreed, and The Platting Board also agreed. This means that the first segment of trail for our proposed Schools on Trails Project will be built.
* **Paradise Valley Dimensional Variance** - Update on small lots - Dianne Holmes – Update on the 2 lots at less than 40,000 sf in Potter Valley grandfathered from prior Zamarello subdividing. Letter was issued yesterday. Meeting earlier tonight. Determined that the 18,000 sf lots are grandfathered, and the owner can get a building permit right now. So, platting agreed that it is a move in the right direction and approved the request. Dianne asked about the other 8 lots, so they are adjusted and come up to code. There was no discussion about that issue. Discouraging.

* **Motion KY Holland & 2nd Michelle Turner** – Extend the meeting by 10 minutes. Motion passes.
* **Social Media** – Amanda Doughty – Power Point Presentation on social media for RCCC being developed by Amanda Doughty and Nic Kinsman for RCCC. Objective to increase RCCC participation and advance issues. Tracking and have added had 10 followers. For Next Door been trying to get in as a Public Agency designation, but will not be allowed unless we go thru the city. So will try as a business page and advise what happens. Focus for next month is to formulate the guidelines for social media.
* **Resilience Committee Firewise Update** – Ky Holland – 3rd year promoting Firewise Awareness issues. Will be an awareness Zoom meeting on April 20th at 7:00 pm. Link in the chat. Things will thaw and show dried out foliage soon. Isolated area groups with single route evacuation to help each other. Ky will help, if requested.

**Motion Nancy Pease & 2nd David Michaels** – Motion to adjourn. No objection. Motion passes.

**Action Items**: Letters as mentioned above.

**Next Meeting** – May 13th. Zoom Meeting.

**Meeting adjournment** – Meeting adjourned at 9:10 pm.