

Rabbit Creek Community Council

Meeting Minutes

January 14, 1999

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General Meeting was called to order 7:00 PM by President Scott Sell. Board Members present: Sell, Weinig, Gaines, Pease, Miller, Ross, Berggren. Number of signed-in attendees: 35

MOTION: Approve December meeting minutes with changes. Greer/ 2nd Weinig. PASSED by acclamation.

ASSEMBLY REPORT: Assemblyman Bell reported Hub Bar license renewal was not protested. Rationale was that closing the bar would disperse the 300-400 customers elsewhere. Incidents are reduced to 1 per 2 months. Assembly protested Alaska Liquor Store #1 license renewal due to continual public drunkenness and illegal-drug sales on premises. The ABC decides license renewals.

The Irish Setter non-alcoholic strip club may violate intent of liquor laws. Public hearing is scheduled January 26. Similar issue re Klondike Kate's is in litigation.

Extent of liquor-law issues precluded discussion of of board and commission composition. Public hearings on board composition is scheduled January 26.

DISCUSSION: Members reported concern that boards and commissions composed exclusively of realtors, developers, engineers, and contractors may be predisposed to approve development projects without regard for citizens whose neighborhoods would be affected. Assemblyman Bell reported that board positions are difficult to fill; members are uncompensated, appointed by the Mayor, and applicants risk public rejection during appointment hearings. Assemblyman Bell suggested a degree of expertise is desirable among board members. The Building Board, e.g., is composed exclusively of building-trade engineers. Pool of eligible people is thus reduced.

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DISCUSSION (cont.) Vice President Weinig advised eligible people are available. Dianne Holmes reported knowing an applicant who applied frequently but was rejected. Board members exhibit unfamiliarity with Comprehensive Plan or Title 21 requirements. Nancy Pease suggested experimenting with board composition by appointing non-building-trade members. Assemblyman Bell advised the Mayor appoints board members and should balance appointments between building-trade members and non-building-trade members.

Member suggested technical staff will assist members without building-trade experience. Assemblyman Bell advised the board is intended to balance the staff. Member indicated staff should be unbiased. Assemblyman Bell replied that staff represents the City when issues are presented to the board.

Vice President Weinig reported that, based on her AMATS, Tower, Title 21 expertise, she was invited by Platting Board members to apply for board membership. Her application was rejected. A realtor was appointed instead.

Assemblyman Bell reported attempting to cut city budget by \$2M. Money remaining from 1998 amounts to \$3-6M. Between 1994 and 1997, the city accumulated an "undesignated reserve" which increased from \$27M to \$37M. The city accumulated \$40M more in "designated reserve". Assemblyman Bell indicated the money should be used or returned to taxpayers. A hearing is scheduled January 26.

TREASURER'S REPORT. Greg Ross reported \$1029.95 in treasury.

NOMINATIONS FOR 2-YEAR TERMS: Sell, Greer, Ross, Mendenhall, Fries, Seppi, Geuss, Grunblett, Kutzer, Berggren. Vice President Weinig and Board Member Pease requested nominees speak briefly on their interests, where they live, and their affiliations.

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NOMINATIONS FOR 2-YEAR TERMS (cont.):

Berggren: 22-year resident, Park Place Subdivision; developer-contractor; member of original Rabbit Creek Community Council; proponent of undergrounded power utilities;.

Sell: North Goldenview; Community Council President 1998; help obtain what community wants.

Greer: 20-year resident, Manytell Avenue; engineer, R&M Consultants; concern for neighborhoods and how developed; interested in P&Z issues.

Ross: 2-year resident; top of Rabbit Creek Road, Community Council Treasurer 1998; interested in making development palatable to public.

Mendenhall: 4600 Rabbit Creek Road; former 3-year Board member; retired wildlife biologist; 15-year resident; prefer planned development.

Fries: Virgo Avenue, Woodridge Subdivision; employed by Department of Natural Resources; interested in balancing development with preservation.

Seppi: 172nd Avenue near Goldenview; concerned about pace of development; believe in better representation of home owners.

Geuss: 164th and DeArmoun; served on Parks and Recreation Commission; concerned about lack of recreational space and parks; lived on large lot since 1967.

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NOMINATIONS FOR 2-YEAR TERMS (cont.):

Grunblett: Pine Ridge Circle; built in 1983; concerned about transition from rural to suburban; and recreational infrastructure.

Kutzer: 16000 Goldenview; carpenter-remodeller; concerned that development proceeds with consideration for everybody's concerns instead of a select few; interested in more parks for local residents.

Treasurer declared all nominees to be paid members of Rabbit Creek Community Council.

ANNOUNCEMENTS AND CONCERNS: While votes were cast and counted, President Sell announced: Covenant House will host open-house January 19. The Airport Committee will conduct Part 150 Noise Control Study public hearings February 9 at West Coast International Inn. Meeting is scheduled at Abbot Loop Christian Center January 21 on the Hillside Fred Meyer store project.

Dianne Holmes reported the second of two meetings on the Comprehensive 2020 Plan will be held January 18 at Loussac Library. Quality-of-Life issues were a top concern of participants in the first meeting.

Rabbit Creek Community Council mailed 1602 surveys. Less than 100 were returned. Collection will continue until the March 1999 meeting.

Motion: Berggren/ 2nd Zidek Accept resolution on 20/20 Comprehensive Plan review process as amended. Amendment is added to last paragraph: "Public review should include hearings before Anchorage Assembly." PASSED by acclamation.

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ELECTED TO TWO-YEAR SEATS: Mendenhall, Fries, Geuss, Grunblett

NOMINATIONS FOR 1-YEAR TERMS: Sell, Greer, Berggren, Ross, Seppi, Kutzer.

While votes were cast and counted, President Sell announced Mental Health Trust representatives cancelled appearance because they had no new news to report. Trust appears to favor R3SI zoning, same as Potter Valley Development. Re Goldenview Elementary School proposal, no news was available on public water and sewer connection proposals. Vice President Weinig reminded the Council that Bear Valley Elementary School uses an on-site waste water-wastewater system.

Platting Board will conduct hearings March 6 on proposed Goldenview Elementary School. Member was concerned that Mental Health Trust reported itself as a non-developing agency, but appears to be conducting development activity. Members requested ASD representative be invited to discuss school siting alternatives such as collocation with Goldenview Middle School.

Mr. Bob Bailey, Assembly candidate, introduced himself.

ELECTED TO ONE-YEAR SEATS: Sell, Ross, Seppi

Assemblywoman Abney introduced ordinance to form an Advisory Board and Trails Coordinator to implement the Trails Plan. Vice President Weinig indicated Trails should be in CIP. Discussion included members' concerns about trails through land zoned for retail development in Mid-Town.

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Vice President Weinig reported work in progress with P&Z re Title 21 changes affecting transmission-tower construction. On February 8, testimony will be submitted opposing commercial-tower construction in residential neighborhoods and commercial-tower heights greater than 65 feet. Cellular-telephone companies are expected to oppose. Secretary Gaines inquired about status, reported to December 10 to the Council, of GCI's attempt to change regulations on tower height. Vice President Weinig indicated no specific names were to be mentioned.

MOTION: Adjourn. Gaines/ 2nd Kutzer. PASSED by acclamation.