

Rabbit Creek Community Council Meeting Minutes

May 13, 1999

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President Scott Sell called the meeting to order at 7:00PM Board Members present: Miller, Gaines, Weinig, Fries, Sell, Seppi, Ross, Mendenhall. Signed-in attendees: 15.

MOTION: Approve March meeting minutes (Weinig/ 2nd Fries) PASSED unanimously.

TREASURER'S REPORT: Greg Ross reported 16 new members, 176 total, 35 required for general meeting. Treasury totals \$1163.55.

ANNOUNCEMENTS AND CONCERNS: Letter from Anchorage School District requested residents' vigilance against vandalism after school closing. Goldenview Middle School Principal advised gates are closed to prevent vandals driving over grass.

Platting Board hearings on land disposition east of Bear Valley Fire Station apparently excluded consideration of wetlands from future development.

Incidences of mailbox vandalism and mail theft were noted.

ASSEMBLY REPORT: Assemblyman Tremaine reported: Rabbit Creek Heights Subdivision plan is updated, budget process is postponed until May 20, and he serves on the Comprehensive Plan committee.

Assemblywoman Abney reported antenna tower ordinance passed without the GCI collocation amendment. Utility undergrounding bill passed the legislature. Representative Donley exempted the GCI cable from undergrounding mandate. Assemblywoman Abney recommended: (1) against delegation of City zoning enforcement authority to homeowners' organizations; (2) requesting a Title 21 amendment re vegetation retention on development lots.

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Discussion included members' concern about property valuation for tax. State law requires valuation at 100% value. Member questioned value criteria. One example include a \$20K value though no changes were made to the property. Second example cited property value increase because the property was compared to more expensive properties. Member questioned why property valuations seem uncorrelated with cost of living.

RABBIT CREEK ROAD UPGRADE: Paula Kaywood, Trevor Edmonson, and Project Engineer advised target completion date is end of June. Paved 6-foot wide road shoulders are planned. Members expressed concern about paving breaks and dust. Two State Troopers are assigned to construction project. Traffic violation fines are doubled in construction zone. Seven streetlights, downward-focussed will be installed at Rabbit Creek Goldenview intersection.

SHANGRI-LA SUBDIVISION south of Bear Valley School consists of 29 acres to be divided into 10 lots. Earl Ford and David Kelly are developers. Landmark Engineering provides engineering service. Corps of Engineers and EPA agree Hillside Drive extension can be routed through wetlands near subdivision.

Members were concerned about further subdivision of lots after original sale, development on steeply sloped lots, light pollution from street lights, incorporation of side walks, preservation of vegetation, access from Rabbit Creek Road, and effect of additional roads on LRSA resources.

End Assembly report.

BEAR VALLEY FIRE STATION: Land ownership clarification is necessary.

MOTION (Weinig 2nd/Miller): request direction from Platting Board to add original, 1978 plat notes on Fire Station Plat, Tract B-1A Mountain Air Estate Subdivision. PASSED 7-aye, 1-nay

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Federation of Community Councils desires formation of regional councils in which community council presidents meet and discuss common issues.

Brad Kutzer asked whether Members may submit resolutions. President Sell said yes; requested resolution 2 weeks before meeting for addition to agenda.

ADJOURNED