

Rabbit Creek Community Council Meeting Minutes for Thursday, November 9, 2023
DS DRAFT

Location: Internet Zoom Meeting. Due to record heavy snow day, cancelled in-person at GV Middle School meeting.

Board Roll Call - Present: Ann Rappoport (Co-Chair), John Riley (Co-Chair), Keith Guyer (Treasurer), David Sterling (Secretary), Nancy Pease, Judy Michael, Mike Kenny, Amanda Doughty, Matthew Blakeslee

Absent: Carl Johnson, Michelle Turner

Board Member Co-Chair – Ann Rappoport and John Riley - Opened the meeting formally at 7:02 pm. Requested everyone to sign-in on Zoom or sign-in sheet at school. Determined 9 board members and over 33 attendees total on Zoom. Declared a Quorum and General Meeting. Ann Rappoport described the Sign-In Method. RCCC follows Roberts Rules of Order. The attendance list is attached. Zoom advised of recording the meeting. Described methods to vote on issues for this meeting. People calling in on telephone will need to vote in the chat. Described voting eligibility, attendance of one prior meeting in past 12 months. Described Zoom protocol and instructions.

- **November Agenda** – Ann Rappoport requested approval of the agenda as written. **Motion: Dianne Holmes & 2nd Keith Guyer** - To add triplex issue up on agenda. No objections. Approved. **Motion to Approve: Linda Janidlo & 2nd Mike Kenny** - To approve agenda. No objections. Approved
- **October Meeting Minutes** – **Motion to Approve by Judy Michael & 2nd Nancy Pease**– To approve as written. No objections. Approved.
- **Treasurer Report** – Current report was Savings \$316.01 + Checking \$1,691.19 = \$2,008.16 available. Outstanding debt encumbered for ongoing records scanning.

Announcements & Legislative Reports:

- **Assembly Members for RCCC Area -**
 - **Randy Sulte** – (907) 343-4121 - Randy.Sulte@anchorageak.gov – Not present
 - **Zac Johnson** - (907) 343-4122 - Zac.Johnson@anchorageak.gov – Not Present.
 - **Representative Laddie Shaw** – Not present.
 - **Senator Cathy Giessel** – Not present.
 - **Anchorage School District** – Margo Belamy – Cell (907) 903-9820 – Not present.

New Business and Old Business Requiring Action & Reports

- **Open Floor for Quick Comments** - No comments.
- **Viewpoint South Subdivision in Potter Valley** – Adam Trombley – Providing preliminary information now, with formal RCCC presentation to happen Dec 14th. CY Investments is Owner. 14, each single family home, sites. Rezoned in 2011 with special limitations for only single-family homes. Single, 715-ft road in and out with cul-de-sac, entering off of Potter Valley Road. All lots will be 1-acre plus. There are slope issues that limit development. Geotech Reports underway. Have not yet finalized lot lines or driveway locations, which is dependent on topography. Individual wells and septic. Perc tests completed, old but valid. Trail on east side of Potter Valley Road that will be upgraded next summer. Will not connect to road. Already trail on property. Will comply with Title 21 on any Barndominiums. Additional questions and discussions. Nancy Pease suggested trail pedestrian connection along ravine to connect to South Pointe Ridge Road and trail.
- **Potter Marsh Watershed Park Great Land Trust** – Ann Rappoport – Melisa Babb – Intent to vote on letter of support for this Park. Ann read the draft letter. Reviewed handout provided showing proposed boundaries of the new park East of Old Seward Highway and West of Golden View Drive, South of 172 Ave, North of Potter Creek. 300-acre property that feeds the south end of Potter Marsh. 1/3 property is in HLB and 2/3 owned by GCI that will be purchased. Park to be managed by MOA Parks Dept. Non-motorized park. 200,000 plus people visit Potter Marsh every year. 3.5 miles of trails on property including: Gasline Trail, Moen Trail, and other social trails. GLT

will develop a master plan for existing and new trails. Parking - new parking lot at Potter mailboxes by south side of marsh and up by Moen Park. \$2.6 million already acquired from government grants and will be fund raising for more. \$60k local contributions. Other grant applications submitted. Potential for development of this land is low due to steepness, water issues. Up to 75% of the water for the south end of Potter Marsh comes from this area. Described many proposed developments for this area over the years, that were all unsuccessful. GLT has worked 2-years plus to make this park. Described other GLT successful projects throughout Alaska over the years.

- **Land Use & Transportation Committee Report** - Nancy Pease – Concern for fire breaks. Existing foliage with meadows and deciduous trees offer fire breaks. A retired Anchorage Fire Department Captain who also has Hot Shot wildfire experience, and who is personally familiar with the tracts, advised that there are practical advantages for clear cut fire break. The proposed Legacy Point Senior Housing prompted studies of the area. HDP reviewed collector road thru this area. Suggests that the cost of such a road be prohibitive and be environmentally disruptive with no homes developed here. Suggest looking at alternative egress routes that would be more economical and would serve future development. For ingress of emergency vehicles, Golden View will work better. Connection to Romania from soccer field road needs to be further developed. South Golden View area has existing egress routes, including 164th and Virgo to Tideview, and Bridgeview to Southpark Bluff. Future Mountain Air Drive Road offers egress routes to north. Trail designs, parking, and maintenance will be determined through a Master Park Plan process conducted by Municipal Parks and Recreation Department. This is a public process. There is existing public parking at South Potter Marsh pullout, and at Moen Park at Golden View Drive. Vivian Mendenhall described water issues and how this watershed is essential for Potter Marsh. Tim Alderson voiced concern about increased traffic on Old Seward Hwy. Numerous pedestrians use this road. Suggests tying road upgrade money to park development. Add speed bumps when re-paved.
 - **Motion: Ann Rappoport & 2nd Nancy Pease** – To submit the letter of support by Rabbit Creek Community Council in support the efforts of Great Land Trust to obtain 300 acres for watershed conservation and a municipal park as described above. Vote Results: 27 = Yes; 0 = No; 2 = Abstain. Motion passes.
- **Housing Action Week** – Ann Rappoport – Last week was Housing Action Week Summit and Randy Sulte offered written comment. Re-zoning Ordinance being considered going thru continual changes, so had these meetings for public discussions. Described Summit results and offered internet link that describes. Builders concerned about the time required to get a permit. Cook Inlet Housing Authority building attractive housing in Spenard financed by grants. Nancy and Ann attended numerous discussions, so described what they heard. Nancy Pease – Divided discussion into strategies and goals. Regarding higher density zoning proposal, the Muni does not have a handle on ground water carrying capacity and well water for areas like ours that mostly rely on onsite services. Re-zoning finalization is months away. Location matters for what can be done on land.
- **Assembly Draft Housing Action Strategic Plan** – Ann Rappoport – Comments due 12/4.
- **Short Term Rentals** – Comments due 12/5 – Ann Rappoport & Dianne Holmes – Purpose of the ordinance a first step to register short term rentals, to find out what is out there and how it impacts long term rentals. Hawaii and East Coast areas have definite rules for short term rentals. Tim Alderson – In Girdwood 16% of units are short term rentals. Issues include: Short-term rentals are more expensive than long-term housing.
 - **Motion: Ann Rappoport & 2nd John Riley & Amanda Dougherty** – To send comment agreeing with Assembly proposal supporting the concern. 1-hour response time is

unreasonable, and sections 2b is confusing and needs to be clarified. We would like neighborhoods to retain their character and not be taken over by short term housing. Vote Results: 14 = Yes; 2 = No; 6 = Abstain. Motion passes.

- **3-Plex and 4-Plex Issues** – Dianne Holmes – Assembly Ordinance about 3-plex and 4-plex. Concern about fire code. Can be built on numerous zoned areas. Feel they should not be built on parcels that do not have public utilities. Nancy Pease feels we need to study the issue more. Mike Kenny voiced opposition because it seems like a rush job. Propose to study more and send comments out to the board later.
 - **Motion: Ann Rappoport & 2nd Nancy Pease** – To extend meeting by 15 minutes. No objections. Approved.
- **Board Elections** – Dianne Holmes – Open seats availability = Three each 1-year, and four each 2-year seats. Opened nominations from the floor, no takers. Candidates provided 30-second background: Tim Alderson, Ann Rappoport, Matt Blakeslee, Grace Johnston, Lorena Edenfield, Nancy Pease, Mike Kenny.
 - **Motion: Dianne Holmes & 2nd Linda Janidlo**– To accept all 7 candidates as a slate. Vote Results: 16 = Yes; 0 = No; 0 = Abstain. Motion passes. 2-year seats were assigned to the three new members (Tim, Grace, and Lorena) and to re-elected Matt; 1-year seats were assigned to Judy, Nancy, Mike and Ann. These need to be confirmed by those individuals.

New Business and Old Business Requiring Action & Reports Not Critical

- **New Safer Seward Hwy Upgrades Potter Marsh to Bird** – Ann Rappoport & Nancy Pease – Attending numerous preconstruction stakeholder meetings. Concerns on design: Beluga whales, Chugach Park, Public Meeting Dec 5th at Loussac Library.
- **8-Acre Parcel Donation** – Landowner group recently donated an 8-acre parcel between Storck Park and Bear Valley School to HLB for conservation of the wetland area. It adds to Section 36.
- **Rabbit Creek Gateway Sign** – Ann Rappoport - Corner of Rabbit Creek Road and Old Seward Hwy to install a “Welcome to Rabbit Creek” Sign. On BLM Property, who are working to allow this sign next year.
- **Schools on Trails** – No report.
- **Resilience Committee** – No report.
- **Social Media** – No report
- **Next Meeting** – December 14, 2023. Zoom and hopefully in-person at Goldenview, hybrid meeting.
- **Motion to Adjourn Ann Rappoport & 2nd Mike Kenny** - No objections. Approved.
- **Meeting adjournment** – Meeting adjourned at 9:15 pm.