

**Rabbit Creek Community Council Meeting Minutes for Thursday, January 12, 2023**  
**Final – Approved at February 9, 2023 RCCC Meeting**

Location: Internet Zoom Meeting

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

Absent: Michelle Turner, Carl Johnson

Board Member Co-Chair – Ann Rappoport - Opened the meeting formally at 7:04 pm. Asked people to put name in the chat. Determined 8 board members and a total of over 22 attendees, 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 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. Described 2023 Board Members - Pass the Hat method of donations to RCCC. Suggest \$10 or \$20 per family per year – mail a check to RCCC, c/o FCC, 1057 W. Fireweed Lane, Suite 100, Anchorage, 99503.

- **January Agenda – Motion to Approve by Dianne Holmes & 2<sup>nd</sup> Keith Guyer** – To approve the agenda as written. No objections. Approved.
- **December Meeting Minutes – Motion to Approve by John Riley & 2<sup>nd</sup> Mike Kenny** – To approve with some minor changes by Ann. No objections. Approved.
- **Treasurer Report** – Savings \$315.77 + Checking \$1,279.53 = \$1,596.30 available. Outstanding debt encumbered for ongoing records scanning.

**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) – Annual Property Tax cards went out. Candidates for 2 Assembly seats underway. Jan 23<sup>rd</sup> ballot propositions, childcare using marijuana tax income. Amy Demboski issue being reviewed.
  - **Randy Sulte** – Snowplowing lots of things went wrong, lots of things have been fixed. Still digging out. ADUs process went well, but not all amendments went thru. Electric pole project along Turnagain Arm. Re-drawing of Community Council boundaries. No changes to RCCC.
- **State Representatives –**
  - **Representative-elect Laddie Shaw** – Not present
  - **Senator-elect Cathy Giessel** – Present.
- **Anchorage School District** – Andrew Holleman – Plan for make-up days established. Study of start times under review. Budget gap gets smaller as it is refined. This year budget is OK. Abbott Loop School is the only one to be closed, due to substantial repairs required. Possibly rental to Charter School. Bond package \$33 mil approved, mostly repairs, door access control, convert marijuana tax money to education and day care.
- **JBER** – Joy Boston – Left info on chat.

**New Business and Old Business Requiring Action & Reports**

- **Accessory Dwelling Units (ADU) at MOA Assembly** – Dianne Holmes – RCCC submitted 5-pages of comments along with Rogers Park and Mid-Town Community Councils. Did not vote on requirement for Owner Occupancy due to very late meeting time and the Chair's knowledge that it would not pass anyway. Concern for height and mass blocking sun to neighbors. 25' to 30'height. Setback requirements amendment passed. Short term rentals discussed. Purpose statement back in. Very complex. A few weeks before MOA will post final results. Nancy Pease feels RCCC mostly lost on our requests.
- **Chugach State Park Access Ordinance** - Nancy Pease – Introduced to MOA Assembly Jan 10<sup>th</sup>. Figures out how to fairly fund access to Chugach State Park when only have neighborhood sub-standard roads maintained by LRSAs that don't collect much income. Boundaries currently

are entire Anchorage Bowl. Comments so that local LRSA are included in any planning. Turnagain Arm Community Council communities, Rainbow, Indian, and Bird Creek, are areas of potential addition. Meredith Gutierrez of Turnagain Arm CC was attending RCCC meeting, having just learned about this issue. Concern about road maintenance. Stuckagain Heights CC had comment requiring local LRSA to be involved in any planning. Randy Sulte advised on language in ordinance that any project that passes thru a LRSA needs to be approved by that LRSA. The goal is for affected area LRSA to receive State and/or MOA funding to maintain roads as needed. This issue will be voted on by Assembly Jan 24<sup>th</sup>.

- **Motion by Nancy Pease & 2<sup>nd</sup> John Riley** – To support creation of Chugach State Park Access Service Area with two comments: 1) Request clarification before public hearing on how unincorporated road areas will be dealt with. 2) Possibility of adding Indian, Rainbow, and Bird Creek with those neighbors input. Vote Results: Yes= 14; No=3, Abstain=1. Motion passes.
  - **Comments** – Hillside District Plan is referenced in the ordinance.
- **Citizens Committee for The Stewart Homestead Trail Update** – Nancy Pease – Group concerned with parking, positive signage, and maintenance management – Group is comprised of neighbors and concerned trail members. An Ad Hoc Group with no formal selection, so far have met once. Parking is the biggest question. Pet cleanup. Ongoing development.
- **Schools on Trails** – Ann Rappoport – In November a letter and flier sent out to adjacent land owners, as shown on screen. Described the project. Email or add contact info to the chat if interested in volunteering for the Focus Group. All proposed trails on existing rights of way. In September a group of trail experts & citizens walked the trails and mapped/photographed areas and concerns (wetlands, bridge crossings, terrain challenges) with numerous suggestions; reviewed these on-screen. Next step: Focus Group to identify trail segments, phases.
- **Girdwood Holton Hills HLB Land Development** - Jennifer Wingard & Krystal Hoke & Grace Pleasant from Girdwood. Suzanne LaFrance advised MOA Assembly discussion extended to Feb 7<sup>th</sup>. Public hearing is closed. Can changes be made to address the community's concern? Suzanne is not in support of the project. Randy Sulte is concerned about lack of discussion between the two parties and how HLB has not communicated with the community properly. Should be more amendments and a separate conveyance being considered. Krystal Hoke explained there are 52 lots and only 1 lot is designated as a community lot for work force housing. Not enough for work force housing. Jennifer explained how the HLB process has included zero community input for the largest development in Girdwood since the hotel. Total lack of process in the RFP. Special deal for one developer. Currently a huge market forces rate valuation of the proposed development. Unacceptable. HLB would be handling a lot of the infrastructure. City is taking on most of the risk. Valuation of the amount HLB is getting is small in comparison to other developments that have infrastructure in valuation. Been asking via FOIA for financial information and receiving nothing or incomplete information. Town Hall in July 2022 was considered the public notice meeting where developer provided little information and only sat there and listened. Community provided different plan, HLB and Developer did not read or consider. Community is 95% united against the project as presented. Revelations of numerous improprieties are disturbing. Original RFP was for 150 acres in various phases, increased to 400 acres in an amendment that is unclear. The MOA Assembly will be voting on disposal of 400 acres. All of Girdwood is currently 300 acres privately owned. Holton Hills Development is for ±60 acres as initial phase. Notice period was extremely short. Appraisal was based on 90 acres at \$2.1 million considered fair market value, which the community considers as extremely low. Numbers are confusing, because the developer and HLB have neglected to show a full build-out master plan of the entire development concept. HLB has been short of staff for quite some time. HLB Advisory Council,

which reviews work done by HLB, advised in November that the process does not meet minimum requirements. Does not approve of the land disposal, because of the lack of public participation.

- **Motion by Nancy Pease & 2<sup>nd</sup> Mike Kenny** – That RCCC request MOA Assembly to table or suspend for indefinite period of time the current proposal due to several reasons: 1) Failure to follow a clear, open, and timely public process. 2) Failure to meaningfully engage the Girdwood Board of Supervisors and Community Citizen Organization. 3) Failure to deliver public benefits for future generations as mandated by the goals of HLB. 4) Failure to deliver affordable work force housing, which is a primary need for Girdwood. 5) Lack of HLB Advisory Council approval. 6) Magnitude of impact of the community of Girdwood with 150-acre addition, a 50% increase of private land. Requires community buy-in. Added a friendly amendment regarding knowledge of appraisal and public benefit of the community. That the decision should not be based upon tax benefits for MOA, but on Girdwood community benefits.
- Nancy clarified with an additional and totally revised friendly amendment: 1) Failure to follow a clear, open, and timely public process. 2) Failure to obtain clear appraisal and a full and complete disclosure of the properties involved. 3) Failure to meaningfully engage the Girdwood Board of Supervisors, defined as influence of the outcome. 4) Failure to deliver public benefits for future generations as mandated by the goals of HLB, especially affordable public housing, work force housing. 5) No HLB Advisory Council approval. 6) The magnitude of impact for a development of this size, 400 acres, needs to involve community and needs a public process master plan following Title 21 or proper guidelines and codes for Girdwood. 7) This transaction should not be based on financial conditions for the MOA, but on the greatest good for the community.
  - Vote Results: Yes= 14; No=0, Abstain=1. Motion passes.

**Motion to extend meeting for 10 minutes Mike Kenny and 2<sup>nd</sup> Judy Michael**- Approved.

- **MOA Parking Ordinance** – Nancy Pease – MOA Assembly introduced an ordinance for abolishment of minimum parking requirements for new developments. Request RCCC consider requesting MOA Assembly to manage parking demands in a coordinated way. Price parking at its real value.
  - **Motion by Nancy Pease & 2<sup>nd</sup> Matt Blakeslee** – That RCCC request MOA Assembly and Planning & Zoning to consider a balanced approach to parking that considers parking demand and parking management for the recent regulation of parking supply.
    - Vote Results: Yes= 11; No=1, Abstain=2. Motion passes.
- **Girdwood Cemetery Bond Proposal** – Extended to 2024.
- **Land Use & Transportation Committee Updates** – Nancy Pease – No specific report.
- **Resilience Committee** – Jan 23<sup>rd</sup> 7:00 pm meeting.

### **Committee Reports**

- **FCC** – No Report.
- **HALO** – No report.
- **Social Media** – No report.
- **Next Meeting** – February 9, 2023. Meeting on Zoom.

**Motion to Adjourn Mike Kelly and 2<sup>nd</sup> John Riley** - No objections. Approved.

**Meeting adjournment** – Meeting adjourned at 9:06 pm.