



Rabbit Creek Community Council

1057 W. Fireweed Ln. Ste. 100, Anchorage, AK 99503



April 28, 2017

Platting Officer
Planning Department, Municipality of Anchorage
PO BOX 196650
Anchorage, AK 99519-6650

Comments for Case S-12341: 3800 Rabbit Creek Rd.

Rabbit Creek Community Council (RCCC) reviewed the proposed plat at its April 13 meeting and the general membership voted to submit the following requests, questions, and comments:

1. The Council requests a plat condition to connect the driveways for these lots to Loc Loman Lane, and not to Rabbit Creek Road, for the following reasons:
 - Rabbit Creek Road is a high-speed, high-volume arterial or collector road where vehicular turning is increasingly difficult and dangerous. Title 21.08.030.L.2 , regarding Lot Frontage and Access, states that “[u]nless approved by the director, access to a residential use on a residential lot shall not be from a collector or greater street as designated on the Official Streets and Highways Plan.”
 - Title 21.08.030.L.3 states that “[s]ubdivisions shall be designed to minimize lots with access to residential major streets carrying more than 1,000 average daily trips.”
 - Rabbit Creek Road driveway access to these lots would create a traffic hazard because of the specific terrain and road gradients. These two lots abut Rabbit Creek Road at the bottom of a steep grade, where up-bound vehicles must sometimes maintain speed under icy winter conditions and where descending vehicles crest a hill a hundred yards east of these two lots, giving little time or ability for drivers to slow down for cars entering and exiting the driveway. In snowy or icy weather, vehicle accidents on this hill periodically close the road (including at least one closure in 2017). Fatal collisions have also occurred on this hill.
2. There is steep slope of about 16 vertical feet between Lot 2 and Rabbit Creek Road and a moderate slope of about eight feet between Lot 1 and Rabbit Creek Road. These form a natural drainageway on the north end of both lots. Title 21.08.030.C, Maintenance of Existing Drainageways, suggests a possible requirement for development setbacks and/or plat notes to maintain this natural drainage way. In addition, Hillside District Plan's development standards specify that:
 - Design and site buildings driveways, and other site improvements to minimize site disturbance; retain natural contours to the greatest extent possible [HDP page 6-26]; and
 - The overriding objective for the Hillside [which] is to shape future development to adapt to and retain natural drainage, natural contours, and natural vegetation [HDP page 6-29].
3. Should the Loc Loman easement should be platted as an ROW rather than an easement?
4. It is unclear from the plat whether the 33’ BLM easement/ROW for Loc Loman Lane aligns with the ROW of Loc Loman Lane as it continues south. In the public interest of minimal disturbance to

the natural and rural setting, this plat should not require relocation of the existing road unless it is legally mandated.

5. The stretch of Loc Loman Lane adjoining Lot 1 is a narrow, rural gravel road with limited neighborhood traffic. Trees arc above this road, giving it distinctive rural character. Speed is controlled by the narrowness and roughness of the road. In keeping with HDP objective of preserving rural character, and Policy 14-N for roads with less than 100 average daily trips, it may be appropriate for Loc Loman to remain an unpaved road.

Thank you for the opportunity for the Council to comment. If any clarifications are needed, please contact Nancy Pease, Chair of the RCCC Transportation and Land Use Committee.

Sincerely,

Adam S. Lees
Chair, Rabbit Creek Community Council