

Rabbit Creek Community Council

NEWSLETTER MAY 2006

<http://www.communitycouncils.org/rabbit>

Rabbit Creek Community Council * P.O. Box 112354 * Anchorage, AK 99511-2354

Letter from the Chair

The Rabbit Creek Community Council wants to thank all of the volunteers who have spent time picking up trash along our roads. Every year I look forward to the days when the trash is gone and the woods green up. This year volunteers wanted to adopt the Old Seward Highway behind Potter Marsh but found out the State will not "adopt out" that section of road because it is too dangerous for pedestrians. This is an unacceptable condition for the amount of use this area gets. The council has had this project on its Capitol Improvement Project list for a decade, requesting reconstruction and safe bicycle and pedestrian facilities, while respecting the country lane and environmental sensitivity of the area. This is just one of the many projects that have languished behind others. If this is a project that you would like to see move forward, e-mail Jim Lamson, LamsonJL@ci.anchorage.ak.us and cc: badger1@acsalaska.net. We have to let our city government know what we want to make it happen. The community council and the community need your voice. Here are a few of the requests that have been made in prior years and carried forward:

Hillside District Plan Intersection Safety and Road Signage

1. Elmore and Rabbit Creek
2. Goldenview Drive and Rabbit Creek
3. Old Seward Hwy and Rabbit Creek

Road and Pedestrian Facilities

1. Goldenview Drive - separated pedestrian/bike path
2. Rabbit Creek Road - separated pedestrian/bike path

Commenting on Municipal Land Use Issues

The Municipality of Anchorage accepts comments on all land use ordinances up to 2 weeks before the hearing dates. To get your voice heard, you can go to <http://munimaps.muni.org/planning/home3.htm> or fax your comments to the Planning Department at 343-7927.

Platting

Wednesday, 6 PM Loussac Library

S-11452, June 7, Shangri La E. Sub, Collector road amend
S-11473, June 12, Prominence Pt Sub-Ashland Tr., 1 parcel into 6 lots

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

2006-058, May 15?, Land Use plan map, continued
2006-073, June 9, Rabbit Cr Church site plan review

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

2006-052, No Date, Extend public sewers to Prominence Pt, Sub Ashland Tract
2005-139, June 20, Forest Hts Sub (S. Goldenview) rezone 100 acres from PLI to R-7

Agenda Topics for May 11, 2006

Community Council Meeting

**7:00 pm Call to order, intros, approval of agenda
please sign in, opt-in for FCC e-mails**

Minutes from April meeting

Treasurer's report

7:15 Legislative teleconference w/Con Bunde

Announcements & Comments

1% for Arts, Jocelyn Young, artwork for F.S.#10

Flowers 2006 sign up sheet

Woodlot ~ open 7 days/week

Fire Dept. ~Sean Fredenhagen, B-shift Captain

Guest Speaker ~ Lindsey Holmes, Project Mgr HDP

Guest Speaker ~ Cheryl Richardson, Anch. Citizens

Old Business

Previous plats

Forest Hts/Legacy Pointe

Shangri-La

Ashland Tract

Rabbit Creek Church

Sub-area circulation study

New Business

PM & E policies

Committee Reports:

Trails and Access

Neighborhood Association reports

LRSA reports

Community Policing

9:00 pm Adjourn

Meetings are held at Rabbit Creek Community Church (Rabbit Creek and Snowshoe Lane), the second Thursday of each month, from 7:00 to 9:00 p.m. If enough registered members attend to make the required quorum, the meeting will be a General Meeting. Otherwise, a Board Meeting is called. A quorum is 20% of membership.

2006 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues (circle one): \$3 /person or \$5 /couple

Name(s) _____ Date _____

Mailing Address _____

Location of property or rental within RC area _____

E-mail _____

To receive the newsletter, circle the preferred format: **e-mail, U.S. Postage, none.**

E-Mail Only: Check if you wish to receive other notices from Municipality of Anchorage

Rabbit Creek Community Council

2006 BOARD

Chair: Susanne Comellas

Vice Chair: Wayne Skidmore
345-3268, wayneskid@msn.com

Secretary: Charlie Barnwell

Treasurer: Donna Van Flein
243-1553

Other Board Members

Charlie Barnwell

Peter Johnson

Dianne Holmes 345-1514

Dick Tremaine

Peter Crimp

John Isby

Gretchen Specht

Ky Holland 345-2729

Mike Flister, Alternate

Annual Creek Cleanup and Celebration, 5/20/2006

Join the 22nd Annual Creek Cleanup from 9:00 a.m. to 12:00 p.m., with a celebration from 12:00-3:00 p.m. The Cleanup is going on throughout Anchorage area creeks, rivers, lakes and wetlands. Contact Anchorage Waterways Council at 743-1053 for cleanup sites and information. You provide your own rubber boots, Anchorage Waterways Council provides the garbage bags, rubber gloves and directions. More information from Deb Essex, 272-7335, or e-mail at deb@anchoragecreeks.org.

Subdivision Development Policies Long Overdue

The city's Public Works Department is proposing changes to their policies for oversight of subdivision development. Current practices are shy on inspections and allow public utilities to be built before approval is granted for important components like drainage plans.

The new procedures will provide more inspections during road and drainage construction as well as requiring all parts of a subdivision plan to be approved up front. Currently subdivisions can be built in with utilities constructed before the vital drainage plans are approved.

These changes are being made as a result of the impacts that residents have experienced from subdivisions built on steep and wet slopes. Much of the remaining undeveloped land in Anchorage sits on high bedrock with shallow ground water that bursts forth as the overburden is removed; this leads to uncontrolled flooding into ditches, which often leads to severe glaciation on roads and even into houses.

Proposed changes include approval of all drainage calculations and plans, soil tests, and grading plans before Notices to Proceed are issued. Inspectors will be assigned to a project and will monitor activity frequently during construction, especially during critical points like excavation, concrete pouring, materials testing, and road building. Inspectors will continue monitoring in the winter for glaciation problems. Landscaping and erosion control must pass inspection before a project will be placed on "warranty." Developers will be required to notify the city if they encounter deviations in conditions like bedrock and flowing water.

Residents who have experienced the impacts from past development practices are encouraged to send comments Howard Holtan Fax 343-8088 or HoltanHC@muni.org.

How Title 21 May Apply to You

The city's final draft of the revised development and design code (Title 21) is about to be released. Watch for it on the muni.org website towards the end of June. While complex and boring to many, it will provide the details for how our city and your neighborhood will look for many decades.

Do you care whether commercial vehicles and equipment are stored in residential areas? Is it important to have safe places to walk in your neighborhood and while shopping? Should our city try to improve the way it looks by having standards for new development that include vegetative buffers between residential and commercial zones. What about mixing commercial and residential usage in the same building for areas of higher density? How many dismantled vehicles do you want to look next door? Perhaps the most pressing question is what kind of accessory uses will be allowed in your neighborhood. Tables within Title 21 show what uses will be allowed out-right and which will require a conditional use (which means there will be a public hearing).

Title 21's purpose is to provide detailed guidance and implementation for the general polices of the city's *Comprehensive 2020 Plan*. The *2020 Plan* is the long-term vision for Anchorage that was adopted after years of public input.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamberg, 343-4124, jcsamberg@gci.net

Chris Birch, 346-3265, chrisbirch@gci.net

Zoning/Code Enforcement 343-8380

Private Dev/Subdiv, 343-8310

Planning Dept, Counter 343-7900

Platting Dept, 343-7900

State Legislature

Con Bunde, 800-892-4843;

Senator.Con.Bunde@legis.state.ak.us

Rep. Michael C. Hawker, 800-478-4950,

Rep.Mike.Hawker@legis.state.ak.us

LRSAs

South Goldenview: Brad Kutzer, 345-1712

Birchtree Elmore: Ed Bosco, 345-4530; Ted Pease 345-1235

Rabbit Creek Community Council General Membership Meeting –April 13, 2006 [DRAFT] Meeting Minutes

The meeting was called to order by Peter Johnson, chairing the meeting for Susanne Comellas. Other board members present were, Donna VanFlein, Peter Johnson, Peter Crimp, John Isby, Charlie Barnwell, Gretchen Spechtand Dick Tremaine. Excused board members were Wayne Skidmore, Ky Holland, and Dianne Holmes. Present board members introduced themselves. Introductions were made and 2 changes in the agenda approved. March meeting minutes were unavailable at the meeting, but Charlie Barnwell, Secretary, announced they are posted on the Federation CC website: <http://www.communitycouncils.org/servlet/viewfolder?id=293>.

Legislative Report – *Rep. Mike Hawker* was unavailable for the meeting. *Con Bunde* – discussed Senate bill 218, material witness bill; oil tax bill: senate is taking

expert witness testimony; believes Governor should drive a hard bargain on the gas line, and that Alaskans get a fair deal in the long term. Discussion of state transportation funds for the RCCC area, particularly south Goldenvue. Bunde said this must all go through AMATS process. Bunde said Hawker was successful in getting Chugach State Park access funding, but this is for land in the Rabbit Lake access in holdings. Constraint is that funding priority goes to CSP operating funds. Peter Johnson asked about funding for Kincaid Park improvements—Bunde was unaware of any developments on that.

Anchorage School District Chair Jeff Friedman—was present at the meeting, had nothing to report.

Assembly members Janice Shamberg and Chris Birch were not present at the meeting.

MOA Heritage Land Bank Report – Robin Ward presented an update on several properties: HLB is pursuing 4 properties to provide a park and trail access in Potter Valley; and in Section 36, Bear Valley CC wants access closer to the section line—HLB is working with property owners in this area, including dealing with a trail cut into Section 36. HLB may issue an RFP for survey and public access analysis in the area.

Guest Speakers: Rabbit Creek Community Church. – Pastor Terry Hill, and Luke Franklin made a presentation on the revised church plans which they feel are ready for submittal to the MOA. To address concerns, the church commissioned a groundwater impact analysis done by TerraSat, Inc., and new architectural and site design plan. In summary, the church has done the following: ground water analysis, reduced the overall church grounds footprint by slightly less than 10%, dropped the school, created a 236 space parking lot, said they would provide vegetation/trees in select areas, reduced the building height by four feet. Discussion then ensued with board member and audience questions regarding: groundwater: Susanne Comellas is concerned that the church commissioned analysis did not use current groundwater conditions, rather used old well logs; and groundwater may have changed since the houses were built. The church offered to have Dan Young of Terrasat come and give a presentation at the next meeting. Much discussion about tree buffers and screening along Rabbit Creek road and on neighbor's lots. The Pastor is concerned that the Church be visible from the road, but agreed to put more mature trees along the road. Neighbors are very concerned about tree screening, but more concerned about impact of school, and that school plans are still being submitted to the MOA. The school could generate five times more traffic and business impact in the area. Neighbors at the meeting said they want a note added to the plat stating school will be removed. Dick Tremaine moved to support the plan with modifications regarding tree screening, and school removal from plat. Barnwell seconded. Still concerns about the school in the plat, and the Pastor did not want to put in writing the removal of the school from the church plans. No clear action decided upon by the Board at the meeting. The Pastor said they will move forward with plat submittal as-is, ASAP.

Other Reports –

Land Use Plan Maps: Dianne Holmes wanted more input, but board unable to substantively add to this, as more expert review is needed, and they were unsure as to what the issues with the maps area.

HDP: nothing reported.

Trails and access: Nothing new to report.

Potter Valley parcel R10 SL: going forward with rezone.

Road access north of Shangri La: Discussion about possible \$4.8 million for road egress that is needed in this area. Developer support is needed.

Safety issues on 145th and Elmore: a resident in the meeting audience reported that there are many speeding incidents in this area. Need stop signs and speed bumps. He has a handicapped child that he's concerned about, not to mention general safety. Board urged him to get a petition and signatures by neighbors in the area, then contact Assembly members, MOA Traffic (Bob Kniefel), and the LSRA.

Ptarmigan Roost Condo Project: Donna VanFlein submitted for the record a letter by resident Will Gay stating that he opposes the condo development, and is concerned that it violates their covenants and restrictions; and that soon the area will look like an open pit mine (see letter).

Community Policing: Cindy Stanton, APD Officer made a brief report advising residents to be careful regarding leaving valuables in their parked cars.

The meeting was adjourned at 9:20 PM.

Federation of Community Councils Meeting April 19, 2006

Meeting notes

* The Capital Improvement Program lists were handed out and were mailed out to Community Council president's the following Friday. We will need to rank the items on the list and return to the Muni by June 23rd.

* Debbie Ossiander spoke about Title 21 and re-enforced how important it is for people to get involved in this process. The meeting schedule and past minutes can be found on the Muni website under planning.

* A representative from the Anchorage Citizen's Coalition offered to facilitate "house parties" in neighborhoods across Anchorage to assist people in understanding the proposed changes. 274-2624

* Our Assembly representative, Janice Shamberg, assured us the electrical utility poles that have sprung up along Northern Lights will not be used in our area. She has been meeting with the Mayor and Chugach Electric and they are amenable to making visual changes to "hide" the poles. There will be a "Poles of the Future" ordinance. Plans for these poles were brought to the community councils in the area 10 years ago with other options, but these were the ones the people agreed to at that time.