



Rabbit Creek Community Council



May 27, 2020

Platting Board, MOA
PO Box 196650
Anchorage, AK 99519

RE: S-12545, Amendment to plat & correction of petitioner's incorrect information

The Platting Board received an amendment to the plat at the May 20th meeting to which the public did not have access; after the close of the public hearing, the Board was also given incorrect information by the petitioner.

If the above information had been submitted in a timely manner, the Rabbit Creek Community Council (RCCC) could have provided comments, however, we are offering comments now—prepared over the holiday weekend and approved for submittal. We trust the Board will use our comments in their final discussion for this plat.

The RCCC supports the position of the Glen Alps Community Council (GACC) in their request to deny the petitioner's amendment to vacate the Public Use Easements (PUEs) and in their effort to correct erroneous information that otherwise could provide access PUEs per side.

1. The initial staff recommendation determined the petitioner had not made the case that the PUEs were excess to the Municipality of Anchorage (MOA) needs.
2. Neither did staff agree that vacating the right-of-way (ROW) was in excess of the potential needs for that ROW; moreover, staff cited the recent purchase of the easements for the road upgrade and the discovery of shallow groundwater.
3. Additionally, staff determined that the property in the area would not be adequately served by the vacations and that traffic circulation wouldn't be enhanced.
4. Vacating the PUEs only benefits the petitioner, not the MOA.
5. The RCCC believes the situation has not changed and that the full 100' ROW is appropriate for this location especially given that 27-direct access driveways can cause unforeseen drainage issues during construction in this challenging area
6. The State of Alaska funded the road upgrade that included purchasing additional ROW to handle engineering requirements which the petitioner now wants to vacate. It would not be in the best interest of the community to vacate these PUEs, however, if the Platting Board votes to do so, it is reasonable to apply **21.03.230.G and request fair market value be paid**. Given the financial situation of the state and MOA, it would be a responsible action to ask for the petitioner to pay for the easements.
7. The RCCC is very concerned that this plat could become a poor precedent for marginal lands near Chugach State Park, by preventing future access, ROWs, and connectivity to public trails and private lands.

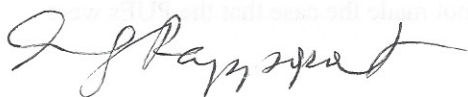
Regarding inaccurate information provided after the close of the public hearing about access to a 40-acre landlocked parcel to the east of the proposed plat, please see the GACC's letter correcting the information and the option to use a triangular PUE parcel for access. Topography is not a barrier to providing access and various Title 21 sections apply to this situation:

21.08.030.F.4.a Subdivision Standards: . . . Stub streets with temporary turnaround areas shall be extended to the boundaries of the proposed subdivision, where appropriate, to provide future street connections to adjacent un-subdivided areas.

21.07.060. D.3, Development and Design Standards, Street connectivity, Page 7-49, i. . . The arrangement of streets shall provide connections to adjacent lands that are undeveloped and intended for future development as required in subsection 3.e. below, or that are developed and include opportunities for such connections. . . .

Sec. 21.07.060 Development and Design Standards , Transportation and Connectivity, ii. Street rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or street stub shall be provided for development at least every 1,300 feet for each direction (north, south, east, and west) to the maximum extent feasible. . .

The RCCC is submitting these comments, similar to the submittal of our February 24, 2020 comments, per condition 13 of AO 84-235. We trust that you will not rush to approval without thoroughly incorporating the views of adjacent communities which are based on existing Planning requirements, area drainage, and current traffic patterns, among other considerations.



Ann Rappoport, Co-Chair

Rabbit Creek Community Council

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