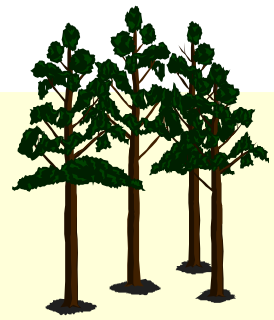


Rabbit Creek Community Council

NEWSLETTER JUNE 2008

<http://www.communitycouncils.org/servlet/content/27.html>

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



Chair's Corner, June 2008

Anchorage is finally greening up after what seemed to me to be a very long winter/spring. It is a good time to see what is dead and dispose of it. The Anchorage wood lot is open and taking slash. That is a good thing considering that a fire ban is in effect. The drop off fee is \$8 a load and well worth it.

The 26 acre south east corner lot at Goldenview and Rabbit Creek Roads is under application for rezoning and development. This is a parcel many of us drive by daily and virtually everyone is familiar with a large patch of undisturbed forest. It is privately owned and has been spared development this long for a variety of reasons. The only questions are what density and buffers. These are important questions, especially because the owner has petitioned to apply for a cluster housing site plan review. They have also applied for a rezone from R-9 (single family and duplex housing, one dwelling per 2.5 acres) to R-6 (single to multi-family housing, one dwelling per 1.25 acres). I do not know the developers plans as I write this so I am very interested in hearing their presentation at the June meeting. Later in the meeting the Council will form its comments for the petitions and Commission hearings.

The downturn in the economy has slowed development this summer, however, the economy will recover soon enough and development will resume. Now is the time to work on finalizing the Hillside District Plan and Land Use Planning codes (Title 21). These are the planning and regulatory documents that will guide the development of the hundreds of acres still left open. Both will be discussed this summer at various meetings and both will be finalized (hopefully) this coming winter. Now is a good time to review them and imagine how development will look. Comments are accepted on both and the decision makers do listen.

Enjoy the sun but don't let that stop you from coming to our meeting Thursday June 12.

Draft Agenda for Thursday, June 12, 2008 Community Council Meeting Rabbit Creek Community Church

7:00 pm Call to order, Introductions ~ sign up to receive e-mails from the Fed. of Comm. Councils

Approval of minutes from May meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators are in Juneau at special gas line session Assembly

Guest Speakers

Representatives of the subdivision planned for the SE corner of Goldenview and Rabbit Creek Road

Ongoing Business (there may be no new information)

Hillside District Plan - meeting updates

Title 21 - status of zoning code changes

AWWU water tower(s) - update as available

Potter Highlands - 160 acres above Potter Valley

Other developments in the area as changes occur

New Business

Subdivision and rezoning of 28 acres at the SE corner of Rabbit Creek Road and Goldenview Drive - actions to be heard in July

Reports

Neighborhood Association reports

Federation of Community Council (FCC) report

Limited Road Service Area (LRSA) reports

9:00 pm Adjourn

Meetings are held on 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.

For information on these and other municipal planning issues, go to munimaps.muni.org/planning/home3.htm and use drop-down menus for RCCC items, or call 343-7943 (Zoning), or 343-7942 (Platting).

Planning & Zoning Commission

Jul 7, SE corner of Goldenview/RC Rd, rezone R9 to R6, 26 acres (5820 RC Rd), #2008-090

Jul 7, Plat 26 acres into 18 lots of .5 to 1 ac each, 3 tracts & partial vacation of Wills Way, #S-11680

2008 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**

Note: E-mail reduces paper use and saves your community council money

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

Rabbit Creek Community Council

2008 BOARD

Chair: Richard Tremaine
Vice Chair: Joan Diamond 345-6192
Secretary: Mark Slaughter
Treasurer: Donna Van Flein
Other Board Members
Mike Edelmann
Keith Guyer
John Isby
Patty Rothwell
Pat Salvucci
Mark Schimscheiner
Ramona Schimscheiner
Jerry Kreiter

**Please visit our website for maps and hot topics information
at [http://www.communitycouncils.org/servlet/
content/27.html](http://www.communitycouncils.org/servlet/content/27.html)**

Special Session for the TransCanada Gas Line June schedule

June 3-10 Hearings in Juneau
June 12-14 Hearings in Fairbanks
June 16-23 Hearings in Anchorage
June 24 Hearing in Mat-Su
June 26 Hearing in Kenai
June 30 Hearing in Barrow
Hearings will be accessible through Gavel to Gavel at: [http://www.ktoo.org/gavel/
stream.cfm](http://www.ktoo.org/gavel/stream.cfm) or via teleconference through the Anchorage Legislative Information Of-
fice, 716 W. 4th Ave. or AGIA website at <http://www.gov.state.ak.us/agia/>.

Title 21 Community Meeting Thursday, June 5, Anchorage Museum, 7:00-9:00 p.m.

Title 21 is the law governing land use within the Municipality of Anchorage. Title 21 guides implementation of our vision for the future. Last rewritten in 1969, it is hard to read, interpret and use. The rewrite brings the land use code in line with the Municipality's comprehensive plan, Anchorage 2020. Future land development, protection of neighborhoods, future property values, and economic development depends on how we grow our city depend on the Title 21 rewrite.

Come to a community meeting on Thursday, June 5, 2008 to learn about the Title 21 Rewrite, the status of the completed chapters and where they are in the official review process. Find out what the Title 21 Rewrite means to you, as a property owner, as a developer, a business owner, or a resident concerned about the

future growth and improvements of our city.

Stick around after the presentation and 1) learn how to access the code on-line; 2) provide input on the land use plan map, downtown, midtown and Chugiak/Eagle River regulations and the chapter on development and design standards; and 3) find out when and where to provide comments to decision makers adopting the code.

Go to the project website at [http://www.muni.org/Planning/
prj_Title21.cfm](http://www.muni.org/Planning/prj_Title21.cfm) for more information or contact the Planning Department at 343-7921 or e-mail title21@muni.org.

2008 Rabbit Creek Capitol Projects Funding Approved and Vetoed by Governor Palin

Vetoed:

- * Goldenview Extension to Potter Creek Heights - \$1.75M
- * Romania to Potter - \$850K
- * Rabbit Creek Road Intersection Improvements - \$850K
- * Hillside District Planning process, \$150K
- * Hillside Fire Station renovation, \$180K
- * Goldenview Middle School audio visual equipment and electrical/data upgrades, \$200K

Funded:

- * Mountain Aire to Shangri La \$4.9 million
- * Bluebell \$660K
- * Drainage \$250K

Contact Rabbit Creek Community Council

e-mail: RabbitCreekCC@gmail.com
mail: P.O. Box 112354, Anchorage, 99511-2354

Assembly members for Rabbit Creek

Jennifer Johnston, 346-1087, jjohnston@gci.net
Chris Birch, 346-3265, chrisbirch@gci.net

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

HALO Annual Meeting Thursday, June 5, 7:00 p.m.

The members' Annual Meeting will be held at Holy Spirit Center (Loyola Room) at 7 p.m. this coming Thursday, June 5, 2008, at 7 PM. Don't miss hearing the update on the Hillside District Plan and Legacy Pointe.

Vote with us for the officers for the next year, with some small by-laws amendments about out HALO boundaries

**For information on
municipal planning issues, go to
[munimaps.muni.org/ planning/home3.htm](http://munimaps.muni.org/planning/home3.htm),
or call 343-7943 (Zoning), or
343-7942 (Platting).**

Capital Budget, Items of Interest

The capital budget was signed with some projects fully funded, some partially funded, and some vetoed. We have a lot of work ahead of us! When you talk with the project advocates remind them to thank their legislators!

The 2008 Alaska State Legislature's Capital Budget: [SB 221](#)

Municipality—Parks

Goose Lake Park \$90,000 legislature, \$90,000 funded
Totem Sports Fields \$370,000 legislature, \$250 funded
Veterans Memorial \$500,000 legislature, \$250,000 funded
University Lake Park \$25,000 legislature, \$25,000 funded
Valley of the Moon Park \$500,000 legislature, \$375,000 funded
Russian Jack Springs Park \$750,000 legislature, vetoed
Abbott Loop Community Park \$500,000 legislature, \$250,000 funded
Taku Lake Park and Trail \$100,000 legislature, \$50,000 funded
Park Strip Tennis Courts \$200,000 legislature, \$100,000 funded
Ruth Arcand Playground \$200,000 legislature, \$100,000 funded
Scotty Gomez Skating Rink Tikishla Park \$30,000 legislature, \$30,000 funded
Swimming Pools \$2 mill legislature, \$2 mill funded
TOTAL budgeted: \$5,265,000
TOTAL funded: \$3,520,000

Park Foundation

Deferred Maintenance and Upgrades \$250,000 legislature, \$250,000 funded
Russian Jack Springs Park \$750,000 legislature, \$750,000 funded

Municipality—Also of Interest

Access to the Coastal Trail, Marston Dr. \$120,000 legislature, vetoed
East Anchorage Plan \$80,000 legislature, vetoed
Hillside District Plan \$150,000 legislature, vetoed

Also of Interest

Kincaid Project Group, Regional Rec. Infrastructure \$1 mill legislature, \$1 mill funded
Master Planning For West HS & Romig Campus \$900,000 legislature, \$900,000 funded
Hilltop Ski Area New Base Facility \$600,000 legislature, vetoed
Hilltop Ski Area Replacement Chair Lift \$400,000 legislature, vetoed
Communities in Schools Career Exploration Prg \$15,000 legislature, \$15,000 funded
Communities in Schools Career Exploration Prg \$479,000 legislature, vetoed
US Forest Service Portage Valley Blue Ice Trail \$1.5 mill legislature, \$1.5 mill funded
Flooding, Glaciation & Drainage Matching \$2 mill legislature, \$2 mill funded
Alaska Veterans Memorial Museum Feasibility \$25,000 legislature, vetoed
Service High School Football Turf \$500,000 legislature, \$500,000 funded
South Anchorage High School Turf Design \$500,000 legislature, \$500,000 funded
Ship Creek Salmon Learning Center \$3.5 mill, vetoed

Anchorage Woodlot

The Anchorage Woodlot has operated for the past several years under funding provided by a federal appropriation; however, due to recent budget constraints and increased focus on earmarks in Alaska and elsewhere, the District is implementing a self-support approach, in an attempt to continue woodlot service to the community.

The ASWCD will charge a minimal fee to cover operational expenses such as employees and material processing. We hope to keep charges to a minimum, and, should future funding become available, we'll try to reduce or eliminate residential charges.

Because the Municipality and especially MOA Street Maintenance are allowing us to use this site, we do not have to pass on the cost of land to the users, a substantial savings. To further keep costs to the current minimum, please be as tidy as possible – more mess means higher operational costs that will have to be passed on to you. Together we can operate a self-sustaining, on-going, and valuable option in our community for both wildfire mitigation and for biomass utilization.

All incoming material to this site is processed into material suitable to be used as landscape mulch, on trails, in soil erosion

projects and construction projects, within equestrian and live-stock areas, or for addition to your compost piles. All material is provided FREE to the community, so be sure to come back before the end of the season to pick up your brush in a different, more useful form.

The community is also welcome to pick up any logs for use as firewood or other creative uses people have found, such as making wooden bowls or chairs and benches. The ASWCD also has passed ASTM testing to provide playground fiber.

For questions or more information, please contact the District at 907.677.SOIL (7645).

The Anchorage Woodlot is open!

Hours: 9am to 7pm daily

Location: We are now at the corner of C Street and 100th Avenue, just south of Dimond Blvd.

Fees: \$8.00 per pickup load; or \$6.00 per yard

Rabbit Creek Community Council Minutes

Goldenview Middle School

Thursday May 8, 2008

Approximately 18 attendees

Joan Diamond, Donna Van Flein, Mark Slaughter, Mark Schimsheimer, Keith Guyer, Pat Salvucci, Pat Hansen, John Isby

Meeting started at 7:00PM, called to order

- ❖ March Meeting Minutes not voted on

Treasurer's Report

74 current 2008 members \$ 287.83 in Saving Account \$695.51 Checking Account

Announcements & Comments from the floor

Awaiting final approval of CIP road improvements from the Governor's Office

Tony Hoffman from LanTech will attend the June meeting to discuss the proposed zone change of 26 acres from R9 to R6 at the corner of Goldenview and Rabbit Creek.

Jan Wills adjacent homeowner of proposed subdivision will be holding a meeting Tuesday May 13th at 7pm at 1540 Wills Way to discuss concerns with proposed subdivision plat. Concerns include: rezone to higher density, greenbelt setbacks, traffic onto Goldenview & Rabbit Creek road; drainage, vacation of easements etc. Planning & Zoning hearing scheduled for July 7th, 2008

RCCC Subcommittee on Hillside District Plan (HDP) Report:

Presented subcommittee's 5 page of recommendations to HDP draft. General recommendations included; inclusion of wildlife corridor in Rabbit Creek, preservation of wetlands and creeks, opposition to extension of public water & sewer beyond Elmore Road, opposed high density housing south of DeArmoun Road, increase natural vegetation requirement on lots, supports rezoning of land in Potter Valley to larger lot size, & recommend reevaluation of all secondary access roads. HDP will be presented to Planning & Zoning, then to the MOA Assembly for approval.

Motion to adopt the RCCC Subcommittee HDP Framework Comments as presented.

Motion by Donna Van Flein, 2nd Joan Diamond. Passed Unopposed.

Motion to recommend to HDP that the minimum acreage required for a PUD be increased from 5 acres to 20 Acres. Motion by Donna Van Flein, 2nd by Joan Diamond passed unopposed

AFD

Sue Rodman, AFD, reported that Community Wildfire Protection Plan is completed. AFD will be doing a wildfire drill 10am Saturday May 10th in conjunction with Anchorage School District. AFD recommends removing firewood 30 ft away from home, keep decks clear and storing water. Burn permits are available, check on line or hotline to find out if burning is allowed on that day. Firewise Home Assessments are available again this summer. A chipper is available if 10 or more homeowners jointly request it for fire abatement.

CIP

Reviewed Capital Improvement Project lists. Attendees performed ranking of listed items.

JOAN – INSERTING RESULTS HERE WOULD BE GOOD.

Legislative Reports

- ❖ State Legislators – Representatives unable to call into the meeting

Ongoing Business –

- ❖ Legacy Pointe update – Halo Appeal of Legacy Pointe on Public Lands & Institution Waiting for Muni to compile the record, then Appellant Brief can be filed. main issue that Public Lands and Institution zoning does not allow for privately owned condos marketed to “active” seniors.
- ❖ Rabbit Creek Church Site Plan – No update
- ❖ Potter Highlands – 160 acres above Potter Valley, apparently has secured road funding to improve access
- ❖ Viewpoint – 96 acres off Goldenview next to Legacy Pointe - No update
- ❖ Views at Prominence – 100 acres east of Prominence Pointe - No update

Reports

- ❖ Neighborhood Association report - No report
- ❖ Federation of Community Council (FCC) report – No report

Adjourned 8:49 PM