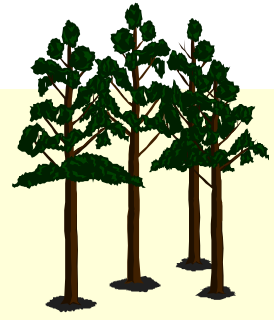


Rabbit Creek Community Council

NEWSLETTER AUGUST 2008

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

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



Chair's Letter August 2008

Well, I thought I live in Anchorage, not southeast, but apparently I made a wrong turn somewhere. And that fresh white stuff on the hills, well, that is just uncalled for. At least there isn't any wildfire smoke in the air.

On September 29, the Planning and Zoning Commission will consider the rezoning and platting of the 26 acres on the southeast corner of Rabbit Creek Road and Goldenview Drive. Please go to the municipal web site muni.org and click down to Zoning and Platting Cases On-line then to the Rabbit Creek Community Council area to see a summary of the proposals. You can also post comments on line. A good spot to remember for any time you see one of those blue sheets up notifying the public about some upcoming development proposal.

This summer has been especially quiet concerning development proposals in our area. That is not likely to continue. Economic circumstances have granted us a reprieve and a chance to modify development standards to be more neighborhood friendly and suited to the topography. Don't let this opportunity slip away. Please continue to be involved in development of the Hillside District Plan and re-writes to the zoning codes – Title 21. The muni web site will lead you to the appropriate information.

I hope you can take the time to come to our meetings. A chance to visit with some of your neighbors and to learn a thing or two about what is going on in the area and town. Given this summer, if it is sunny on August 14th I'll see what we can do about meeting outside.

Planning & Zoning Commission

Sep 29, Canyon View Sub, SE corner of Goldenview/RC Rd, rezone R9 to R6, 26 acres (5820 RC Rd), #2008-090

Sep 29, Plat 26 acres into 18 lots of .5 to 1 ac each, 3 tracts & partial vacation of Wills Way, #S-11680

Please see page 3 of this newsletter for a summary of these cases. Both case numbers refer to a single piece of land located at Rabbit Creek Road and Goldenview.

Add a Rain Garden to Your Property!

Protect water quality!

Get up to \$750 from the muni.

For information see

www.anchorageraingardens.com

**Draft Agenda for Thursday, August 14, 2008
Community Council Meeting
Rabbit Creek Community Church
Please note that this agenda was created
July 23 and may change**

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

Approval of minutes from July meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators, perhaps a summary of the special session

Assembly members

Guest Speakers

Candidates for House District 32 Mike Hawker (incumbent),

Mike Kenny, and Brian Richardson are invited

Ongoing Business (there may be no new information)

Hillside District Plan - meeting updates

Property at SE corner of Rabbit Creek Rd and Goldenview

Dr., August P&Z action summary

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

None scheduled at this time

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 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).

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>

Hillside District Plan Update

The draft of the Hillside District Plan will emerge in late August or September for our review. Over the last year the public has attended work shops and given input to the city and the consultants. Changes have been made because of our input, however, you are urged to read the draft plan carefully and prepare comments for the important last two steps—the Planning and Zoning Commission hearing and then the Assembly's hearing. The public would like to see the plan adopted by early 2009 and we all should urge the city to meet that goal. Another important planning document that affects our area is the nearly completed Title 21—land use codes.

South Goldenview Road Work, 2008 Schedule

As you can already tell, our contractor has been grading and shaping the dirt roads and applying calcium chloride for dust control on all side roads. The RAP is starting today. We are not oiling it this year, just compacting it and adding Calcium Chloride on top to help bind it.

Several roads will receive an overlay of Recycled Asphalt this summer. These roads will not be graded until we get the RAP delivery:

- * Ashland Drive from Spain to Rosemont Drive
- * Mountainside Village Drive from Steamboat Drive to Wolf Creek
- * Spain Drive from Romania to Rosemont
- * Kallander Avenue/ Bettijean/ Marijane
- * East 162nd from end of pavement to first 600 feet of Sandpiper
- * Sandpiper from 162nd up 570 feet
- * Bluebell Dr - end of pavement from Goldenview to Ashland
- * Romania Drive - from end of pavement, Goldenview to Spain
- * Spain Drive from Ashland to Rosemont

Sandpiper Improvements

The South Goldenview RRSA contracted through the Street Maintenance Dept for improvements to the first 570 feet of Sandpiper from 162nd. This project included digging out several feet of organic materials and laying a fiber mat and adding several layers of road materials. This improvement was paid for out of the State drainage funds we received last budget cycle. The upper section of Sandpiper is more difficult to solve. The Board is meeting with Muni Street Maintenance and considering a proposal from Boutet Company on possible solutions and the costs for the planning, bidding, and execution of a solution. If all goes well, we could begin working on a plan next year.

Possible Paving

The Board has requested the Muni bid out for a paving contract to extend our sections of pavement out from the current sections.

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

There are little markers on the road with the stop/start places. We will not know if it is feasible to do the work until we see the bids come back due to the escalating oil prices.

2009 Capital Budget

Representative Hawker was successful this year in securing funding for South Goldenview Road Service Area. Among the wins are the road connection from Shangri La to Mountain Aire Dr. (\$4.5 Million) and Bluebell Improvements (\$660K).

The Traffic Director, Lance Wilber, says that Mt Aire will likely take two years or longer. Given the creek crossing(s), wetlands and other designing challenges it will be difficult to complete by next year. Assuming some right-of-way may be necessary from private property and depending on the willingness of affected parties to come to terms, construction could begin in 2010 and depending on the amount and/or length of any required bridge structure, it could be three years to opening.

In regards to Bluebell, PM&E will hire a contractor to examine some options and evaluate them through a public process. Construction could start and be completed by next year. If the long term solution requires private property or part of Moen Park, the time for construction could be in 2010.

Long Range Plans

Since changing from a Limited Road Service Area to a Rural Road Service Area, we have learned a few things. The overall goals are to:

1. Address all current drainage problems on roads and work with the Development Services and the Platting Dept to ensure no new problems are created.
2. Bring all roads up to a hard surface standard. (Pavement/Chipseal on major roads and RAP on side roads)

**A spot of color in our gray summer.
Thanks to Suzanne Comellas and Kylie Heinz-Lake and family for planting, watering, weeding, and maintaining the lovely flower bed at the bottom of Rabbit Creek Road.**

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

P&Z Hearing to Consider Plat and Rezone of Land at Rabbit Creek and Goldenview Rescheduled to Sept. 29

On Monday, September 29, 2008 there will be a Planning & Zoning hearing on a parcel of land located at Rabbit Creek Road and Goldenview, case number S-11680, Canyon View LLC. This hearing will be the request to subdivide one tract into 18 lots of clustered housing and 3 tracts of land with vacation of approximately 287 feet of Wills Way. The same piece of property, under case number of 2008-090, will be considered for a request to rezone approximately 26 acres from R-9 (rural residential) to R-6 (suburban residential). Rexview Terraces, located south of Rabbit Creek road, east of Goldenview Road and north of East 156th Avenue.

According to Jerry Weaver, Planning Department, Zoning, "There is considerable interest in the cases for its potential impacts to the area. The Municipality is continuing to work with the petitioner regarding these requests."

Please plan to attend the P&Z meeting if rezoning to higher density, drainage, traffic at the Rabbit Creek and Goldenview area is important to you. The text of a letter sent by the Rabbit Creek Community Council on this replat request is provided below as background regarding this case.

Rabbit Creek Community Council

P.O. Box 112354, Anchorage, AK 99511-2354

June 25, 2007



Municipality of Anchorage
Planning Department
Planning & Zoning Commission

RE: Case No 11680 Subdivision of 5820 Rabbit Creek Road requested by Canyon View LLC

The Rabbit Creek Community Council is opposed to the replatting of this parcel as presented since it is premised upon R-6 zoning. Our comments concerning the rezoning are presented under separate letter regarding P&Z case 2008-090.

The parcel will benefit from cluster development but this can and should be done within R-9 zoning.

- The area north of Little Rabbit Creek is underlain by good soil and can sustain development in a clustered pattern at a density greater than R-9.
- There are several portions of the area south of Little Rabbit Creek that have soils which will sustain development at a density greater than R-9 but not to the extent as that proposed by the developer.
- Any development south of Little Rabbit Creek that approaches R-6 density in a clustered or non-clustered manner will, by necessity, be situated in large part in wet soils.

Development of this parcel requiring additional roads will jeopardize access to Gudvenia Estates to the east.

- The current access is very challenging for fire, police and other emergency vehicles but the proposed access is much worse.
- The proposed access will result in a steep hill with no ability to gain momentum (or downhill rollout).

Cumulative effects on drainage patterns are of great concern.

- A certified engineering drainage study should be conducted with the proposed development in mind. This study should identify down stream impacts.
- Density for any clustered development should not be decided until results of the study are available.

Driveway access to the most eastern lot as shown on the proposed plat traverses an actively eroding slope. This driveway will be an engineering challenge and require extensive down slope stabilization.

Due to the highly rural developed nature of the surrounding neighborhoods, any clustered development scenario should mandate buffers of undisturbed vegetation bordering parcel edges. These buffers should not include utility easements which will be cleared but should be in addition to them.

The parcel is developmentally challenged.

- The parcel is bisected by Little Rabbit Creek. The creek sits in the bottom of a steep ravine which is not developable nor is it particularly useful for a trail accessible stream greenbelt.
- Most of the area south of Little Rabbit Creek is Class C wetlands. There are numerous and virtually continuous sections of soggy soil. Similar soils in adjacent parcels are full of springs which have resulted in numerous problems including extensive winter auffs. When these soils are disturbed they result in new seepages and changes in drainage patterns.

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Cumulative effects on drainage patterns are of great concern.

- A certified engineering drainage study should be conducted with the proposed development in mind. This study should identify down stream impacts.
- Density for any clustered development should not be decided until results of the study are available.

Rabbit Creek Community Council supports the proposed greenbelt surrounding Little Rabbit Creek and extension of public use easements to the east and along Goldenview Drive to the west. These are in keeping with Policy 55 of the Anchorage 2020 Comprehensive Plan.

Sincerely,
Dick Tremaine
Chair, Rabbit Creek Community Council

Anchorage Parks & Rec Programs for July & early August 2008

Landscape Photography \$75

Jul 25 7-9p, Jul 31 7-9p (field locations and time tba), Hilltop Chalet Sa Jul 26 10a-4p

Instructor: Marco Gutierrez, Contact: Ronn Randall, 343-4260 or randallr@muni.org

Digital and film camera users will learn about the equipment and techniques used to capture the splendor of Alaska's fall landscapes. Spend one full day outside, seeking and photographing those unique places. For ages 16 yrs +. Min 4/Max 30

Kite Boarding & Kite Skiing Skills Clinic \$25

July 25 6:30-9p, Kincaid Park and other locations depending on the weather.

Instructed by Alaska Kiting, Contact: Ronn Randall, 343-4260

Learn and practice what year-round kiting has to offer on and over water, snow, and land. Put the wind to use to pull you, lift you, or just work you out. Training equipment is provided, but personal kites are welcome. Outside flying and locations are dependent on wind & weather. For ages 16 yrs+. Min 4/ Max 12

GPS Ops & Nav \$55

Aug 1 6:30-8:30p, Tu Aug 5 6:30-8:30p location tba; Hilltop Chalet Sa Aug 9 10a-2p

Instructor: Marco Gutierrez, Contact: Ronn Randall, 343-4260 or randallr@muni.org

Get off-trail! Learn the techniques and equipment needed to explore Alaska's wild places, or enjoy urban geo-caching. Local routes and safety practices discussed. Participants responsible for personal GPS, outdoor gear and transportation. Carpooling possible. For ages 16 yrs +. Min 4/Max 10

Potter Valley Hill Climb – Roller Ski Race \$20/racer

Aug 2 10-1p, Potter Valley Road & the Old Seward Hwy. intersection

Ronn Randall, 343-4260 or Holly Brooks

Come enjoy the Tour d' France flavor of this uphill roller skiing race, co-sponsored by Alaska Pacific University Ski Team and Anchorage Parks & Recreation. Beautiful views of Potter Marsh and Turnagain Arm, add to the drama created by tough junior to Olympic caliber competition. Cameras recommended for spectators. Helmets and gloves required for competition. Ages 12 yrs +.

Introduction to Nordic Walking \$25 per session

July session Sun/Mon/Wed, Jun 27, 28, & 30, 6:15-7:30p Locations: Bittner House/ Goose Lake/ Elderberry Park

August session Mon/ Wed/Fri, Aug 11, 13, & 15, 6:15-7:30p, Locations: Cuddy Park/ Kincaid Park/ Muldoon Park

Ronn Randall, 343-4260 for information and directions

Nordic Walking poles add stability, balance, flexibility, and improved fitness challenge while getting joint-saving low-impact and aerobic outdoor exercise, by walking year round on flat and moderately inclined trails. This easy class focuses on equipment, techniques and opportunities for pursuing personal or group Nordic Walking; and runs concurrently with bi-weekly Nordic Walking workouts. Some poles are loaned in class, and personal poles can be purchased locally. You will receive a trail schedule and directions to meeting locations at registration. For ages 12 yrs +. Min 6/Max 30

Nordic Walking Mid-week Workouts

\$5/day or pre-paid with pass or punch card.

Tuesdays 6:15-7:30p, Thursdays 6:15-8:15p

On-going throughout year. Please call for information and locations. Ronn Randall, 343-4260 or randallr@muni.org

A new outdoor and low impact approach to increasing health and adding a little adventure to your life. Concentrate on quality workouts over moderate and longer courses, with varied terrain. Join others of similar speed and ability to walk Anchorage parks, trails and neighborhood pathways. You may start walking with the Tues. group, before taking the Introduction to Nordic Walking class (offered July 27, 28, & 30). For ages 12 yrs+. Min 5 participants.

Mushroom Vroom *FREE*

Aug 6 6-9p, Goose Lake

Instructor: Diane Pleninger, Contact: Ronn Randall, 343-4260 or randallr@muni.org

Find out what that creepy fungus, lurking in your local woodland, really has in mind. Learn whether you can eat it, or it is likely to eat you! This is a walking tour, but it might get wet and messy, so wear appropriate footwear and bring outdoor gear and a camera. For ages 12 yrs +. Min 5/Max 20

Pioneers' Perspective \$22

Aug 8 Lecture/tour 6-8p, Anchorage Museum at Rasmuson Center

Aug 10 Creative Outing 12-7p, Location: TBA

Instructed by Walter Van Horn and museum staff, contact Ronn Randall: 343-4260 or randallr@muni.org

Tour the museum for an evening to view and discuss examples of equipment, materials, techniques and subjects used to create some of Alaska's art treasures. Next, adopt a pioneer artist's perspective on an afternoon hike, taking you to primitive settings that will inspire you to draw or paint what the pioneers themselves may have witnessed. Participants provide own transportation, equipment, and supplies (must be easily carried). For ages 16yrs+. Min6/Max20

Nordic Walk the Big Wild Life Runs Aug 17

Aug 17, Start times vary per event

Marathon walk, 5K, Half-marathon, Kid's fun run, Marathon, and Marathon relay

Start & Finish on Sixth Ave. near Town Square Park at the PAC, contact Ronn Randall 343-4260 or

bwlr@anchoragerunningclub.org for information

Nordic Walking participation is available in all race categories of this event. Anchorage Parks & Recreation is assisting with Nordic Walking race elements and encourages all nordic walkers to find fun, challenge and satisfaction in these events. The marathon relay may be shared by a group of runners, to reduce the distance and maximize the fun. Sign up online at www.active.com or directly with the event at www.anchoragerunningclub.org/bwlr/registration.html

Rabbit Creek Community Council Board Meeting, Minutes, July 10, 2008
Rabbit Creek Community Church, Snow shoe Lane Anchorage

Call to order at 7:08PM by Dick Tremaine

- ❖ June Meeting Minutes not available for approval

Board Members Present:

Joan Diamond, Donna Van Flein, Dick Tremaine, Mark Slaughter, Mark Schimsheimer, John Isby

Approximately 16 attendees

Treasurer's Report

82 current 2008 members \$ 287.83 Saving Account \$695.51 Checking

Legislative Reports

No State or Muni reports

New Business

Bob Balloow

Presentation regarding potential purchase and trade of 150 acres currently owed by the Alaska Zoo and Alaska Botanical Gardens (referred to as the Stewart Homestead property). Property is east of Paradise Valley adjacent to Chugach State Park. The 150 acres is proposed to be traded with 19 acres of Heritage Land Bank property near Dowling and Elmore. The 150 Acres is proposed as dedicated park land with trail access to Chugach State Park, while the 19 acres would be developed into single family homes. Land swap is still in the initial conceptual stages, but if agreements are reached then Mr Balloow will return and update the RCCC on the land exchange.

Reports

Parks & Recreation -Shawna Popovici popovicisl@muni.org

- ❖ Currently heightened awareness of bears/people interactions. Parks & Rec is offering group hikes, and Nordic walking classes. The Hilltop Chalet is staffed 12-8pm M-F and 12-5 Sat & Sunday. There will be a picnic at Hilltop Chalet July 17th starting.
- ❖ Concerned with fires and illegal campsites in Muni Parks. APD has 4 personnel designated to respond to illegal campsites. If illegal campsites have active fires it will increase response time of APD.
- ❖ Parks & Rec District Manager at Kincaid Park is exploring possible locations for paint ball and BB gun areas. Currently both are illegal in parks. Attendees expressed concern that neither activity is appropriate in Muni Parks, and should not be allowed.
- ❖ Section 36 Master Planning process – not yet started. Suzanne Camalas & Dianne Holmes will be representative of RCCC the process.
- ❖ Service Pool did not close for maintenance. State funding was received but not in time to schedule work. Planning to perform maintenance summer of 2009 and possibly 2010. Parks & Rec trying to work around swim team schedules.

Rain Gardens Dawn LoBaugh - Rain Garden Program Assistance, financial help available

www.anchorageraingardens.com 343-8008

Rain gardens allow for filtration of roof runoff before returning to groundwater. Program allows for homeowners to apply for 50% of the costs of installing a rain garden, up \$750. They will work with homeowners to determine appropriate locations. Recommend use of native plants in part that then 1-2 years there is limited need for maintenance. The program is in place in various communities in lower 48. There will be an onsite inspection of the final product prior to awarding the grant.

Ongoing Business –

- ❖ Legacy Pointe update – Received Oppositions from the Muni and the developer on appeal. Brief outlined legal position held, role of Board of Adjustment in the appeal process. Halo will file two Reply Briefs Thursday July 17, 2008.
- ❖ Hillside District Plan encourage to attend meetings - draft expected in August
- ❖ Corner of Goldenview & Rabbit Creek Subdivision
Delayed until August 4, 2008 resolution for rezone & plat will both be heard at Planning & Zoning.
- ❖ AWWU water tower(s) – No Update
- ❖ Potter Highlands – 160 acres above Potter Valley – No Update
- ❖ Viewpoint – 96 acres off Goldenview next to Legacy Pointe – No Update
- ❖ Title 21 – moving forward, development community currently reviewing
- ❖ Other developments in the area as changes occur
- ❖ Wadel reported to be planning to pave Stewart trail as an approximately 2 mile long “driveway” to their property.
- ❖ Goldenview Service Area – road projects Summer 2008 Rural Road Service

Update on various road projects in the area thanks to State funding. Concern was raised over statements in the recent newsletter regarding the Bluebell/Goldenview intersection upgrade. Drainage plans will be needed prior to road improvements which will consume a significant portion of the appropriated funds.

- ❖ Views at Prominence – 100 acres east of Prominence Pt. No update

Adjourned 8:50 pm.