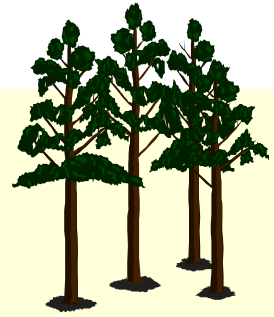


Rabbit Creek Community Council

NEWSLETTER NOVEMBER 2008

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

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



Chair's Letter November 2008

I'm writing this corner a bit early since I've decided to spend my state energy rebate on psychological regeneration in the sun. Not what the legislature said they intended but then the real relief was needed most by those in the bush who had to buy their entire winter fuel supply in August, not those of us who are experiencing lowering energy costs. But it was nice to receive and I am enjoying spending it.

I have had the privilege of being chair of the RCCC for the past two years. Term limits require a change and at the November meeting new Board members will be elected and they will elect a new chair. The new year will bring the need for comments on zoning codes, continued comments on the few large developments still under consideration, and preparations for when the economy turns upward and all of the open parcels are once again in demand for development. As a community and as individuals we have an opportunity to take actions that align with our professed beliefs in open space, compatible development and a rural feel for the hillside. As always, action requires time and energy. Some of this will be provided at our November meeting by discussing the concept of using grant funding to assist in preserving a parcel off south Goldenview. It is a hypothetical discussion at this point since any such action requires the land owner's participation and that is not currently the case. But it is within the realm of possibility and getting that cooperation will, again, require people's time and energy.

Come to our November meeting, meet more of your neighbors, talk about how we can successfully influence our neighborhood, and find a reason to spend some extra time and energy.

Decision of Rezone to Property at Rabbit Creek and Goldenview Drive

Case no. 2008-090, the request to rezone approximately 26 acres from R-9 (Rural Residential) to R-6 (Suburban Residential) (case No. 2008-090) was considered on October 6 by Planning and Zoning. The land is located south of Rabbit Creek Road, east of Goldenview Road and north of East 156th Avenue.

After much discussion and public testimony, the zoning was denied largely on the grounds that it was not in the public best interest. Much of the justification was based on severe drainage problems in the surrounding area that effect adjacent and down stream properties. The petitioner has the option to appeal the decision to the Assembly.

Draft Agenda for Thursday, Nov. 13, 2008 Community Council Meeting Goldenview Middle School

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

Approval of minutes from October meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators

Assembly members

Guest Speakers

Opportunity for proposal to preserve Legacy Pointe parcel ~ Anne Rappaport

Ongoing Business

Hillside District Plan - meeting updates

Title 21 - status of zoning code changes

Other developments in the area as changes occur

New Business

Election of Rabbit Creek Board Members

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.

Board Election for Rabbit Creek Community Council

On November 13 we will elect a new Board for 2009. This is not a difficult job but does require the time to attend a meeting once a month and ask questions. Come to the meeting. Get involved!

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 (alternate)

Please visit our website for maps and hot topics information at <http://www.communitycouncils.org/servlet/content/27.html>

Legacy Pointe Appeal – Update

On October 8th the Board of Adjustment rendered its decision on the Appeal of the Legacy Pointe Senior Housing site plan approval. In a 2 to 1 decision, the board found that the Planning & Zoning Commission did not err in their determination that Public Lands & Institutions zoning districts allow for a private senior housing development as long as it meets the definition under the City Code.

The Board is in the process of putting their decision in writing for final approval. HALO has 30 days from the date of approval to appeal to the Superior Court. The decision to appeal has not yet been made. Thanks again to all who donated to the appeal and a big thank you to Tom Van Flein for his volunteer time and effort in preparing the briefing on behalf of HALO. The Board really appreciated and applauded the thorough briefing by all parties. We'll keep you posted on further developments.

Hillside District Plan Update from 10/27/08 Draft

On October 27, 2008 a Public Review DRAFT of the Hillside District Plan (HDP) was presented at Goldenview Middle School. This Plan will dictate the future quality of life on the Hillside. It builds on the Anchorage 2020 Comprehensive Plan and assumes that 10,000 to 15,000 more people will move into the Hillside area in the next 20 years.

The HDP recommends public policy that aims to:

- Maintain the rural character of the Hillside area
- Identify specific areas of the Hillside that can absorb more density
- Maintain the integrity and health of the Hillside natural environment
- Improve the road system to provide better emergency access and connectivity, reduce congestion, and increase safety
- Preserve and connect trails
- Take action to reduce drainage problems, both for new and existing development
- Preserve the viability of onsite water and wastewater systems
- Establish standards so new development is suited to the environmental conditions and compatibility of the Hillside
- Establish new funding and management mechanisms and enforcement that provide for locally directed improvements in development, roads, drainage, and trails

The draft plan is available on the project website: <http://www.hillsidedistrictplan.com>. The deadline for public comments has been changed to November 24. Comments may be sent to Agnew Beck Consulting at 441 W. 5th Ave. Ste. 202, 99501; phone 222-5424, or e-mail: outreach@agnewbeck.com.

The Municipality will revise this draft based on public feedback, hold hearings with the P&Z Commission and then present it to the Anchorage Assembly for adoption.

Open House for South Anchorage Water Improvement Projects (SAWIP)

There will be an open house on November 13, 2008 from 5:00 to 8:00 p.m. in the South Anchorage High School library conducted by Anchorage Water and Wastewater Utility (AWWU). The projects' areas are bounded by Abbott Road to the north and Potter Creek to the south.

To meet future water supply needs for South and West Anchorage, the Anchorage Water & Wastewater Utility has developed preliminary plans for two new transmission mains and two new

reservoir projects known as the South Anchorage Water Improvements projects.

Join AWWU at the South Anchorage High School Library to learn more about SAWIP, review the draft design study reports, and talk with project team members at individual project stations.

Visit www.awwu.biz/SAWIP to find out more about the projects or to submit comments. We look forward to hearing from you!

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

Planning & Zoning Commission

Check the municipal website for current cases of interest to the Rabbit Creek area. Go to www/munimaps.muni.org/planning/home3.htm.

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

Minutes of Rabbit Creek Community Council, Board Meeting
October 9, 2008 Goldenview Middle School

Dick Tremaine Called Meeting into order at 7:12 Adjourned at 8:40pm
Board Members in Attendance Donna Van Flein, Patty Rothwell, Pat Salvucci,
Dick Tremaine, Mark Slaughter, Keith Guyer, Mark Schimscheiner, Ramona Schimscheiner , John Isby

23 people were in attendance

Quorum of Board Members

Approval of Minutes:

Motion to approve September Minutes by Pat Salvucci, 2nd by Donna Van Flein – Approved
Subject to corrections

Treasurer's Report

- 99 members not including new members at today's meeting
- \$785.51 in the RCCC Checking Account
- \$289.55 in RCCC Savings Account

Announcements from the Floor

- Jerry George – spoke regarding Railroad Road whistle crossing at Rabbit Creek Rifle Range
Has attempted to work with Fish and Game and Alaska Railroad since September 2007.
Meeting scheduled Wednesday October 15, at 1pm 2008 at RC Rifle Range
Requested similar support as last year from RCCC.
Keith Guyer moved to accept resolution, 2nd by Ramona Schimscheimer passed unopposed **A resolution is in the works.**
- Planning & Zoning Commission Members John Wettelton, Connie Yoshimera two new members
Concern expressed over conflict of interest of members.

Legislative Reports

No reports

Guest Speakers

No guest speakers

Old Business

- AWWU Water Tower (s) No updates
- Hillside District Plan – has been issued and posted on the Muni Website. www.hillsidedistriplan.com Public Workshop scheduled October 27th, 6-9 pm at Goldenview Middle School
This is the guide for the next 20 years of development on the Hillside.
HDP overlays the Title 21

- Legacy Point – Senior Condos

Board of Appeals upheld zoning for Senior Condos 2-1. Halo to determine within 30 days of mailing of the decision if they will appeal to Superior Court. Issue to address at the November 2008 RCCC meeting.

- Title 21 Update- status of zoning code changes
P&Z has recommended lots over 20,000 sqr feet can have a 90ft windmill
Concern over bubble barns being allowed within Title 21
- Potter Highlands - no update
- Rabbit Creek Church – may be appealing latest decision
- Viewpoint Subdivision – no update
- Views of Prominence – no update
- Creek View Estates
Developer requesting rezone from R9 to R6
RCCC recommend cluster housing and remain R9
R6 – was unanimously disapproved by P&Z
Trespass road is civil mater, road has been in existence for reportedly 50 years and needs to have resolution.
Rezoning and development may come before the MOA Assembly at a future date.

New Business

- **Capital Improvement Projects discussion**
Need to discuss, not prepared at this time
Recommended that RRSA bring CIP list to RCCC to coordinate efforts

CIP List to be provided at November RCCC meeting to better identify areas for capital projects.

Currently there are the following MOA Controlled funds

660K appropriated for Bluebell & Goldenview intersection design & reconstruction

4.5 M for Mount Air connection design and construction

RRS Controlled funds

250K was spent on Windsong & Sandpiper rebuild, drainage fixes, and paving

Plan to request another 250K+ to continue road capital projects from the State in 2009

Safe Routes to Schools Federal DOT program

May have funding options that could be available in RCCC area

Planning & zoning

Trails, parks, greenbelts Muni appears not to be supporting the public benefits of greenbelts, trails, and parks. Policies exist to support the benefits of greenbelts, trails, and parks, and that they are designed and implemented in developments. More information to follow.