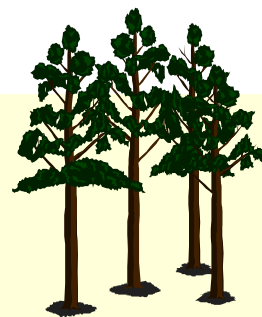


Rabbit Creek Community Council

NEWSLETTER APRIL 2008

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

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



Chair's Corner, April 2008

When you read this, the municipal election is over and the results are shaping our future. As I write this, the election is yet to occur. I do not know who will be elected to the Assembly from South Anchorage and from the other districts. I do not know which bonds passed and which failed. I do not know if Goldenview Drive is becoming part of the Anchorage road and drainage service area.

The answer to the unknowns listed above shapes how our existing neighborhoods will be treated. The policies and strategies of the Hillside District Plan will be shaped by the new Assembly. They will also determine how the citywide land use codes and zoning districts are redefined. The bonds which passed will mean more infrastructure and maintenance to existing facilities as well as slightly higher property taxes. Goldenview Drive will either be in queue to be upgraded or still in the reconstruction limbo it has been in for over a decade.

Whatever the outcome, there is much work ahead for us to focus on. We must continue to educate policy and decision makers on the issues and problems we face in our part of town. The drainage, traffic, density and quality of life problems may be obvious to us but rest assured, they are not to most other people in Anchorage. It is only through continual attendance at meetings, writing comments, and personally contacting people that we can make our points understood and addressed adequately. And we need to make sure we have advocates, such as our Assembly members, actively representing our interests.

Draft Agenda for Thursday, April 10, 2008 Community Council Meeting Held at 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 March meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators ~ Expectations of upcoming session

Assembly including results of election

Ongoing Business (there may be no new information)

Legacy Pointe update - Status of P&Z decision to allow development

Hillside District Plan meeting updates

AWWU water tower(s) - update as available

Potter Highlands - 160 acres above Potter Valley

Viewpoint - 96 acres off Goldenview next to Legacy Pte.

Title 21 - status of zoning code changes

Views at Prominence - 100 acres east of Prominence Pt.

New Business

Goldenview Drive right of way annexation to Anchorage road and drainage area ~ if it passed, what does it mean, if it didn't pass, what next?

Committee 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).

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)**

Rep. Mike Hawker, Report Excerpt

Update on State Funding for Rabbit Creek Infrastructure

Representative Mike Hawker sent the following report on March 25 updating our Community Council on projects for District 32 that are included in the State \$70 million supplemental budget. At this time we do not know the outcome for approval by the Governor.

SB 125, Retirement System Cost Sharing, passed

This bill moves responsibility to fund the past service liability to the state and relieves local taxpayers of that burden.

HB13, Retirement Liability Financing

This bill has the potential to provide very large savings to the state as we pay off the unfunded liability. It is in Senate Finance and should be moved to the Senate floor later this week for a final vote.

Contact Representative Mike Hawker at 907-465-4949, 800-478-4950, or by e-mail at rep_mike_hawker@legis.state.ak.us

FY 2008 Supplemental Budget Capital Priorities, SB 256, House District 32

| Item | Amount |
|--|-----------|
| 1 Hillside Transportation Safety and Connectivity: Mountain Air Drive/Hillside Dr. Extension / South from Rabbit Creek Rd to Bear Valley Elementary | 4,500,000 |
| 2 Hillside Transportation Safety and Connectivity: Goldenview Dr. Extension Engineering and Planning / South from Bulgaria Drive to Potter Valley Road | 900,000 |
| 3 Bluebell Dr at Goldenview Dr Intersection Safety | 600,000 |
| 4 Sultana Drive - Maintenance / Chugach Park Access | 15,000 |
| 5 Yosemite Drive Area Drainage / Eagle River | 500,000 |
| 6 Hope, Inc. - Hope Community Development | 25,000 |
| 7 Federation of Community Councils, Inc. - Hillside District Plan Community Action Committee | 50,000 |
| 8 Anchorage - Hillside District Plan | 150,000 |

Last Hillside District Plan Meeting April 23 and April 24

The last Hillside District Plan meetings will be Wednesday April 23 at O'Malley Elementary and Thursday April 24 at Goldenview Middle School.

5:30-6:30 Open House
6:00-6:30 Presentation
6:30-8:00 Discussion Groups , break out on key topics
8:00-8:15 Presentation on Plan implementation
8:15-9:30 Discussion and wrap up

The meetings will be to discuss the "Framework" plan that will be available April 9 at www.hillsidedistrictplan.com. After that meet-

ing, the planners of all types and the citizens advisory committee will hammer out a final plan.

That plan will go to the Planning Department, then to the Planning and Zoning Commission and then on to the Assembly for final approval, probably in the Fall. The usual public hearings will be held.

Advertising for these meetings will begin on April 9.

For more information contact John Weddleton, 317-0222.

Links and Contacts

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

**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).**

Call for Public Comment on Chugach State Park Master Plan

The Alaska Department of Natural Resources (DNR) has initiated a planning process that will result in the revision of the Chugach State Park Master Plan and Trail Plan. This planning effort seeks to address the many issues the area is facing as Anchorage grows and visitor use increases. The Master Plan sets forth management guidelines and makes recommendations for the development of recreation facilities within the park while the trail plan provides specific guidance for trail management and development. As part of this effort, DNR is also working with the Municipality of Anchorage (MOA) on a joint Chugach Access Plan.

The Department is pleased to partner with the MOA for an access plan that will provide guidance to both agencies for the placement and development of access points along the boundary of these popular public lands.

In order for the agencies to choose land management alternatives that provide the greatest benefits for all Alaskans, public participation is essential to the planning process. The agencies are seeking input from the public on current or future issues, goals and uses such as:

- Access to the park
- Trails and trail connectivity
- Facility needs and development
- Resource protection

Public scoping workshops will be held from 6:30 pm - 8:30 pm on April 8th in Indian at the Indian Valley Bible Chalet's Fellowship Hall, and April 9th in Eagle River at the Valley River Center's Municipal Conference Room, Suite 203 (above Garcia's Restaurant). The purpose of the workshops is to gather information and discuss issues.

Your written comments are encouraged during the planning process. Initial scoping comments may be submitted no later than June 2, 2008 by mail, email or fax to:

Chugach State Park Planning
550 West 7th Ave., Suite 1050
Anchorage, AK 99501
Fax: (907)269-8915
Email: monica.alvarez@alaska.gov

For more information contact: Monica Alvarez at (907)269-8145 or by email: monica.alvarez@alaska.gov

To view the existing park plans and learn more about this process, visit the State Parks website at: www.dnr.state.ak.us/parks/units/chugach/planning

Planning and Zoning Hearing

Monday, April 7, 6:30 PM, Economic Impact Analysis of Title 21 rewrite, Loussac Library

Planning and Zoning will be hearing a summary of Case # 2008-056, a public hearing on the draft Economic Impact Analysis for the new Land Use Regulations (Title 21). The proposed rewrite of Title 21 land use regulations has raised questions about potential economic impacts to property owners and real estate developers who would be subject to changes imposed by the new code. The Municipality contracted with Development Strategies from St. Louis, MO (consultants specializing in real estate, economic, and community development projects) to prepare an Economic Impact Analysis (EIA) of the Title 21 Rewrite. Development Strategies has prepared a draft report http://www.muni.org/iceimages/Planning/FINAL_DRAFT_29Feb2008-rev1.pdf that focuses on certain land use regulations proposed in the Title 21 Public Hearing Draft now under review. The EIA is a technical study that measures potential economic impacts in two ways:

1. impacts on land values compared to land development potential, and
2. impacts on development costs to comply with the proposed regulations.

An Executive Summary has not been completed yet. The EIA does not address all chapters of the Public Hearing Draft—its focus relates to the following:

- Chapter 4: Zoning Districts
- Chapter 5: Use Regulations
- Chapter 6: Dimensional Standards and Measurements
- Chapter 7: Development and Design Standards.

According to the Anchorage Daily News editorial, dated March 24, 2008, "New Zoning, we can get better development without breaking the bank", concluded from the EIA that the city could set higher standards for several kinds of development without driving up costs. This means that Anchorage can look a lot better without costing more. For more information go to: <http://www.adn.com/opinion/view/story/354360.html>. For more information at Planning Dept. contact Tom Davis at 343-7916, or e-mail DavisTG@ci.anchorage.ak.us.

Rabbit Creek Community Council

Chapel by the Sea

Minutes Thursday, March 13, 2008

Approximately 28 attendees

Joan Diamond, Donna Van Flein, Dick Tremaine, Mark Slaughter, Mark Schimsheimer, Romona Schimsheimer, Patty Rothwell, Jerry Kreiter, Keith Guyer

Call to order at 8:25 PM by Dick Tremaine

- ❖ February Meeting Minutes were approved
 - Motion by Patty Rothwell, 2nd by Joan Diamond

❖ Treasurer's Report

48 current 2008 members \$ 286.93 Saving Account \$600+ checking

Announcements & Comments from the floor

- ❖ Anchorage Fire Department - provided update on current activities
- ❖ Mike Price Presentation in support of upcoming School Bonds

Total bond package is \$43.7 Mill, which is less than \$44 Million debt retired in past 12 months. Proposition 2 - \$34.3 Mill covers Elementary Schools – Chester Valley Renewal, Sandlake Elementary School Renewal, and the Girdwood school master plan. They will be eligible for 60% debt re-imbursment from the State. Proposition 3 is \$9.4Mill for Building system Renewal, to extend the life of various facilities.

School Board Candidate Presentations

John Steiner Anchorage School Board – Incumbent – running for re-election

David Boyel Seat C Anchorage School Board Candidate

MOA Assembly Candidate Presentations

Chris Birch MOA Assembly – Incumbent- running for re-election

Jesse Busick Candidate for MOA Assembly

Mike Kenny Candidate for MOA Assembly

❖ Municipal Bond Proposition Presentations

- Anchorage Tomorrow.org Susan Fleek -7 bonds on Ballot
 - Prop 1 - funds to repair roofs, & 21 century libraries leverage \$4.5mill in private funds for library areas, Technology labs in library
 - Prop 5 44.8M for roads
 - Prop 6 & 7 fire & safety bonds

Tony Guerro

Prop 4 \$2M Bond for repair and operations of Municipal swimming pools

Mark Schimsheimer LRSA candidate

Legislative Reports

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

Ongoing Business –

- ❖ Legacy Pointe update – Status of P&Z decision to allow development approve Feb 4, 2008. HALO has 20 calendar days to file appeal

Anticipate middle of April for filing. Appeal to Board of Adjustment, Board of Adjustment could remand various issues, all of it, or say they don't agree with the main issue that Public Lands and Institution zoning does not allow for privately owned condos marketed to "active" seniors.

- ❖ Hillside District Plan encourage to attend meetings
- ❖ AWWU water tower(s) – Site selection process is on-going using a priority ranking process. 135th avenue tank has been cited next to Elmore & Huffman by the Chugach Electric sub station - residents from the area had strong opinions as to where the tank should be located

9:30 tank (South Goldenview Area) 4 sites to choose from but no explanation from AWWU as to why the tank is needed. Selected a site behind the mail boxes on Legacy Pointe property. Final two meetings are: April 2 Goldenview Middle School and April 30 is the final meeting. Encourage residents of RCC to attend, as the

introduction of an additional water tank in the area will allow for high density housing to be developed.

❖ 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

❖ Title 21 – status of zoning code changes

○ Continues to move ahead

○ Economic Impact analysis report

- Does not consider economic Impact to existing neighbors in addition to impact of developers of new property

Motion

That the Economic Impact Analysis of Title 21 should consider the economic impact to existing neighborhoods in addition to the developers of properties when considering zoning code changes.

Moved by Joan Diamond 2nd by Patti Rothwell passed unanimously

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

New Business

❖ Dianne Holmes request for Rabbit Creek Greenbelt Trails 2008

○ Request support for support

○ Motion to support funding of Rabbit Creek Greenbelt Trails Project

- Moved by Patti 2nd by Joan Diamond Passed unopposed

Reports

❖ Neighborhood Association reports - No report

❖ Federation of Community Council (FCC) report

○ Mark Butler new manager, moving office in near future

❖ Meeting adjourned at 9:06 pm