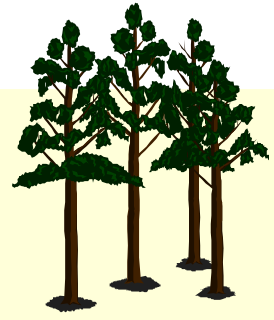


Rabbit Creek Community Council

NEWSLETTER OCTOBER 2008

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

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



Chair's Letter October 2008

Late September gave us some of the best weather of the summer with blue sky, warm afternoon temperatures and yellows in the trees. And all this on a weekend! I hope everyone got their fall chores done.

Writing a note two weeks before a meeting can sometimes result in open questions the answers to which will, or at least should, be known at the time of the meeting. This is certainly one of those notes. There have been two development issues in front of the Council this summer – the ongoing appeal to Legacy Point and the rezone/replat of the 26 acres at the southeast corner of Rabbit Creek and Goldenview. Both are scheduled to be resolved prior to our meeting on October 9th.

Development of the Legacy Pointe parcel (south end of Goldenview Drive overlooking Potter Marsh) has been an ongoing topic for about a decade. It will not be over anytime soon. However, the appeal filed by HALO will be heard at 5 pm on October 8 in the first floor meeting room of City Hall. This appeal should determine if the developer is allowed to place hundreds of condos on the site or not. At the time of proposal the developer wanted to put multiple apartment buildings the size of the new Embassy Suites there and call them “senior housing”.

Earlier this year the owner of property at the corner of Rabbit Creek Road and Goldenview Drive began applying for a rezone allowing 1.25 acre lots and a simultaneous replat to allow cluster development. The Council has sent repeated comments urging no such rezone and urging any replat to take into account access for neighbors, significant wetlands on the property, Little Rabbit Creek transecting it and buffers along the property boundaries. The Planning Department staff is recommending approval of the rezone. They are also recommending many conditions on the replat which will address many, but not all, of our concerns. Their reports can be found on-line at the department's online zoning and platting case site (www.munimaps.muni.org/planning/home3.htm). The Planning and Zoning Commission meeting is scheduled for September 29 at the Loussac Library.

We will discuss the outcomes of both these topics this month. In addition, we will talk a bit about how the rewrite of the zoning code will affect future development in our area. I'm also putting everyone on notice that Council elections are coming up in November. At that time we will need to fill a few Board seats, elect a new Chair, and hopefully begin planning for the winter round of meetings. So I hope to see you in both October and November.

Draft Agenda for Thursday, Oct. 9, 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 September meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators, perhaps a summary of the special session

Assembly members

Guest Speakers

None scheduled at this time

Ongoing Business (there may be no new information)

Property at SE corner of Rabbit Creek Rd and Goldenview Dr., Sept 29 P&Z action

Legacy Pointe appeals result from Zoning Board of Examiners and Appeals on October 8

Hillside District Plan - meeting updates

Title 21 - status of zoning code changes

AWWU water tower(s) - update as available

Other developments in the area as changes occur

New Business

Capital Improvement Projects discussion

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>

Creek View Estates Rezone, Opinion from RCCC

The RCCC determined that we are opposed to the rezone to R-6 for the 26.62 acres of property for the following reasons:

- The parcel is developmentally challenged since it is bisected by a creek at the bottom of a steep ravine. In addition, much of the area is wetlands full of soggy soil and springs.
- 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 can sustain development in a clustered pattern.
- The neighborhoods directly surrounding the parcel are not comparable for rezoning purpose. The areas that are zoned R-6 were done so prior to current building regulations, and these neighborhoods more closely resembles R-9 rather than R-6.
- Development of this parcel requiring additional roads will jeopardize access to Gudvenia Estates to the east. In addition, 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.
- Traffic from increased R-6 density will add additional stress on an already overburdened road system at the intersection of 156th Street and Goldenview Drive.

Remember to Vote

General Election will be November 4, 2008

The last day to register to vote is October 4, 2008. Anyone not registered by October 4 will ONLY be allowed to vote for President and Vice President, but may not vote for any other offices. Those not already registered will be registered at the voting booth site.

To find your precinct to vote call 269-8683 or 522-8683. Early voting begins on October 20 at City Hall and Division of Elections at 2525 Gambell Street.

Absentee applications can be found on line at Division of Elections <http://ltgov.state.ak.us/elections/> or at Division of Elections at 2525 Gambell Street.

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).

Rabbit Creek Community Council

Goldenview Middle School

Minutes Thursday, September 11, 2008

Approximately 18 attendees

Joan Diamond, Donna Van Flein, Dick Tremaine, Mark Slaughter, Patty Rothwell, Pat Salvucci, Keith Guyer

Call to order at 7:05 PM by Dick Tremaine

- ❖ August Meeting Minutes were approved
 - Motion by Pat Salvucci, 2nd by Patty Rothwell Amended to show board members present at August meeting

Treasurer's Report

97 current 2008 members \$ 288.68 in Saving Account \$785 checking Account

Announcements & Comments from the floor

- ❖ Motion to pay Rabbit Creek Community Church rental of \$25.00 per meeting for total of \$75.00 for rental space Motion by Joan Diamond, 2nd Keith Guyer passed unopposed
- ❖ Dianne Holmes provided update on the Rabbit Creek Green Belt project. It is an Eagle Scout project with support from ML&P. Work on the green belt has been ongoing since 2002.

Legislative Reports

- ❖ State Legislators No update
- ❖ Jennifer Johnston – Anchorage Assembly - requested to start focusing on Capital Improvement Projects.

Reports

No update from Federation of Community Council (FCC)

No update on Limited Road Service Area (LRSA)

No update from Neighborhood Association

Ongoing Business –

Creek View Estates (Rex view Estates) - Property at SE corner of Rabbit Creek Rd and Goldenview Drive, September 29 at Planning & Zoning Developer desires to rezone to R6 from R9. Reviewed and updated RCC recommendations to Planning & Zoning regarding development plans. Concerns were expressed over plans regarding Cobblestone Hill Road. It is a historical private road, long term access crosses property to be developed. Neighbors are attempting to work with developer for positive resolution. If zoned R9 it would still be a challenge for maintaining access. Discussion covered concerns that the plat notes would allow wholesale clear cutting like Prominence Point. Additional items discussion included: utility easements should be outside of 50ft buffer zone to allow for maximum buffer zone and that it should not be re-zoned until the Hillside District Plan is completed.

- ❖ Legacy Pointe – No update
- ❖ Hillside District Plan - encourage to attend meetings
- ❖ 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 – status of zoning code changes – No update
- ❖ Wind energy amendments to Title 21 – Sept 29 P&Z action

Discussed potential impact of proposed ordinance, more information is needed.

- ❖ Views at Prominence – 100 acres east of Prominence Pt. No update
- ❖ November elections of RCCC board members

Meeting adjourned at 9:01 pm