

Rabbit Creek Community Council

NEWSLETTER SEPTEMBER 2004

<http://www.communitycouncils.org/rabbit>

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

Comments from the President

A recent request by a developer to use the abbreviated platting process (short plat) for the first step in developing another 80-acre parcel was rejected by the planning department. This sided with Council recommendations that the plat not be approved because insufficient information was available on the new roads the plat was creating.

The “short plat” process and the current lack of master planning or a hillside district plan is continuing to be a no-win situation for the community and for developers. The council sees proposals with little analysis or indication of integrated planning within the area, and must spend time trying to argue for better planning. Work for the developer and landowner is delayed and they are required to pay additional consultant fees for appeals or unplanned work.

It is time for the community and the landowners/developers to come together and agree that the current method of incremental, uncoordinated development of the last large parcels of land available in Anchorage must end. Together we need to define the process and expectation for the long anticipated Hillside District Plan and demand the city fund what the approved comprehensive plan requires.

A master plan or Hillside District Plan won't end the lot-level tussles over the relative amount of vegetation, trails, and siting - but it can reduce the delay and cost of major infrastructure decisions and establish clearer, predictable standards for development on the Hillside. We need a plan that clearly defines what we want. As it is now we are wasting our time on each proposal trying to clearly articulate and justify what we don't want to see happen. Personally I'm much more motivated to work FOR something, than to work against something. We should agree that we will succeed by planning for the future — not trying to stop it. Ky

CANDIDATES' FORUM

Halo and the southeast Anchorage community councils are sponsoring their annual Candidates Forum at O'Malley on the green on October 7th at 7PM. Lisa Murkowski and Tony Knowles are invited, but have not confirmed they will attend at this time. The format will be similar previous forums with questions from the audience coming after a few good starter questions prepared beforehand. This format has been challenging for the candidates and informative for the audience. Please come and meet the candidates that will be on the November ballot. Any questions on this forum should be directed to Dianne Holmes, 345-1514.

PLANNING & ZONING 1st/2nd Mon, 6 PM

Loussac Library

Sep 13~2004-131, church site plan appeal

Sep 20~2004-131, domestic animals in rural zones

Nov 1~2004-159, tax exempt charitable organizations

Nov 1~2004-070, electric undergrounding ordinance

PLATTING

Oct 6~S-11296: Shangri La Subd. short plat appeal

Oct 6~S11135: ROW vacation near Pickett St.,

Oct 6~S1110: Cloud 9 Subd, 5 lots w/ access variance

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

Draft Agenda Topics for the September 9th Meeting

7:00 pm Call to order, Introductions, Approval of Agenda

Treasurer's report

Minutes from July & August Meetings

Special-Seat alternate on council, Mike Flister

Comments from Floor ~ 10 minutes

Announcements

Legislative report

Committee Reports:

MHT/ Forest Heights update, No Report

Hillside District Plan update, No Report

Trails and Access-Charlie/Jess

Neighborhood Association reports, INFO

Rabbit Creek Greenbelt Project, Project Closed

Federation of Community Councils Update, Suzanne

Land Use Meeting, Dianne

Old Business

DeArmoun Road Update, response, sign upgrades, Ky

Shangri La Road to Bear Valley, Land Tech

New Business:

October General Meeting

Adjourn

Meetings are held at Rabbit Creek Community Church (Rabbit Creek and Snowshoe Lane), the second Thursday of each month, from 7:00 to 9:00 p.m..

2004 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues: \$3 /person or \$5 couple

Name(s) _____

Mailing Address _____

Location of property or rental within RC area _____

E-mail or Phone No. _____

To receive the newsletter, circle the preferred format: **e-mail, regular, fax, none.**

Rabbit Creek Community Council

2004 BOARD

President: Ky Holland 346-1729
e-mail kyholland@gci.net

Vice President: Wayne Skidmore

Secretary: Susanne Comellas

Treasurer: Donna Van Flein

Other Board Members

Charlie Barnwell

Dan Case

Carol Fries

Jess Grunblatt

Dianne Holmes 345-1514

Thom Janidlo

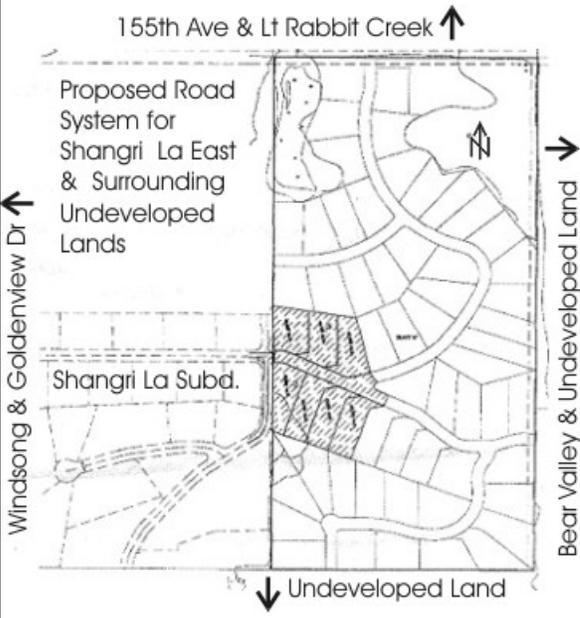
Mike Flister

DeArmoun Road Update

The council met with state transportation engineers and maintenance personnel following a planning session by the DeArmoun Road committee. The State has responded with a proposal that will result in a complete make-over of current signs along DeArmoun approaching the steep hill/curve. The addition of new warning signs, grade warnings, brighter-lighter signs all follow the recommendations of the committee. Materials have been ordered and are expected to be put up ASAP and no later than when we could see early snow. This positive result as well as related work to prepare the South High School students for driving safely on DeArmoun Road is all working to improve the safety of the current road and not waiting years to do what can be done now. We appreciate the State's support!

Thanks Vivian—RCCC Council Change

Vivian Mendenhall has resigned from the council after years of thoughtful service in order to devote more time to other related community projects that overlap with our regular meetings. Our council alternate, Mike Flister, will fill out the remainder of her term.



More Roads with New Development

The Shangri La Subdivision (east of Goldenview Dr uphill from Sandpiper) is proposing a new 80-acre phase that will eventually extend eastward with a new road exiting near the Bear Valley school. This road will provide much needed secondary access for many residents in and around Bear Valley. It will also provide access for hundreds of acres of undeveloped land in the area. Without the benefit of a Hillside District Plan to guide development, density, and particularly transportation planning, the Council is concerned about the effect the subdivision will have on the future road design for this large and steep area. The layout of the new subdivision sets in place the way future roads will be configured. The Council will discuss the larger issue of transportation planning at the Sept. meeting. It will also be discussed at the Lands Committee meeting held at 6:30pm prior to the regular meeting.

Sept. 18th Adopt-a-Trail work party

Help celebrate Federal Lands Trails' Day by volunteering a few hours on Sat, Sept. 18th in the Rabbit Creek Greenbelt. Various sections of the trail system need to have the brush cut and boardwalks repaired. Meet at Storck Park at 9:30 am (Rabbit Cr Rd @ Clarks Rd) with heavy work gloves and water. Call or e-mail for information and a tool list—Rabbitgreenbelt@yahoo.com.

Links and Contacts

Assembly members for RC

Janice Shamberg, 343-4124, jcshamberg@gci.net

Dick Tremaine, 343-4122, tremained@ci.anchorage.ak.us

Zoning/Code Enforcement 343-8380

Private Dev/Subdiv., 343-8310

Planning Dept., Counter 343-7900

Platting Dept, 343-7900

Rabbit Creek Fire Station, 345-2555

Parks Plan Review Schedule

The city Parks Plan has been in revision for a year; a draft can be viewed at www.muni.org/Planning/ParkPlanDraft.cfm. Comments submitted on the website will be compiled and submitted to the Park Commission (PARC) throughout their review period. Their schedule is: Sept. 9—concept approval; Oct-Dec—Planning & Zoning Commission review and approval; Jan. 13/Feb 10—PARC final recommendation to the Assembly.

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

LRSAs

South Goldenview : Dan Heynen, 345-3102,

Birchtree Elmore: Ed Bosco, 345-4530; Ted Pease 345-1235