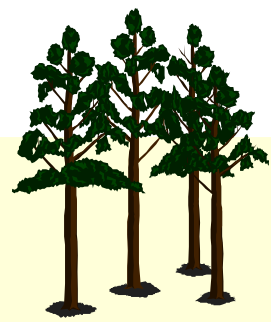


Rabbit Creek Community Council

NEWSLETTER MARCH 2007

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

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



Letter from the Chair

March is the month to call and email all those running for Assembly to **ask their position on local issues and to tell them yours**. We will have a new Assembly member and none of the four running are fully versed on development problems in our area. We must make all four aware of the impacts that poorly executed development has on existing neighborhoods. They must understand the importance of coordinated planning (the Hillside District Plan), strong development standards (the current rewrite of the Title 21 zoning and building codes) and the sanctity of agreements between the developer and the neighbors as represented by the municipality (subdivision agreements). They should understand the drainage problems we have, the poor shape of many roads, traffic congestion, and then think of the 1,000+ acres that are in the planning stages of development within our area.

You will be receiving mailings and calls from Assembly candidates. Contact them, they will be glad to listen and talk. Write a letter to the newspaper about what is important to you. All of that shouldn't take more than an hour. Spend an additional two or three hours and attend the HALO candidate night Thursday, March 1 at O'Malleys on the Green. It is a good time to listen to all the candidates at one time. There will be a second chance to listen to Assembly candidates and ask questions at our meeting on March 8.

And take the time to contact Chris Birch, our Assembly representative not up for election this year. Ask his position on issues important to you and make sure he understands what you think. His contact info is 346-3265 and chrisbirch@gcj.net.

Hope to see you at our meeting on March 8. If you can't make it, please keep abreast of upcoming issues.

Planning & Zoning Commission

- Mar 5, Amend Title 21 for Sub. Improvements, #2007-042
- Mar 5, Amend Title 21, Stop Wk Orders, Sub. Agreements, #2007-043
- Apr 2, Amend Title 21 to Eliminate Urban Design Comm., #2007-050
- Apr 9, Legacy Pte, Sr. Housing, S. Goldenview, #2006-142

Platting Board

- Apr 4, Views at Prominence, submittal of new data, #S-11563
- Apr 4, Seclusion Subd, 4 lots & 50 acre tract, Bear Valley, #S-11579

Anchorage Assembly

- Mar 13, Residential Density Resolution, #2007-051
- Mar 13/27?, Title 21 rewrite, hearing continuation, #2006-147

Draft Agenda for March 8, 2007 Community Council Meeting Goldenview Middle School Library

7:00 pm Call to order, Introductions ~ indicate if you would like to receive e-mails from the Fed. of Comm. Councils

Approval of minutes from Jan. and Feb. meetings
Treasurer's Report
Announcements & comments from the floor

Legislative Reports

State Legislators
Assembly
Anchorage Police Dept. - Sgt. Cindi Stanton
Parks and Rec - Shawna Popovicii
Fire Department - Sue Barkwood

Guest Speakers

Bond presentations by supporting groups - roads, schools, parks
Assembly candidates
Legacy Point – invited but not confirmed as of 2/23

Ongoing Business

AWWU Water Tower(s) - Status
Legacy Pointe update - Senior housing, 650 units
Potter Highlands - 160 acres above Potter Valley
Rabbit Creek Church update
View Point - 96 acres off Goldenview next to Legacy Pt.
Title 21 - Zoning code changes
Views at Prominence – 100 acres E. of Prominence Pt., Sub request, water utility app.

New Business

To be scheduled

Committee Reports

Neighborhood Association Reports
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).

2007 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

2007 BOARD

Chair: Richard Tremaine
Vice Chair: Joan Diamond 345-6192
Secretary: Mark Slaughter
Treasurer: Donna Van Flein
Other Board Members
Charlie Barnwell
Gretchen Specht
Jon Bauer
Peter Johnson
Dianne Holmes 345-1514
John Isby
Patty Rothwell
Pat Salvucci, Alternate

South Side Candidates for Assembly Respond

There are currently four candidates running to fill the vacancy being left by Janice Shamberg: Valerie Baffone, Ryan Stencil, Jennifer Johnston, and Gary Hovanec. The RCCC asked these candidates to answer four questions. While their responses have been edited to fit in the available space, we made every effort to present their answers as they were provided. Quotations are used to indicate the words are their own; otherwise we have summarized from verbal responses.

Question: Title 21 (land use laws) is being rewritten. What do you believe the relationship between the Comprehensive Plan 2020 and Title 21 should be?

Baffone: "I believe that the Anchorage 2020 Comprehensive Plan should be the road map for the Title 21 rewrite....The MOA Land Use Planning ordinances, Title 21 should comport with the Anchorage 2020 Comprehensive Plan."

Stencil: She states that she has in-depth knowledge with regards to the Comprehensive 2020 plan and Title 21. She says that she will "hit the ground running" with experience.

Johnston: Recognizes the development pressures of Rabbit Creek. "The Comprehensive Plan 2020 is a working outline to form Title 21. I understand from John

Weddleton that the Hillside District Plan will supersede Title 21 when it is finished. All three efforts have been done with an extremely well thought out diverse public forum. Consequently there will be elements that we both agree and disagree with."

Hovanec: He is not familiar with the details of Title 21 and the relationship to the Comprehensive Plan 2020 specifically. Instead, he views the big picture of Anchorage development; especially the need for coordination between state, Municipality and private developers.

Question: Do you support the tobacco ban that will go into effect on July 1, 2007?

Baffone: "I will be voting to support the actions of the Assembly last year and not repeal the smoking ban."

Stencil: She does not support the smoking ban.

Johnston: She supports the smoking ban. "Smoking ordinance will be up for validation by the voters in April – while I would not have initiated this proposal I appreciate a smoke free room."

Hovanec: He supports the smoking ban.

Question: When developers damage nearby residences, should they be held accountable for repairs before being given additional permits for new developments?

Baffone: "Developers, like individuals, should be responsible and accountable for their actions. Restraints on future development should certainly be considered if there is a failure to exercise proper accountability for damages."

Johnston: "Depending on circumstances and magnitude of violation", she agrees with accountability before further development is approved. "We need to be careful not to encourage pure animosity between neighbors."

Question: Who do you align with most on the Anchorage Assembly?

Baffone: "I have tremendous respect for Janice Shamberg and am very pleased to have her strong support and endorsement in this race. As an independent and opinionated individual I must say there is no member of the Assembly or the Mayor for whom I agree with 100% of the time. However, in response to your question, Janice Shamberg is the member of the Assembly that I align with the most."

Stencil: She feels that she is most aligned with Dan Sullivan.

Johnston: She is aligned with Chris Birch and Debbie Ossiander.

Hovanec: He is not aligned with any assembly person.

HALO Sponsors Candidate Forum March 1, O'Malley's on the Green

There will be a Candidates' Forum beginning at 7:00 p.m. Candidates for Midtown Anchorage, East Anchorage and South Anchorage will speak and respond to questions that evening. School Board candidates for Seats A and B are also invited to attend and participate. Refreshments will be served.

Anchorage Trails & Greenways Coalition Meeting, March 1, Russian Jack Chalet

ATGC will hold its annual public and membership meeting on March 1st, Thursday, 6:30-9:00 p.m. at Russian Jack Park chalet. Everyone is invited.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamberg, 343-4124, jcshamberg@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).**

Rabbit Creek Community Council Board Meeting Minutes [DRAFT]

Goldenview Middle School

February 8, 2007 ~ 7:00-10:00 p.m.

Dick Tremaine Called Meeting into order at 7:00

Board Members in Attendance Mark Slaughter, Joan Diamond, Dick Tremaine, Dianne Holmes, Charlie Barnwell, Patty Rothwell, Donna Van Flein, Gretchen Specht, John Isby

Approximately 22 people were in attendance

Approval of Minutes:

- Minutes were not approved because not all of the Board Members had reviewed them prior to the meeting.

Treasurer's Report

- 176 current members
- \$668.40 in the RCCC checking account
- Executive Committee requested moving RCCC checking account to Alaska USA Credit Union
 - Moved by Joan Diamond Motion 2nd by Dianne Holmes to move the account
 - Passed unopposed
- Requested \$25 for HALO's Candidate Forum March 1, 2007 at 7pm O'Malley's On The Green

Announcements from the Floor

- Introduced Assembly Candidates Val Baffone, Ryan Stencel in attendance
3rd registered candidate Jennifer Johnston
- Polled attendees for where they live in RCCC area.
- Polled members to find out if they had received the January & February Newsletters either electronically or by mail.

Review of RCCC website

Requested Agenda, Minutes to be posted on RCCC Website

Legislative Reports

Senator Con Bunde & Staffer Jane Alberts called in from Juneau

- Newsletter has been sent includes survey
- Email office to be included on Senator Bunde's hot topic email
- Currently Reviewing Governor's Budget
- Co-sponsor of 15 yr projection requirement for Governor's budget
- Ethics legislation under review, improved financial disclosure, and campaign financing
- Bill on Same-sex benefits
- Senator Bunde was asked about funding for roads planning & improvements to RCCC area. Funding is currently \$90 million which is just enough to receive Federal Funds.
 - Do you support RCC requested projects?
 - Does support them, and will try re-direct bridge funding to South Anchorage

Representative Hawker was in a committee meeting with Pers & Ters and unable to attend.

Shawna Popovici Muni Parks & Rec

- Introduced Stephanie Carey, 343-4263 or careysa@muni.org as Alternate to attend RCCC meetings
- CIP Forum 2/7/07 for Parks & Rec, will link to RCCC website for CIP list
- Trying to catalog encroachments on parkland – contact Shawna if it is occurring
- Interest for volunteers for work parties – Clean & Green Project
 - 4 per District in summer 2007
 - Youth employment
 - Requested if RCCC interested in work parties to let her know
- Forsyth Park, Birch Road between Huffman & O'Malley Roads, will have fire prevention work this spring. Firewood will be available for neighbors to pick up

Old Business

- AWWU 930 Water Tower -
 - MOA will be responding to Homeowner's concern expressed in letter
- Legacy Point- A site plan review for a Senior Housing Development by Forest Heights LLC is scheduled Monday, April 9th 2007. The Forest Heights LLC will be contacted to present development plan at March RCCC meeting. PNZ case number is 2006-142.
- Potter Highlands - No update
- Rabbit Creek Church - No Update as this time
- Viewpoint Subdivision
 - Bruce Brown & Anna Taylor consultants with PTI presented plan to subdivide 96Acre into two parcels; 3 Acres & 93 Acres. The 3 Acre parcel is to be sold to Heritage Land Bank (HLB) to create a possible elementary school site for Anchorage School District. Typical elementary school needs 15 acres 3 from Viewpoint and 13 from Legacy Point will meet minimum requirement.
 - Hearing is scheduled Wednesday 7th Platting Board Meeting Case # S11546-1.

- Discussed need for access from Goldenview to Old Seward or New Seward highway through property. Infrastructure and traffic concerns were voiced numerous times by RCCC members.
- Mr. Brown did not provide a timetable for development, but there have been meetings with the MOA to try and address the infrastructure, environmental, public access & historical trail issues. The conceptual plan for development has been put on hold to address the infrastructure problems.
- Mr. Brown stated that believed the request for subdividing did meet MOA Code 2115 and was not asking for variances. Roads were not factored into the request for subdividing.
- Mr. Brown stated that he believed HLB had a longer planning perspective than ASD when asked why they were subdividing the land for a school that ASD has stated it is not planning for.
- Citizens expressed concern over development in the area without addressing infrastructure/long term plans.
- Land is currently zoned R3 which allows allow for high density development.
- Discussed need for a collector road at 8% grade to allow for school bus access. Collector roads are typically built with state/federal funding besides developer's funding. Members expressed a desire for a road to be built that would be used by residents to reduce the congestion at the intersection of Goldenview and Rabbit Creek
- Title 21 -
 - Hearings scheduled for March 13th
 - Effort underway to have additional public hearing on changes
 - Chapter 8 most significant chapter
- Views of Prominence
 - Case #S-11563-1
 - Several citizens testified at P&Z Feb 7th meeting,
 - Plat sent back to MOA staff for review within 90 days

New Business

- Lori Davey, President LRSA & Susanne Comellas, Past President RCCC, lobbied State Legislators last week regarding infrastructure in area.
 - Recommended more frequent communication with State Representatives particularly regarding infrastructure in the RCCC area.
- Grandeur Subdivision
 - Case # S11168-3
 - Time Extension requested by developer
 - Hear scheduled for Wednesday March 7, 2007
- *Resolution 04-2007 concerning Viewpoint Subdivision*
 - Moved by Joan Diamond 2nd by Dianne Holmes, Approved unopposed
- *Resolution 05-2007 Concerning Amending Stop Work Orders, Code Sections 21.87 and 23.10 and Regulations Section 23.10*
 - Moved by Donna Van Flein 2nd by Charlie Barnwell, Approved unopposed
- *Resolution 06-2007 Concerning Improvements Associated with Building and Land use permits, Title 21 Section 21.15.150*
 - Moved by Donna Van Flein 2nd by Dick Tremaine, Approved unopposed
- *Resolution 07-2007 Concerning Adding the Knik Arm Crossing as a priority AMATS Project*
 - Moved by Joan Diamond 2nd by Donna Van Flein, Approved unopposed

RCCC voted to allow Executive Committee to wordsmith resolution after conclusion of meeting.

Adjourned at 10 PM