



Rabbit Creek Community Council <rabbitcreekcc@gmail.com>

Comments on Platting Cases S12792 and S12796

1 message

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To: "Whitfield, David R." <david.whitfield@anchorageak.gov>, "Blake, Lori A." <lori.blake@anchorageak.gov>, "Corliss Kimmel (PZC & UDC)" <KimmelCA@muni.org>

Cc: JOHN RILEY <johnr.rccc@gmail.com>, "Pease, Nancy" <nancypease2@gmail.com>, Dianne Holmes <dianne.rccc@gmail.com>

Hello Planning Department and Platting Officer -

Please share these comments with the assigned Platting Officers for Platting Cases S12792 and S12796. On behalf of the Rabbit Creek Community Council (RCCC), the Council's Land Use and Transportation Committee (LUTC) reviewed the following two plats and developed the following comments.

Platting Case S12792 – Clayton Subdivision Lots 1 & 2, 5000 Rabbit Creek Road

This subdivision of one 4.8-acre lot into two lots appears to conform to zoning requirements. On behalf of RCCC, LUTC has no objections.

Platting Case S12796 – Feather Foot Subdivision, 4125 Ptarmigan Terrace

This merging of two, 2.5-acre lots into a single lot appears to conform to most zoning requirements but does not address dedication of a trail right-of-way under AMC 21.08.040.D. RCCC requests the platting authority ensure future trail connectivity as required by 21.08.040.

RCCC notes that there is an existing 33-foot-wide patent right-of-way along the eastern boundary of the proposed new lot (the Elmore Road alignment), and that the proposed platting action does not remove or otherwise affect this right-of-way. RCCC would like the Platting Authority to:

1. Verify that this existing Right-of-Way is physically sufficient for future trail access to Little Rabbit Creek Bluff Park;
2. Require a plat label and plat note to indicate future trail use on the plat; and
3. Require signage to indicate the presence of the trail.

Please consider the following:

21.08.040 requires the Platting Authority to dedicate access for trails designated on adopted municipal plans, with a right-of-way stated as the preferred form of dedication.

The Hillside District Plan, on Map 4.6, shows a future primary trail along the Elmore Road alignment on the eastern boundary of this parcel, connecting to Little Rabbit Creek Bluff (LRC) Park. The public value of north-south connectivity along the Elmore alignment to LRC Park is further demonstrated by The Anchorage Park, Natural Resource and Recreation Facility Plan,

which shows Little Rabbit Creek Bluff Park with a proposed recreation trail corridor connecting to schools and neighborhoods (Map 3 and Map 6).

A future road or driveway could supplant the potential for a trail along the Elmore Road alignment unless the future trail is not clearly indicated on this plat. The road right-of-way is only a half-width right-of-way (33 feet) along the southern part of the proposed parcel; and depending on the terrain, a road might preclude a trail unless a trail is indicated on the plat.

21.07.060.E.2.d, Standards for Pedestrian Facilities, states, "In Class B zoning districts, sidewalks, walkways, pathways and trails shall be provided in accordance with the comprehensive plan."

21.07.060.E.5 requires that all trails shall meet municipal design standards (Areawide Trails Plan, Design Criteria Manual, and MOA Standard Specifications) and that all trail connections shall be well-signed. This code for trail construction and signage has been applied in a modified way on recent plats in the RCCC area, as follows: if the new plat provides connectivity but adjoining segments are not yet developed, the Muni has required clearing and signage of the trail but not full development of the tread. Examples of this clearing and signage requirement in the RCCC area include Spruce Terraces and River Hills subdivisions.

Thank you for ensuring that the plat will conform to the adopted plans for trail connectivity. Please contact us if you have any questions.

Sincerely,
Ann Rappoport, Co-chair

[Rabbit Creek Community Council](#)
1057 W. Fireweed Lane, Ste. 100
Anchorage, AK 99503

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