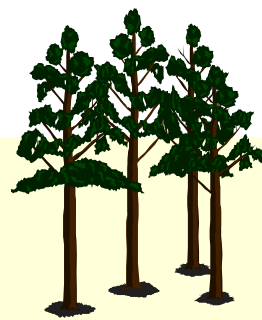


Rabbit Creek Community Council

NEWSLETTER AUGUST 2007

<http://www.communitycouncils.org/servlet/content/27.html>
Rabbit Creek Community Council * P.O. Box 112354 * Anchorage, AK 99511-2354



Letter from the Chair

Issues in front of the Council have slowed down for a bit this summer. I guess developers are busy developing, people take vacations, and who really wants to do paperwork when the flowers are blooming? But the issues do not go away and new ones come on the horizon.

Monday, August 6, the elderly housing at the south end of Goldenview Drive, Legacy Pointe, comes in front of the Planning and Zoning Commission for a site plan review. It is very important that all those who have an opinion on this matter contact P&Z. Many of us will show up at the Lousacc Library that evening to testify or at least make our presence known. To email the muni planning department with your opinion go to www.muni.org, planning department, cases on line, case 2006-142 in Rabbit Creek Community Council area.

Several of us met with Mayor Begich and staff about Prominence Pointe earlier in July. The Mayor has been helpful ensuring proper infrastructure but is mindful of private property rights. We seem to disagree with him as to what some of those rights are including the right to build private residences on land zoned for public institutions.

Two new issues are moving our way. The HLB (muni land bank) is proposing to divide part of Section 36 north of Bear Valley. This is an issue that has festered for well over a decade following a judicial ruling that the entire section should be made a park. It goes before the Platting Board on September 5. Also, AWWU has released a proposal to re-begin the process of water tank site selection.

Hope to see you all at our meeting. Please come and participate.

Dick Tremaine, Chair

Please visit our website for maps and hot topics information at <http://www.communitycouncils.org/servlet/content/27.html>

For comments and suggestions contact Charlie Barnwell, webmaster

Draft Agenda for August 9, 2007 Community Council Meeting Rabbit Creek Community Church 3401 Rabbit Creek Rd

7:00 pm Call to order, Introductions ~ sign up to receive e-mails from the Fed. of Comm. Councils

Approval of minutes from July meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators

Assembly

Guest Speakers

None scheduled at this time

Ongoing Business (there may be no new information)

Legacy Pointe update - Sr. housing 650 units, P&Z hearing Aug. 6

AWWU water tower(s) - update as available

Potter Highlands Sub - 160 acres above Potter Valley

Rabbit Creek Church - appeal to P&Z Nov. 5

Viewpoint - 96 acres off Goldenview next to Legacy Pt.

Title 21 - status of zoning code changes

Views at Prominence - 100 acres east of Prominence Pt.

Collector road funding from legislature

New Business

Section 36 HLB replatting request

There may be short notice issues: none posted yet

Committee Reports

Neighborhood Association reports

Federation of Community Council 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.

Platting Board

Aug 20, Bettyjean/Kallander 3 lots into 2, short plat S-11618

Sep 5, Seclusion Sub, Bear Valley, 2 lots into 4 & 1 tr, plat redesign, S-11579

Sep 5, Sec 36, 2 parcels into 8 tracts, S-11622

Planning & Zoning Commission

Aug 6, Ashland Tr of Prom Pte, redesign of plat w/sewer, S-473

Aug 6, Legacy Pte, Sr. Housing Project, S. Goldenview Dr., 100 ac, #2006-142

Aug 6, Target site plan, King St, S-11604

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

ATTENDANCE NEEDED

**Legacy Pointe (Senior housing) public hearing
Planning and Zoning Commission August 6,
Monday 6:30 pm, Assembly Chambers (lower
floor, Loussac Library)**

Electronics Recycling

Households can drop off electronics at Total Reclaim’s facility or at one of the neighborhood-based drop-off events **Saturdays, 10a.m.-6p.m.**
Aug. 11, South High School
Sept. 8, Mears Middle School

17 Years of Memories and Flowers

The beautiful flower bed at the bottom of Rabbit Creek was planted by Susanne Comellas. For 17 years, through wind and weather, Susanne has kept the corner beautiful. This will be her last year of planting. It is time for a change. Please thank Susanne for her commitment to our neighborhood.

2007 Rabbit Creek Capitol Projects Ranking Survey

The following are the current projects voted by the members at the June meeting. For a complete list, please see the June newsletter on our website. The projects are ranked in order of priority:

Roads and Drainage projects:

- Goldenview Dr. extension to Potter Valley Rd
- Goldenview Drive upgrade/drainage, from Rabbit Creek Road south
- Old Seward Hwy upgrade, Rabbit Creek Road to Potter
- Mountain Air Drive extension
- Rabbit Creek Road upgrade, Seward Hwy to Goldenview, calming, ped facilities
- Hillside drainage study
- Goldenview Drive at Bluebell, safety improvements
- Hillside transportation plan
- 142nd at Goldenview Dr, safety improvements
- Elmore Road at Rabbit Creek Road intersection, safety improvements
- DeArmoun upgrade 140th to Hillside Drive
- Old Seward Hwy rut repair, Rabbit Creek Road to Potter
- Hillside traffic calming, in LRSAs
- Seward Hwy land expansion, Rabbit Creek Road to Potter
- LRSA road & drainage rehab
- Potter Valley Road rehab, Seward Hwy to Greece Dr
- Rabbit Creek Road/southbound off-ramp signal

Roads and Drainage projects (continued):

- Lower Hillside storm drainage
- Seward Hwy passing lanes, Indian to Potter Marsh
- DeArmoun/Hillside Drive intersection, safety issues
- Seward Hwy, rehab, Potter weigh station to Rabbit Creek Road

Parks & Recreation

- Rabbit Cr Greenbelt (#275 & #279), connections & land acquisition
- Storck Park (#287), upgrades and connections to surrounding areas
- Moen Park (\$292)
- Old Rabbit Creek Park (#275) connections/access
- Griffin Park (#279), access/signs from 140th/Bufalo
- Elmore Park (#337), signs, Bufalo/140th
- Section 36 (#410), master plan & development

Deletions from 2006

- DeArmoun Road Fire station land acquisition
- Elmore Road extension, DeArmoun to Rabbit Creek Road

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).*

Minutes of Rabbit Creek Community Council, Board Meeting

July 12, 2007, Goldenview Middle School

Dick Tremaine Called Meeting into order at 7:00 Board Members in Attendance Joan Diamond, Dianne Holmes, Donna Van Flein, Patty Rothwell, Dick Tremaine, Mark Slaughter

22 people were in attendance

No quorum for General Membership meeting. Meeting resumed as a board meeting.

Approval of Minutes:

Motion to approve June Minutes by Dianne Holmes, 2nd by Patty Rothwell– Approved

Treasurer's Report

- 222 members not including new members at today's meeting
- \$723.51 in the RCCC checking account

Announcements from the Floor

- Petition has started to collect 7,000 signatures to have a public vote on naming the city square park after community activist Ruth Moulton.
- Anchorage Disaster Registry – registering allows the emergency services to know if there are individuals that require special assistance in the event of an evacuation or disaster.
- Steve Kostlin – New Captain for Station 10. Current wildlands fire risk is moderate. In event of a wildlands fire the Emergency Response System would be activated to inform the public. Provided general observations on development on Goldenview Dr
- David Whitfield MOA Zoning Code Enforcement
 - Lions Club Building has been investigated and currently does not have any zoning violations. The property is in litigation over ownership. The Property Appraisal Department will be reviewing the case.
 - Hotline for complaints is 343-4141

Legislative Reports

No State or MOA representatives attended.

State Capital Project funding for roads & planning was vetoed by the Governor

Old Business

- AWWU 930 Water Tower –AWWU has issued an RFP for site selection. Select a consultant to start process of determining sites for water towers in Anchorage. Estimated start of process is Dec to March.
- Legacy Point – Members of RCCC & LRSA met with Mayor & staff. MOA stated has legal ruling that the private senior housing project is allowed on this PLI land. Hearing scheduled for August 6th at Planning & Zoning.
 - Resolution to accept draft comments as presented by Donna Van Flein for RCCC's position on Legacy Pointe to be sent to MOA. Moved by Patti Rothwell 2nd by Joan Diamond Passed unopposed. 22-0 (briefly list here key points of RCCC's position on Legacy)
 - Individuals can submit comments on the MOA Website
 - Recommend attending the P&Z meeting with comments
 - AARP reportedly supporting the development – 227 7447
- Title 21 Update- Standing Invite for citizens to attend Title 21 planning meetings
 - Chapter 7 – design criteria is a critical chapter and will be one of the last reviewed
 - Additional chapters to be released in August
- Potter Highlands - May be on hold – Access via Finland & Romania , transportation corridor needs to be improved
- Rabbit Creek Church - Zoning Board of Adjustment hearing in November
- Viewpoint Subdivision
 - Postponed from the March 7th Platting Board Meeting no other information
 - Views of Prominence
 - Asked for 18month extension requested on March 8, 2007
- Trails – Access to parks critical as development adjacent to Parks Land. <http://www.hillsidedistrictplan.com/>
 - Separated pathways from Roads, Park access, via private land
 - New trail to Rabbit Lake to be opened June 20th

New Business

- Ashland Subdivision – Prominence Point Phase 10
 - Developer wants to subdivide into 7 lots area that was mined for gravel used in earlier phases
 - Resolution
 - Approval of request to rezone contingent on drainage remediation occurs and review and compliance with the terms of the original gravel permit. Motion By Dick Tremaine, 2nd by Joan Diamond Passed unopposed.
- Huffman Roundabout fencing themes – Recommend either Chugach Mountain or Potter Marsh theme for fencing vs. suggested railroad theme

Adjourned 8:35 pm