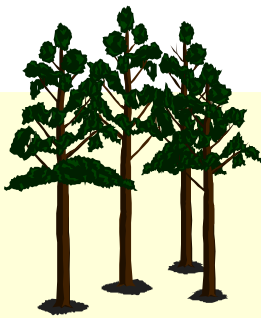


Rabbit Creek Community Council

NEWSLETTER SEPTEMBER 2007

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



RCCC September Meeting to be held at Goldenview Middle School Library, Sept. 13, 7:00 pm

Letter from the Chair

On August 20th, almost 200 neighbors, community members, and people from elsewhere in Anchorage turned out to participate in the Legacy Pointe hearing in front of the Planning and Zoning Commission. I have seldom if ever seen such a turn out for a residential development issue – it was inspiring. Thank you to all that attended. You know what we are up against and that we will have to return on October 15th. To those who did not attend, please read the coverage in this newsletter. Suffice to say that the developers changed their plans without clarifying permanent modifications. We are all looking forward to their in-depth presentation at our September meeting.

I have had the opportunity to walk along some of the slopes above Goldenview during late August in sunny weather. It is obvious that much more development is on the way. The changes we are going to experience will only increase congestion and drainage problems. The start of school reminded me to change when I go to work in the morning – otherwise I spend several minutes listening to the radio as I wait to get out to the highway. I do not want to imagine the congestion with triple the amount of traffic.

The total revision of zoning codes, Title 21, continues and is picking up steam. These are the rules that govern housing density, buffers, road size, outbuildings, fences, and a slew of other very important issues. One typo or non-specific statement can lead to an enormous amount of trouble (remember that the condo apartments of Legacy Pointe are “housing for the elderly” in an institutional and quasi-institutional zoning district where further specificity was not deemed important at the time). Zoning codes are thick reading but very, very important. We are looking for people who are interested and up to the task. It will also be good to hear from our Assembly representatives what they think of the most recent proposed changes.

Now that school is open again we are meeting in the Goldenview library. There are many major developments occurring in our area and throughout town. Please come and share your thoughts.

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

Dick Tremaine, Chair

Draft Agenda for September 13, 2007 Community Council Meeting Goldenview Middle School Library

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

Approval of minutes from August meeting

Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators

Assembly

Guest Speakers

Legacy Pointe representatives - revised plan for Oct. 15

P&Z Commission hearing

CNWIN - Citizens Against Noxious Weeds

Ongoing Business (there may be no new information)

Legacy Pointe update - Sr. housing 650 units, P&Z hearing Oct. 15

AWWU water tower(s) - update as available

Update on train whistle noise reduction request

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 Pte.

Title 21 - status of zoning code changes

Views at Prominence - 100 acres east of Prominence Pt.

New Business

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.

Planning & Zoning Commission

Sep 17, Title 21, Ch. 12, Non-conformities hearing, #2007-151

Oct 1, Title 21, Ch. 4,5,6 hearing, #2007-152

Oct 15, Legacy Pte, Sr. housing project, S. Goldenview, #2006-142

Nov 5, Title 21, Ch. 3,7,14 hearing, #2007-153

Anchorage Assembly

Oct 9, Title 21 Subdivision Agreements, #2007-043

Oct 9, Title 21 Land use permits & improvements, #2007-042

Board of Adjustment

Oct 8, Remand of appeal of site plan review, RC Comm. Church, #2006-124

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

***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***

Legacy Pointe Sr. Housing Hearing Postponed to Oct 15.

At the August 20th Planning & Zoning Commission public hearing, the developers came with a last minute “new design” concept . Through their attorney, they basically stated that they would build the first 8 buildings of 432 units on the roughly 70 acre southern parcel at a density of 6.2 DUA instead of the 6.8 DUA from the original application. The northern 30 acres will be left as a “future development site” and not be included in this application. There was an overwhelming turnout from the public, but no public testimony was taken as the Commissioners decided people needed time to review this new information. The Commissioners also stated they wanted the city planners to review this design and prepare comments a week before the next public hearing scheduled for October 15. We urge the people who came to testify in August to come again in October, as not much has changed and the impact of this development to our area remains the same. If you need any information check the RCCC website or the Planning Dept webpage for case # 2006-142.

News From the Schools

New Schools Open

This year the district proudly opened the doors of Nicholas J. Begich Middle School and Rilke Schule German School of Arts and Sciences, a German immersion charter school. Staff at these two new schools, along with more than 90 other schools across the district, will strive to reach the district’s mission of educating all students for success in life. ASD is moving closer to accomplishing this goal. Our annual Adequate Yearly Progress report shows strong improvements with the district meeting 98 percent of federal targets.

Watch for Children on Way to School

School is back in session so watch for children, especially as it gets darker. Parents can make their children more visible by putting reflective decals/tape on their clothing or backpacks.

Sign up for Electronic Notices for School

Parents can sign up for e-mail lists at <http://www.asdk12.org/asddirect/>. Lists include automatic school closing notification, press releases, or school board agendas. You can pick which lists to receive based on your interests.

In addition, Jeff Friedman invites people to subscribe to his own e-mail list at Friedman_Jeff@asdk12.org and ask to be included.

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

Synthetic Turf Fields Coming to all New Middle and High Schools

The district is hoping that all new middle and high school facilities will include synthetic turf fields. Synthetic surfaces are safer, cut down on injuries and extend the life of the sport fields. Funding sources for turf fields include construction project funds, grants, state and private contributions.

Schools Back in Session

Nearly 48,000 students are back in Anchorage School District classrooms. The district will take its official enrollment tally on September 28 and expects to find 48,848 students at school. That is a dip of approximately 220 students from last year and continues a downward trend in enrollment since a peak of more than 50,000 students in 2002. The enrollment projections are in line with Anchorage’s economic and demographic trends.

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., Oct. 13, Bartlett High School.**

***For information on
municipal planning issues, go to
munimaps.muni.org/planning/home3.htm,
or call 343-7943 (Zoning), or
343-7942 (Platting).***

Plan for Anchorage’s Future, Attend the Title 21 Hearings

As stated by the Anchorage Citizens Coalition, “Anchorage’s land use laws, referred to as Title 21 after their section of our legal code, are being rewritten. This effort is a mandate of the Comprehensive Plan, [Anchorage 2020](#), adopted in 2001. This is dry stuff that will get you snoozing. It’s also extremely important since the rules we prepare now will be with us for decades. If Title 21 is written to implement the vision of *Anchorage 2020*, Anchorage will continue to be a wonderful place to live.”

Project Website: http://www.muni.org/Planning/prj_Title21.cfm
For more information, contact the Planning Department: 343-7921 or
E-mail: title21@muni.org

Title 21, Public Hearings Schedule, Times and Places as noted

P u b l i c H e a r i n g
(Planning and Zoning Commission)
Chapter 12, *Nonconformities*
Monday, September 17, 6:30 p.m.
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street

Community Workshop
Wednesday, September 19, 6:30 - 8:30 p.m.
BP Energy Center, 900 E. Benson Boulevard

P u b l i c H e a r i n g s
(Planning and Zoning Commission)
Chapter 4, *Zoning Districts*
Chapter 5, *Use Regulations*
Chapter 6, *Dimensional Standards*

Monday, October 1, 6:30 p.m.
Assembly Chambers - Loussac Library, 3600 Denali Street

Wednesday, October 3, 6:30 p.m.
Sydney Laurence Theatre, Alaska Center for the Performing Arts, 621 West 6th Avenue

Thursday, October 4, 6:30 p.m.
Multi-purpose Room, Spenard Rec Center, 2020 W 48th Ave.

Hillside District Plan Workshop

There will be a second series of public workshops on Hillside issues, goals and choices on October 10 and 11, from 6 to 9 pm at the Goldenview Middle School cafeteria.
A report compiled from public input from past workshops will be available for public review prior to the workshops at Hillside District plan website:
<http://www.hillsidedistrictplan.com/>

Rate the Munie Website

The Federation of Community Councils is requesting all community councils to respond to an on-line survey. The results of this survey will be used to set priorities for a major upgrade of the Municipal website. The survey will take about 10 minutes to complete.
[http://www.zoomerang.com/survey.zgi?p=WEB226UHW93EQ5](http://www.zoomerang.com/survey.zgi?p=WEB226UHW93EQ5 "http://www.zoomerang.com/survey.zgi?p=WEB226UHW93EQ5")
We plan to present the results of the survey to a Federation of Community Council Delegates meeting this fall.

Chapters 3, 7, & 14 to be released in Mid-September

Community Workshops
Wednesday, October 17, 6:30 - 8:30 p.m.
BP Energy Center, 900 E. Benson Boulevard

Wednesday, October 24, 6:30 - 8:30 p.m.
Dimond High Multi-purpose Room, 2909 West 88th Avenue

P u b l i c H e a r i n g s
(Planning and Zoning Commission)
Chapter 3, *Review and Approval Procedures*
Chapter 7, *Development and Design Standards*
Chapter 14, *Rules of Construction and Definitions*

Monday, November 5, 6:30 p.m.
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street

Wednesday, November 7, 6:30 p.m.
Wilda Marston Theatre, Loussac Library, 3600 Denali Street

Thursday, November 8, 6:30 p.m.
Wilda Marston Theatre, Loussac Library, 3600 Denali Street

Rabbit Creek Trail Work Party

Come and join a group of enthusiastic volunteers to improve the Rabbit Creek Greenbelt Trail on Saturday, September 15. Meet at Storck Park (at Clarks Road and Rabbit Creek Road intersection).
Events will include cutting brush and moving gravel. Bring work gloves, water, and appropriate work clothes and boots. Tools and snack will be provided.
For more information, call Dianne at 345-9779

ATTENDANCE NEEDED, AGAIN

Legacy Pointe (Senior housing) public hearing Planning and Zoning Commission October 15, Monday 6:30 pm, Assembly Chambers (lower floor, Loussac Library)

Minutes of Rabbit Creek Community Council, Board Meeting

August 9, 2007, Rabbit Creek Community Church

Dick Tremaine Called Meeting into order at 7:06 Adjourned at 8:35pm

Board Members in Attendance Joan Diamond, Dianne Holmes, Donna Van Flein, Patty Rothwell, Dick Tremaine, Mark Slaughter, Peter Johnson, John Isby, Charlie Barnwell, Jon Bauer

22 people were in attendance

No quorum for General Membership meeting, meeting continued as a Board meeting with same agenda.

Approval of Minutes:

Motion to approve June Minutes by Patty Rothwell, 2nd by Joan Diamond– Approved

Treasurer's Report

- 224 members not including new members at today's meeting
- \$735.51 in the RCCC checking account
- \$285.07 in Savings Account

Motion by Diane Holmes to pay Rabbit Creek Church \$25 per meeting \$50 Total for allowing meeting
2nd by Patty Rothwell Approved

Announcements from the Floor

- Resolution on Train Whistle

Legislative Reports

No State or MOA representatives attended.

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 – Senior Condos
 - P&Z Hearing scheduled for 6:30pm Monday August 20th, at the Lousac Library
 - Dick Tremaine will attend Huffman Community Council
 - Comments can still be submitted to the MOA website
 - Only items presented at the hearing can be raised on appeal
 - Issues raised about Legacy Point included
 - Safe Access, comprehensive plan based on zoning needed
 - Public Lands & Institutions – defined not for private, wealthy housing
 - Comprehensive 2020 plan is complete – plan clearly states lower density
 - Lack of drainage plan of past large scale development in RCCC
 - Past history of Goldenview/Bridgeview & Prominence Point subdivisions
- Title 21 Update- Standing Invitation for citizens to attend Title 21 Thursday AM Assembly work sessions on the draft chapters.
 - 4 chapters available on web
 - Hearings scheduled in
 - Contact Dick Tremaine if interested in working on Title 21
- 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 - on hold
- Views of Prominence
 - Applying to RCA for utility permit for sewer to allow higher density development
 - Change to AWWU Waste Water Management Plan
- Section 36
 - Rezoned 2002 PLIP contingent on access to existing roads
 - PZ Commission to re-plat area to make it ready to pass over to the Parks Department to make it a park
 - Motion to support the re-platting of Section 36 land to PLI-P.
Moved by Dianne Holmes, 2nd by Patty Rothwell

New Business

- Resolution from Gerry George regarding frequency and duration of AK Railroad's train whistle. Mr. George submitted petition requesting the railroad limit the use of the whistle.
 - Motion by Peter Johnson, 2nd by Dianne Holmes to discuss resolution submitted by Gerry George
 - RCCC to draft a letter to stating they concur with ideas presented by Mr. George and that it warrants further research.

Reports

- Neighborhood Associations reports – Federation having operational issues, difficult to getting community council news letters out timely

Next September's meeting at Goldenview Middle School