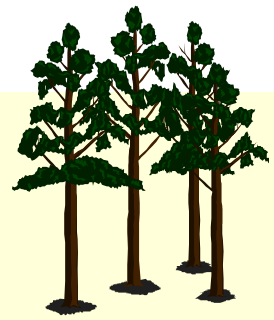


# Rabbit Creek Community Council

NEWSLETTER NOVEMBER 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

November is our annual meeting. It is the time we get together to review what has occurred in our area during the year, to discuss what we see coming for the next year, and to elect a board. The last point is perhaps the most important and the opportunity for individual participation.

Rabbit Creek Community Council is a volunteer group that monitors and comments on the activities in the area south of DeArmoun and east of the Seward Highway. It is a large area and, as we know all too well, an area undergoing increased development. Our Council is recognized by the city Charter as officially representing the community in this area. This gives us an official voice in front of the municipal government and even a direct line to our State legislators.

One of the topics we have spent a great deal of time on during the past year is the Legacy Pointe apartment complex at the south end of Goldenview. That massive building complex (1,200,000 + square feet) was approved by the Planning and Zoning Commission on October 22. There are many other developments in the planning stages. We must make sure that they are developed with the local conditions and neighbors in mind.

We elect board members at this meeting. It doesn't take much extra work, unless you want it to, and it allows you to meet and visit with other area residents a bit more often. It is a good way to stay on top of the issues and puts you in a position to have your voice heard. There are no requirements other than an interest in the area. Please consider participating, we are always interested in new faces and fresh ideas.

Look forward to seeing you at the annual meeting. Someone is bound to bring cookies (hint).

Dick Tremaine, Chair

## Legacy Pointe Approved

The Planning & Zoning Commission approved the Legacy Pointe site plan for 400 units, 10 buildings, water, sewer, and a modified collector road all to be built with numerous conditions as attached by the Planning Department. Come to the monthly meeting for more information on this housing project.

## Platting

Nov 26, 1 lot into 2, 16001 Goldenview, S-11638 (short plat)

## Planning & Zoning Commission

Nov 5, Title 21 rewrite, ch. 3, 7, 14, 2007-153

Nov 5, Capital Budget and Improvement Program (CIP), 2007-175

Nov 19, Title 21 amendment, hotels on PLI lands, 2007-170

**Draft Agenda for Thursday,  
November 8, 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 October meeting*

*Treasurer's Report*

*Announcements and comments from floor*

### **Legislative Reports**

*State Legislators - update on oil legislation*

*Assembly*

### **Guest Speakers**

*None scheduled yet but attempts will be made to have municipal representatives to discuss Hillside development issues*

### **Ongoing Business**

*Legacy Pointe update - Results on P&Z decision to allow development*

*Hillside District Plan meeting updates*

*AWWU water tower(s) - update as available*

*Potter Highlands Sub - 160 acres above Potter Valley*

*Rabbit Creek Church - appeal to **P&Z October 8***

*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*

*Anchorage Waterways Council - mission and donations*

**Rabbit Creek Community Council Board Elections**

### **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.

**For information on these and other municipal planning issues, go to [munimaps.muni.org/planning/home3.htm](http://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**

**High Population Density and Road Services**

South Goldenview is the only collector road in the Municipality of Anchorage maintained by a Road Service Area. Planned developments in our area are choosing to annex into Anchorage Roads and Drainage Service Area (ARDSA) and not Rural Road Service Area (RRSA) and are creating needs for improvements.

The board is considering asking the Muni to annex only the platted road of S. Goldenview into ARDSA. We have been assured by Mike Abbott that this will not affect the mil rate of the homeowners along S. Goldenview, since it will only annex the road but not the property owners. It seems fair that ARDSA should make the improvements since the mass density is coming from their contributors and not ours.

The time to make these improvements is while they are putting the sewer main up South Goldenview. In order for the Muni to invest ARDSA money into S. Goldenview, they need to have control of it. We are proposing that this annexation goes on the April ballot. In order for it to pass, both RRSA voters and ARDSA voters will need to have a positive vote for it.

**Hillside District Plan Update**

**by John Weddleton, Citizens Advisory Committee**

If the HDP is a horse race, the action is just now heating up. *Wavering Suspicion* is in the lead by a nose over perennial favorite *Trust No One*. The underdog and crowd favorite, *Just the Facts*, stumbled more than once and lost ground but is not out of contention. Ridden by team CAC's jockey Davey/Westberg, *Just the Facts* may yet find the inside track. (See <http://www.loridavey.com/public-well-nitrate-test-resul/>) Always a sporadic contestant, *Provocative* has never won a race but always adds to the excitement. (See <http://weddleton.com/hillsidecommercial>) Keep your eye on frequent also ran, *Wise Land Use*. Jockeyed by A::B this thoroughbred is heading for the rail and may just pull this one off.

While it appears a few apprentice jockeys made their way into the race, everyone is riding all out. Whips are flying. Team MOA<sup>1</sup>

with its syndicate of DCONs<sup>2</sup> is working hard for a crowd pleasing win. The pace is fast and the pressure high with a motivated team CAC crowding the pack. Anything can happen in this long race with the general outcome obscured until December when a clear leader is expected to emerge. The crowd will get its best view in early January's run to the wire. Watch for a blanket finish with the final result decided months later by an assembly of 11 judges. That adds a real unknown to any outcome since the judges are often swayed by wayward information from people with no stake in the race. For the full race card go to [www.hillside-district-plan.com](http://www.hillside-district-plan.com)

<sup>1</sup> Municipality of Anchorage

<sup>2</sup> MOA Departmental (sub) contractors

**Educating students in the 21<sup>st</sup> Century  
Nov. 29, South High, 7-9 pm**

What do high schools need to educate today's teens?

- Change the graduation requirements?
- Use more technology in the classroom?
- Offer more career technology or online learning courses?
- Change school start times or create flexible scheduling?
- Host special programs to prepare more students for college or the workforce?

ASD wants your help charting a path for the future of high school education in the Anchorage School District. You are invited to attend a forum on high schools of the 21<sup>st</sup> Century on November 29 South High Commons, 7-9 pm.

**Links and Contacts**

**Contact Rabbit Creek Community Council**  
e-mail: [RabbitCreekCC@gmail.com](mailto:RabbitCreekCC@gmail.com)  
mail: P.O. Box 112354, Anchorage, 99511-2354

**Assembly members for Rabbit Creek**

Jennifer Johnston, 346-1087, [jjohnston@gci.net](mailto:jjohnston@gci.net)  
Chris Birch, 346-3265, [chrisbirch@gci.net](mailto:chrisbirch@gci.net)

**State Legislature**

Con Bunde, 800-892-4843;  
[Senator.Con.Bunde@legis.state.ak.us](mailto:Senator.Con.Bunde@legis.state.ak.us)  
Rep. Michael C. Hawker, 800-478-4950,  
[Rep.Mike.Hawker@legis.state.ak.us](mailto:Rep.Mike.Hawker@legis.state.ak.us)

**Report to the Community From ASD**

On Monday, October 22, ASD will present its Profile of Performance to the school board. The report details academic achievement and is divided into two sections. Part I provides an overview of the district and its success meeting the school board goals for the 2006-07 school year. It provides a summary of performance districtwide based on Alaska state and federal No Child Left Behind standards. Part II of the report provides summary profiles for each ASD school, including information on the attainment of school goals, staff and student demographics, and student academic achievement at the school level. The district will publish Expect the Best, a reader-friendly eight page report to the community, in the Anchorage Daily News on Tuesday, November 7. Please take moment to look at the district's accomplishments over the past year. Comment on the Profile of Performance is welcome through our online comment box or by calling Superintendent Carol Comeau's office at 742-4312.

**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).**

**[DRAFT] Minutes of Rabbit Creek Community Council, Board Meeting**  
**October 11, 2007, Goldenview Middle School**

Chair Dick Tremaine opened the meeting at 7:17 pm. The meeting was a Board meeting due to lack of a quorum for a general membership meeting. Other board members present were Dianne Holmes, Patty Rothwell, Donna Van Flein, John Isby, Pat Salvucci, Charlie Barnwell and Peter Johnson.

**Minutes:** September minutes were not voted on pending need for additional data.

**Treasurer's Report:** 227 members, \$283.07 in Savings; \$720.51 in Checking.

**Quest Speaker:**

Holly Kent of the Anchorage Waterways Council (AWC) spoke on that group's well-known annual effort called Clean Creeks Cleanup. They also get involved in policy issues. In our area they are conducting water quality studies of two 'impaired' creeks—Little Survival and Little Rabbit at five sampling locations per creek, once or twice a month depending upon the season. They obtained partial funding from Ak State Dept. of Environmental Conservation to monitor these creeks and tests include coliform, dissolved oxygen and turbidity. Turbidity is a serious problem even causing die off of juvenile salmon and can be traced to lack of storm water management and treatment. AWC hopes to raise \$35K to complete the monitoring; the MOA declined to contribute. Volunteers are also needed to train and perform tests on these two creeks.

Holly said that AWC is involved in the Title 21 rewrite and is asking for stream setbacks of 100 ft. Currently the setbacks are inadequate at 25 ft per side.

**On-Going Business:**

*Legacy Pointe*—P/Z hearing now scheduled for Oct 15<sup>th</sup>. New data shows the density for this elderly housing has been reduced from 700 to 400 units which is still above what RCCC advises, but the collector road design is now shown to enter Potter Valley Rd just below the bridge instead of at the bottom hair pin curve. Neither design was believed to be adequate to reduce traffic on Goldenview Dr.

*Rabbit Cr Church* appeal will also come before P/Z on Oct 15<sup>th</sup>.

*Title 21 rewrite* of land use codes is continuing with the critical Chapter 7 (Design Standards) coming up for hearings soon; RCCC should be prepared with good comments. Chapter 7 contains slope standards, waterbody set backs, and other details of special importance to development in SE Anchorage. Residents are encouraged to read and comment.

**New Business:**

The Hopkins residence on Our Own Lane adjacent to Rabbit Cr (waterbody) and the RC greenbelt has offered their two parcels to the MOA for sale. If these parcels are obtained it would further the goal of the RC Master Plan to improve water quality and increase the park land adjacent to the creek which is used as a wildlife corridor and recreational area.

*Motion* by Dianne and Patty: the RCCC recommends that the MOA consider the Hopkins offer to sell their properties along Rabbit Creek in order to fulfill the goals of the Rabbit Creek Greenbelt Master Plan to improve water quality and recreational values and that the MOA consider keeping the house to sell for a return on the acquisition cost. After replatting, the remaining acreage should be added to the greenbelt park lands. Passed without opposition.

Adjourned 8:10 pm