

Rabbit Creek Community Council

NEWSLETTER JANUARY 2005

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

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

Membership Dues and Board Elections

Remember that you must be a registered member to be able to vote for Board Members for the new year. Membership dues for 2005 are now due!

From the President

Happy New Year!

The Rabbit Creek Community Council will hold elections for positions on the council board on January 13th at the regularly scheduled council meeting beginning at 7:00 p.m. at the Rabbit Creek Community Church located at Rabbit Creek Road and Snowshoe Lane. These annual elections provide the opportunity for Council members to select members of the community to fill terms of one to two years. Nominations from the floor will be accepted. Officers will be selected at a future special meeting to be scheduled by the new council, prior to the February regular council meeting.

To vote, members must be current with their 2005 membership and attend the meeting. The current positions to be voted on are currently held by Susanne Comellas, Ky Holland, Wayne Skidmore, Carol Fries, Thom Janidlo, Mike Flister, and Donna Van Flein. Some of these council members will be seeking re-election.

The council will be acting on important business for the community in 2005 including review of various large development projects, review of new roads for the area to accommodate planned future development, development of a new master plan for our parks system and updated trails plans, advice to the Municipality on the priority for Capital Improvement Projects including an upgrade to the Old Seward Highway, comments on a large animal ordinance, development of a Hillside District Plan, and additional review and community input on the DeArmoun Road Phase II project. Other projects and issues are sure to surface as the year unfolds.

If you have questions please contact Ky at 346-1729. Please mark your calendar now for this important meeting. Best wishes for a safe and prosperous new year, Ky

Agenda Topics for the January 13th Meeting

7:00 pm Call to order, Introductions, Approval of Agenda

Treasurer's report

Minutes from December meeting

Comments from Floor ~ 10 minutes

Announcements

Legislative report

Committee Reports:

Hillside District Plan (Halo 1/6/05 Meeting) Flister/Holmes

Trails and Access-Charlie/Jess

Neighborhood Association reports, INFO

Federation of Community Councils Update, Suzanne/Dianne (new bylaws)

RCCC Board Member Elections

Old Business

Rabbit Creek Road Maintenance, state/muni priority

Parks Plan Review and Letter-http://www.muni.org/Planning/prj_ParksPlan.cfm

New Business:

Land use cases

Adjourn

Meetings are held at Rabbit Creek Community Church (Rabbit Creek and Snowshoe Lane), the second Thursday of each month, from 7:00 to 9:00 p.m..

HALO Starts Hillside District Plan Meeting With Public

The Hillside District Plan will continue to be the focus of the HALO meetings as all Hillside councils work towards setting priorities and key components of the plan. These meetings are in anticipation of formal meetings with the city later, as funding and staff becomes available. The next HALO meeting will be Feb. 3, 7 pm at Holy Spirit Retreat House, O'Malley Rd and Hillside.

PLANNING & ZONING 1st/2nd Mon, 6 PM

Loussac Library

Jan 10 2003-143 Assisted Living Ordinance

Feb 7, 2004-021 Parks Master Plan review

PLATTING

No issues concerning the Rabbit Creek area

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

2005 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues (check 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 that postage costs the Council approximately \$5.00/year, which is not covered by membership fees.

**Rabbit Creek
Community Council**
2004 BOARD
President: Ky Holland 346-1729
kyholland@gci.net
Vice President: Wayne Skidmore
345-3268, wayneskid@msn.com
Secretary: Susanne Comellas
Treasurer: Donna Van Flein

Other Board Members
Charlie Barnwell
Dan Case
Carol Fries
Jess Grunblatt
Dianne Holmes 345-1514
Thom Janidlo
Mike Flister

Title 21 How It Applies to Our Neighborhoods

Title 21 is the municipal code that lays out the regulations for zoning and land development. It is very detailed and periodically needs to be revised because of subsequent disparate piecemeal changes and to support the revised policies of the city’s Comprehensive 2020 Plan (which was also updated in 2001). The Title 21 Rewrite is divided into three modules: One—Administration, Boards, Commissions, Procedures; Two—Zoning and Use Regulations; Three—Design and Development Standards, Open Space, Transportation Connectivity, Enforcement, Nonconformities. The revised Title 21 will be accompanied by significant zoning changes across the city. Whether these will occur in one sweeping motion or in segments over time has yet to be determined.

Module One will be adopted soon along with the critical Land Use Map. Many people have asked how the Land Use Map can be developed before the public hearings for other modules have been completed as well as the important neighborhood plans. Too often the council has found that once a map is distributed, it takes on a life of its own and is difficult to change.

Of most interest to neighborhoods may be the regulations on minimal residential densities, mixed use districts (residential and commercial), non-residential uses allowed in residential areas, consolidation of zoning districts (such as R6 and R7 with a new minimum acreage), and Neighborhood Protection Standards. The Table of Allowable Uses and Table of Accessory Uses for various zones can be viewed on the city’s website in Module 2 (Table 21.05-1; Table 21.05-3). An allowable use means a particular type of use such as adult or childcare may occur without obtaining a conditional use permit and without the need for a public hearing. Some uses will require a site plan review, but site plans do not require public hearings either.

The Council will be considering their response to Title 21 changes at the January meeting. The deadline for Module 3 comments is January 21st. Residents are urged to comment on any part of Title 21 and also review the recent workshop which tested some of the proposed design changes: www.muni.org/planning/prj_Title21.cfm.

***2005 Membership Fees are Due.
Come to the January 13th meeting to vote for 2005 Board
Members for the Rabbit Creek Community Council.***

City-wide Council Ordinance Requires Changes to By-Laws

The Assembly will address an ordinance next week that will require all community councils to update their by-laws within 120 days of passage. It has been rumored that until all councils comply, funding for the Federation of Community Councils (FCC) will be held up. The FCC is an umbrella for all councils and supplies a website for councils as well as crucial mailing services. Last year the Assembly cut FCC funding by about 75%. It was only through use of savings that the FCC was able to survive and support council needs.

The ordinance will allow councils to charge more for dues as well as the acceptance of donations and grants over the previous \$250 limit. It also requires by-laws that define membership, duties of officers and their election, plus annual reports from each council on their activities and finances.

The Rabbit Creek Council’s by-laws already are in compliance with the new ordinance except for some minor additions. Most councils at the FCC meetings believe that minutes and treasurer’s reports should suffice for the required reports. Otherwise it would be burden to councils to draft separate reports. RCCC will announce their needed by-laws changes at the January meeting and after the required 30-day period, will take a final vote at the next meeting.

Large Animal (Horse) Ordinance

A community task force is currently reviewing an updated Large Animal Ordinance that will be considered by the Planning & Zoning Commission. The current work includes revised standards for the number of horses and boarding on private property, the size of an accessory structure, and requirements for a Conservation Plan to address such things as manure management, water quality, buffering, drainage, and soil erosion.

Some residents feel that the new ordinance could erode personal property rights and unfairly impact responsible horse owners. Other residents feel these changes are needed as our population increases to address the impact of horses and construction of large structures on adjacent property.

The Hillside O’Malley Community Council is holding a meeting to discuss concerns with the current draft of the proposed ordinance on January 13th at 7:00 pm, O’Malley’s On The Green.

For more information or to let the RCCC know of your interest or concerns about a Large Animal Ordinance and possible action we should take to support or comment on the changes, please contact Ky at 346-1729 or kyholland@gci.net.

Donations requested for coffee and tea supplies provided during the RCCC monthly meetings. If you have any available, please contribute tea (black and herbal), coffee, creamers, and sugar packets. Thanks from all attendees.