

Rabbit Creek Community Council

NEWSLETTER OCTOBER 2005

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

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

Sept. HALO Meeting Review (HDP)

HALO sponsored a public meeting of the hillside neighborhoods on September 29, 2005 to discuss issues that people wanted to see addressed in the proposed Hillside District Landuse Plan. The meeting opened with remarks by HALO president Chris Hamre and planning director Tom Nelson. The large packed room at O’Malley’s on the Green also included elected officials and municipal administration staff.

Ky Holland, chair of the Rabbit Creek Community Council, facilitated a group process of identifying issues and then prioritizing the issues followed by a discussion of next steps the community would like to see carried out. The high priority issues included:

- Maintaining the rural character of hillside
- **Lot size** – Keep rural low density character of hillside
- Home based Business – preserve opportunity in rural zoning for home based businesses including day care and horses.
- **Chugach Park Access** with public safety and Neighborhood impacts addressed. Increase distributed access.
- Drainage and wildlife protection
- **No commercial development**
- Plan roads – needs vs. impact, size, speeds
- Preserve night sky
- **Wildfire Hazard** – address need for evacuation, and reduction in fuel load
- Support continued onsite septic systems – avoid forced connections and cost to rural property owners.
- Develop, protect, and maintain trail system

Halo will be meeting October 6 to discuss their next step in working with the city to continue the HDP process.

Agenda Topics for the October 13th Meeting

7:00 pm Call to order, Introductions, Approval of Agenda, confirm quorum
Treasurer’s report
Minutes from September meeting
Legislative Report
Forest Heights Development Review
Committee Reports:

Hillside District Plan
Trails and Access
Neighborhood Association reports
LRSA reports

Old Business:
Sub area circulation study
New elementary school site selection, MOA report
Previous Plats ~ update on hearings/decisions

New Business:
Nomination Committee
Community Policing Report
Community Capital Coordinator Report
9:00 pm 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..

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library
Nov 7 Forest Hts, 120 acres rezone to R-7 , 2005-139
Nov ? Subarea Circulation Study #2005-118
Dec 5 Revision to coastal mgt plan, overview, #2005-067
Zoning Bd Exam & Appeals
Dec 8 Stream encroachment, 15139 Evergreen, #2005-144

PLATTING

Nov. 2 Keno Hills, 5 acres into 2 tracts, #S-11421
Nov 2 Forest Hts, 120 acres w/ variance for gravel rd, #S-11418
Dec 7 vacate 40' vegetation buffer, Villages Scenic Pkwy, S-11424

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

Oct 11 Sales Tax hearing, #2005-51
Oct 11 Sales Tax hearing, #2005-126
Oct 11 Long Range Transportation Plan hearing, #2005-115
Oct 18 Large Animal Ordinance, #2004-137
Nov ? Parks Master Plan hearing, 2005-122
Nov 8 Assisted living Ordinance hearing, #2003-143

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.**

2005 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

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Dan Case

Carol Fries

Jess Grunblatt

Dianne Holmes 345-1514

Thom Janidlo

Mike Flister

Jerry Krieter, Alternate

Neighborhood/District Plan Ordinance Passes with Amendments

Earlier this year the Council was delighted to learn an ordinance was coming forward from the Planning Department that would allow citizen groups and organizations to develop their own neighborhood or district plans. With so many neighborhoods needing these plans and with the Planning Department being short staffed and underfunded, the new ordinance seemed like the ideal solution. The Planning Department initially would review a group's proposed project including the public process component. The various steps for agency review and hearings were outlined with specific time limits set for each phase, which, if maxed to the limit, could amount to over a year.

When the hearing for the ordinance was held a week ago, Assembly member Dan Coffey submitted a substitute version which significantly altered the ordinance's intent to allow citizen groups to work with the Planning Department to create a neighborhood plan. Coffey's language states that the Assembly should approve any group or organization before they are allowed to proceed with their plan or use Planning staff time to review their plan. Not only will the Assembly now make the initial deci-

sion whether a group or council has demonstrated that they represent the “broad public interest necessary “ to develop a plan, but the names of the persons involved in the plan must also be submitted for Assembly approval. Finally, the time limits for the various review phases were doubled in many cases, adding 25% more time to the process.

While Rabbit Creek Community Council originally supported the Plan, we object to the amendments which seem to be designed to make the planning process more cumbersome. As passed, the Plan Ordinance will delay review of neighborhood plans.

Trail Plan

The Trails and Access Committee for the Council has issued a draft plan addressing future development of trails and parks access in the Rabbit Creek Community area. The draft plan has been sent to local, state, and federal agencies for review and comment. You are invited to comment on the work of your neighbors to catalog critical trails and parks issues and develop a plan that will be basis for the council on future land use projects as well as recommendations for updates to the parks and trails plans the Municipality uses in land use activities. For more information send an email to kyholland@gci.net or call 346-1729.

Future Elementary School for Rabbit Creek on RCCC October Agenda

The Anchorage School District (ASD) has identified the need for another elementary school to serve the Hillside area to be located south of Huffman Road and east of the New Seward Highway. ASD planning staff gave a presentation overview of the school site selection process and the three sites.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamberg, 343-4124, jcshamberg@gci.net

Chris Birch, 346-3265, chrisbirch@gci.net

Zoning/Code Enforcement 343-8380

Private Dev/Subdiv, 343-8310

Planning Dept, Counter 343-7900

Platting Dept, 343-7900

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

LRSAs

South Goldenview: Brad Kutzer, 345-1712

Birchtree Elmore: Ed Bosco, 345-4530; Ted Pease 345-1235