

Rabbit Creek Community Council

NEWSLETTER FEBRUARY 2005

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

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

From the President

Has everyone noticed the glaciation recently? The combination of temperatures and snowfall seem to have made for some serious problems in some areas. These are most evident in the same areas where we've seen development during the summer. Apparently, the development has disturbed the subsurface flow of water. I've come to realize that there is a lot of water moving down the hillside that we never see, but it is as real and significant as each of the surface creeks we can see. As development continues we are going to continue to risk disruption of these subsurface streams and in some cases cause major hardship for others that now find themselves faced with summer flow and winter ice that seems to appear from nowhere - but has nowhere to go but to the surface when the normal channels are disturbed or blocked by new road foundations and buried utilities.

Recent cases point out the importance of increasing the attention to underground hydrology when future projects are proposed. That's not going to make the developers happy and we will risk continued frustration that we are trying to slow or block development when in fact we trying to support appropriate development that adds to the quality of the area while protecting those that are here now and the land that other land owners may want to develop in the future.

This spring when we again review and approve Municipal priorities for Capital Improvement Projects, I expect to see hydrology studies moving up on the list. That will be good news for developers that will be aided by these studies when complete and have less work to do themselves. Ky

Tea and Coffee Donations Welcome

We welcome donations of all teas (black and herbal), sugar packets, creamers, and coffee. These refreshments enhance the pleasure of listening to all that our Council members have to discuss during the monthly meetings.

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

Loussac Library

Mar 14, 2004-021 Parks Plan review

Apr 4, 2003-143 Assisted Living Ordinance

PLATTING

Mar 2, S11336 Potter View Sub, Potter Valley, plat

Mar 7, S-10752 Short plat, 2 lots into 2 different lots, 142nd

Apr 6, S-10651 Plat amendments, Ahsland & Bluebell tracts of

Goldenview Gate Subd.

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

Agenda Topics for the February 10th Meeting

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

Report on Special Board meeting to elect officers and propose 2005 goals, Ky Treasurer's report

Legislative report, 1-800-395-5073

Minutes from January meeting & special board meetings

Comments from Floor ~ 10 minutes

Announcements

Committee Reports:

Hillside District Plan (Halo 2/3/05 Meeting)

Trails and Access-Charlie/Jess

Neighborhood Association reports, INFO

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

Old Business

Rabbit Creek Road Maintenance, state/muni priority

New Business:

Land use cases

Potter Ridge

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..

Land Use Meeting, 6:30 Feb. 10, 2005

Before the regular board meeting there will be a land use meeting to review development of guidelines for land use development, project reviews, the proposed road development from Bear Valley to Goldenview, and any other projects that will be on the agenda later in the evening. Please come to share your interest and ideas on these projects. Contact Dianne Holmes for more information (345-1514).

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

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

Charlie Barnwell

Dan Case

Carol Fries

Jess Grunblatt

Dianne Holmes 345-1514

Thom Janidlo

Mike Flister

Jerry Krieter, Alternate

DeArmoun Road Phase II

The Anchorage Daily News reported that the AMATS group has delayed funding for continued work on Phase II of the DeArmoun Road project until at least mid summer. We are not expecting any work this year, but potential funding this year could be used for acquisition of right of way and design work. However, the Alaska DOT&PF Design Study Report is still not completed (due out last summer) as the struggle continues over the Alaska DOT&FP preferred design that includes the major rebuilding of the hill and curve vs. the community and AMATS preference for a scaled down project more inline with the original design study that recognized the need for an upgrade, but dismissed the justification for major realignment.

Potter View Subdivision

The Council will finalize comments on this latest development along the Potter Creek Road. Residents from the area will present their recommendations after meeting with the developer's representative and participation in discussions at their homeowners' association. Local residents are concerned with the safety of the road intersection with Potter Creek Road, the ownership of the road—public or private, and easement concerns.

Projects and Issues for 2005

The board met to review last year's goals and issues to update them for 2005. We established goals for this year including: Mailing council information to all households with a survey during 2005, completing a trails and parks plan for the RCCC area, assisting with the launch of the Hillside District Planning process, and completing a revision to our bylaws. In addition there are some other critical issues that we know we have to continue to monitor closely including: development of large parcels including the Mental Health Trust Land (Forest Heights), Shangri-La East, and various Potter Valley projects; increasing RCCC resident involvement in all issues; roads including design of new roads from Bear Valley to Goldenview and perhaps to Potter Valley; hazard and wildfire mitigation planning; and the Title 21 rewrite. If you have suggestions for other projects or priorities, come to the February meeting where we will review these again for additional suggestions.

We Can Run but We Can't Hide

The 2004 slate of officers was re-elected to serve 2005 terms. This includes Ky Holland as President, Wayne Skidmore as Vice-President, Susanne Comellas as secretary, and Donna Van Flein as Treasurer. Our representatives to the Federation of Community Councils will be Dianne Holmes and Peter Johnson. Ky Holland and Mike Flister will represent the RCCC at the Hillside District Planning meetings. Dianne will continue to organize land use issues and chairing the current bylaws review taking place with committee members Tom Pease, Wayne Skidmore, Mike Flister, and Jeff Friedman.

All Councils' Bylaws to be Revised?

The Assembly has an ordinance before them that requests changes to each council's Bylaws. The Assembly believes councils should have some common elements, such as methods for holding council elections, meetings, officer duties, and reporting of activities and finances. The topic of dues and grants is also in the proposed ordinance. Some councils charge dues from \$3 to \$5 as a condition for membership and voting, and to help defray costs for postal box rent, meeting space, and photocopying.

The RCCC will discuss this ordinance and changes to their own Bylaws on February 10th. The Rabbit Creek Council's bylaws 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.

Announcement

Newlywed couple seeks Mother-In-Law apartment (or equivalent), beginning May 1st, 2005. Have very excellent tenant references. Please contact Courtney Larsen at 276-8150 (wk) or 622-3444 (hm).

Federation of Community Councils

The FCC will finally receive quarterly funding to operate the council center which serves all councils with education and mailings. After more than a year of nearly zero funding, the center will be able to hire full-time staff which should provide for much needed consistency.

Additionally, the FCC website, which hasn't been functioning for a long time, should be up in about a month. It will host all councils' links to their home pages, if any, plus council newsletters, minutes, agendas, and other items.

Planning Director Speaks about the Hillside District Plan

Tom Nelson, the Planning Director, spoke before several dozen people at the Feb. 3rd HALO meeting. Nelson reported that the Assembly appropriation of \$100,000 to start up the long awaited Hillside District Plan would begin in April or May after staff completes other projects. Joanne Contraras is the planner assigned to organize the HDP effort.

The first phase will be to develop the scope of work and citizens will be involved in that process. Nelson explained many issues surrounding the HDP including the need to first define "Rural" and "Level of Service". A portion of the plan will begin soon with a Subarea Circulation (transportation) Study for a portion of SE Anchorage which currently does not have any road infrastructure, but which is about to encounter development over several hundred acres on steep, wet slopes.

Members at the meeting pointed out that the study would not cover enough area to include a critical connection to Potter Valley and that funds should be made available to do a complete study rather than piecemeal. Another person brought up the fact that the contractor and RFP (request for proposal) for the study had already been done without public input and this was exactly what residents feared would happen with the rest of the HDP planning process.

Flowers for 2005

The municipal greenhouse will be providing flowers for the triangle flower bed at the on ramp from Rabbit Creek Road to the Seward Highway for the 15th consecutive year. The municipality also has cut the summer staff position that helped with delivering, watering, and weeding when volunteers were unavailable. This year we may need volunteers to pick up flowers at the municipal greenhouse.

If you want to help with this beautiful neighborhood project contact Susanne at golden1@gci.net.