

Rabbit Creek Community Council

NEWSLETTER MARCH 2006

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

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

Letter from the Chair

Council meeting attendance is up! Prior to our meeting last month Lance Wilbur presented a draft of the Sub area circulation plan the city has been working on for several months. This plan maps out roads that will eventually connect 500 acres from Bear Valley to Goldenview Drive. A final version will be presented to the Planning and Zoning Commission for approval. That's the good news. The bad news is that there is no funding and no date as to when these connections will be made. Although this plan is a start it does not address the serious traffic problems on the Goldenview /Rabbit Creek Road intersection nor does it address development and traffic loading on to Goldenview south of the Middle School. The council has requested additional traffic studies to the south from the MOA but to this point we have been able to achieve any movement from the city.

At the Assembly meeting on 2/28, several homeowners took the time to testify on the proposed rezone of 120 acres south of the middle school. Local residents would like to see the parcel at R-6 zoning 1.25 acre lots and the developer, Forest Heights LLC is looking to develop this area much more intensely at R7 or .5 acre lots. Most of the adjacent properties are zoned R-6 while the nearby Prominence Pointe development is zoned R-7. The current zoning for the Forrest Heights parcel is PLI. The Assembly will vote on this at their meeting on March 14th, although public testimony is now closed. This is an important issue and will have a large impact on our community. The Assembly can only represent the community based on the information and opinions we give them. To comment via e-mail please send it to wwmas@ci.anchorage.ak.us. to reach all of our assembly representatives.

Hope to see you at the next meeting.

Flowers in '06

Spring is coming, so get your garden gloves out and call Suzanne to volunteer your planting skills. 345-8171 or badger1@acsalaska.net.

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

3/6 Capital Improvement Plan for Anchorage school district, #2006-019

3/6 Amend Hillside Wastewater Mgmt Plan, Ptarmigan Roost Sub, #2006-018

3/13 Transportation Improvement Projects, #2006-037

3/13 Sign Requirement Amendment, #2005-152

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

3/14 Forest Hts rezone 120 acres, S. Goldenview, debate and vote only, hearing closed, #2005-139

Agenda Topics for March 9, 2006

Community Council Meeting

7:00 pm Call to order, please sign in, opt-in for

FCC e-mails

Agenda Approval

Minutes from February meeting

Treasurer's report

Legislative Report & Legislative call in

Announcements & Comments

Anchorage Tomorrow ~ Dennis Linnell

Title 21

Flowers 2006 sign-up sheet

Mayoral Candidates Forum 3/23, 3/27

Old Business:

Previous plats (Forest Heights, Views at Prominence)

Land Use Map

Guest Speaker ~ Mary Jane Michael (not confirmed)

New Business

Committee Reports:

Hillside District Plan ~ Sub area circulation plan

Trails and Access

Neighborhood Association reports

LRSA reports

Community Policing 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. 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.

Mayor / School Board Candidates Forums

There will be two public forums this month for the mayor's race and school board candidates. The first, sponsored by HALO and the SE Community Councils, will be on March 23 at O'Malley's on the Green, 6-9 pm; the second is on March 27th, at Wendy Williamson Auditorium at 7pm.

Zoning Board of Examining and Appeals

3/9 Iliamna Acres, Variance for minimum lot size, Buffalo/142nd, #2006-028

2006 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.**

☐ E-Mail Only: Check if you wish to receive other notices from Municipality of Anchorage

**Rabbit Creek
Community Council
2006 BOARD**

Chair: Suzanne Comellas
Vice Chair: Wayne Skidmore
345-3268, wayneskid@msn.com
Secretary: Charlie Barnwell
Treasurer: Donna Van Flein
Other Board Members
Charlie Barnwell
Peter Johnson
Diane Holmes 345-1514
Dick Tremaine
Peter Crimp
John Isby
Gretchen Specht
Mike Flister, Alternate

**Forest Heights Rezone Petition Comes
Before the Anchorage Assembly**

The petition to rezone Forest Heights Subdivision from PLI to R-7 was heard by the Anchorage Assembly on February 28. The Rabbit Creek neighborhood petition was certified, meaning that a supermajority of the Assembly is now required to affirm the rezone. A number of people were on hand with testimony opposing the rezoning. Public comment was closed at 11:00 p.m.

The Assembly decided to move debate on the issue to March 14, when it will come up for a vote. **If this issue is important to you, please plan on attending the March 14 meeting!** It will be important for as many people to attend as possible to demonstrate our concern.

In the interim, submit your comments to the municipal clerk on-line (WWMASMC@ci.anchorage.ak.us). Be sure that there is a reference to Forest Heights **and** AO 2006-18 **and** the P&Z Case 2005-139.

E-Mail Opt-Out Notice for Federation of Community Councils

The Rabbit Creek Community Council is planning on having the FCC take responsibility for e-mail distribution of our monthly newsletter. This will speed up our current e-mail distribution. It will also provide your e-mail to the FCC for other mailings that are of interest to the active members of our community.

If you prefer not to receive e-mails from the FCC (including our newsletter), please notify Wayne Skidmore, 345-3268 or wayneskid@msn.com.

Coffee and Tea Donations Needed

Remember to bring in your coffee and tea donations at the next monthly meeting. We also need sugar, cream and stir-sticks. Thanks for contributing.

Subdivisions Approved with Conditions

The Platting Board made some amazing decisions at their March 1st meeting. They denied the developer’s request to lower the percent of vegetation required to be maintained on each lot in the View of Prominence Subdivision which is uphill from Prominence Pointe and downhill from the radio tower off Mt McKinley View Rd. They also denied the same developer’s request to amend drainage conditions. The 120-acre area is on steep, wet slopes with high bedrock and has previously been approved for about 20 one-acre lots.

In another case, the Board voted to approve—with conditions—the Shangri La East Subdivision (about 37 one+ acre lots), which extends south from Views at Prominence nearly to Lt Rabbit Cr (opposite the Bear Valley School). Conditions included drainage studies and plans, as well the requirement that the overdue collector road, linking both sides of Lt Rabbit Cr (to Rabbit Cr Rd), be designed and funding secured before the subdivision can proceed. One avenue to fund the road is to create a Road Improvement District among the landowners. Another avenue would be to secure funding from the state. Because the area is outside Anchorage Roads & Drainage System Area, funding through Municipal bonds isn’t possible.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamberg, 343-4124, jcsamberg@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