

Rabbit Creek Community Council

NEWSLETTER JUNE 2006

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

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

Letter from the Chair

It's summer and those notices from the Municipality start hitting our mail boxes alerting us to variances, zoning amendments, site plan reviews and a lot we don't want to think about. Our lives are busy, too busy sometimes to look at these notices and wonder what they are about. When the clearing and the survey tape appears it is often too late to comment or help the municipal planners decide how and if any of these projects could be arranged better to fit into the Rabbit Creek area. Don't wait. There are phone numbers and e-mail addresses that take you to the information you want. The folks at the Planning Department are helpful and able to answer your questions. This is a resource available to us all. Send your comments and help the Planning Department develop our area into a community that people want to live in for the long term. Sometimes just another piece of information can make a huge difference.

Capital Projects Needs Ranking Survey

At the June 9th community council meeting there will be copies of the Capital Projects proposed in the Rabbit Creek Area. These projects are rated by community councils and city and state officials. Please stop by and take a moment to rank the items in each section by your priorities, or delete them if you don't think it is important. You can add projects too. Council volunteers will tally the results and pass them along to the city. Your selection will help our city decide what is important to Rabbit Creek residents.

Rabbit Creek Flower Bed

For 16 years volunteers have planted, weeded and watered the triangle flower bed on Rabbit Creek Road and the Seward Hwy on ramp. This year is no different.

Flowers will be delivered by volunteers on Friday June 9th and planting will take place well into the evening. Please come and join the beautification crew. Bring a shovel or hand trowel and a smile and watch the instant color appear. This is an easy way to participate in your community. Little effort, immediate visible reward. Volunteer on site or call Susanne @ 345-8171 or e-mail badger1@acsalaska.net.

Platting

Wednesday, 6 PM Loussac Library

S-11452, June 7, Shangri La E. Sub, Collector road amend

S-11473, June 26, Prominence Pt Sub-Ashland Tr., short plat, 1 parcel into 6 lots

2006-073, July 7, RC Church site plan review, no hearing

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

2006-058, June 12, Land Use plan map

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

2006-052, No Date, Extend public sewers to Prominence Pt, Sub Ashland Tract

2005-139, June 20, Forest Hts Sub (S. Goldenview) rezone 100 acres from PLI to R-7

2006 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.**

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

Agenda Topics for June 8, 2006

Community Council Meeting

7:00 pm Call to order, intros, approval of agenda

Minutes from May meeting

Treasurer's report

Announcements & Comments

Flowers 2006 sign up sheet

Woodlot ~ open 7 days/week

Old Business

New Business

Committee Reports:

Trails and Access

Neighborhood Association reports

LRSA reports

Community Policing

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.

Rabbit Creek Community Council

2006 BOARD

Chair: Susanne Comellas
Vice Chair: Wayne Skidmore
345-3268, wayneskid@msn.com
Secretary: Charlie Barnwell
Treasurer: Donna Van Flein
243-1553

Other Board Members

Charlie Barnwell
Peter Johnson
Dianne Holmes 345-1514
Dick Tremaine
Peter Crimp
John Isby
Gretchen Specht
Ky Holland 345-2729
Mike Flister, Alternate

Announcing the Hillside District Plan

The Hillside District Plan (HDP) has begun! This plan will become part of Anchorage's Comprehensive Plan to guide development on the Hillside. The study area is roughly south of Abbott, east of the Seward Highway and west and north of Chugach State Park. Independence Park will not be included.

The neighborhoods just east of the Seward Highway might not be what we think of as the Hillside but they will be included. The Basher area (Stuckagain Heights) is definitely on a hillside, but that won't be included. That's puzzling to some of us.

The HDP will look at quite a few issues, including: land use and residential density, management of wastewater disposal and water supply, areawide drainage, roads and drainage maintenance, transportation, wildfire hazard and other natural hazard mitigation, public safety access, unique environmental issues and open space, access to Chugach State Park, plan for adequate public facilities and services, and delineating the Urban/Rural Services boundary. That is a big list!

A few things to note: "land use" includes consideration of commercial development, "roads and drainages maintenance" means a close look at our Limited and Independent Road Service Areas and "wastewater" and "water" mean looking at potential city utilities. The "Urban/Rural Services boundary" is a vague line in the Comprehensive Plan that needs a clear definition. The size of the lots and what you can do with them could be very different on either side of that line.

The HDP will involve quite a few city and state departments and a handful of consultants helping them. An "Oversight Committee" includes three members from the general public: Connie Yoshimura, Chris Hamre and John Weddleton. In June, a Citizen's Advisory Group will be named. The Municipality's planners realize that the final adoption of this plan requires the support of Hillsiders. There is a lot of focus on getting public input. (That means *you*.) The current schedule is to have a draft of the plan completed at the end of 2007.

On-Line Burn Permits Available

You can now fill out burn permits over the internet at <http://afd.muni.org>. If you prefer, you may also call 267-5020 or visit your local fire station. Currently, the system for on line burn permits is having some technical problems but should be up by May 30th.

Burn with care and pay attention to daily changes in weather!

Fire Department Open House

The Anchorage Fire Department is having an open house Saturday, June 10th at the Fire Training Center, 1140 Airport Heights Dr. from 10am to 4pm. The open house will offer activities, demonstrations, and a barbecue.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamborg, 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

Disposing of Trees and Brush

Anchorage Woodlot now Open

MOA Landfill Accepts Trees and Brush

Wondering what to do with the trees that blew down over the winter months? Take them to the Anchorage Woodlot! The lot is open 7 days a week from 10am to 8pm operated by the Anchorage Soil and Water Conservation District www.aswcd.org.

If you prefer, the municipal landfill in Eagle River now accepts wood and brush free on Fridays and Saturdays 8am to 5pm.

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

Rabbit Creek Community Council General Membership Meeting –May 11, 2006 [DRAFT] Meeting Minutes

The meeting was called to order by Susanne Comellas, Chair. Other board members present were John Isby, Gretchen Specht, Peter Crimp, Wayne Skidmore, Charlie Barnwell, Dick Tremaine, Dianne Holmes, Ky Holland, Donna VanFlein and Peter Johnson. Board members introduced themselves. A general membership quorum was not met so a board meeting was called. Minutes from the April meeting were presented for review by attendees. Minutes are also posted on the Federation CC website: <http://www.communitycouncils.org/servlet/viewfolder?id=293>.

Minutes Motion by Dick Tremaine, 2nd by Ky Holland to approve the April minutes with no objections.

Treasurer's Report \$459.55 in bank with 121 members

Legislative Reports – *Rep. Mike Hawker* was unavailable for the meeting.

Con Bunde – teleconference with Con Bunde was cancelled due to technical difficulties.

Assembly member Chris Burch were not present at the meeting. *Assembly member Janice Shamberg* discussed the following: *MOA code enforcement deals with citizen complaints and she feels that the agency is diligent about this. Regarding site condos— these are still ok, but now have to be accessible to fire & police vehicles.* Shamberg is meeting with Ron Thompson, MOA Building Safety Director to discuss issues, and will be reviewing Anchorage's new construction.

Guest Speakers:

1. The Hillside District Plan: Lindsey Holmes, RISE Consultants, on behalf of the Municipality of Anchorage

Ms. Holmes is the project manager for the HDP and has a legal background specializing in real estate and land use law, she is a lifelong Alaskan. Her role is to keep the project moving and coordinate departments. They are currently writing a request for proposal to hire the lead consultant who will write the plan, and are expecting to hire this consultant by mid-summer with a draft plan to be issued by December 2006. They will search in and out of state. Lindsey distributed two documents to the board: an organization chart showing the various departments and elements involved in the HDP, and a map showing the geographic area involved in the HDP.

Three community representatives have been selected by their Assembly Reps to work with the project manager on the Oversight Committee; John Weddleton, Chris Hamre and Connie Yoshimura.

A citizen's advisory committee of 10-15 members, who will include those mentioned above, will be selected by the Assembly Reps by mid June and be working with the Lead Consultant. Send an email to your rep with your background, skill set, where you live and interests if you would like to be on this committee.

The emphasis is on a community survey and public outreach to gather information about community vision and priorities. There is no current vision for the HDP, but the 2020 comprehensive plan will be used as a guide and anticipated the HDP would have objectives or focus areas including public safety, transportation planning focused on connectivity, utilities, open space, rural vs. urban services requirements and drainage planning.

Budget is about \$2 million total, with major allocations being approximately \$600,000 towards utilities planning, and \$300,000 towards transportation planning studies.

Send Lindsey ideas for survey questions at lholmes@risealaska.com

2. Fire Department, B shift captain Sean Fredenhagen – Sean introduced himself as the new shift captain. The annual open house will be held at Fire Station #3 in Airport Heights on June 10th. Reminder to properly display your address on both sides of the mailbox or in visible location for trucks so they do not have to drive into the wrong driveway. Call the burn hotline for the daily burn status 267-5020, and an online burn permit system will be available May 20 on www.muni.org.

3. Anchorage Citizen's Coalition, John Weddleton presented a summary of the new Title 21 goals in a powerpoint handout. He urges people to get involved in the creation of the new Title 21 codes the guide development and look to the future of Anchorage with 80,000 more people. John emphasized the following: Communicate with Assembly Representatives; Go on-line www.muni.org/planning/prj_Title21.cfm; Email the ACC for updates and alerts ACC@ACCAAlaska.org; and Donations are accepted.

Old Business –

Other Reports –

Motion by Dick Tremaine, 2nd by Ky Holland to re-arrange agenda passed unanimously

Rabbit Creek Church plans have been submitted to the Planning department and will be heard July 9th

Through a formal letter, see attached, and testimony the neighbors urged the RCCC to "adopt a resolution to reject" the Church's new proposal. After neighbor testimony and board discussion the following motion was made by Donna VanFlein,

**Support the RCCC 2004 testimony that the Church expansion is incompatible with the existing neighborhood and does not comply with policy numbers 7, 46, 48, 49 and 50 of the 2020 plan.* 2nd by Wayne Skidmore.* Amendment by Dianne Holmes to keep the berm and natural vegetation buffers.*

Concerns/Discussion: after further research and comparison between the old and new Church plans it seems the new proposal is essentially the same as the old in design, size, and function. Small changes in room names and slight changes in size do not constitute a substantial reason to view this proposal any differently than the original. The P&Z denied the first expansion plan unanimously for a long list of reasons that have not been resolved in the new plan. We can use the P&Z findings from 2004 for support. Add to Donna's motion by Dick Tremaine, as follows:

Upon further review of the Church expansion plans, the RCCC is opposed to the proposal that more than doubles the size of the existing structure. The proposal has not changed in size, design and internal structure from emphasizing a school rather than a place of worship. Any further development that occurs on the site should include the following stipulations: retain the neighborhood character, natural vegetation and berm.

The combined motion of Donna VanFlein and Dick Tremaine passed unanimously.

Forest Heights/Legacy Pointe USKH has been seen in the area mapping roads.

Shangri-La is requesting to amend plat conditions for a designed and funded collector road before the sale of lots. They are requesting a phased in approach in order to recoup costs. Motion by Donna VanFlein, 2nd by Dick,

Support the platting board decision to fund and design the collector road before any lots are sold. The RCCC has actively been seeking funds for this road along with Shangri-la developers.

Amendment to oppose incremental development by Charlie Barnwell.

Passed unanimously.

Ashland Tract is requesting an amendment to the HWMP and plat approval for lots that have been mined of all gravel/dirt. Discussion of concerns about this amendment between Board members. Using the list of points from Dianne Holmes the following motions were created;

**(Plat Motion by Ky Holland) The RCCC opposes the plat as there are documented drainage problems and it is premature without a completed hydrological study. Using points 1-4 and 10 from Dianne Holmes's list, see attached, with the addition to #4 of "or add to drainage already being diverted to Little Rabbit Creek". As well as the addition of "No HDP or master plan for the 32 acres".*

2nd by Dick Tremaine, passes unanimously.

**(HWMP by Dick Tremaine) The RCCC is opposed to any expansion of water until the HDP is complete. (Refer to points 5-7 and 9 from Dianne Holmes's list).*

2nd by Donna VanFlein, passes unanimously.

Community Policing: Cindy Stanton You can volunteer for trail watch by contacting John McCleary at Anchorage Parks at 343-4474, or go to muni.org and click on the trail watch icon. Dial *273 (apd) from your cell phone to reach APD directly. 786-8900 is the non-emergency number to use to contact the police. Question: what about wildfire evacuation plans? Response: The standard fire evacuation plan is to convert all roads to one-ways. Other than that the MOA has no plan. Ms. Stanton suggests making a neighborhood plan.

The meeting was adjourned at 9:20 PM.