

Rabbit Creek Community Council

NEWSLETTER AUGUST 2006

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

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

Ashland Tract Sewer Hearing Delayed

The Assembly postponed until August 29th the hearing for a sewer extension in the Ashland tract of Prominence Pointe. Part of Ashland has been denuded of vegetation because it has been used as a gravel source for Prominence Pointe roads; now the developer is asking for sewers to be extended. A portion of Ashland is undisturbed and could support on-site utilities like the surrounding area. The council voted to request denial of the sewer extension because the Hillside District Plan is in progress. The council believes the Hillside District Plan process is undermined each time adopted plans like the Hillside Wastewater Management Plan are amended.

Through the Hillside District Plan, the decision will be made where to draw the boundary for public utilities as well as other key components that will give neighborhoods on the hillside the ability to define their character, quality of life and level of services desired. Some of the issues the plan will define are density, development standards for slopes, roads, drainage and open space/connectivity to parklands.

Hillside District Plan Update

Proposals for the HDP's Lead Consultant (LC) have been received and are being reviewed by a committee which includes Hillside members Chris Hamre and John Weddleton. (Citizen member Connie Yoshimura removed herself from the selection committee due to a conflict of interest.) MOA purchasing rules require that committee members stay mum about the lengthy process which could take over a month to complete.

Members of the Citizens Advisory Committee were appointed by Assembly Members Shamborg and Birch. They accepted the recommendations of the Oversight Committee who tried to put together a group with a variety of skills as represented by the members' occupations and a distribution by residence across the planning area.

Also in progress is drafting of the plans for the important sub-studies that will provide components of the HDP. These include looking at on-site systems, public utilities, roads, drainage and a public opinion survey. The LC will have input into the final versions of these plans. The municipal departments are working on the initial outline for the study plans so they can go out to bid soon after the LC is chosen.

For information on the following municipal planning issues, go to munimaps.muni.org/planning/home3.htm, or call 343-7943 (Zoning), or 343-7942 (Platting).

Platting ~ Loussac Library

S-11521, Aug. 14, 2 parcels into 3 lots, Iliamna Acres, short plat
S-11519, Sep. 6, 1 tract into 3 tracts, Goldenview/142nd

PLANNING & ZONING

2006-124, Sep. 11, Appeal of denial of RC church site plan
2006-174, Sep. 11, High voltage transmission tower regs.
2006-130, Oct. 2, Capital budget & improvement program

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

2006-052 Aug. 29, Sewer amendment for extension to Ashland, Prominence Pointe

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

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

Highlights of the Rabbit Creek Community Council General Membership Meeting, July 13, 2006

Legislative/Assembly/ASD/APD/Mayor's Office Reports:

- ◆ Smoking Ban Ordinance ~ Hearings will be continued on July 25th.
- ◆ Ashland Sewer Amendment ~ Hearing on July 25th, various board members expressed concern over the extension of sewers because the HDP process should be deciding that boundary, as well as concern for unresolved drainage issues from the subdivision.
- ◆ **Jeff Friedman, Anchorage School Board president**, said that summer school is in session and there has not been any major vandalism at the schools this summer, yet. There is a camper host program that provides electricity and water for an RV host at schools to help deter problems.
- ◆ Rabbit Creek flower bed ~ Volunteers needed to help.
- ◆ Model Airplanes in Storck Park ~ Tom Simes demonstrated the silent electric model airplanes, resulting in support from the Board for use of Storck Park for electric model airplane flying once a week per their permit.

- ◆ Ordinance 2006-119 ~ Request for encroachment variance failed.
- ◆ Ordinance 2006-112 ~ Off street parking ordinance relating to using same property at different times of the day, support by Community Council members passed.
- ◆ Ordinance S-11521 ~ Iliamna Acres request to replat requests replatting of 2-acre parcel, but map shows 3 lots. RCCC asks for clarification of conditions.
- ◆ Ordinance 2006-113 ~ Ordinance to amend procedures for granting zone variances.

Old Business:

Sub Area Circulation Study: no reply has been received as to when it will come before P/Z.

The RC church site plan was denied by Planning as not being sufficiently changed from the first submittal.

Trails Committee report: Charlie B. reported no action on RCCC Trails Plan but stated that our trails plan is being used unofficially by MOA HLB to make decisions on land use. Jess Grunblatt collecting more trails mapping in Potter Valley.

Forest Hts Rezone and Subdivision: the hearing decision has been postponed indefinitely which means it is essentially dead but there is no news as to the other plans for high density senior housing.

The *FCC is now distributing the RCCC newsletter*. Peter J suggested having the subject line be more definitive in the email message to citizens so that one can tell it is the RCCC newsletter.

Rabbit Creek Community Church Denied

In April the Rabbit Creek Community Church submitted a revised site plan for the church expansion to the Planning Dept. On July 7, the Planning department denied this site plan citing the fact that the new plan is "not substantially different from the original site plan". The church has submitted an appeal to this decision which means the case will now go back to the Planning & Zoning Commission. The PZC will hear public testimony on this case at their Sept. 11 meeting. The new case number is 2006-124. If you haven't already done so, be aware that you can read the case comments posted by others and submit your own comments by accessing Case # 2006-124 at the Zoning & Platting Cases online site at: <http://munimaps.muni.org/planning/home3.htm>

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamborg, 343-4124, jshamborg@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

**Rabbit Creek Community Council
General Membership Meeting
July 13, 2006, Rabbit Creek Community Church
Meeting Minutes Summary**

President Susanne Comellas opened the meeting at 7:10 pm. Other board members present were Dianne Holmes, Donna Van Flein, Wayne Skidmore, Gretchen Specht, Dick Tremaine, Peter Johnson and Charlie Barnwell. Excused board members were John Isby and Ky Holland.

Legislative/Assembly/ASD/APD/Mayor's Office Reports:

Assemblywoman Janice Shamborg reported that she was the only member who voted to oppose the Assembly's opposition to Prop 2, last Tues (tax on cruise industry), because she felt there was inadequate information upon which to base a vote. The hearing on the Smoking Ban Ordinance will be continued on July 25th. Some people view the ban as an individual rights issue while others see it as a public safety/health issue. The ordinance should pass because six members have declared their support. The sewer amendment case for Ashland is scheduled for a hearing on July 25th and Janice will ask the Chair for a 'time certain' for the hearing which otherwise might be postponed due to the continuation of the smoking ban hearing. Various Board members expressed concern over the extension of sewers because the HDP process should be deciding that boundary, as well as concern for unresolved drainage issues from the subdivision. Janice will also ask Mary Jane Michael about progress on the HDP and CAC committee selection. The list of citizen advisory committee nominees has been received and is essentially approved. The RFP for a lead consultant is closed. Thoughts are that the drainage study should come first and then transportation, with water last in case people don't want city water. However, results of all studies should be taken into account as part of the whole plan.

Jeff Friedman, Anchorage School Board president, said that summer school is in session and there has not been any major vandalism at the schools this summer, yet. There is a camper host program that provides electricity and water for an RV host at schools to help deter problems.

Announcements/Presentations:

Volunteers are needed to help with the flower plot at the overpass. Jerry Krieter offered to help.

Tom Simes of Alaska Radio Control Society gave a demonstration of the newer, silent model airplanes that use battery powered engines. The demonstration resulted in support from the Board for use of Storck Park for electric model airplane flying once a week per their permit. (Motion by Holmes and Skidmore, passed unanimously).

New Business:

Resident, Sheri King presented her request for support from the Council for a variance for the encroachment into a side yard setback (2006-119). Motion by Tremaine and Holmes: for the council to offer no objection to the variance which would result in no less than 40 ft, total, between the buildings for this property only; the non-objection would not apply to surrounding properties and in no way would signal council's support for the subdivision, only the requested variance, with the understanding the accessory structures would be removed. Motion (4 to 4) failed for lack of minimum six positive votes.

The *Off Street Parking Ordinance* (2006-112) relates to the use of joint parking facilities for the same property at different times of the day. The ordinance as proposed would allow parking across the street, even a collector, for businesses like a bar.. Motion by Tremaine 2nd by Skidmore to support the joint use of parking lots and oppose separating them by collector streets, passed 6 to 1, one abstention.

Iliamna Acres—request to replat (S-11521). The plat application indicates one 2-acre parcel is being replatted, but the maps show a larger area with three lots. The RCCC voted to resend the prior letter emphasizing the same conditions be required because of the similarity of the two plats. Motion by Tremaine and Skidmore to send our July 17, '03 letter (for S-11145) re-emphasizing the need for southern access to Griffin Park along 140th ROW. Passed unanimously.

Ordinance to amend procedures for *granting zoning variances* (2006-113): certain changes seem to loosen the conditions under which variances could be granted and the Board discussed how either the new or old language could be interpreted various ways and that in some cases the old language would be more appropriate for dealing with issues facing SE Anchorage. The Board felt it was valuable to include compliance with the 2020 Plan as well. Motion by Tremaine and Skidmore to send a letter to ZEBA requesting: 1) that the current ordinance language for item C.1.d be kept as it is, without change (keep "Granting the variance would be in harmony with the objectives of the zoning ordinance and not injurious to the neighborhood or otherwise detrimental to the public welfare," 2) that the proposed new language for item C.1.e be adopted, but amended to include the current language also: "(and the variance will) keep with the intended code and comprehensive plan and will not permit a use that is not otherwise permitted in the district in which the property lies." Passed unanimously.

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