

Rabbit Creek Community Council

NEWSLETTER OCTOBER 2006

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

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

Letter from the Chair

Welcome to Fall. Gone are the quiet summer meetings. At October's meeting we will be looking at a new interpretive plan for Potter Marsh and a 660-unit Senior Housing development consisting of 12 buildings, 4 above ground stories high on Goldenview Drive. To view this last project on the net go to these links:

www.loridavey.com/FH_siteplan.pdf
http://www.loridavey.com/FH_siteplan.pdf
www.loridavey.com/FH_wetlands_mapping.pdf
http://www.loridavey.com/FH_wetlands_mapping.pdf
www.loridavey.com/FH_draft_TIA.pdf

Hope to see you Thursday night.

Susanne

Title 21 Public Hearings

Title 21 is the detailed code that implements the general guidelines of the 2020 Comprehensive Plan and affects the way our city and neighborhoods will look. The section on Subdivision Standards (Chapter 8) may be of interest to most of our members. Comments can be e-mailed to title21@muni.org. Chapters of the plan can be downloaded at http://www.muni.org/planning/prj_Title21.cfm.

October 18: Platting Board at 6:30 p.m.

November 13: Planning and Zoning Commission at 6:30 p.m.

The Public Information Meeting will be held in late October at a date and location to be determined. Details will be provided soon. For updates on these and future meetings, see the Citizen Participation webpage at http://www.muni.org/planning/prj_Title21_CitPar.cfm.

RCCC CIP Internet Links

To find information on our wish list for improvements, please browse the following sites:

<http://www.muni.org/iceimages/OMB/RC2006.pdf>
http://www.muni.org/iceimages/OMB/2006AncLegGrants_Web.pdf

A complete schedule and budget breakdown by departments can be found at:

<http://www.muni.org/omb/2007BudDev.cfm>

Finally, the main page provides options to review various budget sections:

<http://www.muni.org/omb/ombhomepage.cfm>

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).

ANCHORAGE ASSEMBLY 6 PM

October 17, First public hearing for budget
October 24, Second hearing for budget
October 31, Assembly adoption of budget

PLANNING & ZONING

2006-124, Nov. 6, Appeal of denial of RC church site plan
2006-142, Dec. 4, Senior housing (660 units), S. Goldenview

Agenda Topics for October 12, 2006

Community Council Meeting

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

Approval of minutes from September meeting

Treasurer's Report

Legislative Report

ASD Report

Announcements & Comments

Invitation for people to address the council

Rabbit Creek Church ~ P&Z hearing Nov. 6th

Legacy Pointe ~ P&Z hearing Dec. 4th

Guest Speakers

Penny Bauder with DNR-Potter Marsh Interpretive Plan

Legacy Pointe-Tony Hoffman

Old Business

Ashland Tract update

Title 21-action item-Anchorage Citizens' Coalition

Nominations Committee

New Business

Legacy Pointe-P&Z Dec. 4, comments due before mtg

November elections action plan - Ky Holland

Committee Reports

Trails and Access November meeting

Neighborhood Association reports

LRSA reports

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.

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

Legacy Pointe (nee Forest Heights) Sr. Housing Plan

The developers of the Forest Heights property have changed the name to Legacy Pointe and are now presenting a site plan for Senior Housing. The application is for 12 buildings with 55 units each ranging in size from 1360 to 3,000 sq ft. The buildings will be 5 stories high with 11/2 of the bottom levels allocated for parking. There is a clubhouse planned for 7,600 sqft for the unit owners. In all, 6.3 dwelling units per acre. There will be a condo homeowners' association to take care of the property once units are sold.

According to the application, a 100-foot natural landscape buffer is designed along the northerly boundaries adjacent to the R-6 zoned subdivisions.

The Moen Trail will be moved to follow the existing alignment of one of the creek drainages through the property and will be centered on a 20' wide trail easement. It will not cross the collector road. The application states that the slope of the current trail is too steep in the winter.

Drilling holes for the extension of the water line were made along Goldenview this month and the application states they will bring sewer lines from Potter Valley.

The Legacy Pointe representatives are coming to present their plan to the Rabbit Creek Community Council October 12th. There is a public hearing before the Planning & Zoning Commission scheduled for December 4, 2006. Comments can be made at <http://munimaps.muni.org/planning/home3.htm>, Case Number 2006-142.

For further information available over the web, please refer to the links listed in the Letter From the Chair on page 1 of this newsletter

Hillside District Plan or Rural Road Service Area Needed to Address Road Problems

~ Special from Lori J. Davey, President, South Goldenview LRSA

Development on the Anchorage Hillside must consider future traffic patterns, drainage needs, and road connections. While Limited Road Service Areas (LRSAs) are chartered to deal with snow removal and minimum maintenance, there is no established method or funding to improve the roads, or to solve drainage and congestion problems.

A plan is needed to solve short-term drainage problems before winter. But pleas to the Municipal administration have gone unanswered. Assemblyman Birch offered us 'good luck' verbal support.

The long-term answer is for the Hillside District Plan (HDP) to map out future traffic patterns, drainage needs, road connections and funding solutions. Because we are outside the Anchorage Drainage and Roads Service Area that could provide bonding for improvements, the HDP—which is in progress—should give us the framework necessary to get State funding. In the meantime, the Administration and the Assembly are continuing to approve large developments in piece-meal fashion without considering the larger ramifications.

South Goldenview is considering the possibility of becoming Rural Road Service Area. This would allow them the mechanism to bond for roads, set aside money for capital improvements, and secure funds from the governments to make major improvements.

The following websites have further information: www.loridavey.com/FH_siteplan.pdf, www.loridavey.com/FH_wetlands_mapping.pdf, www.loridavey.com/FH_wetlands_report.pdf, www.loridavey.com/_ForstHghts06aCmprssd.pdf, www.loridavey.com/MHTLstrms_05map.pdf, www.loridavey.com/LSC10map.pdf.

Ashland Sewer Amendment

The Assembly voted to amend the Hillside Wastewater Management Plan to approve sewers for the small Ashland tract adjacent to Prominence Pte. The area has been partially denuded to use the gravel for roads and the developer wanted to extend sewers, but not water, to the site. Dan Roth, of the city's On-site Services section was asked whether the new high tech on-site systems would be possible to use in Ashland's bedrock. Mr. Roth said he was not asked to investigate that option. Several Assembly members noted the severe, unresolved drainage issues from Prominence Pte, as well as the Assembly's denial of a similar request in 2001. The Assembly was also aware that the Hillside District Plan is in progress and is charged with developing a plan for public utilities in a comprehensive manner that incorporates roads, drainage, and density. Assembly member Coffey asked three municipal employees if they had seen sewer lines cause drainage problems and even though one man qualified his negative answer with a caution that he was not an expert in that field, Mr. Coffey stated he was convinced that trenching for utility lines does not cause drainage issues and voted for approval. Some members voted for approval because they felt it was a health issue, although no evidence was offered that treated septic effluent from the newer systems is able to affect well water drawn from a 200 to 400 foot deep aquifer.

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

Rabbit Creek Community Council Board Meeting September 14, 2006, Rabbit Creek Community Church Meeting Minutes (Draft)

President Susanne Comellas opened the meeting at 7:05 pm. Other board members present were Peter Crimp, Dianne Holmes, Donna Van Flein, Wayne Skidmore, Gretchen Specht, Dick Tremaine, Peter Johnson and Charlie Barnwell.

Minutes – Motion by Peter Crimp with a 2nd by Barnwell to approve to approve the August minutes. Motion carried with no objections.

Treasurers Report – The treasurer’s report was moved to the end of the meeting due to the nature of the elections and new members signing in.

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

Con Bunde, State Senator, reported the current activities and issues as he saw them: PERS/TERS deficit: it is difficult situation, and the State likely will make up the deficit. However, Bunde said that funding will have to come from somewhere, i.e. out of other budgets. Other: the petroleum production tax (PPT) is a good action. Jeff Friedman, ASD Board president said that volunteers are needed to assist in citizens advisory board; and the PERS/TERS issue is a major impact on the ASD.

Assemblywoman Janice Shamberg was not present, but sent a letter reporting that she was concerned about lack of action on Title 21, and lack of consistency of current actions with the original 20/20 comprehensive plan.

Old Business:

Ashland Tract: goes before Assembly at next meeting. It was denied in 2001, nothing has changed with regard to the issues. Sewer expansion is being analysed, with AWWU advocating for the amendment. Dianne Holmes suggested board members and residents in the area write emails to assembly members.

Rabbit Creek Community Church expansion: no new news to report.

Trails Committee report: Charlie Barnwell reported that several agencies are reviewing the RCCC trails plan. He is proposing a trails plan focused meeting in November where key agency representatives will meet in front of a public forum to discuss the key issues of lack of trail easements in the RCCC area, as well as lack of access to Chugach State Park. Charlie will coordinate with these representatives to arrange their participation, and send an agenda to all involved.

Forest Heights Rezone and Subdivision: not clear what is occurring at this time, however, it appears a senior housing proposal will be made available to RCCC review soon.

Potter View Estates: John Isby reported that Connie Yorshimura property as represented by planner Tim Wilkes: he reports that will be a varied density, 20—250 units. Egress at Paradise Valley Potter Creek crossing being considered. Comments by board: there will have to be serious traffic issues given density proposed and lack of collectors in the area.

The FCC is now distributing the RCCC newsletter. Peter J suggested having the subject line be more definitive as to the message so that he can tell it is the newsletter.

New Business:

Nomination Committee: need new board member nominations.

Economic Development EIA Request for Proposals: Need review by RCCC. Dick Tremaine will write a motion and position statement by RCCC.

Huffman Road Design: various design proposals to be submitted, including roundabout type designs.

School Site Selection: proceeding slowly.

Anchorage Police Department Report: Cindy Stanton reported she is back on duty as neighborhood representative due to request on part of the Mayor and APD Chief. She gave a report on activities in the area: 88 incidents total in the RCCC area for the period 18 August to 14 September. Details on the report are available upon request.

Report by Lori Davey, Limited Service Road Area Chair: has had little response to erosion and road problems concerns voiced to Municipality of Anchorage. Major concern is that the LSRA maintains Goldenview Drive which sustains a large amount of wear and tear not only from residents but developer activity which is currently intense in the area. Many repairs to pavement this summer. Trying to mitigate effects of increased drainage from Prominence Pointe subdivision which has had wearing effects on Goldenview Drive. Discussion amongst board as to why Goldenview isn’t a State maintained road given it’s major collector type use. Lori is hoping the Hillside District Plan will resolve these problems, as they really reflect a lack of transportation planning in the area, as well as the impacts of development on drainage.

Adjourned: 9:05 pm