

Rabbit Creek Community Council

NEWSLETTER DECEMBER 2006

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

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

Letter from the Chair

The November General Membership Meeting held at Bear Valley Elementary School was an incredible gathering of 130-plus residents of the Rabbit Creek Council area. We heard about the Huffman Road Design from Steve Noble of DOWL Engineers. Lance Wilber, Manager of Municipal Transportation, explained the Hillside Sub-Area Transportation Study, the connection from Goldenview Dr. to Mt. Air Dr. and Bear Valley soon to be heard before Planning & Zoning. The great folks from Parks and Rec, Shawna Popovici (SE District), Holly Spoth-Torres, Art Eash, Heritage Land Bank, Trails Coordinator, Lori Schanche and Tom Harrison from Chugach State Park spoke and fielded questions about parks and trails and future plans. We viewed an excellent power point presentation by Charlie Barnwell and Jess Grunblatt, (RC Trails Committee) on trail development and viewed maps on upcoming developments, such as Legacy Pointe, the senior housing proposal. Also we had the opportunity to comment on the upcoming Potter Marsh Interpretive Design Project. The down side is that there wasn't much time for questions. The monthly meetings are where your questions can be answered and how you can add your voice to your community. All of the projects you heard about are evolving in this area. Now is your opportunity to become part of the process.

All residents are welcome. *Susanne*

Great Land Trust Hosts Reception

Come join Great Land Trust at a reception to launch their conservation initiative, "Pathways to the Chugach, Connecting to Our Park". The Trust seeks to voluntarily conserve parcels adjoining Chugach State Park, ensuring Alaskans will always have access.

Come enjoy live music, hors d'oeuvres, and beverages! Bring a few friends and have fun!

The reception will be at Snow City Cafe, Wednesday, December 6, from 5:30 to 7:30 p.m.

Platting

Wednesday, 6 PM Loussac Library

S-11546, Jan. 3, View Point, N. Potter, 1 tract into 2

S-10950, Feb. 5, South Pt/Villages View, Potter Valley, time ext

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

2006-153, Dec. 11, Hillside Sub-Area Transportation Study

2007-011, Jan. 29, Adding Knik Bridge amm. to LRT

2006-142, Feb. 5, Sr. housing project S. GV, Legacy Pte.

S-10950, Feb. 5, S. Pt/Villages View, Potter Valley, time ext.

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 Tuesdays, 6 PM Loussac Library

2007 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**

Note: E-mail reduces paper use and saves your community council money

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 Senior Housing Plan Hearing Update

This development is located west of Goldenview, south of 172nd Ave and east of the gas line that runs along the bluff above Potter Marsh. The developers presented their plan at the October Community Council meeting to a large group of concerned neighbors. They outlined a plan for senior housing for those over 62 years old in a retirement community of 12 buildings, 5 stories high, with 55 units each ranging in size from 1360 to 3,000 sq ft. 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. This land is zoned PLI (Public Lands & Institutions).

The first phase of development is scheduled for two buildings just off of Goldenview Dr. The phasing will continue an estimated 5 to 7 years for full development.

A road is planned to span Goldenview south to Potter Valley Road, but the alignment and grade are yet to be determined. The secondary access routes are planned through the adjacent low density subdivisions on Bettijean St., Kalendar, 172nd Ave, Belarde and Virgo. The developer does not intend to join the South Goldenview Limited Road Service Area.

The historic Moen Trail will be moved to follow the alignment of one of the creek drainages through the property, where there is to be a natural vegetative buffer.

For those concerned about this property the public hearing before the Planning & Zoning Commission scheduled for **February 5, 2007**. Additional information can be obtained at <http://www.loridavey.com/south-goldenview-development/>. Comments can be made on-line at <http://munimaps.muni.org/planning/home3.htm>, case number 2006-142.

Hillside District Plan Update

The Hillside District Plan (HDP) is in progress and within a year, it should provide guidelines for citizen-determined development standards in SE Anchorage. In the meantime, subdivision construction continues. Some developers are asking for variances. When variances involve issues of density or public utilities, this undermines the public's ability to determine their preferred ideals for safe and attractive neighborhoods. The upshot of increased density or public utilities—on the steep, wet slopes in our council area—is far reaching. Wholesale clearing, recontouring of slopes, and trenching hillsides for water lines have resulted in enormous drainage problems and even a massive mud slide. Therefore the request for public utilities raises many questions.

The developers of Views at Prominence Subdivision (east of Prominence Pte) have applied to the Regulatory Commission of Alaska for a 'Public Convenience and Necessity'. In brief, this would create a water and sewer utility for a 100-acre subdivision that is outside the city's public utility boundary. The application states that the city can't supply water, which is nearby in the Prominence Pte subdivision, due to lack of capacity. The application rationalizes the need for community wells (each with an accompanying 140,000 gal. above ground tank), because individual well capacity might vary due to high rock in the area. The developers originally planned on providing a self-contained high tech wastewater collection system for the whole subdivision, but now are asking to move sewage to Prominence Pte, 200 ft from their boundary. Consult docket U-06-120 for details at: <http://rca.alaska.gov/data/docket.html?find=U-06-120>.

Atheneum School

A representative from the school will provide us with a presentation about their school and their "hands on" teaching techniques and philosophy.

On-Line Huffman Road Design

DOWL Engineers has posted information on the Huffman Road project at www.hillsideroads.com/huffmanscope.htm.

December 11 P&Z Meeting for Hillside Sub Area Transportation Study

There will be a meeting on Monday, December 11 at 6:00 p.m., Loussac Library reviewing the Hillside Sub Area Transportation Study.

During the last RCCC meeting, Lance Wilber, Manager of Municipal Transportation, summarized the results of the Hillside Subarea Transportation Study performed for 550-acres of the Hillside area of Anchorage. According to the Transportation Study available at www.muni.org, the study area consists of seven proposed subdivisions. The site is situated south of Rabbit Creek Road, east of Golden View Drive and west of Carl Street. The area is currently undeveloped and is occupied by woodlands and some wetlands, with significant topography changes.

The Transportation Study states five purposes for the plan: to establish neighborhood collector roadways; to identify the impact of neighborhood traffic on nearby roads; to recommend roadway design criteria; to recommend the location of trails and bike paths; and to make recommendations to assure safe pedestrian and bicycle facilities.

During Mr. Wilber's presentation at the RCCC meeting, he stated, "The study suggested a housing density between 440-550 houses with access to the properties that extend from Goldenview Drive and Rabbit Creek Road between 156th and 162nd to Prominence Pointe Drive, Mountain Air Drive, and Clarks Road. The safety of existing and future homeowners is a priority."

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 Meeting Minutes [DRAFT]

Bear Valley Elementary School, Anchorage

November 9, 2006

Chair Susanne Comellas opened the meeting at 7:00 pm. Other board members present were Peter Crimp, Donna Van Flein, Dianne Holmes, Wayne Skidmore, Gretchen Specht, Charlie Barnwell, Dick Tremaine, Peter Johnson, Ky Holland, and John Isby. About 130 people were in public attendance at this meeting in response to a mass mailing to all households in the RCCC area.

Minutes – Motion by Wayne Skidmore with a 2nd by Peter Johnson to approve the October minutes. Motion carried with no objections.

Treasurers Report – The treasurer (Donna Van Flein) reported a bank balance of \$599.02 and 120 members.

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

No reports by Assembly, ASD, etc. due to tight schedule of the meeting.

Announcements

The Title 21 Rewrite will be heard before the Assembly in December and deserves our attention because it will effect our area—given the large amount of undeveloped land.

Old Business: Rabbit Creek Community Church expansion: Update—the request was denied by P&Z. The Church plans to appeal this decision.

Forest Heights/Legacy Pointe Subdivision Site Plan: P/Z is scheduled to hear this case Jan. 8, '07. Maps were posted with a summary of the proposed senior housing project.

Another large, high density subdivision, Potter Hts/View Point, adjacent to Legacy Pointe will be coming before the Platting Board soon.

Huffman Road Design: Dow Engineers, Steve Noble presented a map of the proposed design from the Old Seward Hwy to Lake Otis Pkwy. An open house will be held Dec. 14th at Bowman School.

Hillside Transportation Plan—An update on the Bear Valley/East Goldenview subarea circulation plan was provided by Lance Wilber, Manager of MOA Transportation. The plan has not been adopted but remains a tool for master planning of roads and trails as individual land owners come forward with zoning and planning requests. Questions focused on the need to continue this planning effort in the other undeveloped sections of the Rabbit Creek Council boundaries. Wilber presented maps that reflected a network of roads and trails. He discussed how trail connectivity had been emphasized in this study.

Anchorage Police Department Report: Cindy Stanton made a brief report.

Report by Lori Davey, Golden View Limited Service Road Area Chair: Drainage and other issues reported by Lori with a focus on attempting to shift the Goldenview LRSA to a Rural Service District in order to qualify for, and use bond funds for construction activities currently prohibited for MOA LRSAs like Golden View. They are also concerned about the impact of new development that can not contribute to the necessary upgrades and repairs to roads due to damage from the new developments.

New Business:

Board Elections: led by Peter Johnson. Nominations made, candidates listed. Ballots distributed to audience, and voting took place. The new members take office in January, 2007. Results of the election are posted on the FCCC (www.communitycouncils.org) RCCC web site.

	Name	Term (yrs)	Expiration
<u>New Board Members</u>	Pat Salvucci	ALT	08
	Mark Slaughter	2	09
	Jon Bauer	1	08
	Joan Diamond	1	08
<u>Returning Board Members</u>	Charlie Barnwell	2	08
	Dianne Holmes	2	08
	John Isby	2	09
	Peter Johnson	2	08
	Patty Rothwell	2	09
	Gretchen Specht	1	08
	Dick Tremaine	2	08
	Donna VanFlein	2	09

Trails Committee report: Charlie Barnwell and Jess Grunblatt, co-chairs of the Trails Committee, led the special session of the meeting to focus on trails planning issues in the RCCC area. A panel of governmental agency representatives were present to discuss status and issues associated with trails establishment in the area. Please see notes on this meeting posted on the RCCC website. A comprehensive trails strategy has been developed by the RCCC but remains in limbo with city and state agencies that either (a) don't have planning money (CSP) or (b) want to see a review and adoption of new trails plans left to government sponsored planning efforts, for example the ADNR Chugach State Park Trails Access plan, or the MOA Hillside District Planning process.

Adjourned: 9:15 pm

Rabbit Creek Community Council Board Meeting Minutes [DRAFT]
5700 Rabbit Creek Road
November 28, 2006 ~ 7:00-9:15 p.m.

Attendees: Sue Comellas, Peter Johnson, Dick Tremaine, Pat Salvucci, Joan Diamond, Mark Slaughter, Gretchen Specht, Patty Rothwell, Diane Holmes, Donna VanFlein, Wayne Skidmore, Charlie Barnwell

New Business:

2007 Executive Board was elected for 1 year term;

Chairman: Dick Tremaine

Vice Chair: Joan Diamond

Secretary: Mark Slaughter

Treasurer: Donna Van Flein

- Board approved motion to pay the balance remaining for the October mailer.
- Discussed how to continue to get more information out to residences in council area and get more involvement by residents. Suggestions included: Anchorage Daily News Datebook announcements, FCC Website Communitycouncil.org, improvements to the Rabbit Creek Community Council website with a “hot topics” section and links to relevant documents, newsletter mail outs & signage for monthly meetings.
- Charlie Barnwell & Wayne Skidmore will work on the FCC website for the “hot topics” update.
- Patty Rothwell will attend monthly FCC meetings, Dianne will be the alternate for 2007.
- Wayne Skidmore will continue to serve on the Membership Committee, maintaining membership data, etc.
- John Isby to be responsible for set up at monthly meetings.

General items:

- Newsletter – Content to be in 2 weeks prior to meeting.
- Board members should have additional sign in sheets, as well as Secretary for monthly meetings.
- Vice Chair will be responsible for coordinating the monthly newsletter.
- Additional signs are needed for monthly meetings. Meeting to be moved to Goldenview Middle School. Next meeting December 14, 7 pm Goldenview Middle School.