

# Rabbit Creek Community Council

## NEWSLETTER MARCH 2008

<http://www.communitycouncils.org/servlet/content/27.html>

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



### Letter from the Chair

Why do bureaucracies continue to second guess plans and decisions reached after prolonged public discussion and debate? Are development policies and plans driven by the people that live in a community or the people that want to make money developing it?

Put another way, how many times do neighbors have to say they do not want shopping centers on the Hillside nor dense development from Elmore to the Seward Highway?

Six years ago we finished the Anchorage 2020 Comprehensive Development Plan. I know because I represented this area on the Assembly and voted the plan in. There were thousands of public comments on the plan. The only one I remember in favor of retail stores uphill from the Seward Highway was from a municipal planner. I don't remember anyone saying that all land to the west of Elmore Road should have four houses per acre allowed on it.

Yet here we are with such recommendations coming forward in the Hillside District Plan. Why? One reason is that our elected municipal officials do not seem to have the memory of what we have been saying for several decades. Another reason is the desire of developers to continually try to change existing neighborhoods so they can make a buck. And rarely do they live in those neighborhoods.

The Rabbit Creek Community Council represents the views and desires of the people who live in our area. We represent those views by discussing relevant issues each month, listening to each other's thoughts and coming to agreement on positions. Since we do not have direct lines into each and every house in the area, we are only able to listen to those who come to the meetings and who write to us or call.

Care enough about where you live to become involved. If you want shopping malls on the Hillside, please come and tell us where they should go. If you don't, we'd also like to hear why.

For information on these and other municipal planning issues, go to [munimaps.muni.org/planning/home3.htm](http://munimaps.muni.org/planning/home3.htm) and use drop-down menus for RCCC items, or call 343-7943 (Zoning), or 343-7942 (Platting).

### Draft Agenda for Thurs, Mar. 13, 2008

#### Community Council Meeting

#### Chapel by the Sea, 14730 Turnagain Bluff

7:00 pm Call to order, Introductions ~ sign up to receive e-mails from the Fed. of Comm. Councils

Approval of minutes from January meeting

Treasurer's Report

Announcements and comments from floor

#### Legislative Reports

State Legislators - expectations of upcoming session  
Assembly

#### Guest Speakers

None scheduled at this time

#### Ongoing Business (there may be no new information)

Legacy Pointe update - Status of P&Z decision to allow development

Hillside District Plan meeting updates

AWWU water tower(s) - update as available

Potter Highlands Sub - 160 acres above Potter Valley

Viewpoint - 96 acres off Goldenview next to Legacy Pte.

Title 21 - status of zoning code changes

Views at Prominence - 100 acres east of Prominence Pt.

#### New Business

Re-appeal of Rabbit Creek Community Church doubling in size (second round of appeals)

Goldenview Drive right of way annexation to Anchorage road and drainage area

Rabbit Creek Greenbelt

#### Committee Reports

Neighborhood Association reports

Federation of Community Council (FCC) report

Limited Road Service Area (LRSA) reports

#### 9:00 pm Adjourn

Meetings are held on 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.

## 2008 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

**Please visit our website for maps and hot topics information  
at [http://www.communitycouncils.org/servlet/  
content/27.html](http://www.communitycouncils.org/servlet/content/27.html)**

## Rabbit Creek Community Council

### 2008 BOARD

**Chair:** Richard Tremaine  
**Vice Chair:** Joan Diamond 345-6192

**Secretary:** Mark Slaughter  
**Treasurer:** Donna Van Flein

### Other Board Members

Mike Edelmann  
Keith Guyer  
John Isby  
Patty Rothwell  
Pat Salvucci  
Mark Schimscheiner  
Ramona Schimscheiner  
Jerry Kreiter

## Legacy Pointe Senior Housing Approved

On October 22, 2007 the Planning & Zoning Commission approved a four story, 400 unit, 10 building site plan to build high end senior housing on the South Anchorage Hillside. This land is zoned Public Lands & Institutions and was approved under a theory that a privately owned condo development is allowed in this zoning. The development must include a collector road from Potter Valley Road to Goldenview but will not be open to the public for at least 10 years. This road is listed on the Long Range Transportation Plan as a needed outlet for this growing area, but is not mandated until Phase 6 of this project estimated to be 2018. The Commission also relieved the developer from having to upgrade off site roads (Goldenview) that will be greatly impacted by their development. This is another good reason to get involved with the Hillside District Plan to ensure that the MOA begins holding large projects accountable for off site impacts, not the existing homeowners.

HALO filed a Notice of Appeal of this approval to the Board of Adjustment and will be filing a brief as the deadlines dictate in the coming month. Residents have donated generously during the on-going fundraising effort for the appeal costs. Information on the development can be found at <http://www.muni.org/planning/index.cfm> under Legacy Pointe.

## Vote April 1 in the Anchorage Municipal Elections

The office of Elections is looking for Election Workers. Contact Guadalupe Marroquin, Election Supervisor, 343-4376, [MarroquinG@ci.anchorage.ak.us](mailto:MarroquinG@ci.anchorage.ak.us).

**Municipal Elections are on April 1. Candidates for Section 6-Seat K representing South Anchorage are Chris Birch (*Incumbent*), Jesse Busick, and Mike Kenny. You can meet the candidates .**

To introduce the candidates, we sent them a questionnaire on how they will address issues specific to South Anchorage. Jesse Busick and Mike Kenny sent responses, which are provided without editing below. Chris Birch did not respond.

### How would you improve the quality of life in South Anchorage?

Busick: I would encourage responsible growth in South Anchorage; this meaning that with new development comes the responsibility to maintain the beauty and privacy that we so enjoy in our community.

I would ensure that schools such as Goldenview had our encouragement on problems such as overcrowding in the classroom.

Kenny: By listening to and acting upon the desires of the community as expressed by those constituents most directly affected.

### What can the Anchorage Assembly do to make Anchorage a better place to live?

Busick: The foundation to making Anchorage “a better place to live” is communication. My job in the Assembly would be to represent the needs and concerns of Anchorage residents. I believe that monthly community meetings should take place.

Kenny: By coming into alignment & working towards a future Anchorage— working towards the common good both presently and in the future. Less political grandstanding and use of wedge issues to drive us apart is another opportunity for the Assembly to make Anchorage a better place.

### What one personal note would you like us to know about you?

Busick: My wife and I are expecting our first child in June of this year; we are very excited.

Kenny: If I am fortunate enough to be elected, I will devote my efforts full time to those whom I represent.

## Links and Contacts

### Contact Rabbit Creek Community Council

e-mail: [RabbitCreekCC@gmail.com](mailto:RabbitCreekCC@gmail.com)  
mail: P.O. Box 112354, Anchorage, 99511-2354

### Assembly members for Rabbit Creek

Jennifer Johnston, 346-1087, [jjohnston@gci.net](mailto:jjohnston@gci.net)  
Chris Birch, 346-3265, [chrisbirch@gci.net](mailto:chrisbirch@gci.net)

### State Legislature

Con Bunde, 800-892-4843;  
[Senator.Con.Bunde@legis.state.ak.us](mailto:Senator.Con.Bunde@legis.state.ak.us)  
Rep. Michael C. Hawker, 800-478-4950,  
[Rep.Mike.Hawker@legis.state.ak.us](mailto:Rep.Mike.Hawker@legis.state.ak.us)

**For information on  
municipal planning issues, go to  
[munimaps.muni.org/planning/home3.htm](http://munimaps.muni.org/planning/home3.htm),  
or call 343-7943 (Zoning), or  
343-7942 (Platting).**

## **Addressing Lighting and Safety, Dark Sky Principles, Applications and Myths**

Peter Strasser, Senior Technical Advisor with the International Dark Sky Association is presenting a lecture on lighting and safety on Thursday, March 13, 2008, from 7:00 to 8:30 p.m. at the Wilda Marston Theatre, Z.J. Loussac Library. Mr. Strasser will address common myths about lighting and safety; scotopic vs. photopic vision; examples of good and bad outdoor lighting; are dark skies possible or feasible in an urbanized area?; and a discussion of dark sky-friendly lighting fixtures. This talk is sponsored by the Illuminating Engineering Society of North America and the Municipality of Anchorage.

If you have questions or would like additional information, please contact the Municipal Planning Department at 343-7921 or the IESNA (Jason) at 561-0100.

### **Goldenview ARDSA's may be changing...**

Submitted by Lori Davey

Ordinance No. AO 2008-29, an ordinance submitted to the qualified voters residing in the Anchorage Roads and Drainage Service Area (ARDSA) a ballot proposition to annex the Goldenview Drive Right-of-Way, between Rabbit Creek Road and Bulgaria Drive, from the South Goldenview Rural Road Service Area (RRSA), to the Anchorage Roads and Drainage Service Area (ARDSA), contingent upon the approval of removal of the Goldenview Drive Right-of-Way by a majority of voters within the South Goldenview RRSA, and accordingly amend Anchorage Municipal Code Section 27.30.700.

#### **What Does This Mean?**

This means that we would give South Goldenview Road to ARDSA for maintenance and improvements. This would only apply to the Right of Way and not affect the residents who have driveways on South Goldenview. This is at zero cost to South Goldenview Residents.

#### **Is It a Good Thing for Us?**

The Road Board believes it is. The future needs of S. Goldenview are outside the capabilities of a volunteer road board. We are assured that the winter maintenance will be very good since we will have the same equipment that plows Potter Valley Road. If it fails to meet our expectations, we saved a seat at the table to come back and negotiate for winter plowing and sanding.

#### **Will the Rest of Our Roads Fall into ARDSA in the Future?**

No. The rest of our roads are neighborhood roads and we have different levels of service needs than ARDSA can manage. So long as we have folks willing to volunteer for the Road Board we will continue to have excellent winter maintenance and continue our capital improvement program until all of our roads have proper drainage and a good, hard surface

#### **Why Now?**

There is substantial new development off the back section of S. Goldenview leading down and over to Potter Valley. The Potter Valley area is part of ARDSA and the new developments will be part of ARDSA. These new developments at proposed densities will create a 3x increase in the number of households who use S. Goldenview as their primary access. Along with these new residents come the necessity to upgrade S. Goldenview to higher collector street standards, such as sidewalks lighting, turn lanes, etc. This level of upgrade is beyond the capacity of our 5-member volunteer road board.

- S. Goldenview is the only collector road in Anchorage maintained by a Road Service Area. The rest are State DOT maintained roads.
- Representative Hawker is working to gain funds for us to improve and build the roads demanded by this area's development. It is fair to ask the State to participate in building the infrastructure needs of the Hillside just like they have in every other part of the city and state. The package for our area is around \$12 million.
  - ◆ Mountainaire to Shangri La Connection-\$4,900,00
  - ◆ Goldenview Dr. Safety Upgrade -\$1,700,000
  - ◆ Goldenview Dr. to Potter Valley Connection Study-\$900,000
  - ◆ S. Goldenview RRSA Drainage Improvement-\$250,000
  - ◆ Bluebell Dr. at Goldenview Intersectiojn Upgrade-\$660,000
  - ◆ Design Study for Rabbit Creek Rd/Goldenview Dr Intersection-\$500,000
  - ◆ Improvements to the Back Section from Romania to Potter Valley-\$400,000

### **Candidates' Forum, March 6 at O'Malleys on the Green**

It's time to gear up for the Candidates' Forum. Mark your calendar for March 6 at 7 p.m. to hear the candidates speak about their positions and make a bid for your vote.

### **Municipal Election, Tuesday, April 1**

**Candidates for Assembly Section 6 :**

**Chris Birch (incumbant)**

**Jesse Busick**

**Mike Kenny**

### **Candidates for Assembly, Section 6, Seat K South Anchorage**

#### **Chris Birch**

Home: 346-3265

Work: 250-2113

Fax: 343-5676

Email: chrisbirch@gci.net

Website: www.chrisbirch.com

#### **Jesse Busick**

Home: 344-4388

Email: jessebusick@yahoo.com

#### **Mike Kenny**

Home: 345-7508

Work: 345-8046

Email: mkenny@attalascom.net

# Rabbit Creek Community Council

## Goldenview Middle School

### Minutes Thursday, February 14, 2008

Approximately 20 attendees

Joan Diamond, Donna Van Flein, Dick Tremaine, Mark Slaughter, Mark Schimsheimer, Romona Schimshimer, Patty Rothwell, Pat Salvucci, Jerry Kreiter, Keith Guyer, John Isby

- ❖ Call to order at 7:04 PM by Dick Tremaine
- ❖ January Meeting Minutes were not approved
- ❖ Treasurer's Report

44 current 2008 members \$ 286.93 in checking Account \$ Savings Account

Motion by Patty Rothwell to pay \$128 for mail box rental motion, 2<sup>nd</sup> by Joan Diamond approved unanimously

Motion by Donna Van Flein to donate \$25 to the HALO Candidates Forum, 2<sup>nd</sup> by Joan Diamond, approved unanimously

- ❖ Announcements & Comments from the floor

AFD - Requested homeowners clear snow away from street signs, mailboxes & house numbers. Station tours can be set up by contacting their Fire Prevention line.

#### Legislative Reports

- ❖ State Legislators – Representatives unable to call into the meeting
- ❖ MOA Assembly – Chris Birch is up for re-election. Mike Kenny will be running against Mr Birch.
- ❖ HALO will be hosting the Candidates Forum 6pm Thursday March 6, 2008 at O'Malleys On The Green
- ❖ Jennifer Johnston - MOA Assembly

The School Bonds have been approved by Assembly for a spring public vote.

MOA is supportive of having Goldenview drive incorporated as an ARTSA and adding the road between Bulgaria & Romania into the LRSA. She is hopeful that the Capital Improvement Projects (CIP) will have more support by the Governor this year. She has met with the Governor's Legislative Director regarding the CIP list. Community members expressed concerned over road improvements in the area would be delayed yet continued development occurs in the RCCC area. Member also expressed the desire for a bike trail adjacent to Goldenview Dr. for impact fees to developers to pay for the upgrade costs associated with their developments in the RCCC area.

- ❖ Chris Birch - MOA Assembly

Has been appointed to serve on the MLP/CEA Merger Committee. Estimated a potential \$200 million dollars in cost savings in efficiencies and shared services. 60 day study period. He is encouraged that the School Bonds are responsible and is supportive of their passage. Is pleased with the level of community involvement of the Hill Side District Plan. RCCC members expressed concern that the planners writing the plan were pushing commercial development on the Hillside when the community does not want commercial zones.

#### Ongoing Business –

- ❖ Legacy Pointe update – Status of P&Z decision to allow development approve Feb 4, 2008. HALO has 20 calendar days to file appeal
- ❖ Hillside District Plan Consultants presented update on the HDP

Tayna Iden Andrew Beck Consulting

The plan is available at [www.hillsidedistrictplan.com](http://www.hillsidedistrictplan.com). They are finishing the Land Use component and Public Use components of the plan. The next public meetings are scheduled for April 2008 where they will present alternatives for public feedback. The formal review process is scheduled to begin in June 2008. They have held twenty one (21) Citizen Advisory Committee meetings, along with meetings with private land owners and other stakeholders. RCCC members recommended removing pro development comments in the plan from bankrupt developers.

John Macpherson HDR

Transportation Area of the plan seeks to identify primary and secondary roads for upgrade to improve connectivity and emergency access on the Hillside.

RRCC members asked if Impact Fees for new development are being reviewed by the HDP? Members stated that past development has resulted in primarily drainage and traffic congestion problems. Options are being considered by the plan are developing a single service area like Chugiak-Birchwood-Eagle River Service Area or several smaller service areas or a single service area for capital costs but keep existing LRSA's, or have separate districts for drainage, roads & trails. RCCC members stated that the Hillside needed large lots due to drainage issues. The plan also is considering extending the MOA Park service boundary due to concerns over loss of existing trails due to development and improving access to Chugach State Park. RCCC members reiterated their strong opposition to including commercial zones in the HDP when the majority

of survey respondents opposed it. All attendees expressed opposition to commercial development on the Hillside.

#### Trails

- ❖ AWWU water tower(s) – update as available

2 of 6 meetings by advisory group have occurred. Group is to advise on options presented by AWWU. Plans as presented are to enhance system reliability 10 to 20 years out. Two tanks being sited; Elmore Drive area & Austria Drive Area. Concern was expressed about the process and narrow scope of the advisory group.

- ❖ Potter Highlands – 160 acres above Potter Valley

Apparently has secured road funding to improve access

- ❖ Viewpoint – 96 acres off Goldenview next to Legacy Pointe

No Update

- ❖ Title 21 – status of zoning code changes

- Continues to move ahead

- ❖ Views at Prominence – 100 acres east of Prominence Pt.

Developer Ken Duffus is reportedly in bankruptcy status.

#### New Business

- ❖ Re-appeal of Rabbit Creek Community Church doubling in size (second round of appeals)

- [www.muni.org](http://www.muni.org) for Rabbit Creek information

- ❖ Goldenview Drive right of way annexation to Anchorage road and drainage area

#### Reports

- ❖ Neighborhood Association reports - No report

- ❖ Federation of Community Council (FCC) report

- New manager for FCC.

Next meeting may be at Rabbit Creek Community Church.

- ❖ Meting adjourned at 9:06 pm