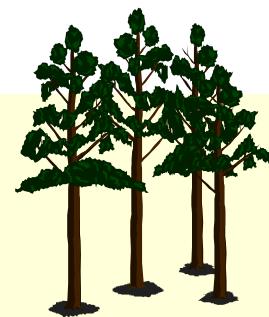


# Rabbit Creek Community Council

## NEWSLETTER MAY 2008

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

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



### Chair's Corner, May 2008

As I sit here at the beginning of May I don't know whether I should be glad it is spring or amazed that winter is over. In either case I am very, very thankful that the ground is wet and the danger of fire is low. I have spent many springs losing sleep over fire danger on the hillside and this year I am losing less. Already two people have been fined for not controlling burns in the Butte area, may that never happen on our hillside. One unattended fire, one wind-swept spark is all that it will take to cause events that will haunt us all. Please be careful as the snow melts and if you burn anything, even a cooking grill, watch it constantly.

The advent of spring will show new development as well as ditch trash. While many of the large subdivisions planned for our area are currently on hold, others are just getting under way. Rumors swirl that Legacy Pointe at the southern end of Goldenview Drive is for sale and that other developments are in financial trouble. However, a new plat and rezone application has been applied for the parcel at the south east corner of Rabbit Creek Road and Goldenview Drive. I am in the process of asking the owner to please attend our May meeting. This is a corner many of us pass and I am sure there will be many questions about screening, access, and protection for Little Rabbit Creek.

The Hillside District Plan is moving forward. I saw many of my neighbors at the public meetings held in April. There are many aspects of the plan that greatly concern me such as neighborhood commercial centers, expansion of sewer with increased housing density, lights, and road annexations. All of this planning requires citizen input and it is up to each and every one of us to speak up about what we want for our neighborhoods. I know that I am in disagreement with some of my neighbors because I am adamantly opposed to a commercial area by Bear Valley school while I have heard others in support of it. If anything, that disagreement is spurring me to greater participation in the decision making process. I hope each and every one of you reacts the same way with issues that you feel strongly about, even if they do happen to be opposite of my opinions.

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 Thursday, May 8, 2008 Community Council Meeting Held at Goldenview Middle School

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

*Approval of minutes from April meeting*

*Treasurer's Report*

*Announcements and comments from floor*

#### **Legislative Reports**

*State Legislators ~ Summary of past session*

*Assembly*

#### **Guest Speakers**

*Anchorage Fire Department*

*We are trying to arrange for representatives of the subdivision planned for the SE corner of Goldenview and Rabbit Creek Road*

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

*Hillside District Plan - meeting updates*

*AWWU water tower(s) - update as available*

*Potter Highlands - 160 acres above Potter Valley*

*Viewpoint - 96 acres off Goldenview next to Legacy Pte.*

*Title 21 - status of zoning code changes*

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

*Views at Prominence - 100 acres east of Prominence Pt.*

#### **New Business**

*Subdivision and rezoning of 28 acres at the SE corner of Rabbit Creek Road and Goldenview Drive - actions to be heard in July*

#### **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.

### Planning & Zoning Commission

Jul 7, SE corner of Goldenview/RC Rd, rezone R9 to R6, 26 acres (5820 RC Rd), #2008-090

Jul 7, Plat 26 acres into 18 lots of .5 to 1 ac each, 3 tracts & partial vacation of Wills Way, #S-11680

### 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

## New Subdivision Planned for the SE Corner Intersection of Rabbit Creek Road and Goldenview Drive

A public hearing before the Planning & Zoning Commission is scheduled for July 7<sup>th</sup>, 2008 for a proposed new subdivision at the SE corner of Rabbit Creek Rd and Goldenview Dr. The developer is asking to rezone 26 acres from R-9 (1 house per 2 acres) to R-6 (1 house per 1.25 acres) with a 'clustered' plan that includes a community on-site wastewater system. The proposed lots would range in size from 1/2 to 1 acre. Little Rabbit Creek bisects this property. The proposal has some lots with direct access to Rabbit Creek Rd and others would use 156<sup>th</sup> Ave. to Goldenview to Rabbit Creek Rd. and add to the already congested intersection.

Comments can be sent to the city Planning Dept. online at <http://munimaps.muni.org/website/htmlviewer/generic/casebody.asp?case=2008-090>, <http://munimaps.muni.org/website/htmlviewer/generic/casebody.asp?case=S11680> or by mail to PO Box 196650, Anchorage, AK 99519. The rezone is case #2008-090 and the plat is case # S-11680:

## ARDSA vs RSA?

We had two major votes for the way we operate our Road Service Areas on the last local election. Fundamentally, we have been traditionally opposed to allowing ARDSA to manage our roads on the Hillside. This was a swing in the other direction. There were two votes to give ARDSA Hillside roads for maintenance. One passed and one failed. The one that failed was due to the majority of the voting residents saying "no" to the change.

### South Goldenview to ARDSA - Passed

In April, South Goldenview residents voted by a 78% margin to de-annex South Goldenview from South Goldenview Rural Road Service Area, and the Anchorage Roads and Drainage Service Area voted 52% to accept it into their jurisdiction.

South Goldenview Drive is a 2.5 mile road maintained by a handful of homeowners but it is used by the entire southeast corner of the Hillside. Over 1/2 of the Hillside's new residents rely on Goldenview but do not contribute to its upkeep. Goldenview Middle School draws students from as far away as Southport but all that traffic is supported by the money and efforts of the Goldenview Road Service Area (GVRRSA). Every other collector road in Anchorage is maintained by the Municipality because they are community-wide assets. It's a matter of fairness that Goldenview Drive was annexed into Anchorage Roads and Drainage Service Area (ARDSA).

In just a few years an entirely new area uphill from Potter Road will be connected to Goldenview by a new road. That area is in ARDSA and will eventually accommodate as many as 1,000 new homes. The GVRRSA simply cannot continue to maintain

the road at the level needed to safely accommodate this traffic. For safety reasons alone, Goldenview was annexed to ARDSA.

The Municipality and the SGVRRSA have been working closely with our legislators in Juneau for the capital funds for the necessary improvements. We have over \$2 million for improvements to South Goldenview. The resources to administer the road improvements are within the Municipality but are not available to the all volunteer Road Service Board. It would not be reasonable or prudent to expect a volunteer road board to administer millions of dollars of road improvements without the resources or expertise.

### Paradise Valley Road Service Area to ARDSA – Failed

The smallest of road service areas tried to annex into ARDSA and to dissolve their Road Service Area. The proposition had a positive vote of 51% by ARDSA voters and failed by a very small margin for residents of Paradise Valley.

There were many opinions on both sides. On the positive side, it would relieve a Board from managing the road maintenance and allow them to create a Road Improvement District to upgrade their roads along with utilizing matching funds from the Muni.

On the negative side, it would cost residents more and some questioned the need for such major improvements. The winter maintenance could be slower under ARDSA than under the contractor. There is the future potential for Paradise Valley to annex into another adjacent road service area to gain economies of scale or wait to see if the entire Hillside Roads adopt a plan to become like Eagle River with one large Road Service Area.

## 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).**

## Quanics Approved for Class III Onsite Systems

The Municipality of Anchorage approved a new Category III Nitrate Reducing system for onsite wastewater. Jeff Garness from Garness Engineering Group introduced the new Aerocell system to the Anchorage market. This system will join the Advantex system sold and maintained by Anchorage Tank for Class III systems.

These systems represent the new “high tech” systems as referred to in many planning documents like the Hillside District Plan. These systems are now routinely required for developing the more challenging lots. These systems can accommodate a smaller lot or

one that doesn’t perk optimally for a traditional septic system. The effluent treatment from these systems is at a very high degree and are said to eliminate up to 50% of the nitrates emitted to the environment. These systems are monitored with a telephone line 24/7 and a technician is ready to respond to any alarms.

As the Anchorage Hillside develops its more challenging tracts of land or individual land owners develop a lot that has fewer options, these systems will become the norm for new development and for replacement of systems in some subdivisions.

## Needed: Your Comments on the Hillside District Plan–Or You’ll Be Paying More

Anchorage 2020 called for the creation of a Hillside District Plan. The objective of the plan is to determine how best to accommodate anticipated growth on the hillside in the next 10-20 years. The planning team recently released a Framework presenting alternatives for public discussion. The alternatives focus on identifying appropriate areas for development, and recommendations for supporting infrastructure such as roads, trails, water and wastewater services, drainage control, and commercial development. The alternatives each illustrate a “base” case and at least one proposed alternative to accommodate the expected addition of approximately 5,000 new residences over the next 10-20 years.

Since approximately 74% of the proposed new development is slated to fall within our area, it is important to read the Framework document carefully. While concepts are presented, there are also significant details contained in maps, supplemental reports, and tables that support and further develop these concepts. For example the section on roads identifies existing and proposes new roads for primary and secondary access that planners feel will mitigate some existing and future traffic impacts from growth; but these same roads may cause impacts to some existing neighborhoods. The section on Drainage proposes mitigation measures for flooding and glaciation. Commercial centers are proposed in two areas. The section on water and wastewater proposes alternatives to septic tanks that may be viable in some areas. The on-site supplemental report proposes changes in the regulations governing on-site septic systems. New infrastructure costs money and a means of paying for these services will need to be found. Several alternatives are presented for funding roads, trails, drainage control and water quality monitoring to be passed on to the exist-

ing homeowners. Additional information regarding fees for permits and regulatory functions can be found in the supplemental reports.

This is your opportunity to review this material, ground truth the information presented based on your knowledge of your neighborhoods, and voice your opinions as to which alternatives or components of the alternatives best serve the interests of the public. As always, there are tradeoffs. The challenge is to analyze the costs and benefits to you, your neighborhood, and the greater Anchorage community.

Workshops presenting these alternatives were held on April 23 and 24<sup>th</sup>. The results of these workshops and public review of the alternatives will be considered in the development of the Draft Hillside District Plan to be released in mid-July for consideration by the public, the Planning and Zoning Commission, and the Assembly.

There is still time to comment. Public comments must be submitted to the planning team by May 12. You may submit your comments on-line using the Hillside District Plan website, by email, or by mail. The online form is at: <http://www.hillsidedistrictplan.com>. Click on the Public Participation link, then go to the 7<sup>th</sup> bullet and select the online link to go to the public comment form.

Or mail to: Heather Stewart  
411 West 5<sup>th</sup> Avenue, Suite 2202  
Anchorage, AK 99501

Email: [outreach@agnewbeck.com](mailto:outreach@agnewbeck.com)

## We Need Your Letters of Support

Rep. Mike Hawker was able to secure funding for southeast hillside road projects. Please write the Governor at <http://gov.state.ak.us:80/govmail.php> to support the following projects:

1. Mountain Air Dr / Hillside Dr Ext - \$4,500,000
2. S. Goldenview LRSA Rd and Drainage- \$250,000
3. Bluebell Dr Reconstruction - \$600,000
4. Goldenview Dr Upgrade/Ext-RC Rd to Potter Valley Rd - \$1,700,000
5. Upgrade Access from S end of Goldenview to Potter Valley Rd to Yr-Round Access \$400,000
6. Study Upgrade Options for Goldenview and RC Intersection \$900,000