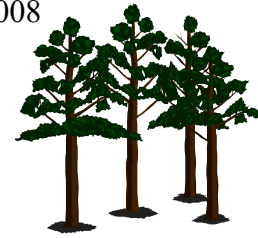


Rabbit Creek Community Council

P.O. Box 112354, Anchorage, AK 99511-2354

November 13, 2008



Hillside District Plan Draft Document Comments

The following comments to the Hillside District Plan Public Review Document were unanimously approved at the Rabbit Creek Community Council's Annual Membership meeting on November 13, 2008.

General Comments:

1. RCCC applauds the positive changes made in response to public comments; time prevents responding to all positive points.
2. Ensure HDP takes precedent over Title 21 and Design Criteria Manual (2-4,5,24; 3-13; 5-27; 6-18+).
3. Re-emphasize current zoning accommodates 2020's goals for SE Anchorage's density quotas.
4. Remove all references including sidebars to re-examine commercial zones & higher density on BLM lots; all of HDP will be reviewed together; highlighting these points sets a perceived bias & expectations.(1-23,25,27, 2-3,16,17,26,27).
5. There should be no density incentive bonuses. (1-25, 2-3,22,25)
6. Upon HDP adoption, ensure MOA staff, boards & commissions are educated on its goals & standards.

Introduction (1-1 to 30):

1. Demonstrate HDP is complying with 2020 by listing 2020's policies/goals for each heading on 1-21,22.

Land Use: (2-1 to 19; 2-21 to 25):

1. The density build out is based on residences in 1998, not 2000 so new construction is under estimated. Also, the SE region includes residences in the area east of Elmore and north of Abbott Loop (pg 59 in Anchorage 2020 does not match Map 1.2 in HDP) which adds both base and build out residences. The net result is fewer additional residences needed for full build out by 2020.
2. Delete 10-20% density incentives for SE conservation subdivisions (1-25; 2-3,12,22).
3. Remove BLM area from Lower Hillside region; it's not recommended for higher density & does not share similar traits with Furrow Cr area; then adjust (Map 1.1) southern boundary of Lower Hillside region to DeArmoun Rd (1-24; 2-14,15,16,18).

4. Amend to 10 acres min. for Furrow Cr higher density; & limit to Lake Otis Pkwy only (1-23; 2-2,17).
5. Keep max perimeter of sewers to Lake Otis as current zoning complies with 2020 density quotas (2-17).
6. Need standards for undisturbed vegetative buffer for Furrow Creek area & others because development standards are not yet written (Chapter 6)—set 50 ft minimum (2-2,17,18,19,24).
7. Need specific standards for stream setbacks: minimum 50 ft @ side because development standards Chapter 6 of HDP are not written (2-21).
8. Clarify who will identify key features for the green infrastructure map(s); who pays; & who formally adopts same? (2-8, 9).

Land Use: Parks/Open Space/Trails/Habitat (2-20; 4-11,112,13,14,1516,17,18,19,20,21; 6-14,15,16,31,34)

1. Parks/Open Space/Trails needs its own dedicated chapter; no mechanism exists to ensure future SE Parks Plan policies will adhere to HDP goals or for when Chapter 6—Dev Standards—is written (2-20+).
2. Emphasize that HDP standards will coincide with 2020's Policy 55 for trail connectivity in **all** plats/replats (2-8; 4-15,19+).
3. Allow flexibility in MOA trail standards/easements for trails, especially narrow, unpaved trails & in greenbelts (1-27; 2-24; 4-13; 6-34).
4. Roadside trails should be separated—not relegated to shoulders—even on rural roads (6-31,32).
5. Acknowledge missing gaps in greenbelts, such as Potter Cr, & provide mechanism to acquire.

Land Use: Commercial Development –Old Seward Hwy/Lower RC Rd (2-26 to 33)

1. Create Overlay District, incorporating details set forth in HDP, with details designating natural history-themed commercial zone (2-31).
2. Rewrite 'mandate' & 'private sector' sentences, Overlay Districts do in fact set uses/conditions (2-31).
3. Public was adamant: do not allow new commercial lots beyond what is currently there (2-30,31).
4. Emphasize 2020 statement of “non-obtrusive” design for commercial center (2-27).
5. Add Huffman/Carrs at end of 1st paragraph as a commercial center for HDP area (2-26).
6. Remove office center & grocery store as possible commercial uses; public was firm on “7-11's” (2-31).
7. Old Seward Hwy upgrade design must ensure low speed, country lane-type road, & trails (3-32).

Land Use: Drainage: (3-1 to 14)

1. Need specific standards for stream setbacks: minimum 50 ft @ side because development standards Chapter 6 of HDP are not written (3-5,10,11).

Land Use: Transportation and Trails: (4-1 to 22)

1. Road standards must be flexible & allow for rural roads & especially flexibility on slopes or area will be nothing but asphalt; amend text & Table 4.3 (1-27; 4-2,4,9,10).
2. Legacy Pointe road must be upgraded to highest level of collector & redesigned to move traffic out of the area to relieve congestion points and improve emergency response time (4-5,6,7).
3. Keep Moen Trail in current location, not alongside new collector road.
4. Map 4.1 do not connect Elmore from DeArmoun to Rabbit Creek (unsafe intersection) (4-6).
5. We do not understand the need for a loop road in upper Potter Valley (4-8).
6. Rabbit Creek Rd/Goldenview Dr intersection is already overcapacity and future development should not occur until this is addressed (4.7).
7. Note that the cost to pave some hillside roads is beyond reason due to poor sub-base & steep slope (4-10).
8. Tie transportation infrastructure to land use; include projected traffic volumes to reveal impacts.
9. All trails proposed in subdivisions should be public and should enhance connectivity.
10. Recognize that roadside trails do not eliminate desire for off-road trails in wilderness setting.

Land Use: Water and Wastewater: (5-1 to 31)

1. Well monitoring may prove valuable for public health.
2. Amend comment on septic systems & the need for a larger opening to do maintenance; acknowledge expertise from engineers & pumper dumpers that no maintenance is done on traditional septic systems beyond pumping (5-5,24).
3. Correct statement on nitrates in 1/3-1/2 of wells; reality is only a few of 39 public wells tested high (5-5).
4. Emphasize again that proper well grouting minimizes well contamination; this is a proven method (5-5,18).
5. Neighborhood wastewater systems should be allowed within the AWWU certificated area if the need arises. (1-28; 5-11+)
6. “Extreme need” needs to be defined (5-12).
7. Map 5.6 is a map based on interpretation the data sources of which are not accurately defined and is therefore not reliable and it should be deleted.
8. If kept, Map 5.6 needs to emphasize that septic suitability is a site by site issue (5-17).
9. If kept, amend Map 5.6 to say yellow soil color on the legend is the best suited for septic systems on hillside (5-17).
10. Acknowledge child safety hazard with proposed 2 ft diameter septic opening (5-24).

11. Delete condition to reseed after septic installation with “seed mix approved by dept.”; use ‘landscape’ instead and delete ‘dept’ as part of the process (5-26).
12. We defer to Ted Moore’s comments concerning ordinance changes to septic systems (5-26).
13. Added cost of dosing and manhole riser for traditional system is unjustified & won’t produce expected results; delete (5-27).
14. *Clarify effect of proposed regulations on current, traditional septic systems & owners ability to continue to replace, repair them as needed without added costs (5-27).*
15. Add that any on-site system standards must be proven in Sub-Arctic regions before adoption (1-29).
16. Map 5.3 should be replaced with updated version per 2008 AWWU Citizens Advisory Board.

Implementation Chapter 6 (6-1 to 37)

1. Clarify how citizens will be involved in future implementation actions (development, slope standards, open space standards, etc), the funding, & conformity to HDP vision/goals—in the future & interim (1-23, 2-2,7).
2. Remove density incentive; not needed to develop since ‘less’ & ‘green’ translates to higher land sales; higher density allowance is against 2020’s goals for SE Anchorage; keep to current zoning (1-25, 6-3,28,29).
3. Slope standards should apply to lower elevations too, as extreme conditions exist there also (6-21, 23).
4. ‘Prevent,’ ‘minimize,’ ‘retain,’ ‘when feasible’ aren’t enforceable terms; need specificity & defined buffers; better result achieved with Floor-Area Ratio method; for trails--ensure adhering to 2020’s Policy 55 for all plats (2-2,8; 6-21,29+).
5. Need specific standards for stream setbacks: minimum 50 ft @ side because development standards Chapter 6 of HDP are not written (6-22).
6. Promote permanent protection deed restrictions for open spaces and greenbelts (6-29).
7. Road side paths should be separated even for rural roads; shoulders can’t substitute for paths; allow flexibility for narrow trail standards/easements, especially when they follow the contours (6-29,31,34+).
8. Add more road slope flexibility to Table 6.6 or else hillside will be nothing but asphalt (1-27, 6-32,33).
9. Allow option for no area lighting (except perhaps at intersections and at specific times for school bus stops) (6-33).
10. Add to goals for development standards “Establish clear, enforceable penalties, including fines and ‘stand down’ periods, for violations which carry sufficient economic incentives to ensure compliance” (6-21).
11. Table 6.2 has math errors in the “areas not in services area” row and the existing mill rate is 0, not 1.
12. HDP development standards must be part of an overlay district, not included in Title 21.

13. Timeline for implementation of standards should all be 2009 (6-36).