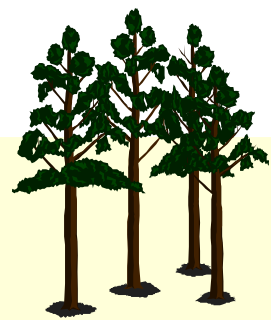


Rabbit Creek Community Council

NEWSLETTER JANUARY 2007

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

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



Letter from the Chair

Welcome to the first newsletter of 2007. Winter is traditionally a time of planning and preparing for summer activities and this one is no exception. Planning will be the center of most of our activities. Because the city has not finished the Hillside District Plan (HDP), all projects and developments are happening in a void of overall coordination. In fact, if all of the proposed activities occur on their current timelines, the HDP will be a summary of what has occurred rather than a guide to how they should occur.

This simple fact sets the stage for what must occur this year - we must make our voices and desires heard at all levels of city government. We must make sure that negative impacts to existing neighborhoods are minimized, that infrastructure is sited and designed to serve the immediate area, and that infrastructure construction accommodates and is simultaneous with residential build out. Most importantly, the community as a whole must guide the planning and development process rather than individual land owners or a cabal of special interests.

The key to effective lobbying is a unified, coordinated effort. Our Community Council is one avenue for that. It is also the only community organization recognized by the Anchorage Charter as providing a voice for our area. We look forward to your help in the process.

Thank you. Dick Tremaine, Chair

Planning & Zoning

Jan 29, Adding the Knik Arm Bridge to the LRT, #2007-011
April 9, Platting Sr. housing, 660 units, Legacy Pte, #2006-142
Feb 5, Time ext. to Villages View/S. Pointe Sub, #S-10950

Platting Board

Feb 7, Plat for 50 lots & 2 tr. on 100 acres, Views at Prominence, #S-11563
Feb. 7, View Point, replat 1 tract into 2, #S-11546

Regulatory Commission of Alaska

no date, Views at Prominence is requesting sewer/water utility 100 acres, #U-06-120

Anchorage Assembly

Jan. 9, Hearings for Title 21

Draft Agenda for January 11, 2007 Community Council Meeting Goldenview Middle School Library

7:00 pm Call to order, Introductions ~ sign in and indicate if you would like to receive e-mails from the Fed. of Comm. Councils other than the newsletter

*Approval of minutes from December meeting
Treasurer's Report*

*Announcements & comments from the floor
Legislative Reports*

*Assembly
Anchorage School Board
Anchorage Police Dept. - Sgt. Cindi Stanton
Parks and Rec - Shawna Popvici*

Guest Speakers
*Tom Nelson - Director, MOA Planning Dept.
Agnew::Beck Representative - Consultants for Hillside District Plan*

Old Business - Previous Plats - Watch Items

*AWWU Water Tower(s) - Status
Legacy Pointe update - Senior housing, 650 units
Potter Highlands - 160 acres above Potter Valley
Rabbit Creek Church update
View Point - 96 acres off Goldenview next to Legacy Pt.
Title 21 - Zoning code changes*

New Business
Views at Prominence - 100 acres E. of Prominence Pt., preliminary plat time ext., water utility application

Committee Reports
*Neighborhood Association reports
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.

For information on these and other municipal planning issues, go to munimaps.muni.org/planning/home3.htm, or call 343-7943 (Zoning), or 343-7942 (Platting).

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**

2007 BOARD

Chair: Richard Tremaine
Vice Chair: Joan Diamond 345-6192
Secretary: Mark Slaughter
Treasurer: Donna Van Flein
Other Board Members
Charlie Barnwell
Gretchen Specht
Jon Bauer
Peter Johnson
Dianne Holmes 345-1514
John Isby
Patty Rothwell
Pat Salvucci, Alternate

Rabbit Creek Deserves Responsible Development

In April, 2001, the Anchorage Assembly passed a **Comprehensive Plan** that laid out how land would be used for the next 20 years. It is the controlling document that guides property owners, developers, elected officials and other interested parties. **Title 21** (T21) is the implementation of the Comprehensive Plan. For example, T21 dictates how subdivisions will be laid out, establish connections between schools, parks and housing that are pedestrian friendly, and how much green space is preserved.

The 2020 Comprehensive Plan has been the deciding factor in land use cases that would have had serious detrimental effects on our existing neighborhoods. In two Alaska Supreme Court cases, the South Anchorage Coalition, Inc. v. Coffey (Assemblyman), 862 P.2d 168, 174, the court stated that “many of the evils in zoning practice can be ameliorated by judicial insistence upon the zoning board’s compliance with the statutory requirement that any changes in the zoning ordinance be made ‘in accordance with a comprehensive plan.’”

In Lazy Mountain Land Club v. Matanuska-Susitna Borough Board of Adjustment and Appeal, 904 P 2d 373, the Supreme Court of Alaska stated that “Adoption of a comprehensive plan must precede enactment of zoning regulations”. In their

conclusion the court held: “We conclude that the language of AS 29.40.040 requiring that zoning regulations be enacted “in accordance with” or “in order to implement” the comprehensive plan, requires the Borough’s zoning regulations must be consistent with a validly enacted plan.”

Since most of the undeveloped land is in Southeast Anchorage it means that residents of Rabbit Creek Community Council along with other Hillside councils must be vigilant about holding our public officials to the Comprehensive Plan.

Public Utilities for 100 Acres?

The developers of Views at Prominence (VAP), a 100-acre subdivision east and uphill from Prominence Pointe, have applied to the Regulatory Commission of Alaska to build a utility for public water and sewer. If granted, this utility could potentially serve the 500 undeveloped acres that lay to the north, downhill. The developers propose to send wastewater to city sewers while public water is proposed to come from community wells. The docket number for this application is U-06-120. A public comment period will be open in January but there might not be a public hearing: <http://rca.alaska.gov/data/docketDetail.html?docket=U-06-120>

In addition, the Platting Board will hold a public hearing on VAP’s request to develop 50 lots and two tracts on Feb 7th. The lots are generally one acre, on steep slopes. Accompanying documents indicate the lots will be served with on-site utilities although the public utility application (above) seems to conflict with this. Additional issues with any new development in the area involve drainage and traffic. The case number is S-11563.

AWWU Proposes Water Tanks and Future Water Mains

Anchorage Water and Wastewater Utility (AWWU) proposes to install two water tanks to serve South Anchorage; a 5-million gallon tank at Davis Road and 135th Ave and a 2-million gallon tank in the area of south Goldenview area. According to AWWU, plans for new transmission mains and reservoirs have been considered for 20 years based on plans for building a school near Moen Park and assuming that high-density development will occur in South Anchorage. Though we know that change will occur, these assumptions are not accurate. To date, the Anchorage School District has not chosen a school site nor has a Hillside District Plan been completed for Rabbit Creek.

The proposed water and sewer service is welcomed by some homeowners, but causes concerns for others. Some members of the RCCC suggested there could be a loss of natural setting and reduced property values. A water main could mean expensive costs for hookups to sewer and water as well as the impact of increased housing density.

A two month public process will begin this year before the Planning and Zoning Commission. The public is urged to voice their concerns or suggestions during this process. Dates will be announced.

Contact Bruce Robson, Project Manager at 266-1114 or bruce.robson@mwhglobal.com. Your Assembly person needs to hear from you.

Links and Contacts

Assembly members for Rabbit Creek
Janice Shamberg, 343-4124, jcshamberg@gci.net
Chris Birch, 346-3265, chrisbirch@gci.net

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

*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).*

Rabbit Creek Community Council Board Meeting Minutes [DRAFT]
Goldenview Middle School
December 14, 2006 ~ 7:00-9:15 p.m.

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

- Approved Minutes of November RCCC meeting.

- No Treasurer's Report

- Charlie Barnwell provided update trails and access to State Park

Legislative Reports

Jeff Friedman, Anchorage School District. Provided update on the two bond proposals for spring election (Clark Middle School Renewal & General Repair & Maintenance of Facilities) and on the Teacher Contract Negotiations.

Janice Shamberg, Anchorage Assembly. Provided update on Off Street Parking Ordinance, Solid Waste Services rates, Code of Ethics, Transmission Tower Ordinance, Operating Under Influence Ordinance & a new Telecom tower to be installed near Service High School.

Shawna Popovici, MOA Parks & Rec. Provided updated on the Capital Improvement Program. Funding has been approved for the Service swimming pool & for Section 36 to implement the Hillside Master Plan. Requested Shawna provide an article for the RCCC newsletter.

Guest Speakers

Dan Billman, HDR, Bruce Robson MWH contractor for AWWU presented regarding AWWU's selection process for a new above ground water tank on Austria Drive. Application for the site is expected to go to the MOA in January with public hearing tentatively scheduled for March 2007. The tank site selection will be a January 2007 agenda item.

Old Business

- Legacy Point update – public hearing postponed until February 2007.
- Potter Highlands – 160 acre proposed development above Potter Valley. Currently planned to access point is via Goldenview Drive.
- Title 21- Review of Chapters 1,3,8 & 11. Chapter 8 has Subdivision Standards which will impact character of Hillside.
- No Updates on LRSA or Neighborhood Association Reports.
- Adjourned 9:10pm

Submitted by Mark Slaughter, January 5, 2007.