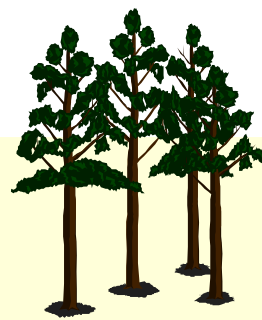


Rabbit Creek Community Council

NEWSLETTER FEBRUARY 2007

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

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



Letter from the Chair

This is the time of year to review development applications, changes to zoning codes and ongoing development problems. Now is when developers submit plans for the upcoming construction season. Now is the time to make sure that they plan to be responsible in how they will develop their own land and impact their neighbors—us. This means now is when we must spend time and effort to make sure their plans are fully reviewed and approvals include appropriate requirements, plat notes, and restrictions.

Problems already abound. Anyone driving up 164th Street can see the ditch to the south side. This is considered a stream because the developer of Prominence Point illegally diverted the stream several years ago. The result is ongoing road erosion, flooding of septic systems, and decreased home values for neighbors (not Prominence Point or the developer). The developer was ordered to fix the problem several years ago. He still has not, development continues, the problem gets worse, and the developer, John Berggren, is planning more uphill developments.

Expect more of this type of problem as the Hillside is developed unless strict oversight is maintained. Such oversight seems to happen only when the municipality clearly understands that the neighbors, as a community, will not stand for broken promises by developers. Conveying this understanding takes time and effort. It takes going to meetings, visiting with neighbors, writing emails, making phone calls, and continually reminding elected and appointed officials that they serve all the people, not a select few.

Thank you. Dick Tremaine, Chair

Planning & Zoning

- Feb 5, Time extension to Villages View/S. Pointe Sub, #S-10950
- Mar 5, Sub. Agreements, amend Title 21, #2007-043
- Mar 5, Building/landuse permits, amend Title 21, #2007-042
- Apr 2, Define Comm. buildings/uses, amend Title 21, #2007-044
- Ap 9, Sr. housing, S. Goldenview, #2006-142

Platting Board

- Feb 7, Plat for 50 lots & 2 tr. on 100 acres, Views at Prominence, #S-11563
- Mar 7, View Point, replat 1 tract into 2, #S-11546
- Mar 7, time extension, Grandeur Sub, #S-11168

Anchorage Assembly

- Mar 13, Title 21 rewrite, continued hearing

Draft Agenda for February 8, 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

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

*Announcements & comments from the floor
Legislative Reports*

- Assembly*
- Anchorage Police Dept. - Sgt. Cindi Stanton*
- Parks and Rec - Shawna Popovicii*

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*
- Views at Prominence – 100 acres E. of Prominence Pt., Sub request, water utility app.*

New Business

- Legislative lobbying trip by L. Davey and S. Commellas*
- Grandeur Sub—by Rabbit Cr. Heights, Sub. time ext.*
- Ordinance changes to modify stop work orders (2007-042, 043)*

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 and use drop-down menus for RCCC items, 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

Anchorage Assembly Candidates vie for Shamberg’s Seat

Janice Shamberg has represented South Anchorage and the Rabbit Creek area since 2000. After six years of working in the Assembly, Ms. Shamberg is retiring from Anchorage politics. The Rabbit Creek Community Council would like to thank her for all the support and long hours of service she has given to Anchorage.

The Anchorage Assembly is responsible for determining how ‘livable’ Anchorage will be. They determine whether to have a bicycle helmet law, land clearing provisions, underground utilities, tobacco bans, sidewalk connections and subdivision standards.

Currently there are 3 candidates seeking to win election to the vacant seat: Valerie Baffone (242-7367 cell or 349-1178 home, voteval@gmail.com), Ryan Stencel (830-3578, rmstencel@aol.com) and Jennifer Johnston (346-1087, jjohnston@hikealaska.com). Contact these candidates to determine how they would act on the issues most important to you. The next Assembly will be making decisions about development that will determine how Anchorage looks in the near future. For more information about voting/elections, call Joan Diamond at 345-6192.

**Capital Improvements Requests Need Funding
Send Letters/Pictures of Drainage Problems, Traffic Issues**

Susanne Comellas and Lori Davey returned from Juneau speaking to legislators on behalf of Rabbit Creek about the need for collector roads/drainage. The message from legislators was to send 100 emails/letters to Mike Hawker, Rep.Mike.Hawker@legis.state.ak.us asking for funding for capitol improvements in South Anchorage. Send pictures of drainage problems, traffic congestion at RC/GV intersection and any stories that describe the need for funding.

**Anchorage Assembly Hears Amendments to Title 21 (Land Use Regulations)
from Rabbit Creek Community Council**

On January 23, Susanne Comellas testified for the Rabbit Creek Community Council to the Assembly with 7 proposed amendments to Title 21 (new land use regulations). Each of the amendments recommended below would substantially improve development in the Rabbit Creek/Hillside area.

- Conformance of Title 21 to the Comprehensive Plan. Title 21 would implement the Plan’s policies.
- Preserving native vegetation in new subdivisions to ensure drainage.
- Steep slope development is a major concern. The Council requested reducing lot size from one acre to 40,000 sq. ft, subject to new drainage and slope regulations.

- Regulations for safe pedestrian walkways, trails, connectivity between schools and parks’ access should not be diminished. Include the Chugach State Park Access Study as a planning document.
- The Subdivision Agreements and Improvements sections should not be altered except as recommended by P&Z to help prevent poor building practices.
- The Conservation Subdivisions section would allow development in areas with poor soils by setting aside 30% open space, clustering homes, and large buffers between adjacent neighborhoods.
- Public signs will be posted on easements for all future trails.

Protecting Access to our Parklands

Anchorage’s trails attract people who love the outdoors, but access to Chugach State Park is becoming increasingly problematic. Some former homesteads are being developed, or private developments are limiting public access. Park bonds have not passed in years.

The Great Land Trust (GLT) is working to establish Park access. The GLT is an independent non-partisan community-based land conservation organization founded by and for Alaskans. The GLT works with landowners and others to conserve

Southcentral Alaska’s lands and waterways. The GLT is currently focused on two Anchorage area projects: “Pathways to the Chugach” and Little Campbell Creek.

Access to the park is an important part of quality of life in the RCCC area. Not only is trail access important, but GLT can preserve some of the more environmentally sensitive natural areas. If you want to keep public access open, then notify your Assembly representative, support Park bonds, and contact Dave Mitchell or Lisa Eyler at 278-4998 at GLT.

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

January 11, 2007 ~ 7:00-10:00 p.m.

Dick Tremaine called meeting into order at 7:10 PM

Board Members in Attendance: Mark Slaughter, Joan Diamond, Dick Tremaine, Dianne Holmes, Charlie Barnwell, Patty Rothwell, Dianne Holmes, John Isby, Peter Johnson, Gretchen Specht,

Absent: Donna Van Flein,

Approximately 40 people were in attendance

Approval of Minutes:

Patty Rothwell motion to approve the minutes and 2nd by Charlie Barnwell

Treasurer's Report

No report available at this time due to Treasurer out of town. Chairman Tremaine provided the following statistics about membership:

- 124 paid 06
- 152 paid 07
- 327 email agendas were sent out in January
- 125 regular mail agendas sent out in January
- \$550 in the RCCC checking account

Announcements from the Floor

- Dianne Holmes – comments on Huffman Road Changes can be made to the papers circulated around the room.
- Anchorage Parks Foundation is sponsoring presentations monthly at Loussac
- Upcoming Ethics Workshop at Senior Center
- Patty Rothwell provided general information at www.communitycouncils.org

Legislative Reports

Anchorage Assembly Chris Birch Reported:

- Bill Star to temporarily fill vacated Eagle River seat by Anna Fairclough (state house)
- 4th Ave. Theatre preservation purchase on January 23 Assembly meeting
- LRSA Ballot issue in spring 07 / as full Service area so that road construction can be bonded.
- Anchorage funding requests to the Legislature for collector roads is questioned
- Historic Preservation Commission to oversee Anchorage Historic Properties,

RCCC members questions for Chris:

- AWWU Tank proposal: Why no Stormwater plan is included in the AWWU Tank proposal? What is the tank serving if not the existing neighborhood?
- Concerns were raised regarding PLI property (Legacy Point Senior housing Vs original plan for 100+ homes on 20,000 sq. ft lots with public water & sewer),
 - Peter Johnson commented that when the Muni placed the land in PLI 20 years ago it was noted in the Comprehensive Plan that the land would be rezoned prior to development. Issues with developing the land include steep slopes, drainage, existing trails, traffic and road access. If rezoned R6 then neighbors would not oppose the planned development of the area.
- Control for developments that increase traffic on Goldenview Drive,
- Capitol Improvement Projects list for RC collector road funding?
- Subdivision road costs under current PLI zoning to be paid by developer
- Questions were raised about senior housing, enforcement, ownership; Tom Nelson, Anchorage Planning Director, stated that current regulations are that 1 occupant over the age of 62 can qualify for Senior Housing with no defined income levels.
- Susanne Comellas remarked that she was dissatisfied with Chris' lack of support for area issues.
- Email is Chris Birch@gci.net . Happy to escalate issues to the Mayor or AWWU.

Jeff Friedman Anchorage School Board

- School Board hasn't met since last RCCC meeting in December. The 07/08 Budget presented January 23, assumes a \$68 Million gap will be filled by Legislature, assumes a \$20 Million shortfall won't be filled by the Legislature and can anticipate budget cuts. A consultant has prepared a site selection report for an elementary school in the RRCC area, there are currently no details available and no decision has been made. Dianne Holmes provided the three sites: Potter Valley, 14 acres at the South End of Goldenview, or Class B wetlands below Goldenview Middle School.
- Questions were asked about the recent volunteer committees on budget cuts; computer system identified. District will announce accepted recommendations but a detailed document would not be produced. Minutes will be available. Question on why ASD purchases Smart Boards.

MIKE Davidson AFD Caption, Bear Valley 10 Station

- Will attend 7 of next 10 meetings.
- Spoke on CO2, a potentially lethal, colorless, odorless gas. CO2 is produced by boilers, water heaters, and home furnaces. CO2 detectors are recommend in all sleeping areas of house. Do not mount near garage door or across from boiler door. If have questions or possible problem call AFD. AFD has equipment to identify source. Evacuate the house if you are concerned. If the house is vented prior to Fire Dept's arrival they wont be able to find the source. During cold periods do not try and heat a house with natural gas cook stoves, run generators inside a house, or use propane heaters inside the house.
- Bear Valley Station is still having bottle water delivered for drinking. Cheaper alternatives than having water delivered or connected to Bear Valley Elementary School were suggested.
- Question on marginal snow plowing for *quick* response . When AFD sees road not adequately plowed, will try to contact LSRA, STATE, City responsible party to request plowing. But no enforcement power. Will try all means to get to location to respond to emergency. On street parking is bigger issue, can have APD enforce. Available for questions email or at station

Shawna Popovici Muni Parks & Rec

- Provided Muni Winter 2007 Activity Guides, were included in Sunday's Daily News.
- REI is funding lecture series January – April, 2007, go to <http://www.anchorageparkfoundation.org/events/index.htm>
- Questions on Muni parks, parkland property enforcement is by APD
- Capitol Improvement Projects List is out, Section 36 monies for master plan is on CIP list. Still taking comments from Community Councils list.

APD Sgt. Cindi Stanton

- Will provide APD statistics for RCCC area at the next meeting
- 18 APD academy graduates fall 06,
- More parking tickets due to added enforcement by new academy grads
- Sgt. Stanton will be transferring to Crimes Against Children, Sgt. Detective position. Dianne Holmes voiced appreciation.
- Concern about traffic threats by young drivers from South Anchorage High School in the morning to school and lunchtime to Huffman Carrs. Only 22 officers at a time on shift; 3 in ER/Chugiak/Eklutna and remainder on shift in the Anchorage Bowl. Recommended a joint community plan; School Resource Officer, Community Council, School Principal and Parents to identify offenders, make public.
- Concern of snowmachiners on road- instructed to call contact APD, 786 8900 non-emergency number, *273 on cell phone to establish need for service.

Resolution: Name Town Square Park after community activist, Ruth Moulton. Motion made by Sue Cornellias, **unsure who seconded**, passed unopposed.

Views of Prominence: Developer of 100 acres above Shangri-La area has submitted a request to the RCA for a public utility; as a public utility will have to meet ADEC standards. Concerns were raised by well driller that the 3 test wells would not support the subdivision. Individual wells could possibly be less expensive for individual wells per lot. Scheduled for P&Z hearing February 7th

Motion to have RCCC Chairman write a letter to P&Z asking the questions presented in Dianne Holmes' letter; include how to develop 20% and leave 80% undisturbed, and what is the intersection plan with McKinley View, Shangra La East, & Prominence point. Dianne Holmes moved, seconded by Joan Diamond; passed unopposed.

Guest Speakers

Introduced Val Baffone, & Ryan Holmes, candidates for Janice Shamborg's seat on Anchorage Assembly. RC residents encouraged calling or talking to candidates and finding out what they support.

Tom Nelson Director, MOA Planning Dept

Currently Title 21 is being re-written. Title 21 is an update to the MOA's planning and zoning codes from the 1960's. Most of the Anchorage Bowl is well developed. A periphery of undeveloped land exists but primarily infill parcels remain. MOA is looking at redevelopment or infill development, this requires a different way of looking at land use; mixed-use areas Vs separate use areas of residential, commercial, and professional. Current P&Z codes limit where it can occur. Citizens have concerns over loss of greenzones, desire to construct energy efficient buildings, and develop a transportation system less dependent on cars. The MOA has more cars registered than people. When Title 21 is finished there will be different characteristics for different parts of city. Title 21 has been re-written over the last 3 years. The current code is difficult to follow. Title 21 is trying to create a user friendly code. The process has gone through a series of drafts, 3 pieces put out for comment. 1,000 written comments. 1st Draft sent out for comment. A major re-write of the code is typically only done by cities every 30 or 40 years, takes 4-5 years typically. The sign code was done separately. Girdwood, Chugach & Eagle River were done separately from Anchorage. Four of the remaining 9 Chapters are being currently reviewed; First Assembly hearing was on January 9 on Chapter 1 (General Provisions), Chapter 2 (Boards, Commissions, and Municipal Administration), Chapter 8 (Subdivision Standards), and Chapter 13 (Enforcement). Review will be continued on January 23 meeting.

- People have expressed a desire for a higher standard for building, parking, and landscaping. P&Z made recommendations in December. Tuesday MOA Assembly held 1st hearing. 2nd hearing *scheduled for January 23, 2007* . Anticipate that most chapters will not go into effect until all chapters are approved. This will allow for revisiting prior approved chapters with amendments before going into effect. This is a long, difficult process but important to get right for the community.
- Interest in shared parking areas to reduce land demand, trying to encourage business share parking if offsetting peak use. If interested go to MOA Title 21 website, MOA website to see the documents.
- Question on waiting on Hillside District Plan (HDP) – don't expect Title 21 to wait, HDP not finished until end 2008, please follow and provide input. Question – would Title 21 really be implemented by Assembly – i.e. Mixed Use in Anchorage – concerned on timeline. Downtown & Midtown interest in mixed use. Hillside District Plan - having to focus on infrastructure planning, due to limited roads, LRSA, and compounded with drainage issues.
- Question on how 2020, Title 21, HDP work together or would Title 21 supersede others? 2020 is policy plan, does not have a land use plan map. Working on trying to have an anchorage bowl development map later in 2007. If Title 21 or 2020 conflict, Title 21 will prevail due to more specifics in 21 than general statement of policy in 2020. Concern that will be loophole for Assembly to change Title 21 with amendment. Title 21 should match 2020. Each chapter has purpose statements relating back to 2020.

Chris Beck, Consultant for Agnew Beck Consulting for Hillside District Plan

Hillside District Plan will take 1 ½ years to complete. Will evaluate housing density, public water and sewer, drainage, public access to park, quality of life, future schools, how to develop areas. The draft will be presented to the Planning Commission and then to the Assembly. Three (3) major workshops are planned. 1. Current Uses 2. Data, Goals, 3. Alternatives, Preferred Alternatives.

The Hillside Citizen Advisory Committee, appointed by Chris and Janice, Assembly

The draft will be presented in May 2008. The public can be involved by CAC, Public Survey, Public Workshops, review Draft Documents, website, www.hillsideidistrictplan.com . Documents will be posted on website.

- Concern was voiced over public utilities will allow for higher density housing.
- Concern of process will lead to fundamental changes to Hillside quality of life.
- CAC names will be posted on website.
- Can sign up for emails from www.Agnewbeck.com,

Old Business

- AWWU 930 Water Tower - **A resolution** from homeowners was presented. Mr. Tremaine attended the AWWU Board Meeting on Wednesday 1/10. AWWU plans to go with HDP plan, and expects to be approximately 1 year until installation. AWWU is aware of the homeowner covenants. Homeowners have requested data under FIA. AWWU will provide documents and meet with homeowners. Dianne Holmes made motion to pass resolution as presented to RCCC 2nd by Julie Besh – general member. Discussed to how to move forward, concern that Conditional Use Permit will allow to bypass all 2020, Title 21, etc. Resolution passed; 30 for, 0 opposed.
- Legacy Point- Hearing P/Z Monday April 9th 2007. May have presentation from developer at future meeting. Possibility that fewer units will be proposed.
- Potter Highlands
- Rabbit Creek Church - Appeal has not been filed with MOA Clerk as of 1/11/07
- View Point – Development by Connie Yoshimura. RCCC commented to P/Z earlier regarding roads & schools. Land was zoned R3SL for the past 20 years. The hearing to subdivide the property has been postponed to February 27th. Staff recommendations are on the Community Council Website. Diane Holmes made a motion and seconded by Joan Diamond. Dianne voiced concerns that P/Z comments were pulled from the Municipal website. Resolution passed 30/0.
- Title 21 - On website, need to look at Conservation Subdivision, dated Sept 2006 Documents and comments from P&Z & Platting. Public Hearings begin January 22 (?) Urge citizens to call, email, and be involved in the process. Conservation Subdivision allows for maximum build out in marginal lands. Chapter 8 is important to read and understand.
- Diane requested motion to have the Chairman write a letter:
 - To strengthen subdivision on slopes standards, conservation subdivisions, public access to parklands, force developers to have all plans in place prior to development, have dedications of land use signed, and address vegetation and drainage issues prior to development. Additionally language was requested to be added to the letter to preserve vegetation, request CSP access inventory be promoted and accepted by assembly, ensure subdivision standards do not allow for building of subdivisions on lots smaller than 40,000 sq. ft, subdivision agreements with developers will be enforced and infrastructure will be developed prior to sale of lots. Motion moved by Dianne Holmes, seconded by Joan Diamond and passed 25 to 0.

Adjourned at 10 PM