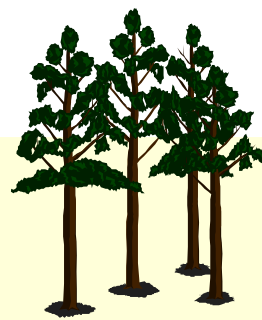


Rabbit Creek Community Council

NEWSLETTER APRIL 2007

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

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



Letter from the Chair

Elections are upon us as is spring. The cold temperatures have stayed longer this year along with snow banks and yard signs. All will be gone soon enough. And when they are, we will be left with dirty grass, muddy roads and an urge to get things going in the yard.

Before all the signs of winter leave make sure your check lists are finished. These include:

- **Vote April 3.** We elect an Assembly member to represent us and vote on a number of bonds. You can vote early at City Hall and the Library. Check the web site at www.muni.org under Clerk/Elections.
- **Influence the Hillside District Plan.** Meetings will be 3/26 at South, 3/28 at Trailside and 3/29 at Hanshew.
- **Focus on 1,200+ new houses about to be built on the Hillside.** Imagine the traffic, drainage, viewsheds, and then imagine if that development can be compatible with existing neighborhoods.
- **Think about fire protection and prepare a list of chores.** The Firewise program at www.muni.org/fire1/myfirewisehome has lots of helpful information.
- **Be thankful that you live in a community where one person can make a difference.** Your vote can decide an election.

Hope to see you at the community council meeting on April 12. In any case, keep informed and use the knowledge you gain. It's free and would be a shame to waste.

Draft Agenda for April 12, 2007 Community Council Meeting Goldenview Middle School Library

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

Approval of minutes from March meeting

Treasurer's Report

Announcements & comments from the floor

Legislative Reports

State Legislators

Assembly

Anchorage Police Dept. - Sgt. Cindi Stanton

Parks and Recreation

Guest Speakers

Legacy Pointe – developer's representative

Code Enforcement, Dave Whitfield, MOA

SE School site selection process, JoAnn Contreras, MOA

Ongoing Business

AWWU Water Tower(s) - Update as available

Legacy Pointe update - Senior housing, 650 units, P&Z hearing now on May 7

Potter Highlands - 160 acres above Potter Valley

Rabbit Creek Church update

View Point-96 acres off Goldenview next to Legacy Pt., replat and road variance request, Platting Bd. Apr. 4

Title 21 - status of zoning code changes

Views at Prominence – 100 acres E. of Prominence Pt., scheduled for Apr. 4 at Platting

New Business

(there may be short notice issues, none posted yet)

Committee Reports

Neighborhood Association Reports

Federation of Community Council (FCC) report

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

Apr 2, Amend Title 21, Subd. Agreements, #2007-043

May 7, Pedestrian Plan, #2007-056

May 7, Sr housing, Legacy Pte, So. Goldenview, #2006-142

Platting Board

Apr 4, Seclusion Subd, Bear Valley, 2 lots to 4 , 51 acre tract, S-11579

Apr 4, Views at Prominence Subd, 50 lots & one tract, S-11563

Apr 4, Viewpoint Subd, South Goldenview, 1 tract into 2 with variances, S-11546

May 2, Views at Prominence plat time extension, S-11359

Anchorage Assembly

Mar 27, Title 21 rewrite hearing, #2007-147

May 1, Amend Title 21, Natural Resource Extraction, #2007-034

Urban Design Commission

Apr 6, Variance for yard setback, 5424 Cape Seville, #2007-063

Zoning Board Examiners/Appeals

Jun 14, Potter Hts Dr setback encroachment, #2007-031

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

South Goldenview Drive-Potter Valley Road Traffic Impacts

Lance Wilbur, head of the MOA Traffic Dept, presented the community council with five different routes for a collector road from the south end of GoldenView Dr. to the lower curve of Potter Valley Rd. He discussed the process that went into determining the most likely road option to attract more traffic south to Potter Valley and the Seward Hwy and relieve the congestion at the intersection of GoldenView and Rabbit Creek Rd.

The new road, the new developments on South GoldenView (Legacy Pointe & ViewPoint) and the proposed developments in Potter Valley will dramatically effect residents in Paradise Valley, Mountainside Village, Pennington Park, and Potter Valley from their work commute to increased traffic on their residential roads. In addition, the increase in traffic to the intersection of Potter Valley and the New Seward Hwy will cause a need for future changes to allow access to and from the highway in a safe manner during the busy summer months.

The **Legacy Pointe Senior Housing** developers will be at the April 12 meeting to present the proposed new road alignment and other changes to their Senior Housing development plan. Please come to hear the presentation and comment on the road design and the new development plan. The new Planning & Zoning hearing is scheduled for May 7, 2007, case no. 2006-142.

Maps showing the different collector road alternatives will be available for viewing at the Rabbit Creek Community Council meeting, April 12.

HALO Candidate's Forum

On March 1, candidates for South Anchorage as well as the Midtown and East Anchorage seats made their appeals for serving on the Anchorage Assembly.

The candidates for South Anchorage introduced themselves in their first public forum together. Gary Hovanec summarized his experience as a city engineer, and said his background would be useful in an area still growing. Val Baffone has a background in labor relations and negotiating contracts, which she feels would be useful in public office. Jennifer Johnston spoke about her work

with educating school-age children, and her belief in bringing respect back to public office. Ryan Stencel described herself as a successful business owner and longtime active civic leader who understands the issues and priorities of local voters. Since the Forum, Ryan Stencel has withdrawn from the race.

East Anchorage candidates were Sheila Selkregg, incumbent Ken Stout, and Alex Crawford. Midtown candidates were incumbent Dan Coffey, Jason Dowell, and Elvi Gray-Jackson. Gray-Jackson was unable to attend due to a delayed plane.

Second Rabbit Creek Community Council (RCCC) Candidates Survey

Candidates Val Baffone, Gary Hovanec, and Jennifer Johnston provided written responses to five questions. In some cases, their responses have been edited for space.

1. Is public water and sewer compatible with existing neighborhoods in the Rabbit Creek Council area?

Baffone: I do not feel that water and sewer is compatible with existing neighborhoods in the Rabbit Creek area. Lot size and density are of concern.

Hovanec: Existing neighborhoods should request sewer and water if they want them or if there is a pollution problem that needs to be addressed.

Johnston: Yes, ultimately we need to preserve the quality of the existing wells. There are a number of half acre lots currently in the Rabbit Creek area that have private wells and septic systems. I am concerned with continuing this type of development and maintaining quality drinking water.

2. Name the one Assembly member who you most align with philosophically and politically.

Baffone: Janice Shamberg - while we may not agree on everything, she has represented a moderate and balanced approach on the Assembly, which I respect and plan to achieve as well.

Hovanec: Dan Sullivan and Allen Tesche.

Johnston: Debbie Osslander and Chris Birch. Where I do not agree with either of them all the time, I feel they do their homework and look beyond the easy answers.

3. What consequences should developers experience if they violate subdivision agreements?

Baffone: Developers, like individuals should be held accountable for their actions. There have been some very egregious violations to subdivision agreements in this community. I believe developers

in violation should be dealt with in a firm but fair manner with repercussions that most appropriately resolve damage created by the violation and deters future non-compliance.

Hovanec: Court action or mediation to solve the dispute.

Johnston: The developers should have their Subdivision Agreement immediately withdrawn. This ultimately causes them to lose their financing.

4. Should streetlights be required in new subdivisions?

Baffone: The requirements for street lighting in new subdivisions should be prevalent in urban area, however in rural areas like Rabbit Creek they would not need to be required.

Hovanec: Non invasive street lighting is needed to help prevent crime.

Johnston: Not necessarily....I personally like to see the stars...I think subdivisions can proceed by choice...I know there are some folks who feel a need to have lights at school bus stops, but that should be their choice and part of the subdivision covenants.

5. As schools are built in the Rabbit Creek area, who is responsible for providing safe pedestrian?

Baffone: I feel it is most appropriate for government to provide pedestrian amenities in existing subdivisions and for developers to provide them in new subdivisions.

Hovanec: The MOA Planning Dept. should insure that when plans are approved ingress and egress for pedestrians and motor vehicles meet all access requirements.

Johnston: We all know that trails and parks increase the value of land...so it is in the subdivider's best interest to include them in the subdivision.

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

March 8, 2007 ~ 7:00-10:00 p.m.

Dick Tremaine called meeting into order at 7:05

Board Members in Attendance Mark Slaughter, Dick Tremaine, Dianne Holmes, Patty Rothwell, Donna Van Flein, Gretchen Specht, John Isby

Approximately 50 people were in attendance

Approval of Minutes:

Motion to approve Jan & Feb Minutes by Gretchen Specht, 2nd by John Isby - Approved

Treasurer's Report

- 176 members not including new members at today's meeting
- \$630 in the RCCC checking account
- \$283.55 in RCCC savings account

Bank account moved to Alaska USA

Dianne Holmes made motion to reimburse Ann Rappaport for up to \$20 for cost of copying Map, 2nd by Patty Rothwell, passed unopposed

Announcements from the Floor

Legislative Update – unable to call in due to lack of phone at meeting

- Information relayed to Dick Tremaine prior to the meeting;
 - Representative Hawker – Roads in South Anchorage are a priority, funding will take time.
 - Senator Bunde – Hopes the current ethics bill will be stronger. Some Legislators are in Washington D.C. meeting with the energy industry representatives regarding the Alaska Natural Gas Line development.

Hillside District Plan Workshop Series 1

March 26 South High School, March 28 Trailside Elementary, March 29, Hanshew Middle School, all meetings are held 5 to 9 pm.

Guest Speakers

Sue Barkwood & Joe Stam AFD – Wildfire information presentation

Homeowners are encouraged to participate in the Firewise Assessment program beginning in May. Register online www.muni.org/fire, www.afdfireinfo.com

Craig Walls, New Captain at Station 10 AFD Mary Carry – ASD School Bond Presentation

Prop 4 for replacement of Clark Middle School

Prop 5 for District wide Building System Renewal

Steve Nobel - Anchorage Tomorrow: Bond Proposition 6 – ARDSA

Bond Proposition 2 - Parks

Dan Rogers, Rainbow Connection: Proposition 8 - Therapeutic Horseback Riding Program – Long term lease of adjacent lands from MOA

March 26 Open South High Hillside District Plan

Lori Davey– South Goldenview LRSA

LRSA to RRSA (Rural Road Service Area) will be on the April ballot:

- AWWU 930 Water Tower -
 - RCCC received letter from AWWU on water towers. AWWU is responding to neighborhood concerns in water tower site selection. New process will be ongoing.
- Legacy Point- Developer will be contacted to present at future RCCC Meeting. Legacy Pt Case 2006-142
- Potter Highlands - No update
- Rabbit Creek Church -
 - Church's Notice of Appeal into Board of Adjustment
 - Record from original hearing will be used by Board of Adjustment
- Viewpoint Subdivision
 - 3 Acre re-plat has been postponed to April 4 with the Platting Board
- Title 21 -
 - Hearings scheduled for March 13th
 - Zoning codes detail how subdivisions are developed
- Views of Prominence
 - Developer requested an 18-month extension requested on March 8, 2007

Adjourned at 10 PM