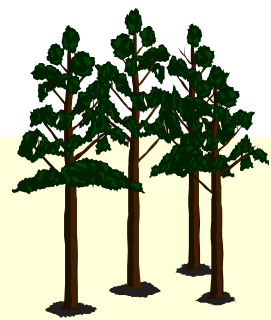


# Rabbit Creek Community Council

NEWSLETTER MAY 2007

<http://www.communitycouncils.org/servlet/content/27.html>  
Rabbit Creek Community Council \* P.O. Box 112354 \* Anchorage, AK 99511-2354



## Meeting Location Note

May: Goldenview Middle School Library  
June, July, August: Rabbit Creek Community Church,  
Snowshoe and Rabbit Creek Road

## Letter from the Chair

It seems that the leaves will pop out within days and we will be busy with chores and recreation. It is all too easy to forget to go to meetings. But the business of development does not stop and, in fact, summer is the time when developers' plans are implemented. In some ways, this means that greater attention must be paid to the decisions of boards and commissions.

The large number of proposed developments within our area will probably have field programs this summer. Some will be testing for water and on-site systems. Others will be designing roads and improvements. And some will begin active construction and put in roads and houses.

Lantech and Dave Granier with Legacy Pointe will make a presentation to RCCC at our May meeting. We are expecting this to be the last time they will appear before us.

Please pay attention to what is happening to our community. Visit the on-line planning case web site at [www.muni.org/planning/home3.htm](http://www.muni.org/planning/home3.htm) and review the development proposals up for review for our area (and maybe elsewhere in town, too). Write comments about the developments on-line. Attend and testify at board and commission meetings when issues come up. E-mail and call our Assembly members Chris Birch and Jennifer Johnston with your thoughts, ideas, and concerns.

Hope to see you at our meeting on May 10. At the least, keep on top of the issues and make your voice heard.

~Rabbit Creek Community Council Chair, Dick Tremaine

**Please visit our website for maps and hot topics information at <http://www.communitycouncils.org/servlet/content/27.html>**  
**For comments and suggestions contact Charlie Barnwell, webmaster**

## Draft Agenda for May 10, 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 April meeting

Treasurer's Report

Announcements & comments from the floor

### Legislative Reports

State Legislators

Assembly

Anchorage Police Dept.

Parks and Recreation

### Guest Speakers

Legacy Pointe – Developer's representative is scheduled to present

### Ongoing Business

AWWU Water Tower(s) - Update as available

Legacy Pointe update - Senior housing, 650 units, P&Z hearing now on July 9

Potter Highlands - 160 acres above Potter Valley

Rabbit Creek Church update

View Point - 96 acres off Goldenview next to Legacy Pte.

Title 21 - status of zoning code changes

Views at Prominence – 100 acres E. of Prominence Pt.

### 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.

## Planning & Zoning Commission

May 7, Amend Title 21, Subd. Agreements, #2007-043

May 7, Amend Title 21, Land Use Permits, #2007-042

July 9, Legacy Pte, Sr. Housing Project, 650 Sr. housing units, #2006-142

June 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](http://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

Can Roads and Drainage Support Dense  
Developments in Rabbit Creek?

As residential growth in the Rabbit Creek Council area continues, the traffic congestion and drainage issues create an immediate need for two collector roads and drainage studies before any further development continues. Since we are outside the Anchorage Road Service Area, we must look to the State Legislature for road funding.

In April, Lori Davey, (South Goldenview Limited Road Service Area Chair) and Susanne Comellas (past RCCC Board chair), traveled to Juneau to request state funding for road and drainage needs in the Rabbit Creek Council Area. Several Senators and Representatives were appalled by the photographs of Rabbit Creek roads and questioned why the Municipality, the Assembly, and the permitting process would approve development without the infrastructure to support it. Legislators questioned why our local assembly promotes the higher density development when lack of roads and steep slopes threaten basic public health and safety. Inviting families with children, schools, and seniors into an area without an adequate road system sets up risks from serious vehicle

crashes and injuries to pedestrians and bicyclists. If you live in the RCCC area/ South Goldenview area and are concerned about 650 units of senior housing built at the south end of Goldenview (GV), congestion at the RC/GV intersection and stream erosion/overflow, **you should attend the Council meeting May 10.** Please send any specific drainage or traffic problems that you know about to Joan Diamond at [buddy4@alaska.net](mailto:buddy4@alaska.net).

~Joan Diamond, Rabbit Creek Community Council Vice Chair

Recycle/Reclaim Electronics

Households can drop off electronics at Total Reclaim’s facility or at one of the monthly neighborhood-based drop-off events:

Saturdays, 10a.m.-6p.m.

May 5	Eagle River H.S.	8701 Yosemite Drive, Eagle River
June 9	Service High School	5577 Abbott Road
July 14	East High School	4025 E. Northern Lights Blvd.
August 11	South Anchorage H. S.	13400 Elmore Road
September 8	Mears Middle School	2700 W. 100th Avenue
October 13	location to be determined	

**At the drop-off events, fees will be as follows:** Printers/faxes, CPUs, Stereo equipment \$10; Monitors \$15; TVs, entire Computersystem \$25, cell phones no charge.

New Housing Developments Threaten Access to Chugach State Park

As the last of the land parcels are developed in Anchorage, access to the Chugach State Park is becoming increasingly problematic because it crosses private lands. If people want parkland to stay open to public access then public outcry to our Anchorage Assembly [WWMAS@ci.anchorage.ak.us](mailto:WWMAS@ci.anchorage.ak.us) will be necessary.

A hopeful player—The Great Land Trust (GLT)— has emerged recently in the effort to establish Park access. The GLT is an independent nonpartisan community-based land conservation organization founded by and for Alaskans. The GLT works with willing landowners and other partners to conserve Southcentral Alaska’s lands and waterways. The GLT is currently focused on two large Anchorage area

projects: “Pathways to the Chugach,” and Little Campbell Creek. Access to the Chugach Park is an important feature that attracts people to live and recreate in the Rabbit Creek area. Access is another form of development that will require partners willing to contribute funding for parking facilities that are compatible with surrounding uses. The involvement of GLT can help preserve some of the more environmentally sensitive areas as well as provide a conduit between the multiple participants. If you want more information, contact Dave Mitchell or Lisa Eyler at 278-4998 at GLT.

~Charlie Barnwell, Trails Committee Chair

Links and Contacts

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  
Rep. Michael C. Hawker, 800-478-4950,  
Rep.Mike.Hawker@legis.state.ak.us

Beautiful Flowers for  
Rabbit Creek

The triangle of flowers at the bottom of Rabbit Creek is scheduled again for planting, compliments of the Municipal Greenhouses.

Susanne Comellas will coordinate planting on June 1, 2007. Call her at 345-8171 to help with planting and maintenance for summer enjoyment.

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 (RCCC) Board Meeting Minutes [DRAFT]**  
**Goldenview Middle School**  
**April 12, 2007 ~ 7:03-9:30 p.m.**

Dick Tremaine Called Meeting into order at 7:03 Adjourned at 9:30pm

Board Members in Attendance: Mark Slaughter, Dick Tremaine, Dianne Holmes, Patty Rothwell, Donna Van Flein, John Isby, Joan Diamond, Charles Barnwell, Peter Johnston

Approximately 50 people were in attendance

**Approval of Minutes:**

Motion to approve March Minutes by Joan Diamond, 2<sup>nd</sup> by Patty Rothwell – Approved

**Treasurer’s Report**

- 208 members not including new members at today’s meeting
- \$679.51 in the RCCC checking account
- \$284.01 in RCCC savings account

**Announcements from the Floor**

**Legislative Reports**

- o Senator Bunde – State Budget
  - Lori Davey & Suzanne Comellas visited today
  - Anticipate \$1mill for both house districts to address South Anchorage issues
  - SB134 – opportunity to bridge fiscal gap and long range planning
  - AGIA (the gas line initiative) – Hopeful that AGIA will be passed this session
  - Senate & House leadership considering placing \$1 Billion for next year’s State education budget
  - PPT (oil tax paid to Alaska) \$150 M shortfall error on projection but PPT is 800+ Million more revenue than prior tax structure
  - PERS/TERS (public employee retirement benefits) options to buy down debt, Alaska will take care of current year’s arrearage
- o Representative Hawker – Ill and unable to attend
- o Jennifer Johnston – Attended meeting, has started transitioning with Janice Shamberg
- o Janice Shamberg – Provided final Assembly update.

**Guest Speakers**

MOA Code Enforcement - Mike Billmaier & Dave Whitfield

- Will be educating public on garbage issue to reduce bear problem
- Rust in Peace Program – will remove junk cars at no cost to private residential land owners
- Complaint Line 343-4141 for Junk, housing, trash, etc
- Website will allow for filing a complaint and track status of complaint
- Stewart Trail – owners had land use permit for 2mile access – no violation from enforcement perspective
  - o When lands are developed the road will have to be built to MOA road standards
- Office does not release information on complainants

**ASD South East School Site Selection - JoAnn Contreras**

Reviewed Site Selection & Acquisition Process

Site A 24 Acres 9.6 acres of “B” wetlands adjacent to Goldenview Middle School

Site B 13 Acres - Legacy Point Subdivision

Site C 15 Acres - End of potter valley Road

- Intersection of Golden View & Rabbit Creek would be impacted by Sites A&B
- Working with Hillside District Plan
- Schools are not currently part of the 6 year plan for construction, 12-15 years out if built
- Suggested reviewing Chucks Backhoe property or expand Rabbit Creek Elementary, or use smaller site plan
- Drainage & wetlands are factors for consideration

**Old Business**

- AWWU 930 Water Tower - No Update
- Legacy Point- Legacy Pt Case 2006-142
  - Planning & Zoning Rescheduled to 1<sup>st</sup> Monday in June

Forest Heights LLC developer of 100 acres for 650 Senior Housing, 5 storey buildings

- Potter Highlands - No update
- Rabbit Creek Church - No Update
- Viewpoint Subdivision
  - o March 7<sup>th</sup> Platting Board Meeting was pulled prior to the meeting, postponed to later date for 3 Acre Parcel
  - o Case number AO 84-21

- Title 21 -
  - Assembly passed provisionally 4 chapters
- Views of Prominence
  - Site plan postponed indefinitely
  - Asked for 18month extension requested on March 8, 2007
  - 20 lot development will require ingress & egress roads before development

### *New Business*

- Grandeur Subdivision - Time Extension requested
- Anchorage Pedestrian Plan
  - Comments due to MOA by May 7<sup>th</sup>
  - Motion by Diane Holms to accept comments provided , 2<sup>nd</sup> by Patty Rothwell, Passed unopposed with inclusion of a footbridge over Rabbit Creek
- LRSA to RRSA (Rural Road Service Area) passed muni election.
- Federation of Community Council Meeting – Attended by Patty Rothwell
  - Presentations supporting bonds and Pedestrian Plan Presented
- Burn Permits available online
- Household electronic recycling June 9<sup>th</sup> Service High School

Meeting adjourned 9:30 p.m.