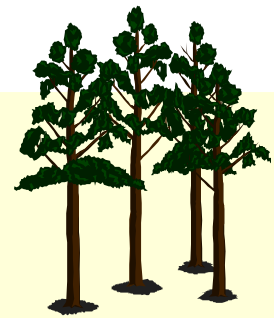


Rabbit Creek Community Council

NEWSLETTER OCTOBER 2007

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



Letter from the Chair

The leaves are turning, the flowers are done, winter is (almost) upon us and meetings have begun.

Meetings on the Hillside District Plan, zoning code rewrite (Title 21), and Legacy Pointe all occur in early October. The first two will shape how Anchorage develops into the future. The latter is an example of development with no regard for the surrounding community. Put another way, if you think 10 buildings the size of the new Embassy Suites (on Benson across from Sears) is a bad idea looming over Potter Marsh then you'd best make your voice heard at all three sets of meetings.

Municipal government will listen to its community. Your local officials have to clearly understand what the community wants. Too often only those with a vested financial interest in development attend meetings and make sure they are heard. When that happens development takes priority over established neighborhoods, profit over sensibility, and our area gets drainage problems, public safety risks, degraded roads, traffic congestion, and unsightly sprawl.

The components of city government are the Mayor, Assembly, staff, boards and commissions. The Mayor and Assembly are elected and therefore have a personal interest in making sure that their decisions are at least acceptable to the people they represent. Not one of them enjoys getting call after call and email after email calling them to task for voting to weaken zoning codes, allow development that degrades existing neighborhoods, and flooding roads with water and traffic. Please keep that in mind – they will respond to public pressure once they feel it.

It is critically important to at least review what is going on and make your voice heard when you have an opinion. In addition to the three sets of meetings above there are ongoing issues related to pedestrian circulation, downtown planning, road projects, bond packages and a host of other issues. It is difficult to keep up with it all and very few should even try. This newsletter lists web sites and contact information. Take some time to read a bit and form an opinion. Then let your voice be heard by call, email, letter and public forum.

Hope to see you all at our meeting. Please come and participate.
Dick Tremaine, Chair

Draft Agenda for Thursday, October 11, 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 September meeting
Treasurer's Report

Announcements and comments from floor

Legislative Reports

State Legislators
Assembly

Guest Speakers

None scheduled yet but attempts will be made to have
municipal representatives to discuss Hillside develop-
ment issues

Ongoing Business

Legacy Pointe update - Sr. housing 650 units, **P&Z hear-
ing Oct. 15**
Hillside District Plan meeting updates
AWWU water tower(s) - update as available
Potter Highlands Sub - 160 acres above Potter Valley
Rabbit Creek Church - appeal to **P&Z October 8**
Viewpoint - 96 acres off Goldenview next to Legacy Pte.
Title 21 - status of zoning code changes
Views at Prominence - 100 acres east of Prominence Pt.

New Business

There may be short notice issues: none posted yet

Committee Reports

Neighborhood Association reports
Federation of Community Council report
Limited Road Service Area (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 at-
tend 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

Oct 8, Rabbit Creek Church Expansion, 25k sq.ft bldg, 200-car
parking lot, #2006-124-3

Oct 8, Title 21 amend, Ch. 12 hearing, #2007-153

Oct 15, Legacy Pte, Sr. housing project, S. Goldenview, #2006-
142

Nov 5, Title 21 amend, Ch. 3,7,14 hearing, #2007-153

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

***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***

Pedestrian Plan Moves Forward

With an increased demand to reduce traffic congestion, the Anchorage Long Range Transportation Plan identified development of a Non-Motorized Plan. This includes a Pedestrian Plan, a Bike Plan and an update to the Areawide Trails Plan. The Pedestrian plan will create safer walking routes around town and set up a number of capital projects for the next 20 years. For example, development of a pedestrian pathway on DeArmoun from 142nd to Hillside makes walking/biking safer to South High School. As pressure continues to increase housing density in South Anchorage, a need for sidewalks/bike paths are needed at the same time. An Assembly vote on the overall Pedestrian Plan is scheduled for October 8.

If you would like to lend support for a more walkable/bikable town, contact your South Anchorage Assembly members, Chris Birch (chrisbirch@gci.net) and Jennifer Johnston (jjohnston@gci.net).

For more information contact Lori Schanche at 343-8368 or go to <http://www.muni.org/transplan/non-motorized.cfm>.

**Hillside District Plan (HDP)
Public Workshops**

The second series of public workshops will be held **October 10 & 11**, Goldenview Middle School Cafeteria (15800 Golden View Drive).

Agenda:

- 6:00 to 6:30 pm- begin with a presentation
- 6:45 to 7:55 pm- small group discussions by topic
- 8:00 to 8:45 pm- small group discussions by sub district
- 8:50 to 9:00 pm- wrap up

Please plan to attend **one** of the upcoming workshops for the Hillside District Plan. The purpose of these workshops is to review the Hillside Issues, Goals and Choices. This really is shaping the future of the Anchorage Hillside development, especially Rabbit Creek. For example, how does the Plan affect the BLM property owners on the west side of Elmore and public safety on Goldenview Drive? Your input is vital to the success of this plan and its implementation.

For more information call 222-5424 or go to www.hillsidedistrictplan.com

ATTENDANCE NEEDED, AGAIN
**Legacy Pointe (Senior housing) public
hearing Planning and Zoning Commission
October 15, Monday 6:30 pm, Assembly
Chambers (lower floor, Loussac Library)**

Links and Contacts

Contact Rabbit Creek Community Council
e-mail: RabbitCreekCC@gmail.com
mail: P.O. Box 112354, Anchorage, 99511-2354

Assembly members for Rabbit Creek
Jennifer Johnston, 346-1087, jjohnston@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



**Morning Commute at Rabbit Creek Rd.
and Goldenview Dr.**

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

Minutes of Rabbit Creek Community Council, Board Meeting
September 13, 2007, Rabbit Creek Community Church

Dick Tremaine Called Meeting into order at 7:03 Adjourned at 9:35pm

Board Members in Attendance, Dianne Holmes, Donna Van Flein,

Dick Tremaine, Mark Slaughter, Pat Salvucci, Peter Johnson, John Isby, Charlie Barnwell, Jon Bauer

42 people were in attendance

No quorum for General Membership meeting, meeting continued as a Board meeting with same agenda.

Approval of Minutes:

Motion to approve June Minutes by Pat Salvucci, 2nd by Jon Bauer– Approved

Treasurer's Report

- 227 members not including new members at today's meeting
- \$733.51 in the RCCC checking account
- \$285.07 in Savings Account Set aside for November Annual Meeting Mailing

Announcements from the Floor

- AFD – no questions/comments
- Gerry George – Expressed appreciation of RCCC's for letter to Alaska Railroad & Department of Fish & Game about the Rabbit Creek Rifle Range crossing horn
 - Alaska Railroad has written a response to the letter
- Dianne Holmes Stewart Park trail work party at 10 AM Saturday
- Title 21 – zoning code being re-written, public session Monday Sept 17th 6:30
 - Public Hearings in October

Legislative Reports

Jeff Friedman ASD – no report

Jennifer Johnston MOA

- Budget season is commencing, serving on budget committee, asked mayor to hold to 2007 level
- Chair of School District Committee - exploring shared services with ASD & MOA
- 1st ordinance to repeal School Site Selection Process, asking the MOA & ASD to work together, hearings have been scheduled.
- Title 21 Committee meets every Thursday 11:30 at City Hall
- Requested to support funding of 20 additional APD police officers
- The public commented on the Service Swimming Pool and the need for maintenance. Concern was expressed that the MOA has ignored the pool, allowed it to decline, and has cut the services offered at pool. Mrs. Johnston supports the Service Pool, thinks that there needs to be research on Parks & Rec costs, and perform due diligence on those costs.

Rep Hawker- unable to attend, appreciated RCCC lobbying efforts for roads in area, will need support next session to continue effort

Guest Speakers

Legacy Point representatives from Lantech

Tony Hoffman

Tom Dreyer

Revised plans submitted to P&Z on Monday Sept 10, 2007

Total development reduced from 700 units to 400 units – 10 buildings with 40 units per building

Roads remain the same as previously submitted

Still phased over several years, Phase 1 is 1 building with 40 units

Initial access from Potter Road. No access to Goldenview Drive until Phase 5

Anticipate phase 5 by 2015, Club House in Phase 6, final build out by 2020

Owners are not going to disclose Marketing Analysis that shows need for Senior Housing

Lawyer that drafted the developments CC&R's will be available at the P&Z hearing

Hearing scheduled for October 15, 2007

Comments can be submitted on line to the Planning Department. Individuals can comment multiple times.

Prior RCCC comments -

Motion – to forward prior RCCC comments unchanged

Dianne Holmes moved to accept prior submitted comments and; with density not to exceed 1 Dwelling Unit per Acre (DUA), the collector road has an independent analysis performed of the alignment to allow for efficient movement of traffic off of Goldenview Drive, analysis of the developments impact to the intersection of Potter Road & New Seward Hwy, that the density of surrounding neighborhoods has been inadequately calculated, and correct factual errors based on the newly submitted plan.

2nd by Patrick Johnson Unanimously passed

CNWIN – Citizens Against Noxious Weeds

Troy & Lo Alaska is in a position to reduce the introduction of weeds. Noxious weeds contribute to the decline of property values, loss of habitat i.e. spawning grounds; impacts hunting, and recreation lands.

Prevention is less expensive now vs. later after infestation. Example of Canada Thistle – almost impossible to eradicate. CNWIN desires for better state legislation and funding to support weed reduction efforts.

New Business

Susan Camellas – Neighborhood supported P&Z’s denial of the Rabbit Creek Church expansion, until plan altered to more desirable to neighborhood.

Public Hearing at Loussac Library October Monday October 1, 2007 Case number 2006-124-3

Dianne Holmes moved to accept request submitted by Susan with condition that they not remove buffer trees along Rabbit Creek Road, Snowshoe Dr, and along the Northern Property Line 2nd by Donna
Passed Unanimously

Old Business

- AWWU 930 Water Tower –AWWU has issued an RFP for site selection. Select a consultant to start process of determining sites for water towers in Anchorage. Estimated start of process is Dec to March.
- Title 21 Update- Standing Invitation for citizens to attend Title 21 Thursday AM Assembly work sessions on the draft chapters.
 - 4 chapters available on web
 - Hearings scheduled in
 - Contact Dick Tremaine if interested in working on Title 21
- Potter Highlands - May be on hold
 - Access via Finland & Romania , transportation corridor needs to be improved
- Rabbit Creek Church - Zoning Board of Adjustment hearing in November
- Viewpoint Subdivision - on hold
- Views of Prominence
 - Applying to RCA for utility permit for sewer to allow higher density development
 - Change to AWWU Waste Water Management Plan