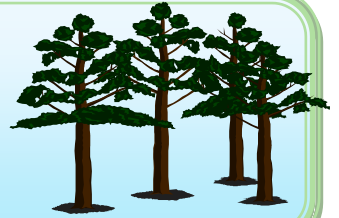


RABBIT CREEK COMMUNITY COUNCIL

September 2011 NEWSLETTER



September Meeting Agenda

Call to order

Consent Agenda Items

- a. Approval of July minutes
- b. Treasurer's report

Legislative Reports

- State Legislators
Mike Hawker
Cathy Giessel
- Assembly Members
Jennifer Johnston
Chris Birch

Guest Speakers

- Van Lee & Wende Wilber
CRW Engineering Group
Topic: Goldenview Drive Upgrade
- Dane Havard Executive Pastor
Rabbit Creek Community Church
Topic: Present concept drawings and plans for an expansion of current facility. The church is planning to submit an application for a site plan review in October 2011 and begin construction in 2012.

Old Business

Updates on the following Projects:

- HDP Implementation Committee - Mike Kenny
- Potter Highlands - before Assembly September 13
- Mountain Air Drive
- Garden

New Business

- Title 21 Rewrite
 - not currently available for review
 - Should be available mid/late September
 - A public hearing tentatively scheduled before P&Z October 3, 2011
- Action Rabbit Creek Community Church

Committee Reports

- Parks - Steve Clapp
- HALO - Pat Abney
- FCC - Dick Tremaine

For Agenda updates and additional information [Click Here](#)

MEETING:

Thursday September 8, 2011

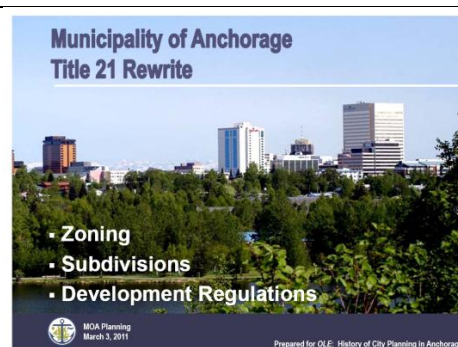
Goldenview Middle School

Rabbit Creek
Community Council
P.O. Box 112354
Anchorage, Alaska 99511
RabbitCreekCC@gmail.com
(907) 349-8373

RCCC 2011 BOARD MEMBERS

Pat Abney	Director
Steve Clapp	Director
Joan Diamond	Vice-Chair
Keith Guyer	Secretary
Pat Hansen	Chair
John Isby	Co-Secretary
Wray Kinard	Director
Kyle Murphy	Director
Patty Rothwell	Treasurer
David Sterling	Director
Dick Tremaine	Director

ITEMS OF INTEREST



Information about Title 21 Rewrite can be found online at:

www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx

Incumbent with the right to draw from and discharge into groundwater reserves is the responsibility to protect the quality of the groundwater.



A first step towards protecting our water is to understand what's out there now. The MOA collects information on water quality when homes are sold. The Alaska DEC collects water information from "public wells" on an annual basis. Those are wells that serve places like churches, schools and more than one home. That information is available online but not in a form that is easy to interpret.

As one part of the Well Water Protection Program recommended in the Hillside District Plan, HALO will fund a report on the quality of the Hillside's well water using the data that has already been collected by the MOA and the State. The report will summarize the statistics to show trends on nitrate levels in the water. Nitrates are a minor problem in most cases, but high levels can indicate a problem with a well. The report will also provide a map showing the level of nitrates in the most recent test for each well on the Hillside.

If this report shows problem areas, then we can take a further step of looking for the cause of the problem. If the report shows trends that worry people, we can look for solutions.

The first report will be written by Jim Munter and Ted and Ian Moore. They bring expertise as a hydrologist, septic system engineer and mapping expert. We decided to maintain the credibility of the report by hiring them as consultants as we move ahead with this project. Along with statistician Pat Hansen, they have been making significant contributions as part of HALO's HDP Implementation committee.

No one has a greater stake in protecting the quality of our well water than those of us who drink it. HALO recognizes the importance of this and has offered to guarantee funding for the project if donations fall short of the \$5,000 needed for the initial report. If donations exceed that amount, they will be used for publicizing and printing the report or towards updates. Our fundraising begins now.

Send your contribution to:

HALO, PO Box 110096, Anchorage, AK 99511-0096

Note on the check that it is for the Well Water Quality Report

For more info contact John Weddleton 317-0222 john@weddleton.com

HALO is a volunteer non-profit organization supported by its members. The Board of Directors meets the first Thursday of each month at the Holy Spirit Center, corner of Hillside Drive and O'Malley Road, at 7 pm. These meetings are open to all, and to be an effective advocate for our community, we need your support.

Minutes of Rabbit Creek Community Council Meeting, June 9, 2011

Rabbit Creek Church

Present: Pat Hansen, Joan Diamond, Pat Abney, Patty Rothwell, Dick Tremaine, and 9 additional members of the community present.

Meeting begun 7:05 pm, quorum present at 7:15 pm.

No legislators or Assembly members were present.

The meeting began as an informal discussion of topics until quorum established.

- Motion to approve May minutes by Rothwell, second Diamond, passed unanimously with spelling changes noted.

Garden at Rabbit creek Road and New Seward Highway triangle – In order for this to occur a coordinator is needed – volunteers to contact Pat Hansen. Evergreen Nursery has volunteered to water the plants. The Muni was prepared to give us hundreds of annuals but there were too many. A decision by volunteers has been made to go with perennials and Evergreen will donate many of those as well. The Muni will put a sign up at the garden.

Potter Highlands (south of Legacy Point, just north of the Potter road with eventual connection at the curve) – Was before P&Z earlier in June. Most of the Commission seemed to be uniformed on the whole packet and staff (many of whom are new) were not fully versed on the Hillside District Plan such as trail connectivity. P&Z approved 4' paved shoulders, dedicated legal easement on paved paths, and trails on spur roads. They did not mention coordination with the school district for buses using the interior roads. There will only be 30 lots and therefore under revised code the subdivision will not need a 2nd fire exit. The developer, Connie Yoshimura, has expressed interest in having a Citizen Advisory Committee and volunteers are needed.

Goldenview Drive – There was an open house May 16 concerning this project and there is a web site: www.goldenviewdrive.com. There will be an advisory group and applications are being accepted, see the web site.

Well water monitoring study –The study is using existing well testing data from home sales to examine well contamination on the hillside. RCCC will ask Assemblymembers Birch and Johnson to pass a resolution to accept the report for inclusion into the District Plan when it is completed. The report, required under the Hillside District Plan, is being funded by HALO rather than the Muni (due to lack of Muni funds). Individual contributions are accepted.

- Motion to contribute \$200 towards study expenses by Rothwell, second Abney, passed unanimously.

Canyon View LLC – went before platting and they appear to have incorporated RCCC's comments.

Mountain Air Extension – P&Z delayed hearing this issue until July.

HLB 5 year plan – Years ago HLB purchased the 13 acre parcel on the south end of Goldenview adjacent to Legacy Point as a potential school site. Two years ago the 5 year plan put it on the disposal list with no specific site study as is required. The current 5 year plan continues this error. RCCC sent a letter two weeks ago saying that the Potter Valley Land Use Analysis and Hillside District Plan are not being considered in this disposal proposal. HLB staff is reticent to do any study saying they know enough already. The 5 year plan is before the Assembly mid-June.

- Motion to contact Assembly members about changes to the HLB 5 year Plan to make it accurate to the Potter Valley analysis by Diamond, second Rothwell, passed unanimously.

(ex)Lions Club lot – The infamous corner of Rabbit Creek and Old Seward Highway roads. The land is owned by BLM and the building was quick claimed by the Lions Club to its last president. Essentially, the owner of the building is squatting on public land and BLM is not taking eviction (or clean up) action. Gary Reimer, BLM District Manager, states that he does not want to kick someone out of their house. However, since the lot is suppose to go to a non-profit, they are looking for such a group to show interest. Bird TLC did show some interest but has backed off. Is there another non-profit interested in free land?

Snowshoe Park access – Several years ago a homeowner adjacent to Snowshoe Park cut a number of trees in the park and used the property as his own. An agreement with the Muni was reached which required restoration and a municipal easement. The property has since been sold and there is a new owner. There was a general community understanding that the easement was for public use. The current property owner and his attorney assert that such public access has never been dedicated insomuch as the easement was “not granted as an easement dedicated to the public (but this shall not preclude the [Municipality] from making a subsequent dedication and grant of the easement to the public by an express written document, if it determines such to be appropriate in the future.)” Such subsequent dedication has not occurred.

Meeting adjourned at 8:05 pm.

2011 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues (circle one): \$3/person or \$5 / couple (family)

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. Postal, 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 the Municipality of Anchorage