

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC) A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Platting Board, Municipality of Anchorage
PO Box 195560
Anchorage, AK 99519

June 29, 2023

RE: S-12728 Bri Estates Subdivision Plat

Dear Platting Board:

The Rabbit Creek Community Council (RCCC) received a Zoom presentation by consultant group, S4, at our April 13, 2023 meeting. We discussed the subsequently proposed plat, S-12728, at our June 8th meeting and voted 16 ayes, zero nays, 2 abstained to submit the following comments and concerns.

1. Council members, including residents familiar with this parcel, expressed concern about the request to vacate the 100' septic easement and replace it with a plat note. We have first-hand knowledge that people and developers rarely read the plat notes. Most plats show where the septic can be placed along with the reserve drain fields. This is not shown on this plat. That information should be provided.
 - Residents stated that the spring run-off does not stay in the stream channel. At the April presentation, the RCCC expressed the need to have a wider vegetation buffer along the stream.
 - The request to vacate the 100' septic setback and 50' stream easement does not make sense to the RCCC members and justification for doing so was not convincing. The RCCC does not approve of these vacation requests.
2. Residents who know this area report it is wet; we recommend that wetlands should be shown on the plat.
3. No pedestrian path is shown. Per code requirements, a public pathway should be included on the plat, separated and on the east side of the main road where the sun will melt the snow faster than it will on the west side.
4. The three driveways on the west side will require a great deal of clearing. Either a shared driveway or small cul-de-sac would be better to control drainage issues and erosion.

Thank you for your attention to our concerns.

Sincerely,

Ann Rappoport, Co-Chair

John Riley, Co-Chair

cc: David Whitfield, Elizabeth Appleby, Corliss Kimmel: Anchorage Planning Department