



## **RABBIT CREEK COMMUNITY COUNCIL (RCCC)**

A Forum for Respectful Communication & Community Relations



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

June 10, 2022

Platting Board  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519

### **Re: Revised COMMENTS: TRACT A RIVER HILLS ESTATES/TARAS SUBDIVISION S-12671**

The Rabbit Creek Community Council (RCCC) received a presentation at our April 14, 2022 meeting by Marc Eid of Farpoint Land Services, LLC, on behalf of the owners of Tract A River Hills Estates (hereafter referred to as Taras Subdivision). The RCCC sent Mr Eid comments-- based on his presentation-- on April 20<sup>th</sup>.

The following comments on the proposed Taras Subdivision were approved by RCCC members at our April 14 meeting with minor revisions on June 9 (after reviewing the formal application).

1. Lot size and dimensions. RCCC appreciates that the developer is proposing 2-acre lots, in keeping with the existing R9 Zoning. RCCC and the Hillside District Plan favor large lots on steep slopes and in areas of complex drainage, such as the terrain of Taras Subdivision.
2. Cul-de-sac design.
  - A. The diameter of the cul-de-sac should be adequate for snow storage. We believe that the proposed cul-de-sac size is insufficient for snow storage that can reasonably be anticipated and recommend that it be resized. For example, RCCC members noted in the meeting that Prominence Pointe has 60-foot cul-de-sacs.
  - B. The proportions of lot 2 appear very long in relationship to the widths of lots 3 and 4. If the cul-de-sac extended farther north, lots could have additional width and more flexibility for building site locations.
3. Wetlands and drainage.
  - A. A wetlands and hydrology study should be completed before final approval of the plat. Long-time residents have observed standing water on the Taras tract, especially during spring and fall. This appears to be documented by photos from the developer's groundwater field survey in November 2021 (see attached). The Taras tract appears to be the catchment area for several large undeveloped tracts

lying upslope to the east and southeast (e.g., Mountain Air Estates and Spruce Terraces). As those upslope tracts are developed, they will create more rapid run-off that may discharge to, or flow through, the Taras parcel.

- B. We recommend that an additional drawing be required with the site's topography overlaid with the proposed property lines; this figure should also show where the anticipated building, well, and septic sites are proposed. This figure will help the public and staff to see whether Title 21.08.030 (for development on steep slopes) applies.
4. Vegetation clearing. Natural vegetation is a defining feature of this neighborhood and is important to retain run-off, protect Little Rabbit Creek, and allow groundwater recharge. RCCC recommends either creating building envelopes on the lots, or a condition of authorization limiting the percentage of clearing, especially on the slopes of the creek. It is important to mark the 50-foot stream setback and any other vegetation retention along Little Rabbit Creek prior to construction to prevent disturbance.
5. Conservation Subdivisions. The principles of Conservation Subdivisions (Title 21.03.070) should be considered. This could include variation of the lot dimensions in order to protect natural terrain and hydrology features. RCCC's November 2021 letter on an earlier proposed Taras subdivision suggested using a conservation subdivision type design of clustered building sites to protect the creek and any water recharge areas and to consider a greenbelt dedication.
6. Road design. RCCC members would like to know what the MOA road standards are for this subdivision and want to ensure that they are met. The road should be designed appropriately for the area in which it is located and proposed use; this should be reflected in the conditions of approval for the Plat.
  - A. Future traffic loads. Any road design should be able to accommodate the increased traffic that is expected when adjacent subdivisions (e.g., Spruce Terraces and Mountain Air Estates) are developed. It should be noted that accessory dwelling units could result in double the density indicated by zoning, and thus double the traffic. With the number of subdivisions being developed in this area, MOA should consider how to minimally develop 156th to the west and east of this subdivision to provide needed secondary access for wildfire and other disasters.
  - B. Retaining vegetation in the ROW. At the April meeting, the developer mentioned clearing the full width of the 60-foot ROW along Windsong between 156<sup>th</sup> and West Circle. This would eliminate much of the existing vegetation buffer for the existing downslope homes. We request that the Platting Office consider preserving some of the vegetation along the edge of the ROW to limit the risk of erosion.
7. Future road maintenance. Roads should be required to be constructed in a manner to meet road standards acceptable to the Goldenview Rural Road Service Area (RRSA). It is expected that the subdivision roads will be annexed into, and serviced by, the South Goldenview RRSA; failure to meet these requirements may result in failure to be adopted into the RRSA putting at risk future road maintenance.

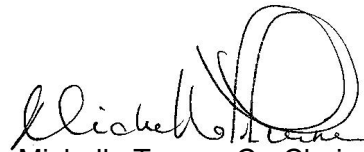
8. East-west trail construction and possible crossing. RCCC members want to ensure that a separated pedestrian pathway is constructed along the segment of 156<sup>th</sup> Ave that will be upgraded by this plat. We expect that this will be part of the RCCC's "Schools on Trails" project that will connect Goldenview Middle School to Bear Valley Elementary, adjacent subdivisions, and onward to Section 36 Park. It is important that the pathway be separated from traffic to ensure a low-stress setting and match the greenway character of the trail. This trail will need to connect with an existing east-west trail easement just to the west, on the south side of 156<sup>th</sup>: However, it may be desirable to include a pedestrian crossing to the north side of 156<sup>th</sup> within this plat, because the snow would melt faster on a pathway on the north.
  
9. North-south trail easement and construction. A north-south trail easement should be platted from 156<sup>th</sup> Avenue to Little Rabbit Creek to connect with the recently platted River Hills Estates Subdivision; River Hills has a north-south trail easement that stubs out at the boundary of Taras. The developer's representative has agreed to work with the RCCC to find the best location for this N/S public easement—although the plat appears to show it located on the east border. Another location may be more suitable and less steep. It should be an off-the-roadway path in keeping with the routes shown in the Hillside District Plan and the Anchorage Bowl Park Plan.
  
10. Brushing N/S path and signage. In keeping with the same request as the RCCC made for River Hills Estates, we ask that the N/S path be brushed out and signed before the plat is formally signed off by the MOA. Having connecting paths in these subdivisions is a great asset that we anticipate will soon be part of the other public easements downstream on Little Rabbit Creek that have not yet been constructed.

Thank you for your attention to our comments.

Sincerely,



Ann Rappoport, Co-Chair



Michelle Turner, Co-Chair

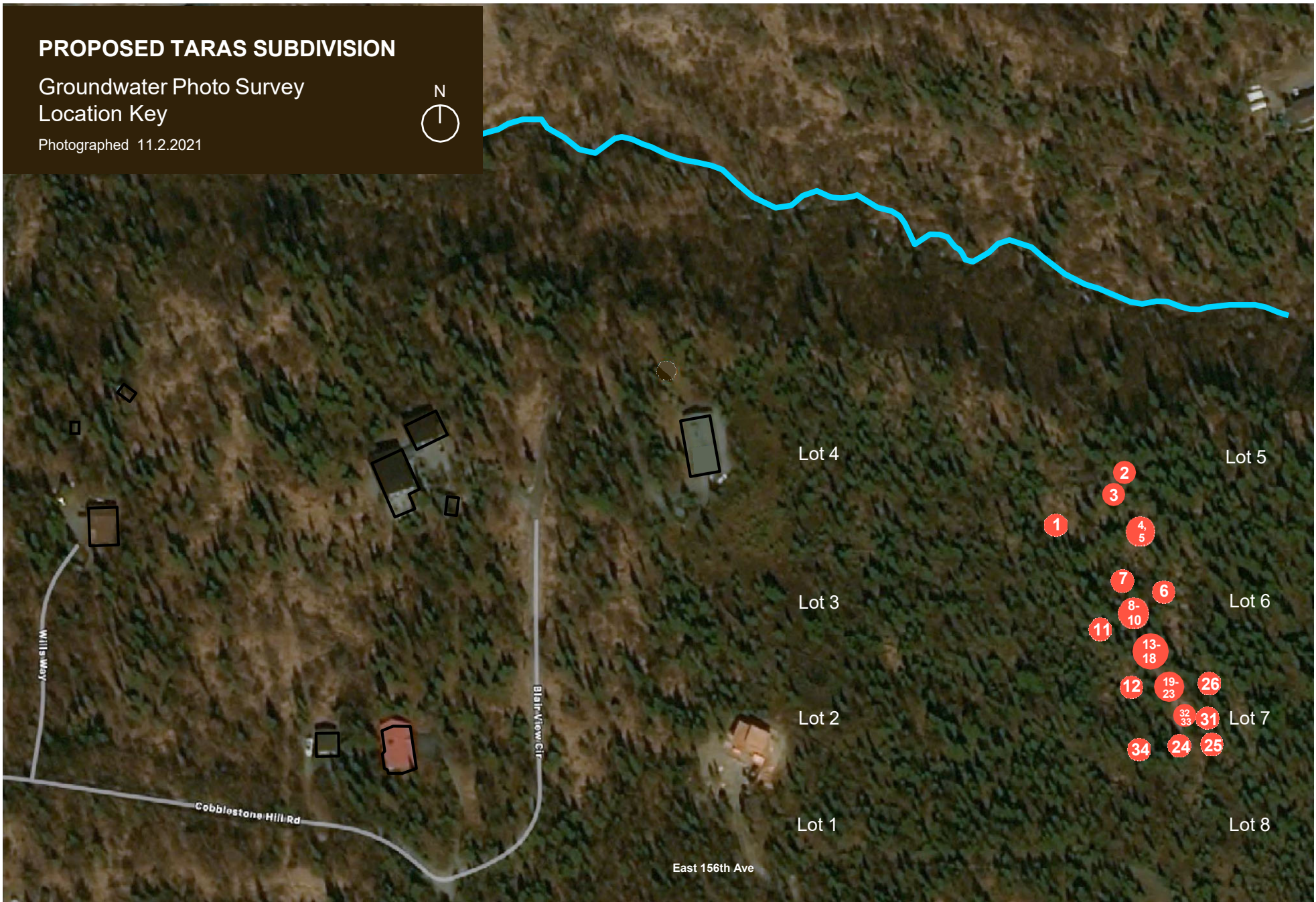
Attachment: Groundwater Photo Survey, Proposed Taras Subdivision

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# PROPOSED TARAS SUBDIVISION

Groundwater Photo Survey  
Location Key

Photographed 11.2.2021



Lot 4

Lot 5

Lot 3

Lot 6

Lot 2

Lot 7

Lot 1

Lot 8

East 156th Ave

Wills Way

Blair View Cir

Cobblestone Hill Rd

- 1
- 2
- 3
- 4, 5
- 6
- 7
- 8-10
- 11
- 12
- 13-18
- 19-23
- 24
- 25
- 26
- 31
- 32, 33
- 34

