

Local land use survey completed for consortium

Dittman Research to present findings Jan. 3

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The Consortium of Chugiak-Eagle River Community Councils, which was formed to oversee the creation of Title 21 land use regulations, has received the results of a survey conducted by the Dittman Research Group. Dave Dittman will present the results at a meeting Jan. 3, explaining how the people surveyed envision the future development of the Chugiak-Eagle River area.

According to Bobbi Wells, consortium president, the results of the survey are important in moving forward with the creation of land use regulations for the area.

"First we wanted to know if the people who live out here want separate regulation," Wells said. "Or if they were content to live under the regulations for Anchorage."

The Consortium was created in March to oversee the development of a separate chapter of land use regulations for Chugiak-Eagle River in Anchorage Municipal Code Title 21 by the six community councils in Chugiak-Eagle River, which include Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley and South Fork.

Wells said the survey revealed 87 percent of residents believe Chugiak-Eagle River should have its own set of land use regulations.

"If the majority of people surveyed said the Anchorage land use regulations were fine, we would have stopped moving forward in drafting a set of regulations for the Chugiak-Eagle River area."

Having separate regulations is important, according to Wells.

"Anchorage is out of land and is redeveloping," she said. "A study completed for the local Comprehensive Plan showed that more than 60 percent of the 65 square miles in the Chugiak-Eagle River area are currently undeveloped. We're really just starting our development out here."

The survey contacted 401 residents by phone between Nov. 10 and Dec. 10 to collect information on how they feel about local housing density, zoning, parks, property setbacks, buffer zones, property rights and who should pay for improvements.

Dittman completed the analysis and summation Dec. 22, but is waiting to release the information until after the holidays.

"We recognize this is a busy time of the year for people," Wells said. "So we're holding off on making the results of the survey public until after the holidays."

The public is invited to attend the presentation by Dave and Terry Dittman at 6:30 p.m. Jan. 3 in the Municipal Conference Room in Eagle River at 11901 Business Blvd. above Garcia's Cantina and CafŽ.

"We'll also be posting the survey and results on both the Consortium and Dittman Research's Web pages for public review," Wells said. "But they won't be online until after the Jan. 3 presentation."

The consortium Web page is www.communitycouncils.org/servlet/content/consortium_c_e.html, and Dittman Research is at www.dittmanresearch.com.

The Chugiak-Eagle River Chamber of Commerce collaborated with the Consortium in the survey. Susan Gorski, executive director of the Chamber, said results from their portion of the survey will be available after the board of directors has reviewed them.

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