

DRAFT

Chugiak-Eagle River Comprehensive Plan Update

Guidelines for Growth

The Chugiak-Eagle River Comprehensive Plan provides direction for future growth and development. A Citizens' Advisory Committee (CAC) is assisting with an update of the 1993 Plan. Revising the Guidelines for Growth chapter of the Plan is part of the update process. The guidelines will help direct the update of the Land Use Plan, the visual guide for future growth in Chugiak-Eagle River. The update of the Guidelines for Growth and the Land Use Plan will also provide direction for the Title 21 rewrite project. The following guidelines reflect the CAC recommendations for revisions in this chapter.

Goals describe in broad, general terms a desired future condition which is consistent with community ideals. Goals are timeless in that there is no specific date by which they must be achieved. Objectives are specific statements of particular ends, expressed in measurable terms, that respond to the goals. Policies are statements of principle or guidelines to direct subsequent actions in pursuit of the goals. Strategies are specific means for accomplishing desired objectives.

I. ECONOMIC DEVELOPMENT

1. Goals

- a. Promote economic growth that both builds on the area's resources and assets, and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities, and an adequate supply and variety of goods and services.

2. Objectives

- a. Provide increased employment opportunities for local residents by encouraging the establishment of a moderately balanced economic base with a 20 percent local employment level.
- b. Encourage and reinforce the continued growth of the business districts in Eagle River and Peters Creek.
- c. Encourage the development of local-serving and regional business enterprises to help strengthen the community's economic base.

- d. Encourage the development of economically viable, commercial recreation enterprises, such as sports fisheries, campgrounds, and year-round resort developments.
- e. Economic development in rural and large-lot suburban zoning districts should enhance rather than conflict with the rural character and lifestyle of those areas.
- f. Economic development through home-based businesses should be encouraged. Municipal regulation of home-based occupations should vary between urban and rural parts of the community to reflect the different types of commercial enterprises that are compatible with the different areas.

3. Policies/Strategies

- a. Prepare an economic development plan that identifies the following:
 - Acceptable types of commercial and/or industrial enterprises;
 - Available resources to stimulate economic development and redevelopment efforts; and
 - Specific business recruitment and retention strategies.
 - Specific assessment criteria for home-based occupations in Eagle River should be drafted and added to Land Use regulations. Assessment criteria should include, but not be limited to, items such as traffic, parking, noise, appearance, and scale of operation.

II. NATURAL ENVIRONMENT

1. Goals

- a. Ensure that natural systems are protected, maintained and enhanced.
- b. Ensure that development plans adequately address impacts on the environment.
- c. Protect the health, safety and welfare of residents from natural hazards, such as floods, avalanches, wildfires, mass wasting and areas of high seismic risk.

2. Objectives

- a. Preserve and protect high value wetlands, stream corridors, aquifer recharge areas and other important natural features.

- b. Preserve and protect valuable wildlife habitat and the diversity of existing natural vegetation types in the area, including critical coastal areas.
- c. Preserve natural drainageways and ensure that area drainage needs are integrated into development plans.
- d. Protect areas with slopes of 25 percent or greater.
- e. Discourage development in the 100-year floodplain, avalanche zones, and other high hazard areas.
- f. Ensure the proper location, design, installation, operation and maintenance of on-site wastewater disposal systems and protect on-site water supplies from contamination.
- g. Help improve the quality of life by minimizing air, water and noise pollution.

3. Policies/Strategies

a. Wetlands

- High value wetlands identified in the Anchorage Wetlands Management Plan shall be preserved in their natural state. For developable wetlands, appropriate mitigation techniques, as specified in the Anchorage Wetlands Management Plan, shall be used to the maximum extent practicable.
- Continue to identify and inventory water and wetland resources.
- Maintain and update the Anchorage Wetlands Management Plan.
- Permitted development on wetlands shall use construction and design methods that will minimize construction impacts and, to the extent practicable, retain natural hydraulic functions.
- The Municipality shall minimize alterations in the quality of the natural flow of water supplying wetlands and shall protect critical wetlands from adverse dredging, filling and other construction-related activities, and from the seepage of toxic materials.
- The Municipality shall seek to preserve wetlands through planning, conservation subdivisions and master plans.

b. Coastal Habitats

- Construction setbacks from coastal bluffs shall be provided to preserve the stability of the bluffs.

- Development in tidal flats, estuaries, beaches, tidal creeks and coastal flood zones shall be avoided, except where identified in the Coastal Zone Management Plan for water-dependent uses. Permitted activities shall, to the extent practicable, avoid or minimize adverse impacts.

c. Vegetation

- Retention and re-establishment of vegetation shall be included in the development review process.

d. Drainage

- Develop an areawide drainage plan.
- Discharge or divert storm run-off, to the maximum extent possible, to natural drainageways or on-site.
- Promote the use of stormwater retention/detention facilities.

e. Steep Slopes

- Special care shall be exercised to preserve vegetation in steep slope areas in order to prevent soil erosion.
- Development on steep slopes shall consider factors such as site coverage, gradient, soil type, hydrology, vegetation and the substrata.
- Development on steep slopes shall, during all phases of construction, incorporate control measures to prevent flooding, minimize erosion, assure safety, and prevent eroded material from entering established drainage systems or natural water courses.
- The Municipality shall seek to preserve open space in steep slope areas through planning, subdivision, conservation subdivisions, and master plans.

f. Air Quality

- An adequate air quality monitoring program (including carbon monoxide) shall be maintained.
- Where feasible, consider and implement road dust control measures.
- Promote necessary air quality education needed for federal funding.
- Meet or be more stringent than federal standards for toxic air products.

g. Water Quality

- Measures shall be taken to ensure that on-site water wells and wastewater disposal systems are properly sited, designed, installed, operated and maintained.
- Maintain an easily accessible and understandable educational awareness program for homeowners/ developers, contractors/installers and government officials responsible for the viability of on-site systems.
- Ensure adequate funding for proper regulation and enforcement of on-site water wells and septic system requirements.
- In new development, place emphasis on the retention of ground cover, minimization of impermeable areas, and maintenance of water intake areas. Such measures shall be stressed, especially in aquifer recharge areas.
- Continue the stream corridor protection program by acquiring land and easements for greenbelts, by protecting existing vegetated strips along streams, and by establishing stream protection setbacks for all watercourses (streams and lakes.)
- Monitor all streams to establish background levels of water pollutants.
- Sufficient land shall be preserved for snow disposal sites in newly developing areas as a means of preserving water quality.
- The quality of urban run-off shall be maximized and the quantity shall be minimized through the use of stormwater retention/detention facilities or filtration systems and the establishment of street sweeping programs.
- Point source discharge to area creeks and lakes shall be prohibited.

h. Natural Hazards

- Identify natural hazards to guide land use decisions.
- Make information on natural hazards available to the public.
- Develop and enforce standards to regulate development in natural hazard areas.
- Development in high hazard areas shall be discouraged.

i. Wild Fires

- Support forest health by encouraging property owners and utility companies to

remove brush and dead trees. In environmentally sensitive areas, care should always be taken to remove vegetation with the least amount of disturbance.

- Continue to operate and maintain the Municipal Firewise Home Assessment Program.

III. LAND USE

A. GROWTH

1. Goals

- a. Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses and the natural environment.
- b. Promote a range of rural, suburban and urban lifestyles.
- c. Optimize the provision, use and efficiency of public facilities and services.
- d. Ensure that land use patterns provide safe and healthy environments that are separated and protected from incompatible land uses and their effects.
- e. Encourage a range of employment opportunities.
- f. Encourage the development of a continuous trail network throughout the area that serves both transportation and recreation needs.

2. Objectives

- a. Preserve and enhance the identity of established community areas.
- b. Provide timely updates of major land use and public facility / services plans to accommodate changes in the community's population and in demographic, economic and environmental conditions.
- c. Promote appropriate infill development in the community.
- d. Coordinate community development planning with other planning efforts for public facilities and services, transportation, and parks and recreation.
- e. Ensure the fair, equitable and consistent enforcement of municipal regulations.
- f. Maintain the area's small town and rural lifestyle where appropriate.

- g. Develop adequate means of financing necessary capital improvements.
- h. Ensure that new development is supported by adequate infrastructure or is consistent with the carrying capacity of the land.

3. Policies/Strategies

- a. It is the intention of the Comprehensive Plan that zoning and platting decisions be guided by the Plan, including its maps and its stated goals, objectives, policies and strategies.
- b. Provide an adequate level of funding to Zoning Enforcement to assure consistent enforcement of municipal regulations in the Chugiak-Eagle River area.
- c. Encourage the creation of Neighborhood or District Plans that address the specific needs of each community in Chugiak-Eagle River.
- d. Ensure effective use of the public process in land use policies and decisions, including but not limited to Community Councils.

B. COMMUNITY DESIGN

1. Goals

- a. Encourage development patterns and site designs which protect natural amenities, scenic vistas, general community character and also promote safe and healthy environments.
- b. Improve the appearance and function of arterials and major collectors through the use of appropriate design techniques.
- c. Encourage well-planned development that creates a sense of place and incorporates northern city design.

2. Objectives

- a. Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development.
- b. Preserve the natural beauty of the area by protecting natural features and vegetation in all development, wherever practical.
- c. Preserve and enhance the identity of established community areas.

- d. Ensure the compatibility of commercial areas with the human scale by implementing commercial design guidelines, and installing pedestrian improvements, such as benches and landscaping.
- e. Promote the livability of Chugiak-Eagle River as a winter place by identifying the area as a specific component in a municipal-wide northern cities plan.
- f. Northern city design concepts shall guide the design of all public facility projects, including parks and roads.
- g. Encourage the use of design guidelines to create attractive buildings that are suited to the environment.
- h. Promote the undergrounding of utility lines in suburban areas, especially in commercial districts.

3. Policies/Strategies

- a. Site plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.
- b. Features that are valuable to community identity and the natural and aesthetic qualities shall be protected.
- c. Require sufficient right-of-way for sidewalks, trails and landscaping.
- d. Develop a plan for all categories of roadways to be landscaped in the Chugiak-Eagle River area.
- e. Design, construct, and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor.
- f. Design and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity, and to discourage high-speed and cut-through traffic.
- g. Extend the screening provision for major highways to the New Glenn Highway from Peters Creek through Eklutna.
- h. Develop design standards that give guidance to the community vision and identity of the Chugiak-Eagle River area.
- i. Land use regulations shall include new design requirements that are responsive to Chugiak-Eagle River's climate and natural setting.

C. HOUSING AND RESIDENTIAL DEVELOPMENT

1. Goals

- a. Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services.
- b. Provide guidance to new development in Chugiak-Eagle River to help create community identity and quality housing.

2. Objectives

- a. Provide areas of varying residential densities and housing types to meet needs for diverse housing opportunities throughout the community.
- b. Support the provision of higher density residential development convenient to employment, commercial centers and major transportation corridors, where such densities are considered appropriate.
- c. Encourage the retention and rehabilitation of the existing housing stock, where the need exists and where practical, in order to promote neighborhood stability and continuity.
- d. Ensure retention of identified districts within the community that want to remain rural with large residential lots.
- e. Encourage the design and construction of safe, sound housing.
- f. Promote energy efficiency in existing housing and in new residential construction.
- g. Protect residential neighborhoods from incompatible land uses on adjoining tracts.
- h. New rural subdivisions shall be designed to maintain the rural character of the area, link to existing roads and trails, protect environmentally sensitive areas, and incorporate wildfire safety design features.
- i. Areas of higher density residential development shall provide aesthetic characteristics and maintain or improve adjacent transportation access and traffic flow.

3. Policies/Strategies

- a. Support private and public efforts to provide alternative housing options for residents with low and moderate income, and for those with special needs, e.g. people requiring supervised housing because of age, mental or physical conditions, taking into account

the location to community facilities and services.

- b. Municipal land use regulations shall support residential development in urban and suburban areas that occurs at densities consistent with the Comprehensive Plan and the availability of supporting utilities, services, transportation systems and other infrastructure components.
- c. Municipal land use regulations shall support residential development in rural areas that occurs at low densities related to natural limitations and/or distance from suburban support facilities and services, in accordance with the Comprehensive Plan.
- d. Municipal land use regulations shall support multi-family housing in areas around employment centers and commercial and public buildings where public sewer and water services are available and where convenient access to major transportation corridors and recreational facilities is provided.
- e. Support community participation in public and private residential rehabilitation programs.
- f. Consider the application of standardized building codes to ensure safety and quality in the construction of residential buildings.
- g. Encourage and support programs, such as weatherization, that would help improve residential energy efficiency.
- h. Transition buffering shall be used where new development occurs between rural and urban densities and between residential and non-residential development.
- i. Develop design standards that incorporate northern city design, and recognize both the urban and rural characteristics of Chugiak-Eagle River.
- j. Include the Chugiak-Eagle River area as a specific component in a municipal-wide housing study to take account of the quantity, quality and types of existing housing, to examine demographic trends, and to project future housing and other infrastructure needs.

D. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Goals

- a. Ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.

2. Objectives

- a. Encourage commercial and industrial development that takes into account potential impacts on other uses, access, utilities, parking, aesthetics and environmental quality.
- b. Promote continued use, expansion and development within established commercial and industrial areas determined to be suitable for continuing use.
- c. Discourage the expansion of existing strip commercial development and the addition of new strip commercial development, and encourage a more clustered pattern of commercial activity.
- d. Protect the supply of industrially zoned land by discouraging non-industrial uses within those areas.
- e. Promote the continued commercial use and development of the business district in downtown Eagle River, while including continued opportunities for adjacent high density residential development, in order to maintain a viable downtown area.

3. Policies/Strategies

- a. Generally, existing and future commercial and industrial areas should have the following characteristics:
 - A range of utilities and services appropriate for the category of development;
 - Adequate and efficient access to major transportation systems, without reliance on residential streets;
 - The use of natural or constructed buffers, barriers or transition areas separating commercial or industrial areas and their effects from existing or anticipated incompatible land uses; and
 - Consideration for the provision of trails where there has been historical use.
- b. The location and need for small, neighborhood-serving commercial areas not depicted on the Land Use map shall be guided by the following criteria:
 - Adequate current and future access to the proposed site;
 - Compatibility with neighborhood development patterns and needs;
 - Adequate infrastructure;
 - Evidence of the economic need for commercial services within the affected

neighborhood;

- Utilization of buffering and other design techniques to mitigate off-site impacts; and
 - Demonstration that the scale of the services is consistent with the needs of the affected neighborhood.
- c. Commercial development shall be concentrated at strategic locations, such as major intersections, rather than being allowed to expand along major arterials.
 - d. To the extent practicable, uses such as light manufacturing, construction, contracting, warehousing and wholesale distribution activities shall be developed in clearly defined districts.
 - e. The amount of existing vacant or under-utilized commercial space in the area shall be considered before new commercial areas are developed.

IV. PUBLIC FACILITIES AND SERVICES

1. Goals

- a. Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.

2. Objectives

- a. Reserve suitable sites for public facilities and services in a timely manner.
- b. Ensure that adequate land and easements for public facilities are provided during development.
- c. Coordinate and ensure consistent application of population projections and growth assumptions used by the Municipality's various agencies and departments for community planning, and utility, facility and service planning, including projections used by the Anchorage School District for school facility planning.

3. Policies/Strategies

- a. Evaluate local service areas versus areawide service concepts to determine the most effective method for providing public services.

- b. Collect information on areawide services specific to Chugiak-Eagle River in order to accurately assess the need and optimum level of local public facilities and services.
- c. Investigate innovative methods of funding future capital improvement needs.

A. POLICE

1. Goals

- a. Ensure that neighborhoods and communities are safe and free from crime.

2. Objectives

- a. Ensure the development of a community police plan for the Chugiak-Eagle River area to determine an appropriate and acceptable level of police protection and crime prevention and the means to achieve it.
- b. Maintain the Police School Resource Officer Program.
- c. Encourage programs such as Crime Stoppers, Neighborhood Crime Watch, Business Security Survey, and Community Service Officers.

3. Policies/Strategies

- a. Collect and maintain crime statistics and accident rates on a geographic basis and make this information readily available. This should be done on an annual basis, and the data should include the number of actual police responses as well as the number of reports and requests for police assistance.
- b. Provide a staffed substation in downtown Eagle River with administrative services.
- c. Determine the number of police officers to be stationed in Chugiak-Eagle River based on a formula that considers the distance between points in the geographical area to be covered and the population to be served in addition to past crime activity.
- d. Maintain the presence of a school liaison police officer whose responsibilities include, but are not limited to patrolling the school neighborhood to deter vandalism, speeding, stalking, and other violations.
- e. Implement police management practices which ensure continuous and consistent police coverage.

B. FIRE PROTECTION AND EMERGENCY RESPONSE

1. Goals

- a. Ensure effective fire protection, emergency medical services and emergency preparedness and response capabilities throughout the Chugiak-Eagle River area.

2. Objectives

- a. Provide fire protection and emergency medical service to all of Chugiak-Eagle River. Encourage the establishment of fire protection and emergency medical service to unserved areas.
- b. Develop and implement a catastrophic emergency response plan for Chugiak-Eagle River.

3. Policies/Strategies

- a. Evaluate fire protection requirements for the various service areas to determine the adequacy of current service levels and if improvements should be provided on a service area basis.
- b. Maintain awareness by all fire and emergency service organizations of the need for closer cooperation to provide rapid response to emergencies.
- c. Improve the fire prevention and suppression situation by identifying alternative strategies for application in remote or inaccessible areas where traditional service is cost-prohibitive.
- d. Investigate the need, effectiveness and cost-efficiency of alternative strategies, such as individual fire suppression systems (sprinkler systems, bulk water storage, etc.).
- e. Identify appropriate fire prevention implementation tools, such as building codes, subdivision standards, tax incentives, or other means.
- f. Coordinate citizen awareness and implementation of wildfire mitigation with state forest service programs.
- g. Encourage awareness and education about smoke detectors, carbon monoxide detectors, heat sensors, fire extinguishers, etc.
- h. Establish a permanent Emergency Operation Center (EOC) with state-of-the-art emergency communications compatible with local, state, federal, and military communication system networks.
- i. Provide citizen awareness training for emergency preparedness, evacuation planning,

- incident command system and public shelter management.
- j. Encourage cooperation between the Municipality, State and Federal Emergency Response Programs to conduct disaster mitigation and emergency response practice exercises.
 - k. Identify areas with inadequate water supplies for fire suppression and make recommendations for improving water availability.

C. HEALTH AND SOCIAL SERVICES

1. Goals

- a. Improve the quality, range, availability and accessibility of the range of health and social services.

2. Objectives

- a. Improve municipal comprehensive health and social services by developing and implementing a plan that responds to specific needs and conditions of the Chugiak-Eagle River area.
- b. Increase public awareness, accessibility, availability and scope of health and social services.
- c. Establish partnerships among government, business and non-profit sectors for the networking and coordination of human services delivery.

3. Policies/Strategies

- a. Provide all public health services at a health clinic located in Chugiak-Eagle River.
- b. Gather and evaluate public health and social services data for Chugiak-Eagle River.
- c. Encourage and support private provider efforts to serve populations such as the low income, elderly, mentally ill, chemically dependent, indigent, uninsured and children in need of services.

D. EDUCATION

1. Goals

- a. Ensure that adequate school facilities are available when and where they are needed.

- b. Support the life-long learning needs of community residents through a variety of formal and informal educational opportunities.

2. Objectives

- a. Based on long-term enrollment projections and the location of future residential growth identify potential school sites and select and acquire suitable sites in advance of actual need.
- b. Ensure that school site selection, design and construction do not adversely impact the surrounding community.
- c. Encourage and facilitate a variety of lifelong learning opportunities for public and private entities.

3. Policies/Strategies

- a. Student enrollment trends and projections shall be updated regularly.
- b. Take into account seismic and other environmental considerations, as well as on and off-site drainage, access and the need for other infrastructure improvements in the siting of public school facilities.
- c. School site selections, capital improvement programs and school bond ballot measures shall be coordinated to ensure timely site acquisitions for school construction.
- d. School site selection and acquisition programs shall be addressed in the review of proposed development plans and in the subdivision and planned community approval process.
- e. Support private efforts to provide learning opportunities for all ages.
- f. Encourage the University of Alaska to increase educational opportunities for residents of Chugiak-Eagle River.

E. PARKS, OPEN SPACE, GREENWAYS AND RECREATION FACILITIES

(Use of the term “open space” includes both parks and natural open space.)

1. Goals

- a. Establish an integrated open space and greenways network which effectively links parks, recreational facilities, schools, residential and commercial areas, and which includes ecologically valuable open space lands and scenic vistas.

- b. Establish a system of parks, from the neighborhood to the regional level, to serve all segments of the community.
- c. Provide a wide range of recreational opportunities to all segments of the community.

2. Objectives

- a. Protect environmentally important or sensitive areas including stream and river corridors, ridge crests, steep slopes, wetlands, and scenic vistas.
- b. Develop a greenways program for the Chugiak-Eagle River area.
- c. Adopt standards for provision of adequate open space (including both parks and natural open space), private and public, within new development. These standards will provide definitions and formulas for calculating amounts of the different types of open space as appropriate.
- d. Ensure that private open space is retained as open space.
- e. Meet Chugiak-Eagle River needs for park space by developing new level of service standards, and acquiring and developing park lands as necessary.
- f. Ensure that existing and new park lands are dedicated.
- g. Maximize the retention and inclusion of natural native vegetation into the design and landscaping of recreational facilities to the extent possible.
- h. Maximize the use of existing underdeveloped and new park lands.
- i. Ensure that the parks maintenance and funding programs are adequate.
- j. Identify separate use areas for motorized and non-motorized recreational pursuits as appropriate.
- k. Support unique thematic recreational facilities and programming that relate to the community's history, culture and natural resources.
- l. Encourage the private sector to provide recreational facilities and activities.

3. Policies/Strategies

- a. All development shall protect the functions of environmentally sensitive lands in accordance with municipal plans, and municipal, state or federal regulations. This does not prevent development of trails on those lands, as appropriate.
- b. Legally designate greenbelts and open spaces along streams, rivers and coastal areas.

A continuous bicycle, pedestrian, and where appropriate, equestrian access system shall be provided which links schools, parks and residential neighborhoods.

- c. Residential developments shall dedicate land for trails and neighborhood parks, the need for which results from the development. The amount, type and location of such lands shall be according to standards set forth in parks or trails plans or municipal regulations, as appropriate. Where preferable, the municipality may accept fees in lieu of land.
- d. The Municipality shall compensate owners of lands acquired for public use in excess of land dedicated in policy/strategy c. The compensation shall be through one or more of the following: purchase, tax abatement or deferral, land trades, density allowances, or other incentives.
- e. Park land to serve the broader community should be acquired in accordance with the updated Chugiak-Eagle River Parks Plan.
- f. Establish a public acquisition program for greenbelts and a trail system.
- g. Encourage the preservation of scenic vistas for the public through roadway and parkland acquisition, etc., where practical.
- h. Investigate methods and develop strategies to ensure funding for acquisition, development, maintenance and operation of parks, open space, and other recreational facilities.
- i. Establish a requirement that all private open space must be secured by a deed restriction or other acceptable methods to prevent the open space from being used for anything other than open space. Such deed restriction, covenant, or other acceptable instrument would survive foreclosure by any private or public entity.
- j. Update the 1985 Eagle River, Chugiak, Eklutna Parks Plan to include new levels of service, a needs assessment, and the development of a park acquisition program that includes, but is not limited to, ideas such as public/private partnerships with land trusts, use of Heritage Land Bank land, use of the CIP process, and public dedication in the platting process.
- k. Update the Edmonds Lake Park, Mirror Lake Park, Peters Creek, and Beach Lake Park Master Plans.
- l. Special consideration and priority shall be given to higher density residential areas to ensure that adequate parks and open space are available.
- m. The Municipality and School District shall, to the extent practicable, develop joint park/school areas to provide both educational and recreational services to neighborhoods in a convenient and efficient manner.

- n. Maintain an updated Trails Plan for the Chugiak-Eagle River area, which would include trailheads and trails for better access to Chugach State Park, equestrian trails and facilities, and trails for motorized and non-motorized use.
- o. The trail system shall be developed appropriate to its intended use in conjunction with road improvements and utility corridors whenever practicable, and through easement acquisition and dedication of trail rights-of-way. Construction of trails will follow as rapidly as possible.
- p. Provide large field areas for sports, such as soccer and additional facilities.
- q. Develop access to local fishing and fish observation opportunities as appropriate which respects environmental features and adjacent residences.
- r. Where needed, identify and acquire neighborhood parks within existing residential areas.
- s. Promote ideas for new residential development that provide for parks and open space where applicable.

F. WATER AND WASTEWATER UTILITIES

1. Goals

- a. Protect the public health and welfare by ensuring reliable, high quality, cost-effective water supply and wastewater disposal systems.

2. Objectives

- a. Expand public water and wastewater systems in an orderly, efficient and cost-effective way, consistent with community growth needs.
- b. Coordinate the timing and phasing of public water and wastewater system expansions with projected demand and ensure an adequate rate of return on investment.

3. Policies/Strategies

- a. Identify areas that are planned for public water and wastewater and identify those areas that are planned for no expansion.
- b. Extensions of public water systems shall be designed and built to adequate standards for fire protection, including volume, pressure and the provision of hydrants.
- c. Municipal water and wastewater master plans shall be updated to be consistent with

this Comprehensive Plan. Other non-municipal utilities serving the area will be encouraged to use this Plan as the basis for updating master plans for their facilities.

- d. Public utility systems shall not be extended to areas designated for low-density development on the Recommended Residential Density map, except where needed to resolve public health problems.
- e. Utility installation shall be coordinated to achieve savings, to avoid conflicting utility placement and to achieve the recommendations of the Comprehensive Plan. The utilization of existing facilities shall be optimized. Reasonable effort shall be made to provide for coordinated planning between municipal and other service providers to prevent conflicting utility placement.
- f. Where the provision of public or private sewer and/or water utilities is determined to be not feasible and where natural site limitations exist relating to soils, topography and water, land development practices shall be related to the general capacity of the area to accommodate on-site systems.
- g. Support shall be given to the identification and use of alternative utility systems that help minimize dependence on on-site wells and septic systems
- h. Where municipal sewer and/or water service extensions are planned, efforts shall be made to ensure that extensions are timed to keep pace with community growth needs.
- i. Evaluate strategies to reduce the cost of residential connection to public sewer and water.

G. SOLID WASTE

1. Goals

- a. Ensure the provision of safe, sanitary and environmentally clean solid waste collection and disposal services

2. Objectives

- a. Help extend the life of the landfill by minimizing the quantity of solid waste being generated and disposed of, and by promoting the recycling of glass, aluminum, newspaper, plastic, cardboard and other recyclables.
- b. Promote and ensure the proper collection, storage, shipping and disposal of hazardous wastes.
- c. Evaluate methods for disposal of organic overburden generated from new development and identify sites for disposal.

- d. Evaluate the feasibility of a public and/or private manure management site and production of a value-added product, such as compost.

3. Policies/Strategies

- a. Provide local access to a facility that can receive all recyclable products.
- b. Provide wood lot disposal sites for residential use.
- c. Retain a local facility for disposal of hazardous waste.

H. TRANSPORTATION

1. Goals

- a. Ensure development of a transportation network that provides an acceptable level of service, maximizes safety, minimizes environmental impacts, provides alternate transportation types and is compatible with planned land use patterns.

2. Objectives

- a. Increase transportation system efficiency during peak-hour periods.
- b. Increase public transit ridership by making transit more available and practical.
- c. Encourage transit access in the urban zoning districts by providing maintained sidewalks, pathways or trails.
- d. Periodically re-evaluate the feasibility of rail, air and other transportation alternatives as options for commuters.
- e. Minimize residential and business relocations resulting from transportation projects.
- f. Improve, as necessary, expressway, arterial and collector roads to safely and efficiently handle projected traffic.
- g. Provide connectivity to and between subdivisions where appropriate to accommodate normal as well as emergency traffic, recognizing the need to minimize cut-through traffic within residential neighborhoods.
- h. Review existing road system to identify essential local road connections.

3. Policies/Strategies

- a. Review and update, as necessary, a pedestrian and vehicular circulation plan for downtown Eagle River.
- b. Review and update, as necessary, a long-range transportation plan for Chugiak-Eagle River that includes consideration of the types and levels of needed public transit systems.
- c. Revise, as necessary, the Official Streets and Highways Plan.
- d. Investigate methods and develop strategies to increase funding for local road improvements.
- e. Maintain dust and National Ambient Air Quality standards.
- f. Minimize impacts of transportation projects on environmentally sensitive areas as defined in this Plan.
- g. Minimize impacts of transportation projects, such as noise, and pollution of air and water.
- h. Promote the identification and use of alternative transportation modes to help reduce automobile dependency and traffic congestion.
- i. Improve, as necessary, the Glenn Highway (Alaska Route 1) to current American Association of State Highway and Transportation Officials (AASHTO) design standards.
- j. Assure during future platting actions that the appropriate primary and connecting road infrastructure is provided.
- k. Give full consideration to preserving the existing rural lifestyle in low-density areas of Chugiak-Eagle River in the design of transportation improvement projects.
- l. The trail system shall be developed appropriate to its intended use in conjunction with road improvements.

I. STREET LIGHTING

1. Goals

- a. Ensure that adequate street lighting is available where and when needed, and is adequately maintained.

2. Objectives:

- a. Encourage the installation of street lighting along municipal and state roadways which enhances public safety.
- b. Require maintenance plans before street lighting is installed.
- c. Maintain street lighting along municipality-owned roadways as needed.
- d. Minimize light pollution by street lighting.

3. Policies/Strategies:

- a. Support existing communities' desires to create streetlight improvement districts (SIDs) or individual street light service areas in conjunction with street light maintenance plans.
- b. Encourage developers to exclude street lighting in those zoning districts that do not require street lighting unless it would significantly enhance public safety.
- c. For developers who include street lighting in their subdivisions, as part of the platting process, require the developer to:
 - Petition to annex the subdivision into an existing street light service area prior to the time that residents exist in the subdivision; or
 - Create subdivision covenants that include the establishment of a home owners' association and which state that it is the duty of the home owners' association to maintain the subdivision's street lights.
- d. Street lighting along state-owned roadways should be maintained by the State.
- e. Require that developers minimize light pollution by designing lighting to avoid excessive brightness or glare, to properly aim the light, to avoid shining directly onto neighboring properties, and to properly time the light.

V. HISTORIC AND ARCHAEOLOGICAL RESOURCES

1. Goals

- a. Preserve, restore, protect and, where appropriate, allow controlled public access to historic and archaeological sites determined to have local and/or State significance.

- b. Collect and archive historic documents and artifacts.

2. Objectives

- a. Encourage coordination of preservation and research efforts with federal, State and local governments and with education institutions, Native corporations and tribes, and other public or private organizations
- b. Determine measures to evaluate the impacts of land development upon historic or archaeological sites.
- c. Encourage the preservation of historic and archaeological structures on site.
- d. Increase public awareness of the options to preserve historic documents and artifacts.

3. Policies/Strategies

- a. The preservation of historic sites and structures shall be supported in order to maintain a sense of continuity with the past.
- b. Inventory all historic sites and buildings located in the Chugiak-Eagle River area and determine which properties would be appropriate for inclusion on the National Register of Historic Places.
- c. Support the establishment of a museum to house and display artifacts which represent the area's history and archaeology.
- d. Support the Chugiak-Eagle River Historic Society in its efforts to collect and preserve items of historic significance.

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