

Chugiak-Eagle River Comprehensive Plan Update

Frequently Asked Questions

What is a comprehensive plan?

A comprehensive plan is a guide for community land use development. It identifies the issues, goals, and objectives that provide a framework for community decision-making. It promotes orderly growth by helping to ensure there is adequate housing, a climate for economic development and jobs, cultural, recreational, and educational opportunities, and infrastructure such as roads and utilities--all in a safe environment.

The comprehensive plan provides guidelines for determining the type and location of industrial, commercial, recreational and residential development and residential development density. The comprehensive plans of Chugiak-Eagle River, Girdwood, Turnagain Arm, and the Anchorage Bowl make up the Municipality's Comprehensive Plan.

Why is the Chugiak-Eagle River Comprehensive Plan being updated?

The current Chugiak-Eagle River Comprehensive Plan was adopted in 1993. Municipal code calls for an evaluation of major trends and policies every ten years to see if community growth has been consistent with the adopted comprehensive plan, and to determine if any amendments are needed. When there are significant deviations from major trends or policies, a revision of the plan is warranted.

A re-evaluation of the 1993 Plan by the Municipal Planning Department examined major trends in population, employment, land use and housing, and compared the earlier projections with more recent data. The re-evaluation did not find major deviations from the 1993 Plan, so a complete revision was not anticipated. The Chugiak-Eagle River community also requested the Plan be updated prior to adoption of revised Title 21 land use regulations.

How is the update happening?

The Planning Department worked with a Citizens' Advisory Committee during 2005 and 2006, focusing on an update of the 1993 Plan's guidelines for growth; a land use plan map depicting the pattern of desired development; and an implementation plan to identify actions necessary to help realize the community's plan for the future. Updated population, employment and housing projections for 2025 were also prepared.

The Draft Comprehensive Plan Update will be available for public review during April and May. There will be several community meetings in Chugiak-Eagle River to review and discuss the Plan Update. A public hearing before the Assembly and the Planning and Zoning Commission will be scheduled in mid-June in Chugiak-Eagle River. The Assembly will make the final decision on Plan adoption in late summer.

How can I get involved?

Your participation is important! The Draft Comprehensive Plan Update will be on the Planning Department website on April 10. Printed and CD versions of the document will also be available on April 10 at the Planning Department, Planning and Development Center, 4700 Bragaw Street, Anchorage. Please check the project website for more public participation information on http://www.muni.org/planning/Chugiak-ER_Comp_Plan.cfm.

*** * * If you have any questions about this project, please contact the Planning Department at 343-7921. ***
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