

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-052

A RESOLUTION RECOMMENDING ADOPTION OF THE APRIL 2006 CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN UPDATE TO THE 1993 CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN.

(Case 2006-069)

WHEREAS, in 1993, the Chugiak–Eagle River Comprehensive Plan was adopted as a policy document for community residents and public officials to guide development decisions for the Chugiak–Eagle River area; and

WHEREAS, the April 2006 Chugiak–Eagle River Comprehensive Plan Update has been developed as an update to the 1993 Chugiak–Eagle River Comprehensive Plan; and

WHEREAS, the April 2006 Chugiak–Eagle River Comprehensive Plan Update focuses 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 needed to help realize the community’s plan for the future; and

WHEREAS, updated population, employment and housing projections for 2025 were also prepared; and

WHEREAS, municipal planning staff worked with a Citizen’s Advisory Committee, consisting of community representatives and other interested parties, to develop the April 2006 Chugiak–Eagle River Comprehensive Plan Update; and

WHEREAS, the April 2006 Chugiak–Eagle River Comprehensive Plan Update will provide guidance for the new Title 21 Land Use Regulations for Chugiak–Eagle River; and

WHEREAS, notices were published and community meetings were held in Chugiak–Eagle River and public hearings were held in Eagle River and Anchorage on the April 2006 Chugiak–Eagle River Comprehensive Plan Update.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following finding of fact:

1. The community has worked to develop the April 2006 Chugiak–Eagle River Comprehensive Plan Update to reflect what exists in the community and changes needed in the future.

- B. The Commission recommends that:
1. The April 2006 Chugiak–Eagle River Comprehensive Plan Update be adopted by the Anchorage Assembly with revisions as described in Attachment A.
- C. The Commission further recommends that:
1. A vision statement be provided at a later date as an amendment to the 2006 Update or during the next complete rewrite of the Chugiak–Eagle River Comprehensive Plan;
 2. Long-range growth scenarios be developed with the next complete rewrite of the Chugiak–Eagle River Comprehensive Plan;
 3. Definitions for the terms “urban, suburban and rural” be added at a later date as an amendment to the 2006 Update; and
 4. A rural/suburban/urban boundary be dealt with in the next complete rewrite of the Chugiak–Eagle River Comprehensive Plan or at the same time as definitions for the terms “urban, suburban and rural”; and
 5. The following issues be addressed in the new Title 21 chapter for Chugiak–Eagle River:
 - a. definition of steep slope,
 - b. height of commercial buildings in downtown Eagle River,
 - c. removal of snow and ice from sidewalks, and
 - d. responsibility for over sizing drainage facilities.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 18th day of September 2006.

Tom Nelson
Secretary

Toni Jones
Vice Chair

Attachment A: Revisions to the Chugiak–Eagle River Comprehensive Plan Update Recommended by the Planning and Zoning Commission

(2006-069)

ATTACHMENT A

TO PLANNING AND ZONING COMMISSION RESOLUTION 2006-052

REVISIONS TO THE CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN UPDATE RECOMMENDED BY THE PLANNING AND ZONING COMMISSION

(Note: Issue-Response Summary date and issue number are provided at the end of each revision.)

1. Revise the Goals, Objectives, and Policies/Strategies statements in the Guidelines for Growth chapter to begin with action words, such as develop, preserve, require, support, protect, etc., rather than relying on words like should and shall. (8/14/06 ISSUE 4)
2. Add to the end of the first paragraph in the Guidelines for Growth chapter introduction on page 29 - "The policies and strategies in this chapter will guide municipal actions and resource commitments needed to implement the *Chugiak-Eagle River Comprehensive Plan Update*." (8/14/06 ISSUE 4)
3. Change Policy/Strategy a. on page 33 to "Take mMeasures ~~shall be taken~~ to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained." (8/14/06 ISSUE 6) *(Note: New wording is also based on recommendation in #1 above to begin statements with action words.)*
4. Add a new Policy/Strategy j. on page 34 - "Support the development of new state or municipal regulations that would close loopholes in regulatory oversight of on-site water and wastewater systems." (8/14/06 ISSUE 6)
5. Change Policy/Strategy h. on page 34 to - "Maximize ~~t~~The quality of urban run-off ~~shall be maximized~~ and minimize the quantity ~~shall be minimized~~ through, but not limited to, the use of stormwater retention/detention facilities, filtration systems, and street sweeping programs." (8/14/06 ISSUE 7) *(Note: New wording is also based on recommendation in #1 above to begin statements with action words.)*
6. Change Objective 2.f. on page 35 to "Maintain the area's small town character and, where appropriate, rural lifestyle ~~where appropriate.~~" (8/14/06 ISSUE 8)
7. Change Objective 2.h. on page 35 to "Ensure that new development is supported by adequate infrastructure ~~or~~ and is consistent with the carrying capacity of the land." (8/14/06 ISSUE 9)

8. Change Policy/Strategy 3.d. on page 37 to "Develop a plan for street and highway landscaping that identifies categories of roadways to be appropriately landscaped and maintained in the Chugiak-Eagle River area." (8/14/06 ISSUE 10)
9. Change Policy/Strategy 3.k. on page 38 to "Require new higher density residential development with privately owned accesses and parking lots to provide snow removal and/or adequate areas for snow storage on-site." (8/14/06 ISSUE 12)
10. Add a new Policy/Strategy 3.m. on page 38 - "Require all development with public rights-of-way to provide adequate snow storage area within the rights-of-way." (8/14/06 ISSUE 13)
11. Add a new Objective 2.i. on page 37: - "Support the development of design standards for multi-family dwellings that address safety and aesthetics." (8/14/06 ISSUE 15)
12. Add a new Policy/Strategy 3.n. on page 38 - "Implement regulations pertaining to the design of multi-family dwellings including, but not limited to, building appearance, emergency access, drainage, protection of natural resources, protection of surrounding neighborhoods, snow storage and handling, landscaping, signage, lighting, and open space." (8/14/06 ISSUE 15)
13. Add a new Policy/Strategy 3.o. on page 38 - "Support the development of regulations that would require electrical utility companies to address aesthetics of high-voltage transmission towers, inform impacted communities about future upgrades to high-voltage electrical transmission lines and towers, and bury high-voltage electrical transmission lines in residential areas if economically feasible." (8/14/06 ISSUE 16)
14. Add a new Policy/Strategy 3.f. on page 42 - "Allow industrial and commercial uses to overlap in some cases." (8/14/06 ISSUE 17)
15. Add to Policy/Strategy 3.c. on page 54 - "Reconcile the recommendations from the Anchorage Long-Range Transportation Plan and from the Chugiak-Eagle River Long-Range Transportation Plan that pertain to the Glenn Highway and public transportation." (8/14/06 ISSUE 20)
16. Change Objective 2.d. on page 55 to "Minimize light pollution ~~by~~ from street lighting." (8/14/06 ISSUE 24)
17. Add to the Development Reserve definition on pages 70-71 - "This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning for development in this area should take into account programmed military activities to avoid potential conflicts." (8/14/06 ISSUE 37)

18. On the Vacant Land Suitability Map (page 17), change the north portion of the Alaska Mental Health Trust Authority's parcel at the northeast corner of Yosemite Drive and Eagle River Loop Road, designated for Residential, 3-6 du on the Land Use Plan Map, from vacant unsuitable to vacant suitable. (8/14/06 ISSUE 41)
19. Change the Park and Natural Resource locational criteria, first bullet on page 70 to "Areas designated or dedicated as a park use or under the management of the local Parks and Recreation Board." (8/14/06 ISSUE 45)
20. Add to the beginning of the Transportation Facility definition on page 70 - "The Transportation Facility classification applies to areas with existing or planned public facilities that are directly related to transportation by rail and air." (8/14/06 ISSUE 46)
21. Add a new Natural Environment Implementation Action on page 76 - "Evaluate the feasibility of funding and conducting a subsurface aquifer study to guide future development" and add this action to the Implementation Schedule on page 81 in the 6-15 year time frame with MOA/PM&E and State/DEC as Proposed Implementers. (8/14/06 ISSUE 50)
22. Add a new Emergency Response Implementation Action on page 78 - "Pursue funding and development of a local Emergency Operations Center" and add this action to the Implementation Schedule on page 80 in the 1-5 year time frame with MOA/OECD as Proposed Implementer. (8/14/06 ISSUE 51)
23. Change the last Community Design Implementation Action bullet on page 78 to - "Develop a plan for street and highway landscaping that identifies categories of roadways to be appropriately landscaped and maintained in the Chugiak-Eagle River area." (8/14/06 ISSUE 52)
24. Change the second action bullet in the Implementation Schedule on page 80 to - "Select and acquire a new elementary school site in the ~~Powder Reserve~~ Chugiak-Eagle River area, which should include evaluation of a site in the Powder Reserve. (8/14/06 ISSUE 54)
25. Add Parks and Recreation to Proposed Implementers for the "Update the Areawide Trails Plan" action in the Implementation Schedule on page 80. (8/14/06 ISSUE 55)

The following revisions are specific to the Land Use Plan Map and are referenced in the attached Map A: Land Use Plan Map with Planning and Zoning Commission Recommendations.

26. Change the area in Eklutna Valley south of Eklutna River from Residential, <1-1 dua to Development Reserve. (8/14/06 ISSUE 35)
27. Update the map road coverage to include the full extent of Oberg Road. (8/14/06 ISSUE 49)
28. Change approximately 20 acres in the northwest corner of Mirror Lake Park from Park and Natural Resource to Development Reserve. (8/21/06 ISSUE 2)
29. Change the area classified for Industrial use north of Eklutna Village to Development Reserve. (8/21/06 ISSUE 8b)
30. Change the map legend to show that Environmentally Sensitive is a Map Symbol, not a Land Use Classification. (8/21/06 ISSUE 10)
31. Change the classification from Special Study area to Community Facility to reflect state ownership of property north of Fish Hatchery Road, not HLB. (MAP CORRECTION)

Attachment: Map A, Land Use Plan Map with Planning and Zoning Commission Recommendations

