

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-002

A RESOLUTION RECOMMENDING APPROVAL TO *UPDATE TO THE CHUGIAK – EAGLE RIVER SITE SPECIFIC LAND USE PLAN* AND APPROVAL OF AMENDING THE 2006 *CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN UPDATE LAND USE PLAN MAP* TO CHANGE USE CLASSIFICATIONS OF THREE AREAS OF LAND.

(Case 2017-0118)

WHEREAS, requests have been received from the Heritage Land Bank to approve the *Update to the Chugiak – Eagle River Site Specific Land Use Plan* and to approve amending the 2006 *Chugiak-Eagle River Comprehensive Plan Update Land Use Plan Map* to change use classifications of three areas of land; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 11, 2017.

WHEREAS, the public hearing was closed at the December 11, 2017 meeting and the decision was postponed until the January 29, 2018 meeting, in order to review revisions to the *Update to the Chugiak – Eagle Site Specific Land Use*;

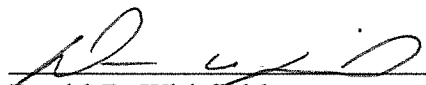
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The comprehensive plan amendments comply with the approval criteria and with other relevant sections of Title 21. The amendments are consistent with goals in the 2006 *Chugiak-Eagle River Comprehensive Plan Update*.
 2. The Commission heard testimony from the public expressing concerns about increasing residential density and vehicle traffic on the existing road system. The Heritage Land Bank responded by changing the Site Specific Land Use Plan to reflect the previously approved plan from 2010. The amended plan brings the total number of dwelling units in line with the 2010 *Plan*.
 3. Adoption of this update to the *Site Specific Land Use Plan* will allow the development of an AWWU water reservoir, which is a desired piece of public infrastructure.
 4. The proposed parking lot will provide access to the Chugach State Park.

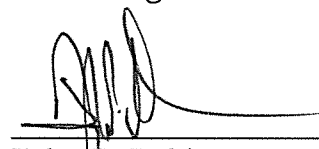
5. The amendment to the *Comprehensive Plan* is a housekeeping matter that will bring it in line with the *Site Specific Land Use Plan*.
- B. The Commission recommends approval of the *Update to the Chugiak – Eagle River Site Specific Land Use Plan* with amendments and approval of amending the 2006 *Chugiak – Eagle River Comprehensive Plan Update Land Use Plan Map*.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 29th day of January, 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of February, 2018.



David R. Whitfield
for Secretary



Tyler P. Robinson
Chair

(Case 2017-0118)

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