

See AO 2006-93(S-1)

Anchorage, Alaska
AO No. 2006-93(S)

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
2 SECTION 21.05.030C., THE CHUGIAK-EAGLE RIVER-EKLUTNA ELEMENT OF
3 THE MUNICIPALITY OF ANCHORAGE COMPREHENSIVE PLAN, TO ADOPT THE
4 APRIL 2006 UPDATE TO THE 1993 CHUGIAK-EAGLE RIVER COMPREHENSIVE
5 PLAN.

6
7 THE ANCHORAGE ASSEMBLY ORDAINS:

8
9 **Section 1.** The Chugiak-Eagle River-Eklutna element of the Municipality of Anchorage
10 Comprehensive Plan is amended to adopt the April 2006 update to the 1993 Chugiak-
11 Eagle River Comprehensive Plan, incorporated by reference herein and submitted to the
12 Anchorage Assembly herewith, with the recommendations in Attachment A of Planning
13 and Zoning Commission Resolution No. 2006-052.

14
15 **Section 2.** Anchorage Municipal Code section 21.05.030C. is amended to read as follows
16 *(the remainder of the section is not affected, and therefore not set out):*

17
18 **21.05.030 Elements.**

19
20 The comprehensive plan consists of the following elements, which are
21 incorporated in this chapter by reference. While they may be valid planning
22 tools, plans or other elements that are not listed below or incorporated into
23 the comprehensive plan elsewhere in this Code are not official elements of
24 the comprehensive plan. If elements of the comprehensive plan conflict, the
25 element most recently adopted shall govern.

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27 *** **

28 C. *Chugiak, Eagle River, Eklutna.*

- 29
30 1. Chugiak-Eagle River Comprehensive Plan, January 1993;
31 amended by Alternative 1 of HLB Parcel 1-085 Land Use
32 Study, March 1996; amended by Chugiak-Eagle River
33 Comprehensive Plan Update, April 2006 (AO No.79-136,
34 AO No. 92-133; AO No. 96-86, AO No. 2006-93(S)).

35
36 *** **

37 (AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4,
38 2-20-01; AO No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02;
39 AO No. 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No.
40 2003-129, § 2, 10-21-03)

Section 3: This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2006.

Chair of the Assembly

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2006-93(S)

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.030C., THE CHUGIAK-EAGLE RIVER-EKLUTNA ELEMENT OF THE MUNICIPALITY OF ANCHORAGE COMPREHENSIVE PLAN, TO ADOPT THE APRIL 2006 UPDATE TO THE 1993 CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN (PZC Case 2006-069)

Sponsor:

Preparing Agency: Planning Department

Others Impacted: None

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

	FY06	FY07	FY08	FY09	FY10
Operating Expenditures					
1000 Personal Services	\$ -	\$ -	\$ -	\$ -	\$ -
2000 Non-Labor	-	-	-	-	-
3900 Contributions	-	-	-	-	-
4000 Debt Service	-	-	-	-	-
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others	\$ -	\$ -	\$ -	\$ -	\$ -
Less: 7000 Charges to Others	-	-	-	-	-
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance provides long-range social and economic benefits to both public and private sectors and to the community as a whole. Approval of the 2006 Comprehensive Plan Update amends the 1993 Chugiak-Eagle River Comprehensive Plan to provide an updated guide for community land use development over the next 20 years. The Plan Update provides guidelines for determining the type and location of industrial, commercial, recreational and residential development and residential development density. 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 road and utilities – all in a safe environment. The Plan Update will help implement the social and economic benefits of looking ahead, anticipating rather than reacting, coordinating rather than competing, and making decisions that are based on community objectives.

PRIVATE SECTOR ECONOMIC EFFECTS:

The Chugiak-Eagle River Comprehensive Plan is intended to be a generalized long-range plan, to be implemented through a variety of more specific means that may be directly measured. In addition to the overall social and economic benefits noted above, the Comprehensive Plan Update will provide more certainty to private investors, developers, and local residents regarding the pattern and direction of development in the community.

Prepared by: Cathy Hammond

Telephone: 343-7920



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 839 -2006

Meeting Date: November 21, 2006

FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.030C., THE CHUGIAK – EAGLE RIVER – EKLUTNA ELEMENT OF THE MUNICIPALITY OF ANCHORAGE COMPREHENSIVE PLAN, TO ADOPT THE APRIL 2006 UPDATE TO THE 1993 CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN.

1 The Planning Department submits a substitute for AO 2006-93 to incorporate revisions to the
2 April 2006 Chugiak–Eagle River Comprehensive Plan Update, as recommended by the
3 Planning and Zoning Commission on September 18, 2006, in Attachment A of Planning and
4 Zoning Commission Resolution No. 2006-052, attached hereto.

5
6 THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2006-93(S) AMENDING
7 THE CHUGIAK – EAGLE RIVER – EKLUTNA ELEMENT OF THE MUNICIPALITY OF
8 ANCHORAGE COMPREHENSIVE PLAN TO ADOPT THE APRIL 2006 UPDATE TO THE
9 1993 CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN.

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11
12 Prepared by: Planning Department
13 Approved by: Tom Nelson, Director, Planning Department
14 Concurred by: Mary Jane Michael, Executive Director
15 Office of Economic and Community Development
16 Concurred by: Denis C. LeBlanc, Municipal Manager
17 Respectfully submitted: Mark Begich, Mayor
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19
20

21 Attachments: Planning and Zoning Commission Resolution No. 2006-052
22 Issue/Response Summaries with Planning and Zoning Commission Actions
23 Meeting Minutes
24 Comments Received

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 measures 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 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)

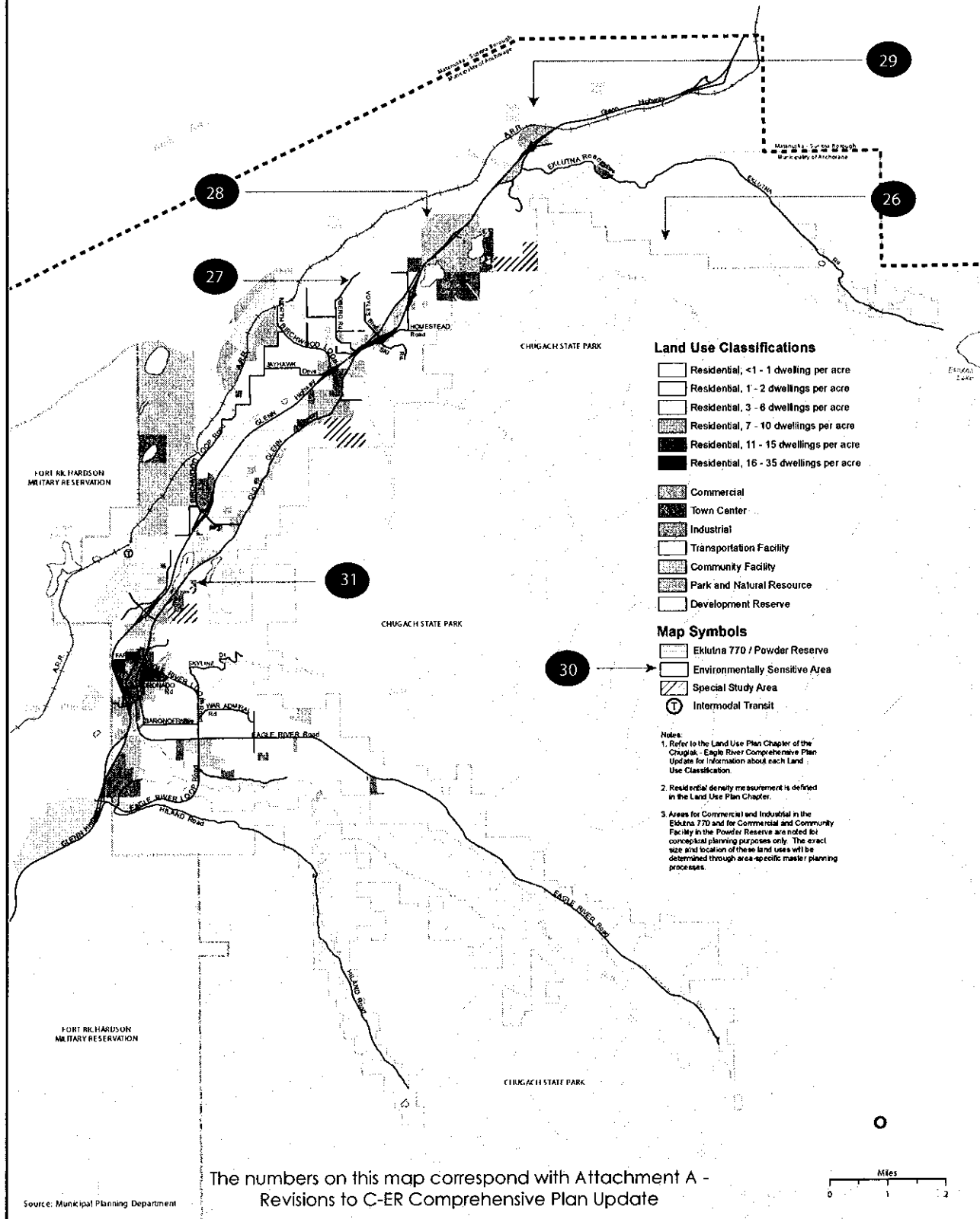
Attachment: Map A, Land Use Plan Map with Planning and Zoning Commission Recommendations

MAP A

CHUGIAK - EAGLE RIVER COMPREHENSIVE PLAN UPDATE

Land Use Plan Map with Planning and Zoning Commission Recommendations

Resolution No. 2006-052



**NOTE TO READER: PLANNING AND ZONING COMMISSION RECOMMENDATIONS
ARE INCLUDED IN THIS DOCUMENT**

CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN UPDATE

ISSUE - RESPONSE SUMMARY

AUGUST 14, 2006

Introduction

This Issue/Response Summary responds to public comments received during review of the Public Hearing Draft of the Chugiak-Eagle River Comprehensive Plan Update, and to testimony presented to the Anchorage Assembly and the Planning and Zoning Commission at a joint hearing on June 22, 2006 in Eagle River.

To allow time for public review of the Issue/Response Summary, the Assembly and the Planning and Zoning Commission continued the public hearing on the Plan Update. The Commission hearing is continued to September 11, 2006 at 6:30 p.m. in the Assembly Chambers at Z.J. Loussac Library. The date for the continued hearing before the Assembly has not yet been scheduled.

Organization

The Issue/Response Summary focuses on issues where recommendations or suggestions were made that differ with or were not addressed in the draft Plan Update, and on issues that required further discussion. Other comments supportive of the Plan Update, suggested editorial revisions, and clarifications/corrections of factual information are not noted individually in this document. Where deemed appropriate for accuracy and readability, such changes will be incorporated into the final approved Plan. Other comments that are not directly applicable to the Plan Update or that are outside municipal jurisdiction are not addressed in this document.

Generally, the issues are listed in order by major elements of the Plan Update. Key elements of comments are summarized or paraphrased by issue in most cases. (For reference, detailed written comments and public hearing minutes are attached.) A response with a recommendation from the Planning Department follows each issue.

An Issue/Response Map is provided with the Issue/Response Summary that illustrates map-related issues by corresponding issue number. Approved minutes from the June 22 joint public hearing are provided in Attachment A. Written comments received before and after the June hearing are included as Attachment B. (Written comments from Eklutna, Inc. were not received until August 2. Planning Department responses to these comments and related public testimony comments will be issued under separate cover.)

Plan Update Process

1. Issue: No Vision Statement

- A vision statement for Chugiak-Eagle River should be developed prior to adapting any Title 21 land use regulations to Chugiak-Eagle River. Once the vision statement has been developed, the Chugiak-Eagle River Comprehensive Plan Update should be amended to include it. (*Chugiak Community Council, Birchwood Community Council*)
- A vision statement should be written and included in the C-ER Comprehensive Plan. (*Eagle River Community Council*)

Response: Development of a comprehensive plan often includes creating a vision that identifies what the community wants to become and how it wants to look. The 1993 *Chugiak-Eagle River Comprehensive Plan* (C-ER Plan) did not include a defined community vision, although guidance for one was woven throughout the Guidelines for Growth and other parts of the Plan. The 2006 Plan Update focuses on three main elements -- Guidelines for Growth, Land Use Plan, and Implementation -- and also does not include development of a formal community vision. Because the Plan Update is not recommending radical changes from the 1993 Plan, Planning suggests a community vision can be distilled from the Plan Update and pursued as an amendment at a later date. Or a new vision could be developed during the next complete rewrite of the Comprehensive Plan.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

2. Issue: No Long-Range Growth Scenarios

- Alternative long-range growth scenarios for Chugiak-Eagle River should be developed to allow the community to select specific management policies for the future as was done for the Anchorage Bowl's *Anchorage 2020 Comprehensive Plan*. Growth alternatives could include: status quo; focusing on the preservation of neighborhoods; transitioning the traditionally-commercial downtown area to commercial/residential mixed-use; slowing or limiting growth; and anticipating how development reserve areas should be developed. (*Chugiak Community Council*)

Response: Growth scenarios were developed for *Anchorage 2020* because it was a complete rewrite of the 1982 Bowl Comprehensive Plan. Likewise, the 1993 *Chugiak-Eagle River Comprehensive Plan* included growth alternatives because it was a complete rewrite of the 1979 *Eagle River-Chugiak-Eklutna Comprehensive Plan*.

Municipal code requires a complete revision of a comprehensive plan every 20 years, unless major changes occur to initiate that before then. A re-evaluation is

required every 10 years. The re-evaluation of the 1993 C-ER Plan, completed in June 2005, did not find major deviations from the 1993 Plan, so a complete rewrite was not recommended. The Plan Update was prepared in response to the community's request to do this to provide direction to the Title 21 rewrite.

Growth alternatives can be drafted and considered when the next complete rewrite of the *Chugiak-Eagle River Comprehensive Plan* is scheduled.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

3. Issue: No definitions for Urban, Suburban or Rural

- Define the words urban, suburban, and rural as they are used extensively throughout the narrative of the document. Definitions should relate to the land use classifications from the *Land Use Plan Map*. (*Chugiak Community Council, Birchwood Community Council*)

Response: In planning vocabulary, the terms urban, suburban, and rural can be related to location, zoning and associated levels of development intensity, population density, and level of services. For some, these terms also describe different lifestyles in a community. The subjectivity of that approach makes defining these terms challenging.

The 2006 Plan Update builds on the 1993 C-ER Plan which built on the 1979 *Eagle River-Chugiak-Eklutna Plan*. While both the 2006 and the 1993 versions use the terms urban, suburban, rural without specific definition, the 1979 Plan did provide explanations of these terms in the context of density and development areas.

The 1979 Plan described an Urban/Suburban Development Area which was centered on downtown Eagle River, spanning to include the highest concentration of population within areas to be served by public water and sewer. Densities ranged from 3 to 30 dwelling units in these areas. Rural Development Areas were identified for low density development at one to two dwelling units per acre (dua) with on-site septic systems and wells. (Note: the 1979 Plan was written before current requirements for a minimum 40,000 square-foot lot size for a septic system.)

If this approach were applied to the 2006 Land Use Plan Map, rural areas would generally include residential densities of <1 to 1 dua with on-site systems; and urban/suburban areas would generally include density ranges of 3 to 35 dua, with provision of public water and sewer. Areas of 1 to 2 dua might be defined as urban/suburban in areas with public water and sewer, and as rural in areas with on-site systems.

PZC Recommendation: ADD DEFINITIONS FOR URBAN, SUBURBAN, AND RURAL AS AN AMENDMENT TO THE CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN AT A LATER DATE.

4. Issue: Comprehensive Plan Authority

- There remain questions as to what sections become mandatory when the Comprehensive Plan Update is adopted by the Assembly and what sections are merely plans to be used as guides by the Planning Department. The term "shall" is used in areas of the plan when, if the section is not mandatory, it is an incorrect use of the term. There is a need for a good editing job before the plan is finalized as the terms vary from shall, require, and ensure with no clear meaning as to the intent of the terms from one statement to another. (G. Dial)

Response: Planning agrees that the use of "should" and "shall" statements is inconsistent in the Plan Update as it was in the 1993 Plan, and may cause confusion as to the actual intent of statements in the Guidelines for Growth. Most statements in the Guidelines begin with action words, such as develop, preserve, require, support, protect, etc. One way to provide consistency throughout this chapter would be to begin all statements with action words. So, statements such as Education Policy/Strategy 3.a. on page 46, which reads "Student enrollment trends and projections shall be updated regularly" could be revised to "Update student enrollments and projections regularly." This approach would allow implementation actions to be prioritized through the Plan's implementation schedule rather than debate about the weight of words like should, shall, ensure, etc.

The authority of the Comprehensive Plan is established by AMC 21.05.020 which states that "the purpose of the comprehensive plan is to set forth the goals, objectives and policies governing the future land use development of the Municipality that guide the Assembly in taking legislative action to implement the plan." This applies to the overall Municipal Comprehensive Plan, which includes the *Chugiak-Eagle River Comprehensive Plan*.

To further clarify the intent of the Guidelines for Growth, Planning suggests adding the following to the 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." This language reinforces the statement in the introduction to Implementation on page 73, "Until applicable strategies are implemented, the Plan's Guidelines for Growth will guide municipal decision-making."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Guidelines for Growth

Natural Environment

5. Issue: Steep Slope Protection

- On page 31, change Objective 2.d. to "Protect areas with slopes of 20 percent or greater" instead of 25 percent. This matches the Title 21 Review Draft #2 (21.07.020C) definition of a steep slope as a slope that is 20 percent (11 degrees) or greater. (*Chugiak Community Council*)

Response: The Citizens Advisory Committee for the Plan Update reviewed this objective and did not recommend a change from the 1993 Plan. Planning recommends the definition of steep slope be reviewed with development of the Title 21 chapter for Chugiak–Eagle River.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

6. Issue: Water Quality/On-Site Systems

- On page 33, change Policy/Strategy a. to "Measures shall be taken to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained." (*Birchwood Community Council*)
- On page 34, add a new Policy/Strategy j. "Support the development of new state or municipal regulations that would close loopholes in regulatory oversight of on-site water and wastewater systems." There is no current state or municipal regulatory oversight of Class C Water Systems (water systems serving less than 25 individuals or less than 15 connections), on-site water wells for two-family dwellings (duplexes), and on-site wastewater systems for two-family dwellings (duplexes). (*Chugiak Community Council*)

Response: Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

7. Issue: Water Quality/Urban Run-Off

- On page 34, change Policy/Strategy h. to "The quality of urban run-off shall be maximized and the quantity shall be minimized through, but not limited to, the use of stormwater retention/detention facilities, filtration systems, and street sweeping programs." There are other ways to achieve this but they are not named here and leaving this open-ended for other options and considerations would address that. (*Birchwood Community Council*)

Response: Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Land Use

8. Issue: Growth Objectives/Small Town Character

- Change Objective 2.f. on page 35 to "Maintain the area's small town character and, where appropriate, rural lifestyle ~~where appropriate.~~" As written in the Plan Update, this sentence could be interpreted to mean that some of the area's small town lifestyle could be inappropriate and, therefore, might not be maintained in the future. (*Chugiak Community Council, Eagle River Community Council*)
- Change Objective 2.f. on page 35 to "Maintain the area's small town feel, and continue to provide for those desiring a rural lifestyle." (*Birchwood Community Council*)

Response: Planning concurs with the first bullet.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

9. Issue: Growth Objectives/New Development

- 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." (*Birchwood Community Council*)

Response: This Objective is carried forward from the 1993 Plan. Planning concurs with the minor change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Community Design

10. Issue: Landscaping of Roadways

- Change Policy/Strategy 3.d. on page 37 to "Develop a plan for all categories of roadways to be appropriately landscaped and maintained in the Chugiak-Eagle River area." Without the change, this could be interpreted to mean that all roadways would require installed landscaping versus simply retaining natural vegetation. There is also no mention of who would maintain installed landscaping. (*Chugiak Community Council*)

- The landscaping of local residential roads in a large-lot rural area does not need a plan nor does it need landscaping. (*Birchwood Community Council*)

Response: To help address the concerns of both comments, Planning suggests the following wording: "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."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

11. Issue: Maximum Height for Downtown Commercial Structures

- Change Policy/Strategy 3.i. on page 37 to "Limit residential structure heights to thirty-five (35) feet and commercial structure heights to forty-five (45) feet ~~outside of the Central Business District (CBD) of Eagle River~~, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches."

Limiting commercial structures to 45 feet contributes to attractive buildings suited to the existing skyline, views and sunlight, is responsive to the natural setting, and supported by resident survey. Limiting the height protects existing businesses and property owners from high rise buildings impacting the value and quality of nearby properties. A 60-foot height limit allowed in the proposed Title 21 CMU district is not acceptable. Design of commercial structures should be scaled to preserve the small town integrity, ambiance and scenic vistas. Historical experience shows downtown building expansion, up or out, is not necessary. Additional height impacts development costs and rental/lease fees. (*Chugiak Community Council, Eagle River Community Council, Birchwood Community Council, A. Voehl, S. Rasic, Public Comment at May 2006 Community Meetings*)

- Continuing to develop a strong economic base in the downtown is an essential goal and should include mixed use where lower levels are commercial and upper levels are apartments or condominiums. Parking is at a premium downtown. Mixed use with underground parking would help prevent additional congestion. Professional developers say that mixed use with underground parking requires at least four stories in order to pencil. This potentially creates a height issue in conflict with the proposed 45 feet. Flexibility should be considered where site plans could be approved for heights greater than 45 feet if urban design standards are met and buffers are created to allow for transitions between lower density and higher density. (*Chugiak-Eagle River Chamber of Commerce*)

Response: A 45-foot height maximum for commercial buildings limits a structure to three stories. While this may be appropriate in most parts of the community, it would limit the opportunity for future commercial expansion in downtown. The Plan Update

calls for continued growth of employment in the central business district and for increased employment opportunities for local residents.

It would also limit the opportunity for future commercial/residential mixed-use in the downtown area. This type of use in central business districts is often designed as first-story commercial with two or three stories of residential above. This type of development is envisioned by some and provided for in the Plan Update with the designation of Town Center for downtown Eagle River.

The Chugiak-Eagle River Chamber of Commerce has contracted for preparation of an "overlay district" plan for downtown. An overlay district provides development standards that supplement the underlying zoning district in order to address certain land use factors such as building design and height. (For example, building height can be transitioned or "stepped" to protect surrounding neighborhoods.)

As the Comprehensive Plan Update is intended to be a more generalized plan, the specific issue of height restriction in the downtown would be better addressed in the upcoming overlay district plan or in the Title 21 chapter for Chugiak-Eagle River. If the decision is to include a height limit in the Plan Update, Planning recommends the height of commercial buildings in downtown Eagle River be tied to number of stories rather than feet. A four-story height limit would be appropriate.

PZC Recommendation: ADDRESS THE HEIGHT OF COMMERCIAL BUILDINGS IN DOWNTOWN EAGLE RIVER IN THE NEW TITLE 21 CHAPTER FOR CHUGIAK-EAGLE RIVER.

12. Issue: Snow Storage/Residential Development

- 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." This addresses snow removal and storage on private property (site condos, for example). (*Chugiak Community Council, Eagle River Community Council*)
- Change Policy/Strategy 3.k. on page 38 to "Require new higher density residential development to provide private snow removal and/or adequate areas for snow storage on-site. (*Birchwood Community Council*)

Response: Planning concurs with the intent of the first bullet.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

13. Issue: Snow Storage/Public Rights-of-Way

- Add a new Policy/Strategy 3.m. on page 38 to deal with snow storage on public rights-of-way - "Require all development with public rights-of-way to provide adequate snow storage area within the rights-of-way." This addresses

snow removal and storage on public rights-of-way (public streets). (*Chugiak Community Council, Eagle River Community Council*)

Response: Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

14. Issue: Removal of Snow and Ice from Sidewalks

- A policy should be added that requires property owners to clean their own sidewalks of snow. (*Chugiak Community Council*)
- The Plan Update addresses the removal of snow and ice but does not address the fact that municipal code states that "An occupant of land adjacent to a public sidewalk shall be responsible for the removal of any accumulation of snow and the removal or treatment of any ice that may accumulate, form or be deposited thereon." The Comprehensive Plan gives the impression that it is the responsibility of the local Road Board or Parks and Recreation Departments to clear sidewalks of snow in and around bus stops. (*G. Dial*)

Response: AMC 24.80.090 regulates the removal of snow and ice from public sidewalks, but this applies only in certain areas. A public sidewalk is defined in AMC 24.80.100 as any improved walkway intended for use by the public or adjacent to a parcel of real property located in an R-O, B-1, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3 or PLI zoning district. It is not clear if the comment is recommending the responsibility be extended to property owners adjacent to public sidewalks in all urban zoning districts, including residential. Regardless, this is an issue that can be addressed in the Title 21 chapter for Chugiak-Eagle River or as an amendment to Title 24.

PZC Recommendation: ADDRESS REMOVAL OF SNOW AND ICE FROM SIDEWALKS IN THE NEW TITLE 21 CHAPTER FOR CHUGIAK-EAGLE RIVER.

15. Issue: Design Standards for Multi-Family Development

- Add a new Objective 2.i. on page 37: "Support the development of design standards for multi-family dwellings that address safety and aesthetics." Design standards are needed in Chugiak-Eagle River to preserve existing community character and natural features especially in multi-family dwellings. (*Chugiak Community Council*)
- Add a new Policy/Strategy 3.n. on page 38 for the above objective: "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." (Chugiak Community Council)

Response: Planning concurs. (These changes could be placed here or in the Housing and Residential Development section of the Guidelines for Growth.) Specific design standards for new residential development can be addressed in the Title 21 chapter for Chugiak-Eagle River.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

16. Issue: Construction of Transmission Lines and Towers

- Add a new Policy/Strategy 3.o. on page 38 to guide the construction of electrical transmission lines and towers - "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." (Chugiak Community Council)

Response: Planning concurs. The Municipality is currently working with utility companies on a draft ordinance to address this concern.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Commercial and Industrial Development

17. Issue: Overlap of Commercial and Industrial Uses

- Add a new Policy/Strategy 3.f. on page 42 to allow commercial and industrial uses to overlap: "Allow industrial and commercial uses to overlap in some cases." (Chugiak Community Council)

Response: Planning understands the intent of this language is to allow some industrial uses, such as equipment storage, on commercially-zoned property that would not otherwise be permitted. The actual provisions to accomplish this can be accomplished in the Title 21 chapter for Chugiak-Eagle River. Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Public Facilities and Services

Parks, Open Space, Greenways and Recreation Facilities/Transportation

18. Issue: Planning for New Trails

- Plans are needed for developing new trails adjacent to Eagle River High School, for trails in each neighborhood linking to them recreation sites, for a skyline trail from Arctic Valley to Eklutna above tree line, and for identifying and the old Iditarod dog sled trail down Eagle River Valley. (*Public Comment from May Community Meetings*)

Response: An update of the Areawide Trails Plan, which includes Chugiak-Eagle River, is underway, and will consist of three phases: a pedestrian plan, a bike plan, and a trails plan. Together these components will comprise the updated Areawide Trails Plan. Planning for new trails in Chugiak-Eagle River will be addressed in the trails plan component.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Transportation

19. Issue: Neighborhood Connectivity

- Change Objective 2.g. on page 53 to "Provide-Investigate 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." Connectivity of existing local roads cannot legally be implemented. (*Birchwood Community Council*)
- Delete Objective 2.h. on page 53: "Review the existing road system to identify essential local road connections." This cannot be implemented. (*Birchwood Community Council*)
- Retrofitting roads for connectivity, in most cases, is not acceptable to the majority of the community. Cut through traffic increases on roads not built to handle the increase and there is a concern that the area will become another Mountain View before the connections were blocked off to better aid police dealing with criminal activity. (*G. Dial*)
- Retain language regarding connectivity as it is in the Plan Update; especially for secondary/emergency access. (*T. Kinney-Public Testimony*)

Response: Objective 2.g. states that connectivity of local roads would be provided "where appropriate." Planning does not support this change.

Objective 2.h. provides direction to transportation planning for the community. The issue of connectivity is being addressed in the 2006 Chugiak-Eagle River Long Range Transportation Plan (LRTP) Update. Planning does not support this change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

20. Issue: Long-Range Transportation Plans

- Add a new sentence 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." (Chugiak Community Council)

Response: Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

21. Issue: Responsibility for Over Sizing Drainage Facilities

- Add a new Policy/Strategy on page 54: "Developers shall build and pay for over sizing drainage facilities (storm drains, inlets, and manholes) as requested by the Municipality. The only exception would be if the over sizing has been programmed in the six-year capital improvement program and sufficient funds have been appropriated for reimbursement in the capital improvement budget for the current fiscal year. The next upstream developer shall be required to reimburse the original developer's cost for the over sizing if the next developer completes his/her development within five years." (Chugiak Community Council)

Response: The sizing of drainage improvements is determined through the subdivision process based on determined need, and implemented through subdivision agreements. Requirements will vary based on development size, location and other factors. The Comprehensive Plan is a generalized document and this level of specific detail in the Guidelines for Growth is out of place. Planning recommends this issue be addressed in the Title 21 chapter for Chugiak-Eagle River or as an amendment to Title 21 Subdivision Standards: Improvements.

PZC Recommendation: ADDRESS RESPONSIBILITY FOR OVER SIZING DRAINAGE FACILITIES IN THE NEW TITLE 21 CHAPTER FOR CHUGIAK-EAGLE RIVER.

22. Issue: Responsibility for Required Improvements

- There need to be clear statements in Title 21 that cannot be misinterpreted as they were on the Eagle River High School Subdivision which has cost the taxpayers huge amounts of money for legal services. The C-ER Comp Plan addresses the need for developers to be responsible for collectors or higher. If the new code is not adequate, the Comprehensive Plan is meaningless. (G. Dial)

Response: New language will be proposed in the next draft of the Title 21 Rewrite to address this issue, based on comments from Citizen Advisory Committee members and from municipal staff.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

23. Issue: Traffic Congestion

- In the Central Business District, transportation congestion remains at Old Glenn and Artillery Road; at Old Glenn and Monte Road; and at Old Glenn Rachel/Snow Machine Drive. (Chugiak-Eagle River Chamber of Commerce)

Response: Congestion at these and other intersections is being addressed in the 2006 Chugiak-Eagle River LRTP Update.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Street Lighting

24. Issue: Minimize Light Pollution

- Change Objective 2.d. on page 55 for clarity: "Minimize light pollution by from street lighting." (Chugiak Community Council, Birchwood Community Council)

Response: Planning concurs.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

25. Issue: Residential Lighting Requirements

- Add a new Objective 2.e. on page 55: "Allow neighborhoods to opt out of street lighting requirements." (Chugiak Community Council)
- Add a new Policy/Strategy 3.f. for the above objective on page 56: "Identify street lighting as an optional improvement in zoning districts for Chugiak-Eagle

River." Residential street lighting should only be required where the residents want it and where it would significantly enhance public safety. (*Chugiak Community Council*)

- (Comment references Objectives 2.a. and 2.c. on page 55 regarding street lighting along municipal and state roadways.) Birchwood does not want street lighting on state and local roads in Birchwood. This would have a negative impact on this rural area. Street lights in rural residential areas should be an option, not mandate. (*Birchwood Community Council*)

Response: Municipal code (21.85.030) establishes subdivision improvement requirements by improvement areas. Street lighting is required for subdivisions in urban areas, but not in suburban and rural areas. (Improvement areas are defined by zoning district in 21.85.020). If the intent of the suggested new objective and policy/strategy is to prevent street lighting from being required in rural areas, then the changes are not needed as current code provides for this already.

Regarding the comment about Objectives 2.a. and 2c.: Objective 2.a. says "encourage" not "require" street lighting. Objective 2.c. discusses maintenance of this lighting "as needed." The language as written does not recommend mandates.

AMC 27.30.560, which established the Eagle River Street Light Service Area, is administered by the Municipality. MOA Project Management and Engineering staff reviewed the Street Lighting section in the Public Hearing Draft and did not recommend changes. As discussed above, Planning does not believe the suggested changes are needed.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

26. Issue: Existing Street Light Service Area

- (1) Response to Policy/Strategy 3.c. (1) on page 55 requiring developer to petition to annex a subdivision into an existing street light service area as one option: Code does not allow this unless a developer assumes responsibility for present and future payment under the Street Light Service Area concept. This is a local utility requirement and under MOA street light service areas. (*Birchwood Community Council*)
- (2) There is an existing street light service area for Eagle River to provide for maintenance and operation of street lights in the area (AMC 27.30.560). The section proposed in the Guidelines (page 55) requiring maintenance is redundant in light of the code requirement. (*G. Dial*)

Response: (1) Planning is not aware that this is a code requirement. Operation and maintenance is provided for in the street light service area administered by MOA.

(2) There may be some redundancy in the language, but the Guidelines provide direction should changes to current procedures be considered in the future.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

27. Issue: Energy Component

- Add an energy component to address energy needs and alternative energy as the community grows and develops in the future. (*J. Barlow-Public Testimony*)

Response: This is an appropriate matter to consider in the growth and development of the community. The scope of the Plan Update did not include developing new components, but this issue should be considered in the future on a municipal-wide basis.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Land Use Plan Map

(Refer to Issue – Response Map for location of map-related issues on pages 15 – 24.)

28. Issue: Intent of Land Use Plan Map

- (Comment references page 59, second paragraph, first sentence: "The Land Use Plan Map is intended to capture Chugiak-Eagle River's long-term vision for future development.") The Land Use Plan Map should not be implemented as part of the Comprehensive Plan until the specific land use regulations governing development and growth in this area are conceptually committed to paper. The draft re-written land use regulations, specifically written to implement the Anchorage 2020 Bowl Comprehensive Plan, had to be conceptually known prior to bringing forth their Land Use Map (two year delay). (*Birchwood Community Council*)

Response: A land use plan map graphically depicts how a community wants to grow. As an essential part of a comprehensive plan, it illustrates the preferred future pattern of land uses throughout the community. The current Anchorage Bowl Land Use Plan Map was last updated in 1982. Profound changes have occurred since then, and adoption of Anchorage 2020 in 2001 effectively outdated the 1982 map. Anchorage 2020 set a new direction for long-term growth in the Bowl, but it did not include a land use plan map. A completely new map has been created for the Bowl to replace the outdated 1982 version and to reflect the intent of Anchorage 2020.

The current *Chugiak-Eagle River Comprehensive Plan* was adopted in 1993. As previously stated, a re-evaluation of that Plan in 2005 did not find major deviations

from trends and policies to warrant a complete rewrite of the 1993 Plan. The Land Use Plan Map has been updated but it builds on the 1993 version and does not propose significant differences in land use patterns or policies from the 1993 Plan, unlike the major changes for the Bowl that were part of Anchorage 2020.

Planning does not support delaying approval of the Land Use Plan Map pending development of draft land use regulations for Chugiak-Eagle River. The Land Use Plan Map is generalized and, once adopted, will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

29. Issue: Amending the Land Use Plan Map

- (Comment references page 60, paragraph 4, second sentence: "It can be updated and amended just like other parts of the Comprehensive Plan.") The Land Use Map should not be developed or approved until land use regulations are written, approved, and known for our area. *(Birchwood Community Council)*

Response: The Land Use Plan Map is not a fixed predetermination of land use through 2025. The Plan Update recognizes that community growth is dynamic not static and provides a vehicle for amendments, so that as the community continues to grow and change, the Land Use Plan Map can also change. General criteria for review and approval of such amendments are provided in the Plan Update (page 60). As stated previously, the Land Use Plan Map will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

30. Issue: Maximum Residential Density

(Note: There are differing opinions in the community on the recommended maximum residential density of 16 to 35 dwelling units per acres (dua) in and around the downtown Eagle River area. Concerns were expressed during the Plan Update process about the compatibility of higher density development in the community; in particular, about potential negative impacts related to higher traffic volumes, reduced environmental quality, social stress factors, and poor develop design. A sampling of comments is provided below. Please refer to Attachment B for detailed comments from the sources listed below.)

- Eliminate the proposed maximum residential density of 16-35 dua and change the proposed 11-15 dua to 11-20 dua, so that density is capped at 20 dwelling units per acre. This preserves the small town character and scale of the area.

The downtown infrastructure does not support high density with limited pedestrian crossings and high traffic volumes. Existing roads, schools, and parks cannot support higher density. Affordable, quality housing can be provided at 20 du/a. Title 21 proposes that residential development shall occur at the maximum density; but we are not out of land, we have a different character and lifestyle, and what fits the Bowl is not appropriate for Chugiak-Eagle River. (*Chugiak Community Council, A. Voehl, S. Rasic, Birchwood Community Council*)

- Approval of higher density housing in and around downtown makes sense due to proximity of local services but high density housing needs to be supported by stricter design standards. (*Chugiak-Eagle River Chamber of Commerce*)

Response: Areas on the Land Use Plan map with the 16 to 35 du/a designation are located immediately around the Eagle River downtown area. These are areas, largely developed, that are already zoned to allow 35 or more dwelling units per acre. In fact, many existing developments in these areas are well above 20 du/a. The Plan Update does not propose expanding these areas or increasing allowed densities. The proposed maximum of 35 dwelling units per acre reflects existing zoning and development patterns around downtown Eagle River.

It also reflects several goals and objectives in the draft Plan Update, such as the need to provide diverse housing opportunities to meet the needs of residents, and to support higher density residential development that is convenient to employment, commercial centers and major transportation corridors. (See Guidelines for Growth, Housing and Residential Development, pages 38-39.) Lowering the maximum density would limit the community's ability to provide affordable housing options, such as apartment rentals, when the demand for this type of housing is increasing.

The Locational Criteria for Residential 16-35 du/a include convenient access to major transportation corridors; public water and sewer service; location immediately around downtown Eagle River; established multi-family housing development patterns and zoning; and proximity to transit, shopping and employment, and community facilities.

In many cases, the quality of building and site design is more critical to neighborhood compatibility than what the density may be. While the draft Plan Update proposes that multi-family housing continue at existing densities, it also recommends establishing new design standards to ensure better quality development. Some public comment appears to be reacting to building and site design issues rather than actual development density. Comments received have not clearly demonstrated a rationale for capping the density at 20.

Planning recommends the Residential 16-35 du/a classification for the areas shown on the Land Use Plan Map. The classification reflects existing zoning and development patterns, as well as goals and objectives of the Plan Update. Planning recommends the Title 21 chapter for Chugiak-Eagle River develop design standards for multi-family

housing that respond to the Guidelines for Growth and to resident concerns about better quality development.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

31. Issue: Reduce Residential Density in Eagle River Valley

- Reduce the density from the 3-6 dwellings per acre to 1 dwelling per acre along all sections of Eagle River Road and Eagle River Loop Road for all new subdivision plats. Reasons cited include negative impacts to the Eagle River Valley community from increased road maintenance costs, icy steep driveways with limited sight distance, drainage problems and urban housing that impacted the majestic views of Eagle River Valley. (A. Voehl) Reduce the density in this area to 2 du/a for all new development for similar reasons. (S. Rasic)

Response: Planning believes the area referenced is vacant land zoned R-3 SL in Eagle River Valley on the south side of Eagle River Road. The 3-6 du/a designation on the Land Use Plan Map reflects existing development patterns and existing zoning. This is the same density shown in the 1993 Comprehensive Plan. Vacant residential land east of this area extending out Eagle River Road is recommended for lower density residential at <1 – 1 du/a.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

32. Issue: Avoid Downsizing Residential Density

- Some areas, especially R-7, are showing lower density because of the lot size requirement for on-site well and septic. If zoning is changed to reflect lower density, it will be uneconomic to extend public sewer for higher density if it is available in the future. (E. Loken–Public Testimony)

Response: There are properties on the Land Use Plan Map that are zoned R-7 that are in areas with public utilities and in areas without. The recommendations on the map are based on existing density and development patterns, and on areas that may receive public sewer within the 20-year time frame of the Plan Update. Planning does not recommend a change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

33. Issue: Number of Residential Classifications

- There is a concern about the increased number of residential classifications on the draft Plan Land Use Plan Map. (Birchwood Community Council)

Response: The 1993 Comprehensive Plan had 5 residential density classifications. The 2006 Plan Update has 6 residential density categories. The highest density category in 1993 was >10. The 2006 Update proposes two categories, 11-15 du/a and 16-35 du/a, rather than >10, to reflect existing conditions.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

34. Issue: Spring Brook Drive Vacant Industrial Land

(Note: During the Plan Update process, comments for retaining the industrial classification noted that this will protect the existing supply of industrially-zoned land especially in an area where there is little available; that the property could be used to store heavy equipment; that residential development has occurred around existing industrial uses in that area and the property's physical characteristics would allow new industrial use without negative impact on surrounding homes and businesses.)

- Keep Spring Brook Drive (and Artillery Road) industrial properties classified as industrial since industrial property is extremely scarce in Eagle River and additional residential property is not justified according to MOA Planning's projected residential demand for year 2025. (*Chugiak Community Council*); Keep Spring Brook Drive industrial. (*A. Voehl, S. Rasic*)
- Do not rezone currently zoned industrial property in Eagle River unless an equal or greater amount of land is identified and designated/zoned industrial to replace that which is lost. (*Eagle River Community Council*)
- Certain industrial uses could be employment producers and serve needs of adjacent industrial properties. Future residential need has been met, but not industrial. High density residential will overload the future carrying capacity of Eagle River Loop Road. (*Birchwood Community Council*)
- The west side of Spring Brook Drive should remain industrial to efficiently provide industrial type uses close to the business sector. The east side of Spring Brook zoned I-2 is a concern since gravel quarries and central business districts may not co-exist easily. There is the question of the landowner's proposal to convert this to high density residential. We would request that a study be done to determine "highest and best use" of the property extending east of the intersection. (*Chugiak-Eagle River Chamber of Commerce*)
- This is a good location for high-end residential, on a hillside and highly visible, where industrial could be unsightly. (*E. Loken-Public Testimony*)

Response: This vacant area is designated industrial in the 1993 Comprehensive Plan. It is zoned I-1, Light Industrial (about 14 acres) and I-2, Heavy Industrial (about 18 acres). The property has been zoned for industrial use for decades but, other than gravel extraction, never developed for industrial use. The property owner has expressed an interest in developing the land as multi-family residential. While additional residential land may not be required to support the projected 20-year housing demand in the overall community, this location near downtown Eagle River is not inappropriate for a residential designation. The draft Comprehensive Plan Update supports the location of higher density residential development that is convenient to employment, commercial centers and major transportation corridors. (See Guidelines for Growth, Housing and Residential Development, pages 38-39.)

The Land Use Plan Map locational criteria for the Industrial classification include areas with an established industrial development pattern; areas large enough for more intense industrial uses; and areas with access to truck routes without the need to travel through incompatible uses. For residential use, the 11-15 du/a classification would be appropriate to consider for this area. Locational criteria for 11- 15 du/a include areas immediately around downtown Eagle River that are served by public water and sewer; that are within walking distance of facilities such as transit and commercial services; and that have access to major streets without traveling through less intensive uses.

Without the benefit of an industrial land demand analysis, it is difficult to assess the need for this land to remain classified as industrial. Planning recommends the I-1 area (off Spring Brook Drive) be designated Industrial and the I-2 area (adjacent to Eagle River Loop Road) be designated Residential, 11-15 dwelling units per acre, which provides for a range of single- and multi-family housing choices. Both of these areas have environmental constraints, such as slope, drainage, and bedrock, which will restrict the amount of developable area. The sloping character of the overall property provides a natural separation opportunity between the developable area on the I-1 parcel and new residential in the existing I-2 area. No change is recommended for existing industrial on the west side of Spring Brook Drive.

PZC Recommendation: LEAVE THIS AREA AS INDUSTRIAL ON THE LAND USE PLAN MAP BECAUSE IT IS APPROPRIATE TO REFLECT THE EXISTING I-1 AND I-2 ZONING CATEGORIES AND IF THERE IS A DESIRE TO REZONE TO RESIDENTIAL, THAT PETITION CAN BE MADE.

35. Issue: Development Reserve Classification for Eklutna property north of Peters Creek, west of the Glenn Highway

Comments presented differing views:

- Leave it as Development Reserve but add a note to the Land Use Plan Map: "It is anticipated that the area north of the Mirror Lake Middle School and south of the Eklutna River, currently classified as development reserve, will ultimately be developed as residential at <1-1 du/a." The Residential <1 – 1 du/a classification would preserve and enhance the identity of the surrounding

area and would be in line with Chugiak's vision statement. This classification also supports that denser residential development is not justified according to projected residential demand for 2025. (*Chugiak Community Council, Birchwood Community Council*)

- Leave it as Development Reserve to provide a public process for any major changes or development that takes place. (*A. Voehl; S. Rasic*)
- Leave the land undesignated until Eklutna, Inc. has developed a proposal. (*Chugiak-Eagle River Chamber of Commerce*)

Response: The proposed Development Reserve classification is intended for areas that are generally suitable for development but where the location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development would be allowed by right -- this is the Residential, <1 – 1 dwelling per acre category, with on-site well and septic systems. The Development Reserve classification requires a public master planning process before development of anything other than large-lot, single-family residential can occur.

Planning recommends this area be classified as Development Reserve, but does not support adding the proposed note to the Land Use Plan Map.

Planning also recommends that the area in Eklutna Valley south of Eklutna River be changed from Residential, <1-1 dua to Development Reserve.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

36. Issue: Eklutna 770 Area Classification

- Add a note to the Land Use Plan Map for this area: "For the Eklutna 770 area, residential areas of greater density shall be clustered around the south side of the Eklutna 770 property near the commercial center." (*Chugiak Community Council*)

Response: The Eklutna, Inc., land between the Old and New Glenn Highways, referred to as the "Eklutna 770," is designated as Residential 1-2 dua with a grey line pattern. This pattern indicates that the 1-2 dua is an overall average density. This allows for different housing types and lot sizes within different portions of the property. The exact size and location of these areas will be determined through an area-specific master planning process for the 770 that will involve public review and comment. Areas for commercial and industrial use will also be determined through a master planning process.

Planning does not support adding the proposed note to the Land Use Plan Map.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

37. Issue: Development Reserve Classification for Powder Reserve Tract B

- This area is unsuitable for development and especially more dense, higher dwelling ratio/acre, due to multiple and varied maneuvers typically occurring day and night on base, including excessive noise, ammunitions discharge and dust from military activities including digital multi-purpose on training range, landing and firings on ranges in area, heavy artillery and airborne drops in drop zone. (D. Shutt – USAG AK/Fort Richardson)

Response: The proposed Development Reserve classification is intended for areas that are generally suitable for development but where the location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development would be allowed by right -- this is the Residential, <1 – 1 dwelling per acre category, with on-site well and septic systems. The Development Reserve classification requires a public master planning process before development of anything other than large-lot, single-family residential can occur.

However, there is a concern about potential incompatibilities between programmed military activities and future residential development in some areas of Tract B of the Powder Reserve. Planning recommends this area remain Development Reserve, but the definition of this classification on pages 70-71 should be expanded to include the following: "This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning in this area should provide for low-intensity development to avoid potential conflicts with programmed military activities."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT'S AMENDED DEFINITION TO INCLUDE: "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."

38. Issue: Residential 3- 6 DUA Classification for Powder Reserve Southern Tract A

- This area has minimal impact from military activities although the population density is undesirable contiguous with Army Installation border. (D. Shutt – USAG AK/Fort Richardson)

Response: No change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

39. Issue: Residential <1-1 DUA Classification for Area West of Glenn Highway South of Artillery Road

- This area is currently underdeveloped and can be accessed via Artillery Road in Eagle River. There are no none or low impact military activities in the vicinity. (*D. Shuff – USAG AK/Fort Richardson*)

Response: No change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

40. Issue: Rural/Suburban/Urban Boundary

- Add a boundary line on the Land Use Plan Map clearly delineating urban areas from rural/ suburban areas. (*Chugiak Community Council*)

Response: The Land Use Plan Map is generalized—adding a boundary such as this suggests a level of specificity and detail that was not part of the scope of the Plan Update. The Plan Update carries forward the recommendations of the 1993 Plan in terms of identifying general areas for public water and sewer service and for on-site systems (page 25, Water and Wastewater section). Planning's response to Issue #3 in this summary provides discussion on the terms urban, suburban and rural relating to these services. Planning does believe this boundary is needed.

PZC Recommendation: DEAL WITH THIS ISSUE EITHER AT THE NEXT REWRITE OF THE CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN OR AT THE SAME TIME AS DEFINITIONS FOR RURAL, SUBURBAN, AND URBAN ARE ADDED. (See Issue 3)

41. Issue: Alaska Mental Health Trust Parcel

- (1) On the Vacant Land Suitability Map, page 17, change the north half of the Alaska Mental Health Trust Authority's parcel at the northeast corner of Yosemite Drive and Eagle River Loop Road from "vacant unsuitable" to "vacant suitable." The old landfill comprises only 30 percent of the parcel and is unsuitable for development while 70 percent is suitable for development. (*A. Smith - Alaska Mental Health Trust*)
- (2) On the Land Use Plan Map, change the southern portion of the Alaska Mental Health Trust parcel from Park and Natural Resource to Development Reserve. (*A. Smith – Alaska Mental Health Trust Authority*)
- (3) On the Land Use Plan Map, identify a small area for mixed-use density on the east side of Yosemite Drive.

Response: (1) Planning recommends the area designated for Residential, 3-6 dua on the Trust's property be changed to vacant suitable on the Vacant Land Suitability Map.

(2) The description of the Park and Natural Resource classification on page 70 specifically addresses the Trust property: "This classification also includes the former borough landfill site off Eagle River Loop Road. This site may be used as park or open space on an interim basis until a permanent use has been designated." Because of the former landfill status and because Development Reserve implies suitability for development, Planning recommends no change until a permanent use has been identified.

(3) Planning does not believe commercial development beyond what is recommended on the west side of Yosemite Drive is supported in this area. Also, see response (2) above.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

42. Issue: Reserve Mental Health Trust Property for School Parking

- Reserve the area immediately south of the Eagle River High School for additional school parking that will be needed in the future. (J. Vicente-Public Testimony)

Response: No change. The referenced property is recommended for Residential 3-6 dua. The high school was built for a smaller 800 student capacity, but the 50-acre site was selected to accommodate the full 1,600 student facility in the future.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

43. Issue: Town Center Boundary

- The "Central Business District" may or may not be smaller in area than what is called "Town Center" on the Land Use Plan Map. (*Birchwood Community Council*)

Response: "Town Center" is a proposed land use classification on the Land Use Plan Map primarily intended for existing commercially-zoned areas in downtown Eagle River. The Eagle River Central Business District (CBD) boundary, as defined in the 2003 Revitalization Plan, focuses on the area along the Old Glenn Highway from the south to north interchange of the New Glenn Highway, and along Business Boulevard. The CBD boundary includes both Town Center and Commercial classifications on the Land Use Plan Map. The Town Center classification is intended to assist with implementation of the Eagle River CBD Plan.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

44. Issue: Town Center Classification

- Delete "Town Center" as a separate classification, but include as an additional description under "Commercial." There is a concern that proposed Title 21 regulations may be applied to Eagle River and that the Town Center designation will force Mixed-Use in the downtown, and with the CMU zoning district, downtown will have commercial on the ground floor with mandated 70 percent residential use within the structure. *(Birchwood Community Council)*
- Reserve the option of mixed use where sections of the downtown may be developed or redeveloped. There is a concern about maintaining the viability of small businesses in the city core. Continuing to develop a strong economic base in the downtown is an essential goal and should include mixed use where lower levels are commercial and upper levels are apartments or condominiums. This would be a new land use for the area. *(Chugiak-Eagle River Chamber of Commerce)*

Response: The Town Center classification implements recommendations of the approved Eagle River CBD Plan. The recommendation is to develop a separate Title 21 chapter for Chugiak – Eagle River, not apply proposed zoning districts now under review such as the CMU. Planning recommends the Town Center classification as proposed in the Plan Update (page 69).

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

45. Issue: Park and Natural Resource Locational Criteria

- Change the locational criteria, first bullet on page 70 to "Areas dedicated as a park or under the management of the local Parks and Recreation Board." Not all areas used as park or natural resource are dedicated. *(Birchwood Community Council)*

Response: Planning concurs and for further clarification suggests: Areas designated or dedicated as a park use or under the management of the local Parks and Recreation Board."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

46. Issue: Transportation Facility Classification

- Expand the explanation for Transportation Facility classification on page 70 so the reasoning behind the designated locations can be understood. This misleading classification could also impact the C-ER Long Range

Transportation Plan implementation criteria, as well as the CIP. *(Birchwood Community Council)*

Response: Planning recommends the section be amended to: "The Transportation Facility classification applies to areas with existing or planned public facilities that are directly related to transportation by rail and air. The classification applies to Birchwood Airport properties, owned and managed by the State of Alaska Department of Transportation and Public Facilities, and to Alaska Railroad land holdings and railroad utility corridors."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

47. Issue: Map Symbols, Eklutna 770 and Powder Reserve (page 71)

- (1) What is depicted for Eklutna 770 is not reflected in other documents such as the 2005 Water Master Plan by AWWU. However, Eklutna does not have an approved Master Plan for this area. *(Birchwood Community Council)*
- (2) Eklutna has consistently asked for and received more intense development than depicted in their Master Plan for the Powder Reserve and this trend should be reflected on the Land Use Plan Map. *(Birchwood Community Council)*

Response: (1) The map on page 191 of the 2005 Water Master Plan prepared by Anchorage Water and Wastewater Utility (AWWU) shows the Eklutna 770 as one of the areas where water service hook up is possible via the existing Eklutna water pipe in the 20-year horizon of the Plan. AWWU's plan also shows a proposed water connection pipe along South Birchwood Loop, at the south end of the 770 for the years 2006-2010. An update of the 1995 AWWU Wastewater Master Plan is underway and sewer service to the 770 is proposed in the 20-year horizon of the Plan.

(2) Eklutna, Inc. has recently submitted a revised master plan for Tract A of the Powder Reserve depicting an overall residential density of 3-6 du/a which reflects the recommendation of the draft Land Use Plan Map. The Master Plan requires approval by the Planning and Zoning Commission and the Assembly.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

48. Issue: Map Symbol, Intermodal Transit Facility (page 72)

- Clarify the depiction of an intermodal transit facility in downtown Eagle River and on Alaska Railroad Corporation (ARRC) holdings that divide Eklutna's two residential tracts. *(Birchwood Community Council)*

Response: The Intermodal Transit Facility is a symbol on the Land Use Plan Map. In downtown Eagle River, it identifies the existing transit service center on Business Boulevard and recognizes the possible future expansion of transit services in the downtown area. The Intermodal Transit Facility depicted on Tract C owned by ARRC in the Powder Reserve identifies a potential future transit service center that could include a future commuter railway station. (See page 72 for a description of this map symbol.)

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

49. Issue: Mapped Roadways

- Update the roads on the Land Use Plan Map. For example, Oberg Road in Peters Creek extends further north than depicted. (*Chugiak Community Council*)

Response: The map coverage includes roads that are designated collector and above. The coverage will be updated to include the referenced section of Oberg Road on the map.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Implementation

50. Issue: Natural Environment Action/Subsurface Aquifer Study

- Add an Implementation Action on page 76 "Complete a subsurface aquifer study to guide future development" and add to the Implementation Schedule on page 80 in the 1 -5 year timeframe. (*Chugiak Community Council, Birchwood Community Council*)

Response: Planning concurs with the intent, but recommends the action read "Evaluate the feasibility of funding and conducting a subsurface aquifer study to guide future development" in the 6-15 year time frame with MOA/PM&E and State/DEC as Proposed Implementers. This will be a complex, costly project and will be competing with many other implementation items in the C-ER Plan Update.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

51. Issue: Emergency Response Action/Emergency Operations Center

- Add an Implementation Action on page 78 that would establish an Emergency Operations Center as already described in the Guidelines for Growth page 45 item 3.i. (*Birchwood Community Council, Chugiak Community Council*)

Response: Planning recommends a new Implementation Action on page 78: "Pursue funding and development of a local Emergency Operations Center." Place this item on the Implementation Schedule page 80 in the 1-5 year time frame. The Municipality requested a state grant in 2006 to help fund a Town Center with an Emergency Operations Center in Eagle River so this change is supported.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

52. Issue: Community Design Action/Landscaping for Roadways

- Change the last bullet on page 78. Landscaping of local roads in large-lot rural areas does not need landscaping or a plan. (*Birchwood Community Council*)

Response: To conform with suggested wording changes in Policy/Strategy 3.d. on page 37, Planning recommends this action read: "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."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

53. Issue: Time Frame for Chugiak - Eagle River Title 21 Chapter

- Change the schedule to include a separate chapter in Title 21 for Chugiak-Eagle River from one to five years to one to three years. (*Chugiak Community Council*)

Response: Many projects on the Implementation Schedule on page 80 recommended for one to five years are either already underway or planned to be. A state grant has been awarded to fund the development of the Title 21 chapter for Chugiak-Eagle River so that project is already within the one to five year category. Planning does not believe the change is needed.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

54. Issue: Elementary School Site Selection

- Change the second action item in the Implementation Schedule on page 80 to: "Determine the need and placement for a new elementary school site to serve the Powder Reserve area" in the event that development there has less than the number of children needed to require a new school or if most of the children are not elementary school age or if a site cannot be located in the Powder Reserve. *(Birchwood Community Council)*

Response: Planning recommends the action be changed 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."

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

55. Issue: Areawide Trails Plan Update/Proposed Implementers (page 80)

- The trails plan should be updated by the Traffic Department as well as the Parks Department since many trails are recreational. *(Chugiak Community Council)*
- Why is the Traffic Department listed to update the Trails Plan? Trails are recreational. Bike paths or sidewalks are public transit. *(Birchwood Community Council)*

Response: The 1997 Areawide Trails Plan was prepared by the MOA Department of Community Planning and Development (now Planning) with support from the Department of Cultural and Recreational Services (now Parks and Recreation) and the Department of Public Works. At that time, Transportation Planning with the AMATS Coordinator was part of the Planning Department. Transportation Planning and the AMATS function were later moved to the Traffic Department.

An update of the Areawide Trails Plan, which includes Chugiak-Eagle River, has begun, and will consist of three phases: a pedestrian plan, a bike plan, and a trails plan. Together these components will comprise the updated Areawide Trails Plan. The Traffic Department is coordinating with Parks and Recreation on this effort.

Planning recommends adding Parks and Recreation to Proposed Implementers for the "Update the Areawide Trails Plan" action item on page 80.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

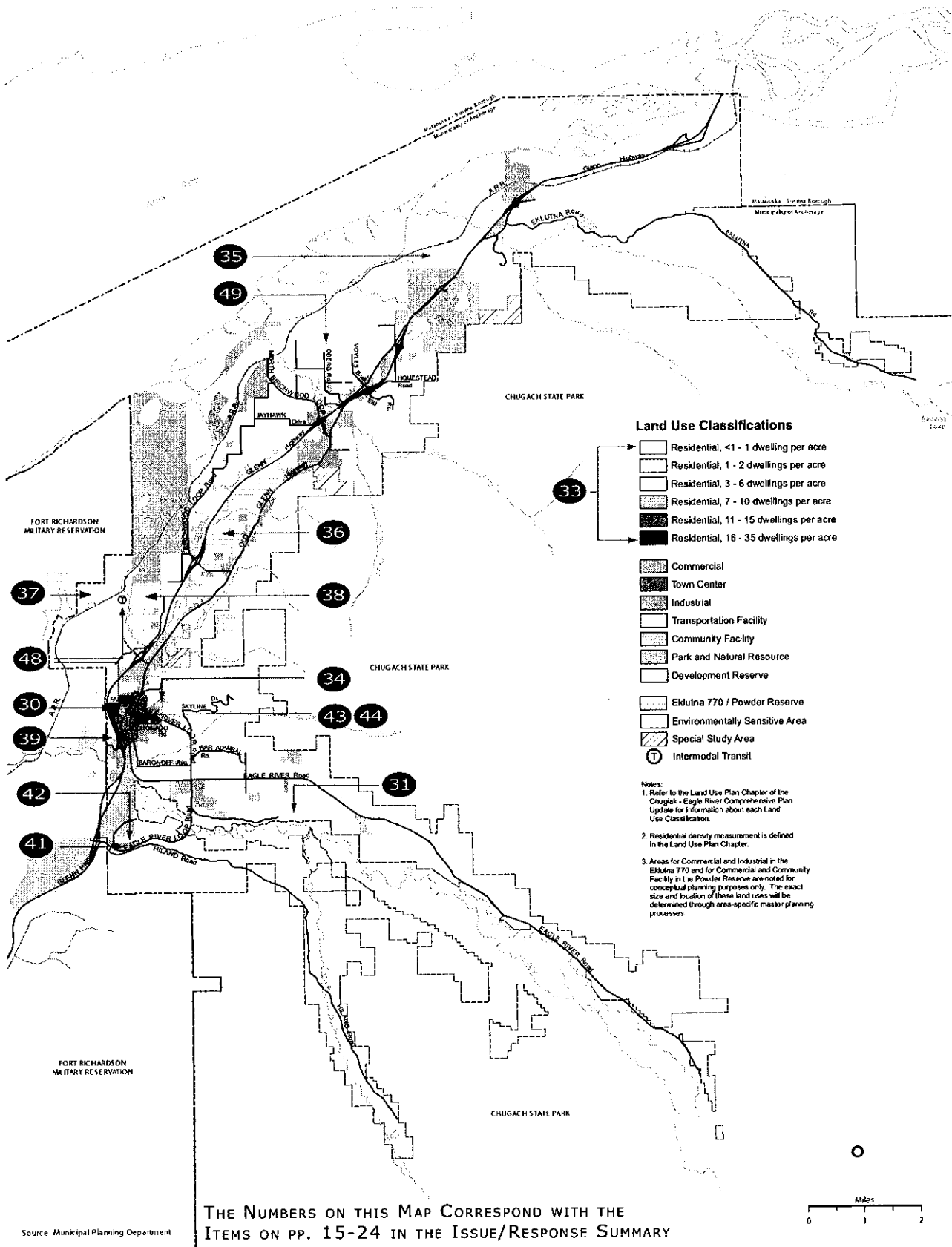
Attachments: A. Approved Minutes of Joint Public Hearing on June 22, 2006
B. Comments Received

(NOTE: Attachments above are provided in the Minutes and in the Comments packets.)

CHUGIAK - EAGLE RIVER COMPREHENSIVE PLAN UPDATE

ISSUE - RESPONSE MAP

AUGUST 14, 2006



**NOTE TO READER: PLANNING AND ZONING COMMISSION RECOMMENDATIONS
ARE INCLUDED IN THIS DOCUMENT**

**CHUGIAK- EAGLE RIVER COMPREHENSIVE PLAN UPDATE
ISSUE - RESPONSE SUMMARY**

ADDENDUM

AUGUST 21, 2006

This Issue/Response Summary Addendum responds to comments received from Eklutna, Inc., that were not included in the Issue/Response Summary dated August 14, 2006. Written comments from Eklutna, Inc., including a map of the issue areas, are attached.

Issue 1:

- Clarify in the Plan narrative that "natural resource extraction" and "commercial recreation" uses are permitted conditional uses within the Development Reserve land use designations. Eklutna, Inc., has a significant landholding within the Plan area. Eklutna, Inc., recognizes that there may be interim uses of its landholding that meet its needs and accommodate future development needs. Natural resource extraction and processing, as well as commercial recreational use appear appropriate as interim uses.

Response: Development Reserve is not a zoning district but a land use classification that allows large-lot, single-family residential by right. Any other development requires a master planning process with proposed rezonings to active development districts. Permitted conditional uses are not identified with the Land Use Plan Map. Currently, new development in this area is subject to existing zoning requirements. The property is zoned PC, Planned Community, and T, Transition. Without a master plan, the PC-zoned area is restricted to uses and regulations of the R-8 rural residential district (AMC 21.40.250.A.3). The Transition district allows natural resource extraction as a conditional use (AMC 21.40.240.D.4). Planning does not recommend the change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 2:

- As part of the Mount Baldy/Mirror Lake land exchange, there is an agreement for an "access corridor" through the Municipality of Anchorage's (MOA) Park and Natural Resources designated area (see Map). This access corridor should be modified to "Development Reserve" to clearly reflect the anticipated use in the future.

Response: New road access corridors are outside the scope of the Comprehensive Plan. The 2006 Long Range Transportation Plan (LRTP) Update for Chugiak-Eagle River is underway. The Draft LRTP recommends a study be conducted to help determine the advisability of using the Mirror Lake Interchange as the primary access to Eklutna's undeveloped land and to determine the best route through the park in order to limit its impact. Based on comment from the Heritage Land Bank (HLB), Planning recommends approximately 20 acres in the northwest corner of Mirror Lake Park be shown as Development Reserve on the Land Use Plan Map.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 3:

- Identify the area southwest of the Birchwood Airport as a dual designation --industrial and transportation related. This area, previously identified as residential and now recommended for industrial, will likely be used for the expansion of the Birchwood Airport. A dual designation better represents what uses may occur in this area.

Response: The Land Use Plan Map reflects expansion plans for the Birchwood Airport based on information from Alaska Department of Transportation and Public Facility's 20-year Airport Master Plan. Based on available information, Planning does not support this change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Regarding the "Eklutna 770," the parcel located between the Old and the New Glenn Highways:

Issue 4a:

- A proposed interchange midway between the South Birchwood interchange and the North Birchwood interchange should be represented on the map. This area could accommodate a "commercial" node of approximately 40 acres. Additionally, an interchange at this location will better serve development on either side of the Glenn Highway.

Response: The 2006 Draft LRTP Update identifies this corridor as a potential Study Area. The LRTP defines a Study Area as an area where not enough information is available to make a reasonable prediction of the future collector and arterial needs. These areas will require additional study prior to identifying any functional designations. Potential future road corridors are outside the scope of the Comprehensive Plan and are not proposed on the Land Use Plan Map.

The Land Use Plan Map identifies a portion of the Eklutna 770 as commercial; however, the exact location and size of this area is intended to be determined through an area-specific master planning process for the property. Planning recommends the proposal for a 40-acre commercial node be considered during that process.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 4b:

- The area along the Old Glenn Highway, approximately midway north-south, has industrial directly across the street. Due to the need to provide approximate amounts of industrial land that is well located for access, approximately 120 acres are identified for potential industrial use. This area would be developed as independent 40-acre industrial parks, buffered from the Old Glenn Highway and residential properties. The independent nodes control the size and accommodate phasing with demand, as the community continues to grow.

Response: As with commercial use noted above, the Land Use Plan Map identifies a portion of the Eklutna 770 for industrial use with the exact location and size to be determined through an area-specific master planning process for the 770. Planning recommends the proposal for industrial use be considered during that process.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 4c:

- The residential density of the "770" is depicted as 1-2 DUA. This area will be served by sewer and water which suggests a higher density of development is appropriate. The total number of dwelling units should be calculated on a gross basis with the clear allowance for clustered development at higher densities.

Response: The 1-2 dua represents an overall average density for the Eklutna 770. This designation allows for a variety of housing types and lots sizes within different portions of this property. While the overall average density is 1-2 dua, some areas will develop at a greater density than 2 housing units per acre, which provides for clustered development at higher densities. The recommended density is to be calculated based on residential portions of the property, not the entire 770 acres.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 5:

- The old trailer park adjacent to the Chugiak Senior Center is currently depicted as residential, less than 1 DUA. This area should be able to be developed in a similar fashion or density as the Senior Center. The density should be modified to 16-35 DUA.

Response: Planning does not recommend this change. The designation for this area is <1-1 dua and provides for large-lot residences in a rural environment. The designation also implies that homes are served by private wells and on-site septic systems. The 16-35 dua residential classification provides for a diversity of multi-family and attached housing choices and an efficient use of residential land near public services and downtown Eagle River. The locational criteria for the 16-35 dua residential classification include areas near downtown Eagle River, areas adjacent to designated intermodal transit stations, areas served by public sewer and water, and areas with an established multi-family housing development pattern and zoning.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 6:

- The small triangle shaped parcel north of the North Birchwood access is identified as residential less than 1 DUA. This property is a great location for a recreational vehicle park, adjacent to Peters Creek. It would need to be identified as "Commercial" to accommodate this.

Response: While there may be some merit to this suggestion, there is no specific proposal to review at this time. Planning believes this would be better addressed as a future Land Use Plan Map amendment, when more information is available to review and consider.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 7:

- Parcel "C" of the Powder Reserve is identified as Transportation-related. It may be more appropriate to identify this as "Development Reserve," requiring a Master Plan prior to any future development.

Response: Planning does not recommend this change. The property is depicted as Transportation-related based on the property's current ownership by the Alaska Railroad (ARRC). If a land transfer occurs in the future between Eklutna, Inc., and the ARRC, the Land Use Plan Map can be amended to reflect the change in ownership and land use classification.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Eklutna Village area has a variety of designations that are not necessarily compatible:

Issue 8a:

- Ensure the residential area currently associated with the Eklutna Village site is retained as residential.

Response: The Land Use Plan Map shows a Residential, <1-1 dua classification for the area referenced as 8a on the Eklutna, Inc., map.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 8b:

- Change the Transportation-related and Industrial areas north of Eklutna Village to "Development Reserve." Heavier transportation and industrial use would have significant potential impacts upon residential and Village uses, as access would go through the Village. The Development Reserve classification would require a master plan prior to development affording appropriate consideration of compatibility.

Response: These classifications are carried forward from the 1993 Comprehensive Plan. Planning recommends retaining the Transportation-related classification for the Alaska Railroad property. Planning concurs with changing the Industrial classification on the other property to Development Reserve.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 8c:

- Clarify that the area identified as commercial between the Old and New Glenn Highways can be utilized as a staging, loading and conveyor uses, as conditional uses.

Response: The Land Use Plan Map recommends generalized land use classifications. Specific permitted uses are determined by zoning districts. The ancillary uses listed above are not allowed in the B-3 zoning district, which is the current zoning for this property. If this is the intended use for this land, a rezoning would need to take place.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 8d:

- Identify a 40-80 (acre) industrial park site, north of Eklutna Road, east of the Glenn Highway. This area is flat, vegetated and enjoys easy access to the Highway exchange. One of the biggest issues associated with industrial areas currently designated on the plan is their poor locational characteristics. Making industrial park locations available at appropriate locations offers the community the opportunity to re-designate areas that may have that designation now but are poorly suited if not inappropriate.

Response: The scope of the Plan Update did not provide for an industrial needs analysis. While there may be some merit to considering an industrial park use here, it is difficult to assess whether or not more industrial land is needed in this particular location or if the scale of the proposed industrial acreage is appropriate at this time, without an industrial needs assessment. If such a study were done that recommended industrial at this location, a Land Use Plan Map amendment could be proposed.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 9:

- Eklutna has land located at Hiland Road and Eagle River Loop Road that is currently designated residential, less than 1 DUA. Given its proximity, physical conditions and potential to be served by public sewer and water, it is appropriate to modify this area to residential at a density of 3-6 DUA.

Response: The referenced area is part of a larger tract that was zoned before this section of Eagle River Loop Road was constructed. The zoning is R-1A SL with a special limitation requiring site plan review with the site plan showing transition space between rural and urban residential densities and designating protection of areas in excess of 25 percent slope and within floodplains. Most of the referenced area is in the Eagle River Loop Road right-of-way except for portions south of the road. These areas are considered mostly marginally suitable for development, which in this case is defined as an area with steep slopes from 25 to 45 percent. (See the Vacant Land Suitability Map on page 17 of the Plan Update.) Based on the SL and the limited development suitability, Planning does not recommend this change.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.

Issue 10:

- The area directly adjacent to Clunie Lake, within Eklutna's Powder Reserve Tract B should be represented as "Development Reserve."
- The environmentally sensitive designation should be a layer of the mapping; however it should not be suggested as a land use designation.

Response: The area referenced on Powder Reserve Tract B is part of the Development Reserve area.

The Environmentally Sensitive Area overlay was identified in the 1993 Plan as a map classification for areas shown as "unsuitable" on the Vacant Land Suitability Map. The 2006 Plan Update illustrates the Environmentally Sensitive Area as an informational overlay rather than a classification. Planning will add language to the description of the classification on pages 70-71 to clarify this.

PZC Recommendation: CONCURS WITH PLANNING DEPARTMENT.



REC-1000

AUG 02 2006

PLANNING DEPARTMENT

August 1, 2006
W.O. D59061

Ms. Cathy Hammond
Planning Supervisor
Municipality of Anchorage
Physical Planning Division
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

Preliminary for Discussion

Subject: Formal Comments on the Proposed Update to the Eagle River Comprehensive Plan

Dear Ms. Hammond:

On behalf of our client, Eklutna, Inc., we have prepared the following comments and requested modifications to the plan narrative and map, for your consideration.

Item 1 – Clarify in the plan narrative that “natural resource extraction” and “commercial recreation” uses are permitted conditional uses within the Development Reserve land use designations.

As you are aware, Eklutna, Inc. has a significant landholding within the plan area. Eklutna, Inc. recognizes that there may be interim uses of its land holdings that meets its needs and accommodates future development needs. Natural resource extraction and processing, as well as commercial recreational use appear appropriate as interim uses.

Item 2 – As part of the Mount Baldy/Mirror Lake land exchange, there is an agreement for an “access corridor” through the Municipality of Anchorage’s (MOA) Park and Natural Resources designated area (see map). This access corridor should be modified to “Development Reserve” to clearly reflect the anticipated use in the future.

Item 3 – Identify the area southwest of the Birchwood Airport as a dual designation, industrial and transportation related.

This area, previously identified as residential and now recommended for industrial, will likely be used for the expansion of the Birchwood Airport. We believe a dual designation better represents what uses may actually occur in this area.

Item 4 – The parcel located between the Old and the New Glenn Highways, often referred to as the Eklutna “770,” is an obvious area for future growth, meeting a diversity of community needs.

Item 4a – A proposed interchange midway between the South Birchwood interchange and the North Birchwood interchange should be represented on the map. This area could accommodate a “commercial” node of approximately 40 acres. Additionally, an interchange at this location will better serve development on either side of the Glenn Highway.

Item 4b – The area along the Old Glenn Highway, approximately midway north-south, has industrial directly across the street. Due to the need to provide appropriate amounts of industrial land that is well located for access, we have identified the potential for approximately 120 acres of industrial use. This area would be developed as independent 40 acre industrial parks, buffered from the Old Glenn Highway and residential properties. The independent nodes controls the size and accommodates phasing with demand, as the community continues to grow.

Item 4c – The residential density of the “770” is depicted as 1-2 DU/A. This area will be served by sewer and water, which suggests a higher density of development, is appropriate. The total number of dwelling units should be calculated on a gross basis with the clear allowance for clustered development at higher densities.

Item 5 – The old trailer park adjacent to the Chugiak Senior Center is currently depicted as residential, less than 1 DU/A. We are requesting that this area be able to be developed in a similar fashion or density as the senior center. The density should be modified to 16-35 DU/A.

Item 6 – The small triangle shaped parcel north of the North Birchwood access is identified as residential, less than 1 DU/A.

We are considering this property as a great location for a recreational vehicle park, adjacent to Peters Creek. It would need to be identified as “commercial” to accommodate this.

Item 7 – Parcel “C” of the Powder Reserve is identified as transportation related. It may be more appropriate to identify this as “Development Reserve,” requiring a “master plan” prior to any future development.

Item 8 – Eklutna Village area has a variety of designations that are not necessarily compatible. We are requesting a few changes that will serve to reduce conflicts while still meeting the land use needs of this area.

Item 8a – Ensure that residential area currently associated with Village site is retained as residential.

Item 8b – Modify the transportation related and industrial areas north of Eklutna Village to “Development Reserve.” Heavier transportation and industrial use would have significant potential impacts upon residential and Village uses, as access would go through the Village.

The “Development Reserve” designation would require a master plan prior to development affording appropriate consideration of compatibility.

Item 8c – Clarify that area identified as commercial between the Old and new Glenn Highways can be utilized as staging, loading, and conveyor uses, as conditional uses.

Item 8d – Identify a 40-80 industrial park site, north of Eklutna Road, east of the Glenn Highway.

This area is flat, vegetated, and enjoys easy access to the highway interchange.

One of the biggest issues associated with the industrial areas currently designated on the plan is their poor locational characteristics.

Ms. Cathy Hammond
Planning Supervisor
Municipality of Anchorage
August 1, 2006
Page 3

Making industrial park locations available at appropriate locations offers the community the opportunity to redesignate areas that may have that designation now but are poorly suited if not inappropriate.

Item 9 – Eklutna has land located at Highland Road and Eagle River Loop Road that is currently designated residential, less than 1 DU/A.

Given its proximity, physical conditions, and potential to be served by public sewer and water, it is appropriate to modify this area to residential at a density of 3-6 DU/A.

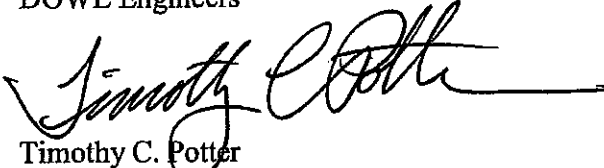
Item 10 -- The area directly adjacent to Clunie Lake, within Eklutna's Powder Reserve, Tract B, should be represented as "Development Reserve."

The environmentally sensitive designation should be a layer of the mapping; however, should not be suggested as a land use designation.

We appreciate the opportunity to provide you with these detailed comments concerning our properties.

If you have any questions concerning these comments, please contact me at your convenience.

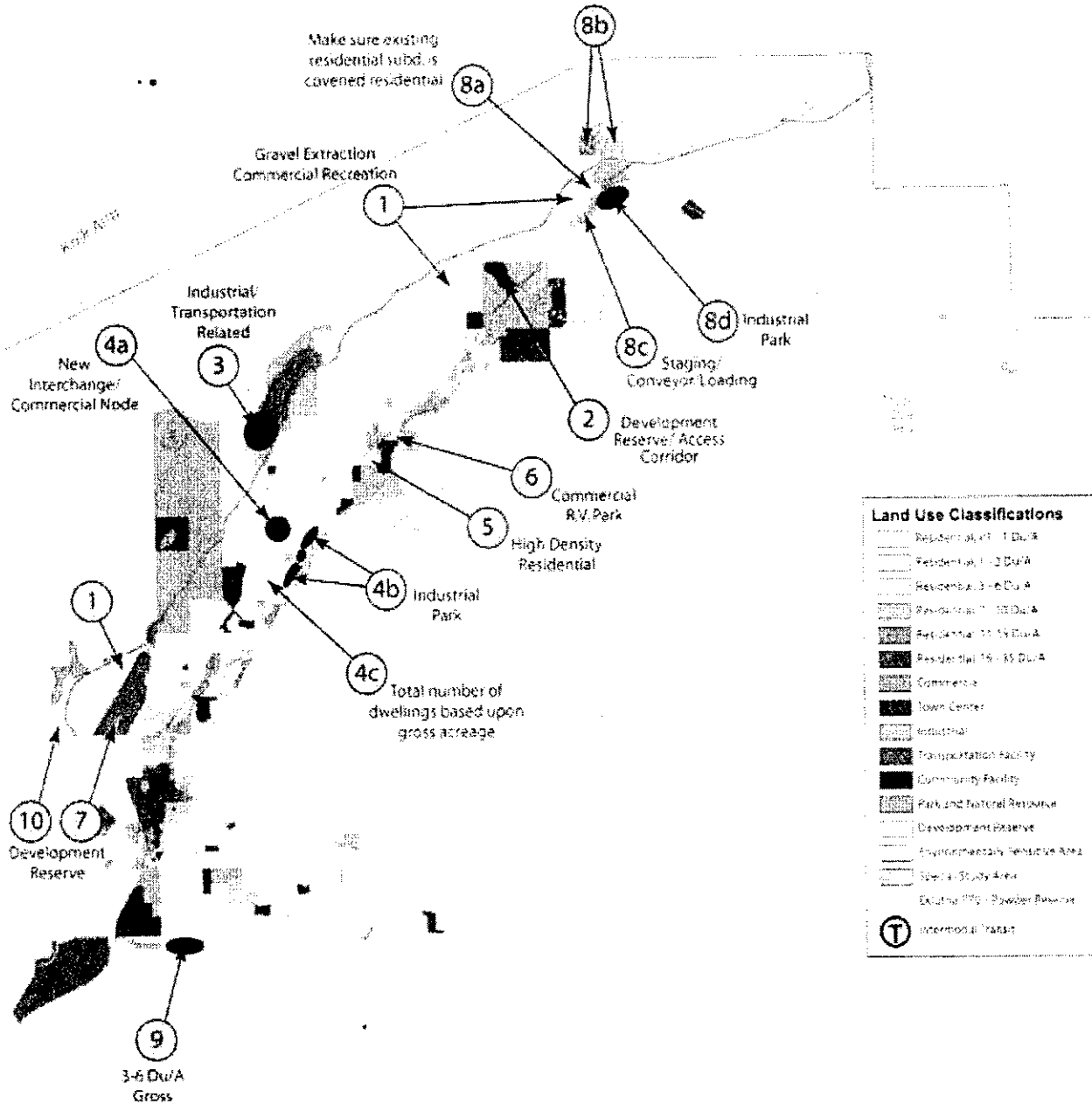
Sincerely,
DOWL Engineers



Timothy C. Potter
Director of Planning

Attachment(s): As stated

(DRAFT EKLUTNA, INC. COMMENTS)



Map Prepared By:
Technical Services Division
Municipality of Anchorage
907-343-7912
April 2006

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Meeting Minutes

June 22, 2006

Joint Public Hearing
Assembly

Planning and Zoning Commission

September 11, 2006

Continued Public Hearing
Planning and Zoning Commission

September 18, 2006

Deliberations and Action
Planning and Zoning Commission

AO 2006-093(S)

Chugiak-Eagle River Comprehensive Plan Update

**PLANNING AND ZONING COMMISSION
SPECIAL JOINT PUBLIC HEARING WITH THE ASSEMBLY**

**Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska**

**MINUTES OF
June 22, 2006
6:00 PM**

1. CALL TO ORDER

Assembly CHAIR DAN SULLIVAN called to order the meeting of the Assembly at 7:00 p.m. and explained that this is a joint Assembly and Planning and Zoning Commission hearing to discuss the Chugiak-Eagle River Comprehensive Plan Update.

Planning and Zoning Commission CHAIR DON POULTON called to order the meeting of the Planning and Zoning Commission at 7:00 p.m. He stated this is a joint Assembly and Planning and Zoning Commission called for the purpose of taking public testimony in the matter of the Chugiak-Eagle River Comprehensive Plan Update. He noted that it is uncertain whether the Assembly might schedule additional public hearings. Based on the testimony heard and questions asked and answered, Planning Staff will issue an Issue and Response summary, which will be made available to the public. The Planning and Zoning Commission will neither deliberate nor finalize its recommendations at this meeting, but will address the matter at its regular meeting tentatively scheduled for August 14, 2006. The public hearing will be continued at that time.

2. ROLL CALL

Anchorage Municipal Assembly

<u>Present</u>	Dan Sullivan, Chair
	Debbie Osslander, Vice Chair
	Paul Bauer
	Anna Fairclough
	Pamela Jennings
	Dick Traini
	Chris Birch
	Dan Coffey

Absent Janice Shamberg
 Ken Stout
 Allan Tesche

Planning and Zoning Commission

Present Don Poulton, Chair
 Toni Jones, Vice Chair
 Lamar Cotten
 Bill Wielechowski
 Art Isham
 Thomas Vincent Wang
 Cyclopedia Gumennik

Excused Nancy Pease
 Shaun Debenham

Staff Tom Nelson
 Tom Davis
 Cathy Hammond
 Robin Ward

DISCLOSURES

VICE CHAIR JONES polled the Commission for disclosures. COMMISSIONER WANG disclosed that the law firm for which he works has represented Eklutna, Inc., in the past on matters related real property. He has no financial interest in the matter. VICE CHAIR JONES directed Commissioner Wang to participate.

CHAIR SULLIVAN called for disclosures. MS. FAIRCLOUGH noted that she and Ms. Ossiander are elected from the Chugiak-Eagle River area. CHAIR SULLIVAN ruled that they had no conflict.

3. PLEDGE OF ALLEGIANCE – Chair Sullivan led the pledge.

4. NEW PUBLIC HEARING

- A.** Ordinance No. AO 2006-93, an ordinance amending Anchorage Municipal Code Section 21.05.030C, the Chugiak-Eagle River-Eklutna element of the Municipality of Anchorage Comprehensive Plan, to adopt the April 2006 Update to the *1993 Chugiak-Eagle River Comprehensive Plan*. Planning Department
1. Assembly Memorandum No. AM 415-2006

CHAIR SULLIVAN explained that the purpose of this meeting is to take public testimony. Additional written comments can also be submitted to the Assembly and the Planning and Zoning Commission. He noted that both bodies intend to continue the public hearing in this matter.

The public hearing was opened.

JOE VICENTE, resident of Eagle River, voiced concern regarding the parking for the new Eagle River High School. The study done by the Municipality of Anchorage entitled the "Eagle River High School Site Selection Study" clearly reflects the number of parking spaces the school will require for the 1,600 students. The school was constructed for 800 students, but common areas were constructed for 1,600 students, but approximately two-thirds of the parking spaces were constructed. That was disappointing because it is inadequate for the 1,600 students. He recommended that an area immediately south of the school be reserved for additional parking for the school. That the Mental Health Trust owns land and he thought provisions should be made in the Chugiak-Eagle River Comprehensive Plan to create the additional parking that will be needed in the future.

MS. OSSIANDER asked if Mr. Vicente was referring to the capped landfill area. MR. VICENTE stated he was referring to the 15 acres between the school and the capped landfill that is good land; it is wooded and slopes some. Even the capped land could be used for parking, but there is very good gravel land that could be used. At one time the city studied that area to accommodate an elementary school and the study reflected that the site was adequate for that use but there were no utilities available to serve the school at that time.

LINDA KOVAC with the Chugiak Community Council stated her Council supports the recommendations listed in Attachment F, pages 7-13 contained in the packet. She emphasized regarding the guidelines for

growth for snow storage areas that there are two types of snow removal and snow storage in Chugiak-Eagle River, one type which occurs on public streets. The road department does not haul snow except for one street, so there is need for storage area on rights-of-way. The other type of storage occurs on private properties, such as site condos or commercial or industrial properties. The council is asking to add policies that clarify that developers are responsible for supplying adequate snow storage areas in all new developments, including public right-of-way and privately owned accesses and parking lots. Suggested language is in Attachment F. A policy should also be added regarding snow hauling that requires property owners to clean their own sidewalks of snow. The Council wants to limit commercial structure heights to 45 feet in downtown Eagle River. This height limit would contribute to creating attractive buildings suited to the skyline and natural setting. There is public support for this request. The Council supports the Update as written, which requires developers to build and pay for collector development, if such is identified in the LRTP or in a traffic impact analysis. Residential street lighting should only be required where residents want it and where it would significantly enhance public safety. Certain zoning districts should be permitted to opt out of street lighting requirements. Suggested language is in Attachment F. MS. KOVAC stated that it is currently problematic when streetlights are installed in new subdivisions and there is no maintenance plan. The lights go out if residents do not get together to pay the electric bill. The Council supports the Update as written, which requires street light maintenance plans to exist prior to installing streetlights, either by the developer annexing the subdivision into the Eagle River Street Light Service Area, which is currently comprised of 21 subdivisions, or requiring a developer to create subdivision covenants that deal with streetlight maintenance. The Council wants to preserve the small town character of Chugiak-Eagle River and asks to reduce the maximum residential density from 16-35 dwelling units per acre (DUA) to 11-20 DUA. There is much public support for this. The area from Mirror Lake Middle School to Eklutna River is classified as a development reserve on the land use map. At last year's April/June Chugiak Community Council meetings, Eklutna, Inc., presented plans for this area to become large lot development with drawings showing individual lots, a road system including a collector, and phased construction. Eklutna, Inc., now says those plans are off and they do not plan to develop the area. The Council anticipates that, because of economic reasons, this development reserve area will develop before the adjacent Eklutna Valley. The Eklutna Valley is currently classified as large lot residential on the map. The Council requests that the development reserve area from Mirror School to Eklutna River be

developed as residential at less than 1 DUA. This residential classification is in line with Chugiak's vision to preserve its primarily rural suburban area of larger residential, treed, single-family homes. In addition, this residential classification supports the fact that denser residential development is not justified according to Planning's projected residential demand for 2025. Also, a residential classification would facilitate updating the CERLRTP. The Council supports the land use classifications for the Eklutna 7070 area as depicted on the map. The Council believes that area can be economically developed at the density proposed. It adds some commercial and industrial property and the plan fits Chugiak's vision. The Council wants the more dense residences clustered on the south side near the commercial area at the intersection of the Old Glenn and South Birchwood Loop. Regarding the implementation schedule on page 80 of the document, the first bullet states "revise title 21 to include a separate chapter." The Council supports this, but wants to change the time frame to 1 to 3 years, as it is a top priority. She asked that public testimony on the Plan be continued past this evening; after the Planning Department has issued their final recommendations, the public should have another opportunity to comment.

CHAIR SULLIVAN asked that Ms. Kovac submit her comments in writing.

BOBBI WELLS, representing the Birchwood Community Council, trusted that all members of the Planning Zoning Commission and Assembly would read the comments submitted by the Council and, therefore indicated that she would testify on the background of the document. A total of 48 hours were spent between the CAC and municipal Staff, but there were also untold hours put in by Staff between those meetings and time put in by the councils. Chugiak and Birchwood worked closely together and with the other councils. She understood that Staff would issue an Issue/Response before the next Planning Zoning Commission meeting. In the back of the packet available this evening is an Issue/Response summary from Birchwood. One of the most confusing things to residents is the difference between gross and net density and when, where and how it is applied. She listened to Staff testify before that the people in the area object to higher densities and specifically the design, but that is not true in the case of Birchwood. Birchwood objects to compact density. Chugiak-Eagle River is not out of developable land. Most of the developable land is owned by a single entity. Chugiak-Eagle River is also a commuter town and the community is aware that the Title 21 Rewrite will impact everything. The councils support a 45-foot height limitation in commercial areas, including downtown Eagle River, but the

Chamber opposes it. The residential maximum range is shown on the land use map at 16-35 DUA and the councils would like to see at 20 DUA; Staff and Eklutna, Inc., oppose that. There is a question of existing industrial on Springbrook off of Eagle River Road. The owner of that property and Tim Potter spoke against keeping that land zoned industrially. The Eagle River, Chugiak and Birchwood councils oppose the designation of the development reserve that is located near Mirror Lake spoken to by Ms. Kovac. The Plan also does not include a vision statement; it was discussed. It was difficult to write goals, objectives and strategies without a common vision. MS. WELLS asked that a separate chapter for this area in Title 21 land use regulations be put on a tighter time frame. She was happy generally with the guidelines for growth, but had concerns with the land use map. She noted that when Anchorage adopted the Comprehensive Plan a land use map was not implemented; that could not be done until there was an idea what the Title 21 Rewrite would be. She felt that courtesy should be extended to this area as well.

MR. COFFEY asked why higher density, to the extent it exists, should not be located immediately adjacent to the area shown as brown on the map. MS. WELLS suggested that higher density be located in areas that can be pedestrian friendly and that there not be a gross density range of 35 DUA. This area is in a stage of its development where it can become more like Anchorage or offer something different to people who still want to live within the Municipality. She stated higher density is desired around the downtown core. MR. COFFEY felt that if apartments were desired, the area he had referenced would be an appropriate location. MS. WELLS stated there is R-O zoning around the B-3 zoned property and all of that R-O has developed as residential rental.

BOB GILL, president of the Southfork Community Council, clarified that he was not representing the Council in his testimony. He agreed with some of the sentiments Mr. Coffey just expressed. Greater density is coming to downtown Eagle River whether or not it is desired. The community wants to keep the same quality of life, have good design standards, and enjoy good transportation and infrastructure. He agreed with the suggestion of a 45-foot height limitation in the downtown area. He agreed with the Chamber that design standards are more important than density. He initially thought Springbrook should not be industrial, but after further review he agreed that it should remain industrial, although not used as a quarry. Design standards that reflect the area are important, such as the use of river rock on the exteriors of buildings to reflect the river. He stated he has taken a minority position in his Council of not favoring a separate chapter in Title 21 for this area. He is

also opposed to any kind of secession from the Municipality of Anchorage in that duplication of infrastructure such as police and fire would be difficult. He noted that he does favored local sovereignty with regard to roads and parks.

MR. COFFEY asked what is the alternative to a separate chapter in Title 21 for Eagle River. MR. GILL thought that many council members feel that because of its many unique characteristics, Eagle River should have its own chapter. He thought this could cause too much Balkanization in the Municipality. He believed the unification of the city and borough many years ago has worked to the benefit of many. He understood that it took four years to develop the separate chapter for Girdwood and he did favor such a delay.

MS. OSSIANDER stated that one of the precepts of *Anchorage 2020* is a call for connectivity on roads and discouraging cul-de-sacs and dead-ends. She asked for Mr. Gill's opinion regarding that issue. MR. GILL stated that is a very controversial issue. There are two separate theories of development: interconnecting roads or cul-de-sacs. In some subdivisions this could be addressed by having locked gates that could be opened in the case of an emergency. He agreed in general with the Fire Department that if possible, there should be two ingress/egress from an area, but some differences must be allowed in mountainous areas, for example. In the Southfork area, fire can quickly travel uphill.

TED KINNEY stated he represented the Chugiak Community Council in the work on the Chugiak-Eagle River Comprehensive Plan Update and he is the Chugiak representative on the Road Board. He commended Planning Staff members Cathy Hammond and Tom Davis for their work. He felt the Update was a very good document with some additional changes, especially those from the Chugiak Community Council on pages 7-13 and those Linda Kovac mentioned this evening. He stated Chugiak has many mountainous areas and subdivisions that were developed helter-skelter. Through the years residents have identified areas where a missing 100 feet is all that is needed to provide a second access to a subdivision. He toured the area with the Chugiak Volunteer Fire Department Chief and identified areas of short connectivity that are important and they are coordinating those with Vivian Underwood at Transportation Planning. He urged that the language in the Update remain as it is. The Chugiak Fire Chief has told him that there are areas in Chugiak where he cannot commit his equipment because of potential loss of equipment and/or personnel. MR. KINNEY felt that the language in the Update regarding street lighting should also be retained. He noted

that when some subdivisions come on line there is a misunderstanding that the road boards will take over the streetlights and then people come to him with the issue. He stated the Chugiak Community Council concurs with Birchwood Community Council's recommendation on page 80 concerning the Areawide Trails Plan Update to include the Parks Department. He asked that on page 80 a new bullet be added concerning a subsurface aquifer study; a significant portion of this area is on wells and septic systems. Finally, on page 80, he asked to add a bullet establishing an emergency operations center (EOC) in this area.

MS. JENNINGS asked what might be the cost of a subsurface aquifer study. MR. KINNEY was unsure, but imagined it would be expensive. He noted that AWWU was looking at constructing the water line from the Old Glenn through the Monastery Road area to Chugiak High School and they realized that if they buried the pipe they would drain the aquifer in that area. MS. JENNINGS asked in which area he was suggesting the study be located. MR. KINNEY stated it would be the whole Chugiak-Eagle River area, but he suggested that Bobbi Wells be asked this question.

CHARLIE HORSMAN, president of the Eagle River Community Council, thanked Cathy Hammond and her Staff for their work on the Update. He urged that attention be paid to the Eagle River Community Council's comments in the packet and that what the Council wants be adopted. A vision statement should be included in the Comprehensive Plan. On page 35, the statement should be amended to read "Maintain the area's small town character and, where appropriate, rural lifestyle." On 37 the language should read, "limit structural heights to 45 feet within the CBD of Eagle River," and delete "outside of the CBD of Eagle River." On page 38 the policy strategy should read "Require new higher density residential development with privately owned access and parking lots to provide snow removal and adequate areas for snow storage on site." Add the phrase "Require all development with public rights-of-way to provide adequate snow storage area within the right-of-way." On page 61 the language should state "Currently zoned industrially zoned property in Eagle River should not be rezoned unless an equal or greater amount of land is identified and designated and zoned industrial to replace that which is lost"; this specifically speaks to the Springbrook area. On page 80 the Eagle River Community Council supports the action to revise Title 21 to include a separate chapter placeholder for Eagle River.

COMMISSIONER ISHAM asked if no loss in the industrial area means that Mr. Horsman supports leaving Springbrook zoned as it is. MR.

HORSMAN replied in the affirmative. He was aware that some people would like that land rezoned, but Eagle River does not have much industrially zoned area and industrially zoned area is needed to provide employment in the future. COMMISSIONER ISHAM confirmed that the sentiment is "no net loss" of industrial land.

DIXIE WADDELL stated she has worked with the local community councils regarding the issues under discussion. She expressed support for the testimony by Mr. Kinney and Ms. Kovac.

JON BARLOW asked that the Update include something about an energy component that was left out when *Anchorage 2020* was adopted. He wondered how this could be included in the Update in that the future growth and development of the community will require energy. He read that "the perception of oil as energy is the root of the problems that condemns this nation to forfeit money, resources, machines, and human life in futile Mideast conflicts so regimes can maintain their oil supplies to the US that effectively denies us our economic sovereignty and threatens our homeland security. US residents who consume almost 30% of the global oil supplies make up about 5% of the world's population are led to believe that the best means to avert an impending energy crisis is to conserve energy by improving fuel efficiency, which actually burns off the premium ingredient most all our modern technologies, luxuries, and conveniences are made of: petrochemicals. Today in the dawn of a new millennium an enormous market seems to have rapidly advanced from rickshaw to rocket ship. One point three billion, 20% of the world population, have adjusted to a mode of progress and its energy needs that will effectively take the lead in consumption rate of the world's energy supply. So, it should be evident that there is an urgency to develop non-oil combustion motors and clean, renewal energy power generation system before the future literally goes up in smoke." He suggested that the Update be modified to address energy needs and alternative energy.

EVA LOKEN stated she is a realtor in Eagle River and she supports a rezone of the industrial property at Springbrook partly because the undeveloped portion of that property is on a hillside and is highly visible from everywhere. It would be a good location for some high-end residential development with shopping close nearby. Industrial tends to become dirty and unsightly and it would be difficult to shield on the hillside. She noted that on the land use maps there seems to be a downsizing in density in areas, especially R-7, where because of the need for well and septic there is a requirement for one-acre lots. She could see

some areas that might in the future have public sewer and could feasibly become suitable for higher density. If the Chugiak-Eagle River Comprehensive Plan shows lower density that will become the rule and it will become uneconomic to install public sewer to make higher density. She cautioned against adopting lower density.

MR. BIRCH noted there was testimony from the Central Business District and other areas about concern with density change. There are significant financial impacts on people who have acquired property with a certain zoning when there is a change. MS. LOKEN noted that if there were to be viable downtown areas in Eagle River it would be difficult to combine business and residential in a high rise if 45 feet is the height limitation.

MS. JENNINGS understood that density is being controlled by the need for well and septic so there is no need to amend the language regarding density because at some point there may be public sewer and water. MS. LOKEN indicated this is correct. If property were zoned to the current density, it would be uneconomic to extend public sewer and water.

COMMISSIONER ISHAM noted that if a property is zoned to allow a higher density, but there is not public sewer, it still could not be developed. He understood that this was acceptable in Ms. Loken's opinion. MS. LOKEN indicated this is correct. She was concerned that there may be areas where there are scattered older developments on an acre or more where it would be feasible in the next 20 years to extend public sewer, but if the zoning is changed to reflect the current development density it would not be economically feasible to extend sewer. There are areas that have developed with public water and on-site septic, but they are developed as one-acre lots. Changing the zoning would make it unfeasible to extend sewer to those lots.

TIM POTTER with DOWL Engineers stated he sat on the CAC and there was lively dialogue among its members. He stated that the work done on the Chugiak-Eagle River Comprehensive Plan Update by Staff, the CAC and community councils is exemplary. On behalf of the Trust Land Office (TLO), which owns the property a previous presenter discussed at the intersection of Yosemite Drive and Eagle River Loop Road, is the gateway/roadway into Yosemite Subdivision and the new high school. To the west of Yosemite Drive going north from Eagle River Loop Road is a small piece of commercial property, which the TLO supports. Some site planning has been done for that parcel for a Sagaya City Market or New Sagaya style facility. Directly to the east of Yosemite Drive is the property that Mr. Vicente thought would be good parking lot. It is a stretch of good

gravel soil with a slope that is being planned for single-family residential. Page 70 suggests that the entirety of the green area adjacent to Eagle River Loop Road identified on the Plan as park and natural resource was part of the original landfill, but that is not the case. The landfill starts east of Yosemite Drive some distance. He asked that a small parcel of a mixed-use density be allowed in that area.

MS. OSSIANDER asked if Mr. Potter was indicating that the TLO owns land that is back from the Eagle River Loop Road. MR. POTTER stated the TLO owns the old landfill, the narrow parcel adjacent and south of the high school, and a parcel on the other side of Yosemite Drive. MS. OSSIANDER asked if the capped landfill is planned for residential use. MR. POTTER clarified that the area identified as park and open space is the landfill area; his discussion of residential development referred to the property to the north of that.

COMMISSIONER JONES asked if Mr. Potter wished to offer testimony on behalf of another client.

MR. POTTER stated that the comments he would present on behalf of Eklutna, Inc., are not the extent of the comments and written comments would be submitted. The first comment concerns the development reserve. He thought the community would be shortsighted to make that area a minimum lot size of one acre. The Chugiak-Eagle River Comprehensive Plan looks out 20 years. Utilities could be extended to that property within that time frame. Package plants could be placed on the property to allow development on less than one-acre lots. He thought it was inappropriate to identify that area as minimum lot size one acre. He asked that this property be put in development reserve and allow Eklutna, Inc., to do a master plan before any development is done. The text of the Plan Update states that in the development reserve the only use that can exist is single-family residential minimum lot size one acre. He suggested that conditional uses such as natural resource extraction, commercial recreation, a cemetery or something else may be appropriate in some areas rather than forcing a master plan over the entire area. A conditional use would go through a public process before the Planning and Zoning Commission. In terms of the Powder Reserve, Eklutna, Inc., is concerned that while there is a master plan and an area is identified for an elementary school, when it is put on the map it must be clearly indicated that if the School District or the Municipality does not acquire it for a school site, it can be used for the underlying use. He stated Eklutna, Inc., is the largest property owner in the area and there is a significant concern that, as there is interest in parks, open space and

trails through the development process, extreme exactions might be taken from Eklutna, Inc., that are not equal to what has been done in the past.

CHAIR SULLIVAN noted that earlier in the hearing Mr. Vicente spoke to the need for parking at the new high school and he identified a parcel that Mr. Potter has spoken to as having a different use. He asked if Mr. Potter had comment on parking for the new high school. MR. POTTER suggested that if the School District or the Municipality believes that piece of property needs to be acquired for that purpose, it should be identified for residential, go through the site selection process, and if and when the TLO comes through with a development plan, the city can require that it be tracted out for 15 months and it can be acquired.

COMMISSIONER JONES asked when Eklutna, Inc., might be submitting its written comments. MR. POTTER stated the board meeting is the first week of July. MS. FAIRCLOUGH imagined the comments would be received in August.

MIKE CURRY with Eklutna, Inc., stated he has been involved for a long time in the planning process in this area. He stated that industrial land is being carved away and, in addition to keeping what is in the core, he felt that what has been lost should be returned. He stated that requiring snow storage for developments is okay, but snow storage for the whole area should be examined. If a separate Title 21 chapter is done for this area, the idea of one-acre lot size should be re-examined. He stated that much of the water in the area comes from Anchorage and he thought that in time public sewer would also be available.

ANN NEWBURY, Birchwood resident, stated she has worked on the trails plans over the years and as Eagle River develops more and more densely, the trails are being lost at a great rate. Trails are one of the amenities that make Anchorage great and the possibility of that is being lost. Although the 1995 Trails Plan is in place, is not being honored.

No additional persons wished to testify.

MS. OSSIANDER moved to postpone the public hearing in the Chugiak-Eagle River Comprehensive Plan Update to a date to be determined in August. MS. FAIRCLOUGH seconded.

There being no objection, the motion passed unanimously.

COMMISSIONER JONES moved to postpone the public hearing in the Chugiak-Eagle River Comprehensive Plan Update to August 14, 2006.
COMMISSIONER ISHAM seconded.

There being no objection, the motion passed unanimously.

MR. COFFEY thought the Springbrook industrial area was to the west of the Glenn Highway, but he then learned it is adjacent to Eagle River Loop Road. He then saw a notation on the map with respect to what must be drainage of "environmentally sensitive areas." He questioned why the industrial area would be surrounded and cut in several directions by environmentally sensitive areas. MS. HAMMOND explained that area is zoned I-1 and I-2 and has been so zoned for many years. The environmentally sensitive area is a coverage that was put in the 1993 Plan and the community asked that it be shown on this land use map. The environmentally sensitive coverage includes things like wetlands, slope, and bedrock. The area does have constraints in terms of drainage, wet areas and some sloped areas. It is shown on the map as industrial because consensus was not reached in the CAC and the intent was to have further discussion in the community during the public review process. Furthermore, the property owner has indicated a desire to request a rezone and develop the land as multi-family. In discussions it was felt this would not necessarily be inappropriate as this property is close to downtown and located on a major arterial. MR. COFFEY asked if the property is being used industrially. MS. HAMMOND replied that it is not being used; there was gravel extraction in the past. The I-2 could accommodate some heavy industrial uses. The area that could be used for development is limited because of the environmental constraints. There is existing industrial land on the other side of Springbrook and no one has suggested that be changed. Industrial land was added on the land use plan map near the Birchwood Airport, but there was concern in the community that there be an industrial supply near the downtown area. MR. COFFEY asked what would be the alternative if this industrial goes away. MS. HAMMOND stated that the industrial land would be what exists, but some of the existing industrial property off Artillery Road has been developed with other uses, such as church, a mall, and ministorage.

CHAIR SULLIVAN asked for clarification from Ms. Wells regarding a subsurface aquifer study, as referenced in Mr. Kinney's testimony. BOBBI WELLS stated that 60% of the Chugiak-Eagle River area is served by on-site septic systems. Each year she makes her wishes known to the State hoping they will go to the USGS to do a subsurface aquifer study.

The Eagle River Drainage Study was done in 1987 that was mostly a surface drainage study. Her concern is that infrastructure development not interrupt drainage. It is important to know the location of aquifers as development moves forward. She stated the community does not see large lots as being under utilized land. The community does not know how it will grow and will not know that until the land use regulations are written.

MR. COFFEY understood that the aquifers in this area are fed by the runoffs and, if the flow is interrupted, the ability of those downstream to get water out of wells is affected. He asked how to do a subsurface aquifer study that does not cost tens of millions. MS. WELLS stated she could find out what the Eagle River Drainage Study cost in 1987. She also suggested checking with Jim Munter with Bristol Environmental Services for an estimate of cost. MR. COFFEY asked if the 1987 Eagle River Drainage Study was on the flats or included the entire Eagle River area. MS. WELLS replied that it included Eagle River and parts of the Eagle River Valley area.

MS. FAIRCLOUGH stated there are some preliminary studies. The federal government awarded funding to try to access water into this area and some studies were done with AWWU. The aquifers are very fragile in the area and that project had to be pulled back to go in with just water because it would impact sewers. There is data on the locations that have asked for water and sewer.

COMMISSIONER JONES thanked everyone who worked on the various committees and those in the community who have attended the meetings; the level of involvement shows in the Update, which is much greater than when the Plan was initially adopted.

MS. FAIRCLOUGH voiced appreciation for the Assembly and Planning and Zoning Commission taking time out of their evening to hold a special hearing that benefits the area she and Ms. Ossiander represent.

5. MAYOR, ASSEMBLY AND STAFF COMMENTS – None

6. ADJOURNMENT

MS. OSSIANDER moved to adjourn the meeting of the Assembly. MS. FAIRCLOUGH seconded.

There being no objection, the Assembly meeting was adjourned.

COMMISSIONER JONES moved to adjourn the meeting of the Planning and Zoning Commission. COMMISSIONER ISHAM seconded.

There being no objection, the Planning and Zoning Commission meeting was adjourned.

The meeting was adjourned at 8:20 p.m.

PLANNING AND ZONING COMMISSION MEETING

Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
September 11, 2006
6:30 PM

Prior to the meeting convening a work session was conducted on the Chugiak-Eagle River Comprehensive Plan Update beginning at 5:35 PM. Staff attending included Cathy Hammond and Van Le.

A. ROLL CALL

Present Don Poulton, Chair
 Toni Jones, Vice Chair
 Nancy Pease
 Art Isham
 Lamar Cotten
 Thomas Vincent Wang
 Cyclopedia Gumennik
 VACANCY

Excused Bill Wielechowski

Staff Tom Nelson
 Cathy Hammond
 Van Le
 Angela Chambers
 Sharon Ferguson

CHAIR POULTON explained that his term on the Planning and Zoning Commission is expiring very soon. As he had previously informed the Commission, he did not intend to ask the Mayor to submit his name to the Assembly for approval of another term. He indicated he would be stepping down tonight.

He recognized and thanked those that share in the Commission's deliberations and results. He felt this Planning and Zoning Commission has demonstrated its ability to take on any issue placed before it, from the complex, far reaching matters such as the Title 21 Rewrite, to the individual homeowner seeking to comply with the current regulations, to the master

plans both regional and area wide, and to commercial and residential developments, and new or revised land use ordinances. This requires not only a dedication to the community and a time commitment not only for attending regularly scheduled meetings, special meetings, work sessions and participation in many committees, but also for an even greater time commitment and effort spent in thoughtful preparation.

Secondly, he thanked the Planning Staff for assembling and preparing the materials necessary for Commission to review and consider and further for assisting in organizing the special meetings and committee meetings. He felt the Commission and Staff serve the community well.

Thirdly, he thanked all citizens both actively engaged in the ongoing affairs of the city to those attending meetings on single issues for their analysis and comments concerning the issues facing the Commission. He recognized community councils, the foundation of Anchorage's political system, that always brings a neighborhood perspective. He stated the Commission does its best to be attentive to councils' wishes and worries.

Before concluding, he expressed appreciation to Kim Stalder, the Commission's recording secretary, for assisting him so often during his tenure as Chair of the Commission.

In closing, he asked that the Commission continue its efforts and involvement in the community independently. He noted that the Planning and Zoning Commission manages its own affairs, and with integrity, and that both personally and professionally all Commissioners are beyond reproach. He suggested that the Commission hold all those that come before it to the same standard and treat them fairly and equitably regardless of how they present themselves. He turned the gavel to Vice Chair Jones and bade the Commission goodnight.

VICE CHAIR JONES thanked Mr. Poulton for his years of service on the Commission and on behalf of the citizens of Anchorage.

B. MINUTES – None

C. SPECIAL ORDER OF BUSINESS

1. Disclosures

COMMISSIONER ISHAM requested that members make disclosures regarding items on this evening's agenda.

VICE CHAIR JONES disclosed a conflict in case 2006-074, an ordinance amending AMC 21.35, 21.40, 21.45, and 21.50 to establish design, location, and conditional use to set the maximum height for high voltage transmission towers. She explained that the law firm for which she works represents Chugach Electric Association and, although the firm does not represent them regarding transmission towers, since their business is the transmission of electrical energy, there would be a strong appearance of conflict if she participated. COMMISSIONER ISHAM accepted her request to be excused.

COMMISSIONER WANG disclosed regarding case 2006-069 that his law firm has represented and is performing work for Eklutna Inc. and after reviewing the scope of their interests that are potentially affected by the Chugiak-Eagle River Comprehensive Plan, he felt he should not participate. COMMISSIONER ISHAM noted that this disclosure was accepted during the work session this evening and excused him from that case.

D. CONSENT AGENDA

- 1. Resolutions for Approval:** 2006-040 (case 2006-131), 2006-045 (case 2006-105), 2006-046 (case 2006-112), 2006-047 (case 2006-123)
- 2. Introduction for Public Hearing**
- 3. Site/Landscape Plan Approval**
- 4. Time Extensions/Expedited Public Hearings; Minor Conditional Use Amendments**
- 5. Other**
 - a. Case 2006-125** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A.
Postponement Request

- b. **Case 2006-124** Rabbit Creek Community Church. An appeal of an administrative church site plan review for Rabbit Creek Community Church. T12N R3W, Section 33, S.M., AK, Lot 184. Located at 3401 Rabbit Creek Road. ***Postponement Request***

COMMISSIONER ISHAM moved for approval of the Consent Agenda.
COMMISSIONER PEASE seconded.

VICE CHAIR JONES noted that case 2006-125 deals with Eklutna Inc., so Commissioner Wang would be abstaining from the vote on that matter.

COMMISSIONER PEASE pulled Resolutions 2006-040, 2006-046 and 2006-047 from the Consent Agenda.

AYE: Cotten, Pease, Gumennik, Jones, Isham, Wang
NAY: None

PASSED

NOTE: Commissioner Wang did not participate in the vote on case 2006-125.

Resolution 2006-040

COMMISSIONER PEASE wanted to strengthen the findings regarding this case to reflect her question to the petitioner whether the relocation of the relocatables would intrude upon mature vegetation in front of the school and whether there would be aesthetic impact to neighbors; the petitioner responded in the negative to both questions. These answers influenced her vote in favor of approving the request.

COMMISSIONER PEASE moved to approve Resolution 2006-040 with the additional finding that the proposed location of the relocatables will not impact the mature vegetation or cause aesthetic impacts to neighboring residences. COMMISSIONER ISHAM seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham, Wang
NAY: None

PASSED

VICE CHAIR JONES asked that this change be made and the resolution be brought back for her signature at the next meeting. She asked that in instances when the minutes of the meeting at which a case is heard are not ready, that a copy of the previous version of the resolution be attached with the corrected version so she can compare them.

Resolution 2006-046

COMMISSIONER PEASE noted that the Commission supported having either a time certain agreement for shared parking or for the life of the use. During discussion on that case she noted that an indefinite commitment to surface parking might not be compatible with Title 21, which attempts to achieve more compact urban land uses.

COMMISSIONER PEASE moved to approve Resolution 2006-046 with an additional finding that an indefinite commitment to surface parking might not be compatible with Title 21, which attempts to achieve more compact urban land uses. COMMISSIONER COTTEN seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham, Wang
NAY: None

PASSED

Resolution 2006-047

COMMISSIONER PEASE noted that Staff wishes to review this resolution with the Commission after action is taken on Public Hearing case 2006-123. She moved to postpone this item to the end of the agenda. COMMISSIONER COTTEN seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham, Wang
NAY: None

PASSED

E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS

1. **2006-069** Municipality of Anchorage. An update to the Chugiak-Eagle River Comprehensive Plan.

VICE CHAIR JONES noted that the Commission conducted a work session prior to this evening's meeting in order to review an Issue-Response

Summary Addendum with Staff that had been prepared pursuant to a public hearing held in Eagle River. CATHY HAMMOND explained that at the first public hearing the action by both the Commission and the Assembly was to continue the public hearing in order to allow the public to respond to the Issue-Response Summary Addendum. The first part of the Issue-Response Summary was released on August 14, 2006 and the second part the following week. The comments received on the Issue-Response Summary Addendum have been provided to the Commission.

VICE CHAIR JONES

The public hearing was opened.

TIM POTTER, representing Eklutna Inc., stated regarding Issue #37 that, while Eklutna understands concerns of the military regarding encroachments into their training area, it was disconcerting that the military went on the record that the area in Eklutna's Tract B should be limited in terms of the density of future development. Their concern was the noise and dust associated with the military training activities. MR. POTTER stated he reviewed the 2004 EIS done for the military in support of the increase in Stryker Brigade activity in this training arena. In that EIS the noise impacts on adjacent properties were clearly defined. The federal EIS document did not indicate there would be noise impacts on Tract B. The master plan required as part of the Eklutna development reserve will address these issues in the future. He felt it was not necessary to place another constraint on Eklutna's property that requires special consideration as it will be addressed through the master plan.

Representing the Trust Land Office (TLO), MR. POTTER spoke to Issue #41. He explained that the TLO had proposed commercial and office mixed use in the area of Yosemite Drive to the north of Eagle River Loop Road and also that there be a 3-6 DUA residential development area. The TLO has requested clarification regarding the identified park and natural resource area, which he understood is intended to overlay the old landfill. The western 200-300 feet of that demarked area is fully developable and is not encumbered by the old landfill. He suggested that, if there is a concern with identifying the landfill location, there could be a notation indicating there is an abandoned landfill that has been closed out and must be accommodated in future planning. The TLO's concern is that if a development plan were brought forward and gross density used, there would be an area identified as park and natural resource that might not be included in the overall density calculation. He asked that there be an underlying residential color on the map, address the issue of the neighborhood commercial or office area to the

east of Yosemite Drive, and include some type of note that the landfill area needs to be addressed. He also had concern that there will be a way to modify the Comprehensive Plan Map in the future, but he was uncertain if there is an associated fee. He wished to ensure there would be a one-step process of a platting or a conditional use PUD to develop the property without having to go through the Commission, potentially paying an application fee, and then go to the Assembly to modify the Map.

COMMISSIONER ISHAM asked with respect to Issue #37 whether Mr. Potter feels nothing should be said in the Plan regarding the potential noise impacts from Fort Richardson. MR. POTTER stated that in doing master plans in the PC District there are standards and the Commission is charged with evaluating the compatibility of development with adjacent properties. He noted that other properties also lie adjacent to the military property and he suggested that if this note is going to be placed on Eklutna's property, it should be placed on all of those properties.

BOBBI WELLS, representing the Birchwood Community Council, stated she has testified previously as a council representative and has submitted written comments. She was aware that new information has been brought to the Commission from DOWL Engineers, which allows for the public to testify on this issue a second time. She stated the Council supports the Planning Department response to those remarks.

COMMISSIONER COTTEN asked to what Ms. Wells referred. MS. WELLS indicated she was referring to the Eklutna Issue-Response dated August 21 to which Staff responded; she supported the Staff response.

JUDITH FETHEROLF, representing the Eagle River Community Council, referred to the comment on page 17 of the Issue-Response Summary regarding vacant industrial land on Springbrook Drive. She stated there is a short supply of industrial land in this area. One side of Springbrook is light industrial and the other is heavy industrial. The Staff response speaks only to the west side of Springbrook Drive. She felt that allowing a residential density of 11-15 DUA opposite an industrial area was not the highest and best use of industrial land. She noted that there are over 2000 acres for residential area and not much land for industrial use. The area had supported a lower height requirement of 35 feet and lower density, but Staff does not support that. She stated that Staff has been remarkably patient, extremely efficient in responses, and very good to work with.

COMMISSIONER ISHAM asked if the Commission is expected to take action on the Plan this evening or review a final version of the Plan for action at a

later time. MS. HAMMOND replied that if the Commission is prepared to take action this evening, Staff can respond to any questions. COMMISSIONER ISHAM indicated he would prefer to take action in one week. VICE CHAIR JONES asked if there is urgency for the Commission to move forward. MS. HAMMOND replied that adoption of the Comprehensive Plan would provide direction to the drafting of a chapter in Title 21 for the Chugiak-Eagle River area. The Assembly must also take action on the Plan. If approval is granted this evening, it can be scheduled for Assembly action in October.

COMMISSIONER COTTEN stated he also would appreciate a one-week delay before taking action. COMMISSIONER ISHAM noted there are 50 to 60 issues to which the Staff has responded that he would like more time to review. VICE CHAIR JONES noted that the Commission is meeting in Eagle River next Monday and she it would be appropriate to take action at that meeting.

The public hearing was closed.

COMMISSIONER ISHAM moved to postpone action on case 2006-069 to September 18, 2006. COMMISSIONER COTTEN seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham
NAY: None
ABSTAIN: Wang

PASSED

F. REGULAR AGENDA

G. PUBLIC HEARINGS

1. **2006-124** Rabbit Creek Community Church. An appeal of an administrative church site plan review for Rabbit Creek Community Church. T12N R3W, Section 33, S.M., AK, Lot 184. Located at 3401 Rabbit Creek Road.

POSTPONED TO NOVEMBER 6, 2006

2. **2006-127** POB Montgomery & Company. A large retail establishment (Big Box Review) site plan

PLANNING AND ZONING COMMISSION MEETING

Multi-purpose Room
Gruening Middle School
9601 Lee Street
Eagle River, Alaska

**MINUTES OF
September 18, 2006
6:30 PM**

Due to traffic delays, the meeting began at 7:10 PM.

A. ROLL CALL

Present Toni Jones, Vice Chair
 Art Isham
 Lamar Cotten
 Cyclopedia Gumennik
 Nancy Pease
 VACANCY
 VACANCY

Excused Thomas Vincent Wang
 Bill Wielechowski

Staff Cathy Hammond
 Van Le
 Vivian Underwood
 Jon Spring

VICE CHAIR JONES explained that municipal regulations state that any action by the Commission require a favorable vote of a majority of the fully constituted Commission, except when others may be excused due to conflicts voiced during disclosure. Therefore, an affirmative vote by 5 of the 5 members present at this meeting is necessary for the approval of any action.

B. MINUTES – None

C. SPECIAL ORDER OF BUSINESS

1. Disclosures

COMMISSIONER ISHAM requested that members make disclosures regarding items on this evening's agenda.

VICE CHAIR JONES noted that she was excused from the case addressed by Resolution 2006-051, therefore there is not a quorum to act on that item this evening.

D. CONSENT AGENDA

1. Resolutions for Approval: 2006-051 (case 2006-074)

COMMISSIONER ISHAM asked whether action could be taken on Resolution 2006-051, given that there is not a quorum. MS. HAMMOND confirmed that the item would need to be postponed to the next meeting. COMMISSIONER ISHAM asked whether this would be provided to the Assembly without the Commission's approval. MS. HAMMOND stated that the resolution would be provided to the Assembly as a draft. COMMISSIONER ISHAM indicated this resolution would be postponed to the next regular meeting.

E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS

- 1. 2006-069** Municipality of Anchorage. Action on the *Chugiak-Eagle River Comprehensive Plan Update*.

NOTE: An abridged copy of the Chugiak-Eagle River Comprehensive Plan Update Issue-Response Summary dated August 14, 2006 is attached to these minutes as Appendix A. The Chugiak-Eagle River Comprehensive Plan Update Issue-Response Summary Addendum dated August 21, 2006 is attached to these minutes in its entirety.

VICE CHAIR JONES indicated the public hearing on this item was concluded on September 11, 2006 and action was postponed to this evening.

COMMISSIONER ISHAM moved to convene a Committee of the Whole to address the Issue-Response Summaries. COMMISSIONER COTTEN seconded.

AYE: Cotten, Gumennik, Jones, Isham, Pease
NAY: None

PASSED

COMMISSIONER ISHAM explained he had distributed a document that outlines five categories into which he has divided the Issue-Response items. The categories are: A. Accept completely; B. Accept partially; C. Consider for future Chugiak-Eagle River Title 21 Chapter; D. Consider for next rewrite or amendment of various planning documents; and E. Do not accept.

COMMISSIONER COTTEN asked if Commissioner Isham's recommendations are in response to the Department's responses. COMMISSIONER ISHAM noted that he attempted to organize the items in the Issue-Response to which the Department responded.

August 14, 2006 Issue-Response Summary

A. Accept completely

COMMISSIONER ISHAM reviewed the Issue-Response document dated August 14, 2006 (Appendix A). Items to be accepted completely are items 4, 6, 7, 9, 10, 13, 15, 16, 17, 20, 24, 38, 39, 42, 45, 46, 49, 50, 51, 52, 54, and 55.

4. Issue: Comprehensive Plan Authority

- There remain questions as to what sections become mandatory when the Comprehensive Plan Update is adopted by the Assembly and what sections are merely plans to be used as guides by the Planning Department. The term "shall" is used in areas of the plan when, if the section is not mandatory, it is an incorrect use of the term. There is a need for a good editing job before the plan is finalized as the terms vary from shall, require, and ensure with no clear meaning as to the intent of the terms from one statement to another.

COMMISSIONER ISHAM recommended that the Department response be **accepted**. The Department agrees that the use of "should" and "shall" statements is inconsistent in the Plan Update as it was in the 1993 Plan, and may cause confusion as to the actual intent of statements in the Guidelines for Growth. Most statements in the Guidelines begin with action words, such as develop, preserve, require, support, protect, etc. One way to provide consistency throughout this chapter would be to begin all statements with action words. This approach would allow implementation actions to be

prioritized through the Plan's implementation schedule rather than debate about the weight of words like should, shall, ensure, etc.

The authority of the Comprehensive Plan is established by AMC 21.05.020 which states that "the purpose of the comprehensive plan is to set forth the goals, objectives and policies governing the future land use development of the Municipality that guide the Assembly in taking legislative action to implement the plan." This applies to the overall Municipal Comprehensive Plan, which includes the *Chugiak-Eagle River Comprehensive Plan*. The Department further recommends adding the following to the 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*."

COMMISSIONER COTTEN wondered whether if it would be more efficient to take action to approve those items with which Commissioner Isham agrees with the Department's recommendation. COMMISSIONER ISHAM listed the items with which he has proposed agreement to the Department's position. COMMISSIONER COTTEN noted that many of these items were the Department's responses to community council input.

There were no objections to accepting the Department's recommendations on Items 4, 6, 7, 9, 10, 13, 15, 16, 17, 20, 24, 38, 39, 42, 45, 46, 49, 50, 51, 52, 54, and 55.

B. Accept partially

Items to be accepted partially are items 8, 12, 35, and 41.

MS. HAMMOND asked whether, if the Department's response was to concur with a comment, a partial acceptance refers to accepting the Department's response. COMMISSIONER ISHAM responded in the affirmative, giving the example of item 8 in which the Department agrees to the first bullet but not the second. MS. HAMMOND suggested that Commissioner Isham review the items in which he did not concur with the Department's recommendation.

8. Issue: Growth Objectives/Small Town Character

- Change Objective 2.f. on page 35 to “Maintain the area’s small town character and, where appropriate, rural lifestyle.” As written in the Plan Update, this sentence could be interpreted to mean that some of the area’s small town lifestyle could be inappropriate and, therefore, might not be maintained in the future. (*Chugiak Community Council, Eagle River Community Council*)
- Change Objective 2.f. on page 35 to “Maintain the area’s small town feel, and continue to provide for those desiring a rural lifestyle.” (*Birchwood Community Council*)

Response: Planning concurs with the first bullet.

COMMISSIONER PEASE noted she was concerned with regard to Item 8 that the revised language was open in terms of determining where rural lifestyle was appropriate; she asked if it would be better tied to a density. She proposed the language read, “Maintain the area’s small town character and, in lower density residential areas, rural lifestyle.” MS. HAMMOND explained this clarification was suggested by two community councils that also sat on the Citizens Advisory Committee. The concern was that the phrase “where appropriate” was not located properly in the sentence. She added that their concern with rural lifestyle was tied to more than residential density. COMMISSIONER PEASE agreed to not make a change to this item.

There was agreement to accept the Department’s recommendation for items 8, 12, 35 and 41 in Appendix A.

C. Consider for Future Chugiak-Eagle River Title 21 Chapter
Items to be considered for consideration in the future Chugiak-Eagle River Title 21 chapter were items 5, 11, 14, 21, 22, and 29.

5. Issue: Steep Slope Protection

- On page 31, change Objective 2.d. to “Protect areas with slopes of 20 percent or greater” instead of 25 percent. This matches the Title 21 Review Draft #2 (21.07.020C) definition of a steep slope as a slope that is 20 percent (11 degrees) or greater. (*Chugiak Community Council*)

Response: Planning recommends the definition of steep slope be reviewed with development of the Title 21 chapter for Chugiak-Eagle River. COMMISSIONER ISHAM **concurred** with this recommendation.

COMMISSIONER COTTEN understood that Commissioner Isham's recommendations on items 5, 11, 14, 21, 22, and 29 concur with the Department's recommendations. COMMISSIONER ISHAM stated this is correct.

COMMISSIONER PEASE asked, given the uncertainty regarding the timing for the Title 21 Rewrite, does this recommendation hold. MS. HAMMOND stated the Chugiak Eagle River Consortium has a State grant to hire someone to draft this chapter of Title 21 for Chugiak-Eagle River. That effort is underway.

11. Issue: Maximum Height for Downtown Commercial Structures

Response: As the Comprehensive Plan Update is intended to be a more generalized plan, the specific issue of height restriction in the downtown would be better addressed in the upcoming overlay district plan or in the Title 21 chapter for Chugiak-Eagle River.

COMMISSIONER ISHAM **recommended that the issue of height restriction in downtown be addressed in the Title 21 chapter for Chugiak-Eagle River.**

14. Issue: Removal of Snow and Ice from Sidewalks

Response: This issue can be addressed in the Title 21 chapter for Chugiak-Eagle River. COMMISSIONER ISHAM **concurred** with this recommendation.

21. Issue: Responsibility for Over Sizing Drainage Facilities

Response: Planning recommends this issue be addressed in the Title 21 chapter for Chugiak-Eagle River or as an amendment to Title 21 Subdivision Standards: Improvements. COMMISSIONER ISHAM **recommended that this issue be addressed in the Title 21 chapter for Chugiak-Eagle River.**

22. Issue: Responsibility for Required Improvements

Response: New language will be proposed in the next draft of the Title 21 Rewrite to address this issue, based on comments from Citizen Advisory Committee members and from municipal staff. COMMISSIONER ISHAM ***concurred*** with this recommendation.

29. Issue: Amending the Land Use Plan Map

Response: The Department acknowledges that the Land Use Plan Map will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update. COMMISSIONER ISHAM felt the Commission should ***recommend that there be wording in the chapter that provides linkage between the Map and the actual development of the Plan.***

COMMISSIONER COTTEN asked whether Commissioner Isham has divided responses into various categories, but essentially he is largely in agreement with the Department's recommendation and perhaps it would be more efficient to discuss those items with which Commissioner Isham is not in agreement with the Department's recommendation. COMMISSIONER ISHAM wished to ensure that everyone has an opportunity to make comment. COMMISSIONER COTTEN agreed with this sentiment and did not believe his suggestion was in conflict with that. VICE CHAIR JONES felt it was beneficial to have a clear record of the Commission's actions. She noted that over time it becomes difficult to track the documents, such as the Issue-Response, and this review and action will provide a record of the Commission's decision-making.

D. Consider for next rewrite or amendment of various planning documents

Items to consider with the future rewrite of various plans were items 1, 2, 3, 18, 23, 27, and 40.

1. Issue: No Vision Statement

Response: Planning suggests a community vision can be distilled from the Plan Update and pursued as an amendment at a later date. Or a new vision could be developed during the next complete rewrite of the Comprehensive Plan. COMMISSIONER ISHAM ***concurred*** with this recommendation.

2. Issue: No Long-Range Growth Scenarios

Response: Growth alternatives can be drafted and considered when the next complete rewrite of the *Chugiak-Eagle River Comprehensive Plan* is scheduled. COMMISSIONER ISHAM **concurred** with this recommendation. .

3. Issue: No definitions for Urban, Suburban or Rural

Response: Planning feels the definitions of the terms urban, suburban, and rural can be subjective. This Update builds on the 1993 Comprehensive Plan, which built on the 1979 Comprehensive Plan. The 1979 Plan tied these terms to density and development areas. COMMISSIONER ISHAM felt the Commission should recommend that definitions be developed for the next complete rewrite of the *Chugiak-Eagle River Comprehensive Plan*. He noted regarding Item 3 that the issue of defining urban, suburban and rural is not confined to Eagle River.

COMMISSIONER PEASE asked whether these definitions could be included in the Title 21 chapter for Chugiak-Eagle River. COMMISSIONER ISHAM questioned whether these definitions should be in regulation versus the *Comprehensive Plan*, which is more conceptual. COMMISSIONER PEASE agreed that this belongs in a conceptual document such as the *Comprehensive Plan*. VICE CHAIR JONES asked whether this issue could be addressed during development of the Land Use Plan Map. MS. HAMMOND responded that the Department tied the terms more to density ranges. She noted that the Title 21 Rewrite references to urban, suburban and rural are suggested for removal. There is no recommendation to show an urban/ suburban boundary in the *Chugiak-Eagle River Comprehensive Plan*; the Land Use Plan Map will show residential densities. COMMISSIONER PEASE encouraged that there be reference to these terms in Title 21. She recommended that the Commission commit to defining these terms either with the *Chugiak-Eagle River Comprehensive Plan* or the Title 21 chapter. COMMISSIONER ISHAM was concerned that there is not an opportunity at this point for public input into any definitions that might be proposed. He suggested that this might be handled as a future amendment to the *Chugiak-Eagle River Comprehensive Plan*. COMMISSIONER PEASE agreed that it would be awkward to develop definitions at this point, given that the public hearing is closed. She suggested that these terms be defined and given public review in the near-term. COMMISSIONER ISHAM **recommended that definitions of urban, suburban and rural be added as an amendment to the Chugiak-Eagle River Comprehensive Plan.**

18. Issue: Planning for New Trails

Response: An update of the Areawide Trails Plan, which includes Chugiak-Eagle River, is underway, and planning for new trails in Chugiak-Eagle River will be addressed in the trails plan component. COMMISSIONER ISHAM ***concurred*** with this recommendation.

23. Issue: Traffic Congestion

Response: Congestion at the intersections of Old Glenn and Artillery Road, Old Glenn and Monte Road, and at Old Glenn Rachel/Snow Machine Drive and other intersections is being addressed in the 2006 Chugiak-Eagle River LRTP Update. COMMISSIONER ISHAM ***concurred*** with this recommendation.

27. Issue: Energy Component

Response: An energy component to address energy needs and alternative energy should be considered in the future plans on a municipal-wide basis. COMMISSIONER ISHAM ***concurred*** with this recommendation.

40. Issue: Rural/Suburban/Urban Boundary

Response: The level of specificity created by rural/suburban/rural boundary lines is not part of the scope of the Plan Update. COMMISSIONER ISHAM ***suggested that this issue be dealt with either at the next Chugiak-Eagle River Comprehensive Plan Update or at the same time as definitions for rural, suburban, and urban.***

E. Do not accept

Items to not be accepted were items 19, 25, 26, 28, 30, 31, 32, 33, 36, 37, 43, 44, 47, 48 and 53.

19. Issue: Neighborhood Connectivity

This issue deals with Objective 2.g. on page 53 and Objective 2.h. on page 53.

Response: The recommendation of the Birchwood Community Council is to delete "provide" and insert "investigate" in Objective 2.g. Objective 2.g. states that connectivity of local roads would be provided "where appropriate." Planning does not support this change. The request by the Birchwood Community Council was to delete Objective 2.h in its entirety, however, Objective 2.h. provides direction to transportation planning for the

community. The issue of connectivity is being addressed in the 2006 Chugiak–Eagle River Long Range Transportation Plan (LRTP) Update. Planning does not support either suggested change. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

25. Issue: Residential Lighting Requirements

Response: Street lighting is required for subdivisions in urban areas, but not in suburban and rural areas. (Improvement areas are defined by zoning district in 21.85.020). If the intent of the suggested new objective and policy/strategy is to prevent street lighting from being required in rural areas, then the changes are not needed as current code provides for this already. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

COMMISSIONER PEASE was not aware whether there is flexibility to opt out of street lighting. In the Anchorage Bowl, street lighting has sometimes been waived in order to retain rural character. COMMISSIONER ISHAM explained that he is familiar with a process that requires a high percentage of residents agreeing to provide street lighting. COMMISSIONER PEASE understood the concern is to not have lighting on rural roads, with which she was sympathetic. She felt that it would be desirable to allow neighborhoods to opt out of street lighting requirements. MS. LE stated that street lighting is not required in rural areas. Street lighting can be provided, if the neighborhood wants it, as Commissioner Isham noted.

26. Issue: Existing Street Light Service Area

- (1) Response to Policy/Strategy 3.c. (1) on page 55 requiring developer to petition to annex a subdivision into an existing street light service area as one option: Code does not allow this unless a developer assumes responsibility for present and future payment under the Street Light Service Area concept. This is a local utility requirement and under MOA street light service areas.

Response: The Department is not aware that this is a code requirement.

- (2) There is an existing street light service area for Eagle River to provide for maintenance and operation of street lights in the area (AMC 27.30.560). The section proposed in the Guidelines (page 55) requiring maintenance is redundant in light of the code requirement.

Response: There may be some redundancy in the language, but the Guidelines provide direction should changes to current procedures be considered in the future.

COMMISSIONER ISHAM ***concurred*** with the Department's recommendations.

28. Issue: Intent of Land Use Plan Map

The proposal is to finalize the Title 21 regulations before implementation of the Land Use Plan Map.

Response: Planning does not support delaying approval of the Land Use Plan Map pending development of draft land use regulations for Chugiak-Eagle River. The Land Use Plan Map is generalized and, once adopted, will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update.

COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

30. Issue: Maximum Residential Density

The proposal is to eliminate the proposed density of 16-35 DUA and change 11-15 DUA to 11-20 DUA so the density is capped at 20 dwelling units per acre.

Response: Planning recommends the Residential 16-35 DUA classification for the areas shown on the Land Use Plan Map. The classification reflects existing zoning and development patterns, as well as goals and objectives of the Plan Update. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

31. Issue: Reduce Residential Density in Eagle River Valley

- Reduce the density from the 3-6 dwellings per acre to 1 dwelling per acre along all sections of Eagle River Road and Eagle River Loop Road for all new subdivision plats.

Response: The 3-6 DUA designation on the Land Use Plan Map reflects existing development patterns and existing zoning in Eagle River Valley on the south side of Eagle River Road. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

32. Issue: Avoid Downsizing Residential Density

- Some areas, especially R-7, are showing lower density because of the lot size requirement for on-site well and septic. If zoning is changed to reflect lower density, it will be uneconomic to extend public sewer for higher density if it is available in the future.

Response: There are properties on the Land Use Plan Map that are zoned R-7 that are in areas with public utilities and in areas without. The recommendations on the map are based on existing density and development patterns, and on areas that may receive public sewer within the 20-year time frame of the Plan Update. Planning does not recommend a change. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

33. Issue: Number of Residential Classifications

- There is a concern about the increased number of residential classifications on the draft Plan Land Use Plan Map.

Response: The 1993 Comprehensive Plan had 5 residential density classifications. The 2006 Plan Update has 6 residential density categories. The highest density category in 1993 was >10. The 2006 Update proposes two categories, 11-15 DUA and 16-35 DUA, rather than >10, to reflect existing conditions. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

36. Issue: Eklutna 770 Area Classification

- Add a note to the Land Use Plan Map for this area: "For the Eklutna 770 area, residential areas of greater density shall be clustered around the south side of the Eklutna 770 property near the commercial center."

Response: An area-specific master planning process will determine residential density, and commercial and industrial areas. Planning does not support adding the proposed note to the Land Use Plan Map. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

37. Issue: Development Reserve Classification for Powder Reserve Tract B

- This area is unsuitable for development and especially more dense, higher dwelling ratio/acre, due to multiple and varied maneuvers typically occurring day and night on base, including excessive noise, ammunitions discharge and dust from military activities including digital multi-purpose on training range, landing and firings on ranges in area, heavy artillery and airborne drops in drop zone.

Response: There is a concern about potential incompatibilities between programmed military activities and future residential development in some areas of Tract B of the Powder Reserve. Planning recommends this area remain Development Reserve, but the definition of this classification on pages 70-71 should be expanded to include the following: "This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning in this area should provide for low-intensity development to avoid potential conflicts with programmed military activities."

MS. LE noted that the Commission was provided this evening with a memorandum with the language proposed during the September 11, 2006 hearing regarding Tract B of the Powder Reserve. The Department wants to expand the definition to state: "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."

Additional information was received from the military in response to Eklutna Inc.'s comments referencing the map that Eklutna provided, Figure 3.16.d indicating that the map shows existing noise contours. In the military's EIS Figures 4.16. and 4.16.e show the future noise contours. Expanding military programming for the next 30 years required this EIS, which shows that the noise areas are larger than what exist today. The September 15, 2006 email from the military states that future expanded military activities will include Zone II and Zone III noise levels that may impact future development adjacent to Fort Richardson. While the map does not show the noise levels extending beyond the military boundary, the executive summary states that sound may travel beyond the boundaries of the military land. Modeling has shown that it might go between 2,500 acres and 3,500 acres beyond military activities on military land.

COMMISSIONER PEASE felt the language recommended by Staff is advisable, but does not impose conditions at this point.

There was concurrence to expanding the definition of the Development Reserve classification for Powder Reserve Tract B on

pages 70-71 to include the following: "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."

43. Issue: Town Center Boundary

- Reserve the area immediately south of the Eagle River High School for additional school parking that will be needed in the future.

Response: The Eagle River Central Business District (CBD) boundary is defined in the 2003 Revitalization Plan, whereas the "Town Center" is a proposed land use classification on the Land Use Plan Map primarily intended for existing commercially-zoned areas in downtown Eagle River. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

44. Issue: Town Center Classification

The request is to delete "Town Center" as a separate classification, but include as an additional description under "Commercial" and to reserve the option of mixed use where sections of the downtown may be developed or redeveloped.

Response: Planning recommends the Town Center classification as proposed in the Plan Update. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

47. Issue: Map Symbols, Eklutna 770 and Powder Reserve

- (1) What is depicted for Eklutna 770 is not reflected in other documents such as the 2005 Water Master Plan by AWWU. However, Eklutna does not have an approved Master Plan for this area.

Response: An update of the 1995 AWWU Wastewater Master Plan is underway and sewer service to the 770 is proposed in the 20-year horizon of the Plan. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

- (2) Eklutna has consistently asked for and received more intense development than depicted in their Master Plan for the Powder Reserve and this trend should be reflected on the Land Use Plan Map.

Response: Eklutna, Inc. has recently submitted a revised master plan for Tract A of the Powder Reserve depicting an overall residential density of 3-6 du/a which reflects the recommendation of the draft Land Use Plan Map. The Master Plan requires approval by the Planning and Zoning Commission and the Assembly. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

48. Issue: Map Symbol, Intermodal Transit Facility (page 72)

- Clarify the depiction of an intermodal transit facility in downtown Eagle River and on Alaska Railroad Corporation (ARRC) holdings that divide Eklutna's two residential tracts.

Response: The Plan recognizes the possible future expansion of transit services in the downtown area. The Intermodal Transit Facility depicted on Tract C owned by ARRC in the Powder Reserve identifies a potential future transit service center that could include a future commuter railway station. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

53. Issue: Time Frame for Chugiak - Eagle River Title 21 Chapter

- Change the schedule to include a separate chapter in Title 21 for Chugiak-Eagle River from one to five years to one to three years.

Response: Planning does not believe the change is needed. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

34. Issue: Spring Brook Drive Vacant Industrial Land

COMMISSIONER ISHAM explained that he did not make a recommendation on Item 34, which deals with the Spring Brook Drive industrial land. There is a request that some of this land be rezoned for high-end residential and other requests that it remain industrial. He asked for Staff comment. MS. HAMMOND explained that the Department was attempting to take into account the I-1 and I-2 zoned areas. The Department suggested that the I-2 zoned area on Eagle River Loop Road could be considered appropriate as meeting the residential location criteria for residential 11-15 DUA. The Department's recommendation is that the I-1 area remain industrial and that the I-2 area be considered for change to residential 11-15 DUA. There is

not an industrial land demand analysis to provide information about what is an appropriate amount of industrial land for this area. There is a concern in the community to keep some industrially zoned land in the downtown area. Approximately 250 acres of new industrial is proposed on the Land Use Plan Map, but most of that is near the Birchwood Airport.

VICE CHAIR JONES remarked that she is ambivalent to placing a classification particularly on land that will accommodate infill development. She stated she would be more comfortable seeing a proposal for rezoning come forward and consider the request at that time. She suggested that Item 34 might be one to send forward if the Commission does not have a specific recommendation. COMMISSIONER ISHAM agreed that it would be *appropriate to leave the I-1 and I-2 zoning categories as they exist and if there is a desire to rezone to residential, that petition can be made.*

There was concurrence with the recommendations made by Commissioner Isham in relation to the August 14, 2006 Issue-Response.

August 21, 2006 Issue-Response Summary

A. Accept Completely

Items to accept completely were items 2, 8a and 10.

There were no objections to accepting the Department recommendation in items 2, 8a and 10.

B. Accept Partially

Items to accept partially were item 8b.

There was no objection to accepting the Department recommendation in item 8b.

C. Consider for Future Chugiak-Eagle River Title 21 Chapter

There were no items to consider in the Chugiak-Eagle River Title 21 Chapter.

D. Consider for next rewrite or amendment of various planning documents

Items to consider in the next complete rewrite of various plans were items 4a, 4b, 6, and 8d.

Issue 4a

- A proposed interchange midway between the South Birchwood interchange and the North Birchwood interchange should be represented on the map. This area could accommodate a “commercial” node of approximately 40 acres. Additionally, an interchange at this location will better serve development on either side of the Glenn Highway.

Response: The 2006 Draft LRTP Update identifies this corridor as a potential Study Area . The exact location and size of this area is to be determined through an area-specific master planning process for the property. Planning recommends the proposal for a 40-acre commercial node be considered during that process. COMMISSIONER ISHAM ***concurred*** with the Department’s recommendation.

Issue 4b

- The area along the Old Glenn Highway, approximately midway north-south, has industrial directly across the street. Due to the need to provide approximate amounts of industrial land that is well located for access, approximately 120 acres are identified for potential industrial use. This area would be developed as independent 40-acre industrial parks, buffered from the Old Glenn Highway and residential properties. The independent nodes control the size and accommodate phasing with demand, as the community continues to grow.

Response: Planning recommends the proposal for industrial use be considered during an area-specific master planning process for the 770. COMMISSIONER ISHAM ***concurred*** with the Department’s recommendation.

Issue 6

- The small triangle shaped parcel north of the North Birchwood access is identified as residential less than 1 DUA. This property is a great location for a recreational vehicle park, adjacent to Peters Creek. It would need to be identified as “Commercial” to accommodate this.

Response: Planning believes this would be better addressed as a future Land Use Plan Map amendment, when more information is available to review and consider. COMMISSIONER ISHAM ***concurred*** with the Department’s recommendation.

Issue 8d

- Identify a 40-80 (acre) industrial park site, north of Eklutna Road, east of the Glenn Highway.

Response: Planning recommends that this can be addressed as an amendment to the Land Use Plan Map when more information is available. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

There was no objection to accepting the Department recommendation in items 4a, 4b, 6, and 8d.

E. Do Not Accept

Items to not accept were items 1, 3, 4c, 5, 7, 8c, and 9.

Issue 1

- Clarify in the Plan narrative that "natural resource extraction" and "commercial recreation" uses are permitted conditional uses within the Development Reserve land use designations.

Response: Development Reserve is not a zoning district but a land use classification that allows large-lot, single-family residential by right. Any other development requires a master planning process with proposed rezonings to active development districts. The property is zoned PC, Planned Community, and T, Transition. Without a master plan, the PC-zoned area is restricted to uses and regulations of the R-8 rural residential district. The Transition district allows natural resource extraction as a conditional use. Planning does not recommend the change. COMMISSIONER ISHAM ***concurred*** with the Department's recommendation.

Issue 3

- Identify the area southwest of the Birchwood Airport as a dual designation --industrial and transportation related.

Response: The Land Use Plan Map reflects expansion plans for the Birchwood Airport based on information from Alaska Department of Transportation and Public Facility's 20-year Airport Master Plan. Planning does not recommend

the change. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

Issue 4c

- The residential density of the "770" is depicted as 1-2 DUA. This area will be served by sewer and water which suggests a higher density of development is appropriate. The total number of dwelling units should be calculated on a gross basis with the clear allowance for clustered development at higher densities.

Response: The 1-2 DUA represents an overall average density for the Eklutna 770. The public master planning process will allow higher density in cluster developments. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

Issue 5

- The old trailer park adjacent to the Chugiak Senior Center is currently depicted as residential, less than 1 DUA. This area should be able to be developed in a similar fashion or density as the Senior Center. The density should be modified to 16-35 DUA.

Response: The designation for this area is <1-1 DUA and provides for large-lot residences in a rural environment. The 16-35 DUA residential classification is for areas near downtown Eagle River, areas adjacent to designated intermodal transit stations, areas served by public sewer and water, and areas with an established multi-family housing development pattern and zoning. Planning does not recommend this change. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

Issue 7

- Parcel "C" of the Powder Reserve is identified as Transportation-related. It may be more appropriate to identify this as "Development Reserve," requiring a Master Plan prior to any future development.

Response: The property is owned by the Alaska Railroad (ARRC). If a land transfer occurs in the future between Eklutna, Inc., and the ARRC, the Land Use Plan Map can be amended to reflect the change in ownership and land use classification. Planning does not recommend this change.

COMMISSIONER ISHAM **concurred** with the Department's recommendation.

Issue 8c

- Clarify that the area identified as commercial between the Old and New Glenn Highways can be utilized as a staging, loading and conveyor uses, as conditional uses.

Response: The Land Use Plan Map recommends generalized land use classifications. Specific permitted uses are determined by zoning districts. The ancillary uses listed above are not allowed in the B-3 zoning district, which is the current zoning for this property. If this is the intended use for this land, a rezoning would need to take place. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

Issue 9

- Eklutna has land located at Hiland Road and Eagle River Loop Road that is currently designated residential, less than 1 DUA. Given its proximity, physical conditions and potential to be served by public sewer and water, it is appropriate to modify this area to residential at a density of 3-6 DUA.

Response: This land has slopes from 25 percent to 45 percent and is marginally suited for development. It is currently zoned R-1A SL but it should remain <1 DUA on the Land Use Plan Map. COMMISSIONER ISHAM **concurred** with the Department's recommendation.

There was concurrence with the recommendations made by Commissioner Isham in relation to the August 21, 2006 Issue-Response.

COMMISSIONER ISHAM moved to adjourn the Committee of the Whole.
COMMISSIONER COTTEN seconded.

AYE: Cotten, Gumennik, Jones, Isham, Pease

NAY: None

PASSED

COMMISSIONER ISHAM moved for approval of the *Chugiak-Eagle River Comprehensive Plan* dated April 2006 subject to the changes agreed to in the Committee of a Whole for the 8/14/06 and 8/21/06 Issue-Response Summaries. COMMISSIONER COTTEN seconded.

COMMISSIONER ISHAM supported his motion finding that the community has worked to develop the *Chugiak-Eagle River Comprehensive Plan Update* to reflect what exists in the community and changes needed in the future. He adopted the findings made by the Committee of the Whole.

AYE: Cotten, Gumennik, Jones, Isham, Pease

NAY: None

PASSED

F. REGULAR AGENDA

G. PUBLIC HEARINGS

2006-092

AMATS/Traffic Department - Municipality of Anchorage. Chugiak-Eagle River Long-Range Transportation Plan 2006 Update.

Staff member VIVIAN UNDERWOOD explained that the Chugiak-Eagle River Long-Range Transportation Plan (LRTP) is a tool to plan for needed transportation improvements for roads, trails and transit over the next 20 years. It reflects community values, gained through the *Comprehensive Plan* and public comment. She commented that the LRTP must be fiscally constrained based on the amount of funding that can be realistically anticipated in the next 20 years. It also recommends updates to the Official Streets & Highways (OS&HP) Plan Map, which designates streets, highways, and functional classifications. There was significant public involvement with this Update. There were three public meetings held in the spring in conjunction with the *Comprehensive Plan*. Many of the comments from that process have been woven into the Update. A Citizens Advisory Committee (CAC) was formed comprised of representatives from community councils, the Road Board, Eklutna Inc., and the Parks & Recreation Department. She also attended a public hearing for People Mover. The Anchorage Pedestrian Plan also began in the spring and there have been two public meetings for that. An internal review draft of the LRTP was distributed to the CAC for comment and she prepared

Pages 22-29 were on the C-ER LRTP

APPENDIX A
CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN UPDATE
ISSUE - RESPONSE SUMMARY (ABRIDGED)
AUGUST 14, 2006

Plan Update Process

1. Issue: No Vision Statement

- A vision statement for Chugiak-Eagle River should be developed prior to adapting any Title 21 land use regulations to Chugiak-Eagle River. Once the vision statement has been developed, the Chugiak-Eagle River Comprehensive Plan Update should be amended to include it. (*Chugiak Community Council, Birchwood Community Council*)
- A vision statement should be written and included in the C-ER Comprehensive Plan. (*Eagle River Community Council*)

Response: Development of a comprehensive plan often includes creating a vision that identifies what the community wants to become and how it wants to look. The 1993 *Chugiak-Eagle River Comprehensive Plan* (C-ER Plan) did not include a defined community vision, although guidance for one was woven throughout the Guidelines for Growth and other parts of the Plan. The 2006 Plan Update focuses on three main elements -- Guidelines for Growth, Land Use Plan, and Implementation -- and also does not include development of a formal community vision. Because the Plan Update is not recommending radical changes from the 1993 Plan, Planning suggests a community vision can be distilled from the Plan Update and pursued as an amendment at a later date. Or a new vision could be developed during the next complete rewrite of the Comprehensive Plan.

2. Issue: No Long-Range Growth Scenarios

- Alternative long-range growth scenarios for Chugiak-Eagle River should be developed to allow the community to select specific management policies for the future as was done for the Anchorage Bowl's *Anchorage 2020 Comprehensive Plan*. Growth alternatives could include: status quo; focusing on the preservation of neighborhoods; transitioning the traditionally-commercial downtown area to commercial/residential mixed-use; slowing or limiting growth; and anticipating how development reserve areas should be developed. (*Chugiak Community Council*)

Response: Growth scenarios were developed for *Anchorage 2020* because it was a complete rewrite of the 1982 Bowl Comprehensive Plan. Likewise, the 1993 *Chugiak-Eagle River Comprehensive Plan* included growth alternatives because it was a complete rewrite of the 1979 *Eagle River-Chugiak-Eklutna Comprehensive Plan*.

Municipal code requires a complete revision of a comprehensive plan every 20 years, unless major changes occur to initiate that before then. A re-evaluation is required every 10 years. The re-evaluation of the 1993 C-ER Plan, completed in June 2005, did not find major deviations from the 1993 Plan, so a complete rewrite was not recommended. The Plan Update was prepared in response to the community's request to do this to provide direction to the Title 21 rewrite.

Growth alternatives can be drafted and considered when the next complete rewrite of the *Chugiak-Eagle River Comprehensive Plan* is scheduled.

3. Issue: No definitions for Urban, Suburban or Rural

- Define the words urban, suburban, and rural as they are used extensively throughout the narrative of the document. Definitions should relate to the land use classifications from the *Land Use Plan Map*. (*Chugiak Community Council, Birchwood Community Council*)

Response: In planning vocabulary, the terms urban, suburban, and rural can be related to location, zoning and associated levels of development intensity, population density, and level of services. For some, these terms also describe different lifestyles in a community. The subjectivity of that approach makes defining these terms challenging.

The 2006 Plan Update builds on the 1993 C-ER Plan which built on the 1979 *Eagle River-Chugiak-Eklutna Plan*. While both the 2006 and the 1993 versions use the terms urban, suburban, rural without specific definition, the 1979 Plan did provide explanations of these terms in the context of density and development areas.

The 1979 Plan described an Urban/Suburban Development Area which was centered on downtown Eagle River, spanning to include the highest concentration of population within areas to be served by public water and sewer. Densities ranged from 3 to 30 dwelling units in these areas. Rural Development Areas were identified for low density development at one to two dwelling units per acre (dua) with on-site septic systems and wells. (Note: the 1979 Plan was written before current requirements for a minimum 40,000 square-foot lot size for a septic system.)

If this approach were applied to the 2006 Land Use Plan Map, rural areas would generally include residential densities of <1 to 1 dua with on-site systems; and urban/suburban areas would generally include density ranges of 3 to 35 dua, with provision of public water and sewer. Areas of 1 to 2 dua might be defined as urban/suburban in areas with public water and sewer, and as rural in areas with on-site systems.

4. Issue: Comprehensive Plan Authority

- There remain questions as to what sections become mandatory when the Comprehensive Plan Update is adopted by the Assembly and what sections are merely plans to be used as guides by the Planning Department. The

term "shall" is used in areas of the plan when, if the section is not mandatory, it is an incorrect use of the term. There is a need for a good editing job before the plan is finalized as the terms vary from shall, require, and ensure with no clear meaning as to the intent of the terms from one statement to another. (*G. Dial*)

Response: Planning agrees that the use of "should" and "shall" statements is inconsistent in the Plan Update as it was in the 1993 Plan, and may cause confusion as to the actual intent of statements in the Guidelines for Growth. Most statements in the Guidelines begin with action words, such as develop, preserve, require, support, protect, etc. One way to provide consistency throughout this chapter would be to begin all statements with action words. So, statements such as Education Policy/ Strategy 3.a. on page 46, which reads "Student enrollment trends and projections shall be updated regularly" could be revised to "Update student enrollments and projections regularly." This approach would allow implementation actions to be prioritized through the Plan's implementation schedule rather than debate about the weight of words like should, shall, ensure, etc.

The authority of the Comprehensive Plan is established by AMC 21.05.020 which states that "the purpose of the comprehensive plan is to set forth the goals, objectives and policies governing the future land use development of the Municipality that guide the Assembly in taking legislative action to implement the plan." This applies to the overall Municipal Comprehensive Plan, which includes the *Chugiak-Eagle River Comprehensive Plan*.

To further clarify the intent of the Guidelines for Growth, Planning suggests adding the following to the 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*." This language reinforces the statement in the introduction to Implementation on page 73, "Until applicable strategies are implemented, the Plan's Guidelines for Growth will guide municipal decision-making."

Guidelines for Growth

Natural Environment

5. Issue: Steep Slope Protection

- On page 31, change Objective 2.d. to "Protect areas with slopes of 20 percent or greater" instead of 25 percent. This matches the Title 21 Review Draft #2 (21.07.020C) definition of a steep slope as a slope that is 20 percent (11 degrees) or greater. (*Chugiak Community Council*)

Response: The Citizens Advisory Committee for the Plan Update reviewed this objective and did not recommend a change from the 1993 Plan. Planning

recommends the definition of steep slope be reviewed with development of the Title 21 chapter for Chugiak–Eagle River.

6. Issue: Water Quality/On-Site Systems

- On page 33, change Policy/Strategy a. to “Measures shall be taken to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained.” (*Birchwood Community Council*)
- On page 34, add a new Policy/Strategy j. “Support the development of new state or municipal regulations that would close loopholes in regulatory oversight of on-site water and wastewater systems.” There is no current state or municipal regulatory oversight of Class C Water Systems (water systems serving less than 25 individuals or less than 15 connections), on-site water wells for two-family dwellings (duplexes), and on-site wastewater systems for two-family dwellings (duplexes). (*Chugiak Community Council*)

Response: Planning concurs.

7. Issue: Water Quality/Urban Run-Off

- On page 34, change Policy/Strategy h. to “The quality of urban run-off shall be maximized and the quantity shall be minimized through, but not limited to, the use of stormwater retention/detention facilities, filtration systems, and street sweeping programs.” There are other ways to achieve this but they are not named here and leaving this open-ended for other options and considerations would address that. (*Birchwood Community Council*)

Response: Planning concurs.

Land Use

8. Issue: Growth Objectives/Small Town Character

- Change Objective 2.f. on page 35 to “Maintain the area’s small town character and, where appropriate, rural lifestyle.” As written in the Plan Update, this sentence could be interpreted to mean that some of the area’s small town lifestyle could be inappropriate and, therefore, might not be maintained in the future. (*Chugiak Community Council, Eagle River Community Council*)
- Change Objective 2.f. on page 35 to “Maintain the area’s small town feel, and continue to provide for those desiring a rural lifestyle.” (*Birchwood Community Council*)

Response: Planning concurs with the first bullet.

9. Issue: Growth Objectives/New Development

- Change Objective 2.h. on page 35 to "Ensure that new development is supported by adequate infrastructure and is consistent with the carrying capacity of the land." (*Birchwood Community Council*)

Response: This Objective is carried forward from the 1993 Plan. Planning concurs with the minor change.

Community Design

10. Issue: Landscaping of Roadways

- Change Policy/Strategy 3.d. on page 37 to "Develop a plan for all categories of roadways to be appropriately landscaped and maintained in the Chugiak-Eagle River area." Without the change, this could be interpreted to mean that all roadways would require installed landscaping versus simply retaining natural vegetation. There is also no mention of who would maintain installed landscaping. (*Chugiak Community Council*)
- The landscaping of local residential roads in a large-lot rural area does not need a plan nor does it need landscaping. (*Birchwood Community Council*)

Response: To help address the concerns of both comments, Planning suggests the following wording: "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."

11. Issue: Maximum Height for Downtown Commercial Structures

- Change Policy/Strategy 3.i. on page 37 to "Limit residential structure heights to thirty-five (35) feet and commercial structure heights to forty-five (45) feet , except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches."

Limiting commercial structures to 45 feet contributes to attractive buildings suited to the existing skyline, views and sunlight, is responsive to the natural setting, and supported by resident survey. Limiting the height protects existing businesses and property owners from high rise buildings impacting the value and quality of nearby properties. A 60-foot height limit allowed in the proposed Title 21 CMU district is not acceptable. Design of commercial structures should be scaled to preserve the small town integrity, ambiance and scenic vistas. Historical experience shows downtown building expansion, up or out, is not necessary. Additional height impacts

development costs and rental/lease fees. (*Chugiak Community Council, Eagle River Community Council, Birchwood Community Council, A. Voehl, S. Rasic, Public Comment at May 2006 Community Meetings*)

- Continuing to develop a strong economic base in the downtown is an essential goal and should include mixed use where lower levels are commercial and upper levels are apartments or condominiums. Parking is at a premium downtown. Mixed use with underground parking would help prevent additional congestion. Professional developers say that mixed use with underground parking requires at least four stories in order to pencil. This potentially creates a height issue in conflict with the proposed 45 feet. Flexibility should be considered where site plans could be approved for heights greater than 45 feet if urban design standards are met and buffers are created to allow for transitions between lower density and higher density. (*Chugiak-Eagle River Chamber of Commerce*)

Response: A 45-foot height maximum for commercial buildings limits a structure to three stories. While this may be appropriate in most parts of the community, it would limit the opportunity for future commercial expansion in downtown. The Plan Update calls for continued growth of employment in the central business district and for increased employment opportunities for local residents.

It would also limit the opportunity for future commercial/residential mixed-use in the downtown area. This type of use in central business districts is often designed as first-story commercial with two or three stories of residential above. This type of development is envisioned by some and provided for in the Plan Update with the designation of Town Center for downtown Eagle River.

The Chugiak-Eagle River Chamber of Commerce has contracted for preparation of an "overlay district" plan for downtown. An overlay district provides development standards that supplement the underlying zoning district in order to address certain land use factors such as building design and height. (For example, building height can be transitioned or "stepped" to protect surrounding neighborhoods.)

As the Comprehensive Plan Update is intended to be a more generalized plan, the specific issue of height restriction in the downtown would be better addressed in the upcoming overlay district plan or in the Title 21 chapter for Chugiak-Eagle River. If the decision is to include a height limit in the Plan Update, Planning recommends the height of commercial buildings in downtown Eagle River be tied to number of stories rather than feet. A four-story height limit would be appropriate.

12. Issue: Snow Storage/Residential Development

- 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." This addresses snow removal and storage on private property (site condos, for example). (*Chugiak Community Council, Eagle River Community Council*)

- Change Policy/Strategy 3.k. on page 38 to "Require new higher density residential development to provide private snow removal and/or adequate areas for snow storage on-site. (*Birchwood Community Council*)

Response: Planning concurs with the intent of the first bullet. *

13. Issue: Snow Storage/Public Rights-of-Way

- Add a new Policy/Strategy 3.m. on page 38 to deal with snow storage on public rights-of-way - "Require all development with public rights-of-way to provide adequate snow storage area within the rights-of-way." This addresses snow removal and storage on public rights-of-way (public streets). (*Chugiak Community Council, Eagle River Community Council*)

Response: Planning concurs.

14. Issue: Removal of Snow and Ice from Sidewalks

- A policy should be added that requires property owners to clean their own sidewalks of snow. (*Chugiak Community Council*)
- The Plan Update addresses the removal of snow and ice but does not address the fact that municipal code states that "An occupant of land adjacent to a public sidewalk shall be responsible for the removal of any accumulation of snow and the removal or treatment of any ice that may accumulate, form or be deposited thereon." The Comprehensive Plan gives the impression that it is the responsibility of the local Road Board or Parks and Recreation Departments to clear sidewalks of snow in and around bus stops. (*G. Dial*)

Response: AMC 24.80.090 regulates the removal of snow and ice from public sidewalks, but this applies only in certain areas. A public sidewalk is defined in AMC 24.80.100 as any improved walkway intended for use by the public or adjacent to a parcel of real property located in an R-O, B-1, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3 or PLI zoning district. It is not clear if the comment is recommending the responsibility be extended to property owners adjacent to public sidewalks in all urban zoning districts, including residential. Regardless, this is an issue that can be addressed in the Title 21 chapter for Chugiak-Eagle River or as an amendment to Title 24.

15. Issue: Design Standards for Multi-Family Development

- Add a new Objective 2.i. on page 37: "Support the development of design standards for multi-family dwellings that address safety and aesthetics." Design standards are needed in Chugiak-Eagle River to preserve existing

community character and natural features especially in multi-family dwellings. (*Chugiak Community Council*)

- Add a new Policy/Strategy 3.n. on page 38 for the above objective: "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." (*Chugiak Community Council*)

Response: Planning concurs. (These changes could be placed here or in the Housing and Residential Development section of the Guidelines for Growth.) Specific design standards for new residential development can be addressed in the Title 21 chapter for Chugiak-Eagle River.

16. Issue: Construction of Transmission Lines and Towers

- Add a new Policy/Strategy 3.o. on page 38 to guide the construction of electrical transmission lines and towers - "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." (*Chugiak Community Council*)

Response: Planning concurs. The Municipality is currently working with utility companies on a draft ordinance to address this concern.

Commercial and Industrial Development

17. Issue: Overlap of Commercial and Industrial Uses

- Add a new Policy/Strategy 3.f. on page 42 to allow commercial and industrial uses to overlap: "Allow industrial and commercial uses to overlap in some cases." (*Chugiak Community Council*)

Response: Planning understands the intent of this language is to allow some industrial uses, such as equipment storage, on commercially-zoned property that would not otherwise be permitted. The actual provisions to accomplish this can be accomplished in the Title 21 chapter for Chugiak-Eagle River. Planning concurs.

Public Facilities and Services

Parks, Open Space, Greenways and Recreation Facilities/Transportation

18. Issue: Planning for New Trails

- Plans are needed for developing new trails adjacent to Eagle River High School, for trails in each neighborhood linking to them recreation sites, for a skyline trail from Arctic Valley to Eklutna above tree line, and for identifying and the old Iditarod dog sled trail down Eagle River Valley. (*Public Comment from May Community Meetings*)

Response: An update of the Areawide Trails Plan, which includes Chugiak-Eagle River, is underway, and will consist of three phases: a pedestrian plan, a bike plan, and a trails plan. Together these components will comprise the updated Areawide Trails Plan. Planning for new trails in Chugiak-Eagle River will be addressed in the trails plan component.

Transportation

19. Issue: Neighborhood Connectivity

- Change Objective 2.g. on page 53 to "Investigate 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." Connectivity of existing local roads cannot legally be implemented. (*Birchwood Community Council*)
- Delete Objective 2.h. on page 53: "." This cannot be implemented. (*Birchwood Community Council*)
- Retrofitting roads for connectivity, in most cases, is not acceptable to the majority of the community. Cut through traffic increases on roads not built to handle the increase and there is a concern that the area will become another Mountain View before the connections were blocked off to better aid police dealing with criminal activity. (*G. Dial*)
- Retain language regarding connectivity as it is in the Plan Update; especially for secondary/emergency access. (*T. Kinney-Public Testimony*)

Response: Objective 2.g. states that connectivity of local roads would be provided "where appropriate." Planning does not support this change.

Objective 2.h. provides direction to transportation planning for the community. The issue of connectivity is being addressed in the 2006 Chugiak-Eagle River Long Range Transportation Plan (LRTP) Update. Planning does not support this change.

20. Issue: Long-Range Transportation Plans

- Add a new sentence 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." (*Chugiak Community Council*)

Response: Planning concurs.

21. Issue: Responsibility for Over Sizing Drainage Facilities

- Add a new Policy/Strategy on page 54: "Developers shall build and pay for over sizing drainage facilities (storm drains, inlets, and manholes) as requested by the Municipality. The only exception would be if the over sizing has been programmed in the six-year capital improvement program and sufficient funds have been appropriated for reimbursement in the capital improvement budget for the current fiscal year. The next upstream developer shall be required to reimburse the original developer's cost for the over sizing if the next developer completes his/her development within five years." (*Chugiak Community Council*)

Response: The sizing of drainage improvements is determined through the subdivision process based on determined need, and implemented through subdivision agreements. Requirements will vary based on development size, location and other factors. The Comprehensive Plan is a generalized document and this level of specific detail in the Guidelines for Growth is out of place. Planning recommends this issue be addressed in the Title 21 chapter for Chugiak-Eagle River or as an amendment to Title 21 Subdivision Standards: Improvements.

22. Issue: Responsibility for Required Improvements

- There need to be clear statements in Title 21 that cannot be misinterpreted as they were on the Eagle River High School Subdivision which has cost the taxpayers huge amounts of money for legal services. The C-ER Comp Plan addresses the need for developers to be responsible for collectors or higher. If the new code is not adequate, the Comprehensive Plan is meaningless. (*G. Dial*)

Response: New language will be proposed in the next draft of the Title 21 Rewrite to address this issue, based on comments from Citizen Advisory Committee members and from municipal staff.

23. Issue: Traffic Congestion

- In the Central Business District, transportation congestion remains at Old Glenn and Artillery Road; at Old Glenn and Monte Road; and at Old Glenn Rachel/Snow Machine Drive. (*Chugiak-Eagle River Chamber of Commerce*)

Response: Congestion at these and other intersections is being addressed in the 2006 Chugiak-Eagle River LRTP Update.

Street Lighting

24. Issue: Minimize Light Pollution

- Change Objective 2.d. on page 55 for clarity: "Minimize light pollution from street lighting." (*Chugiak Community Council, Birchwood Community Council*)

Response: Planning concurs.

25. Issue: Residential Lighting Requirements

- Add a new Objective 2.e. on page 55: "Allow neighborhoods to opt out of street lighting requirements." (*Chugiak Community Council*)
- Add a new Policy/Strategy 3.f. for the above objective on page 56: "Identify street lighting as an optional improvement in zoning districts for Chugiak-Eagle River." Residential street lighting should only be required where the residents want it and where it would significantly enhance public safety. (*Chugiak Community Council*)
- (Comment references Objectives 2.a. and 2.c. on page 55 regarding street lighting along municipal and state roadways.) Birchwood does not want street lighting on state and local roads in Birchwood. This would have a negative impact on this rural area. Street lights in rural residential areas should be an option, not mandate. (*Birchwood Community Council*)

Response: Municipal code (21.85.030) establishes subdivision improvement requirements by improvement areas. Street lighting is required for subdivisions in urban areas, but not in suburban and rural areas. (Improvement areas are defined by zoning district in 21.85.020). If the intent of the suggested new objective and policy/strategy is to prevent street lighting from being required in rural areas, then the changes are not needed as current code provides for this already.

Regarding the comment about Objectives 2.a. and 2.c.: Objective 2.a. says "encourage" not "require" street lighting. Objective 2.c. discusses maintenance of this lighting "as needed." The language as written does not recommend mandates.

AMC 27.30.560, which established the Eagle River Street Light Service Area, is administered by the Municipality. MOA Project Management and Engineering staff reviewed the Street Lighting section in the Public Hearing Draft and did not recommend changes. As discussed above, Planning does not believe the suggested changes are needed.

26. Issue: Existing Street Light Service Area

- (1) Response to Policy/Strategy 3.c. (1) on page 55 requiring developer to petition to annex a subdivision into an existing street light service area as one option: Code does not allow this unless a developer assumes responsibility for present and future payment under the Street Light Service Area concept. This is a local utility requirement and under MOA street light service areas. (*Birchwood Community Council*)
- (2) There is an existing street light service area for Eagle River to provide for maintenance and operation of street lights in the area (AMC 27.30.560). The section proposed in the Guidelines (page 55) requiring maintenance is redundant in light of the code requirement. (*G. Dial*)

Response: (1) Planning is not aware that this is a code requirement. Operation and maintenance is provided for in the street light service area administered by MOA. (2) There may be some redundancy in the language, but the Guidelines provide direction should changes to current procedures be considered in the future.

27. Issue: Energy Component

- Add an energy component to address energy needs and alternative energy as the community grows and develops in the future. (*J. Barlow-Public Testimony*)

Response: This is an appropriate matter to consider in the growth and development of the community. The scope of the Plan Update did not include developing new components, but this issue should be considered in the future on a municipal-wide basis.

Land Use Plan Map

28. Issue: Intent of Land Use Plan Map

- (Comment references page 59, second paragraph, first sentence: "The Land Use Plan Map is intended to capture Chugiak-Eagle River's long-term vision for future development.") The Land Use Plan Map should not be implemented as part of the Comprehensive Plan until the specific land use regulations governing development and growth in this area are conceptually committed to paper. The draft re-written land use regulations, specifically

written to implement the Anchorage 2020 Bowl Comprehensive Plan, had to be conceptually known prior to bringing forth their Land Use Map (two year delay). (*Birchwood Community Council*)

Response: A land use plan map graphically depicts how a community wants to grow. As an essential part of a comprehensive plan, it illustrates the preferred future pattern of land uses throughout the community. The current Anchorage Bowl Land Use Plan Map was last updated in 1982. Profound changes have occurred since then, and adoption of *Anchorage 2020* in 2001 effectively outdated the 1982 map. *Anchorage 2020* set a new direction for long-term growth in the Bowl, but it did not include a land use plan map. A completely new map has been created for the Bowl to replace the outdated 1982 version and to reflect the intent of *Anchorage 2020*.

The current *Chugiak-Eagle River Comprehensive Plan* was adopted in 1993. As previously stated, a re-evaluation of that Plan in 2005 did not find major deviations from trends and policies to warrant a complete rewrite of the 1993 Plan. The Land Use Plan Map has been updated but it builds on the 1993 version and does not propose significant differences in land use patterns or policies from the 1993 Plan, unlike the major changes for the Bowl that were part of *Anchorage 2020*.

Planning does not support delaying approval of the Land Use Plan Map pending development of draft land use regulations for Chugiak-Eagle River. The Land Use Plan Map is generalized and, once adopted, will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update.

29. Issue: Amending the Land Use Plan Map

- (Comment references page 60, paragraph 4, second sentence: "It can be updated and amended just like other parts of the Comprehensive Plan.") The Land Use Map should not be developed or approved until land use regulations are written, approved, and known for our area. (*Birchwood Community Council*)

Response: The Land Use Plan Map is not a fixed predetermination of land use through 2025. The Plan Update recognizes that community growth is dynamic not static and provides a vehicle for amendments, so that as the community continues to grow and change, the Land Use Plan Map can also change. General criteria for review and approval of such amendments are provided in the Plan Update (page 60). As stated previously, the Land Use Plan Map will provide direction for the Title 21 chapter for Chugiak-Eagle River and for implementation of other recommendations in the Plan Update.

30. Issue: Maximum Residential Density

(Note: There are differing opinions in the community on the recommended maximum residential density of 16 to 35 dwelling units per acres (dua) in and around the downtown Eagle River area. Concerns were expressed during the Plan Update process about the compatibility of higher density development in the community; in particular, about potential negative impacts related to higher traffic volumes, reduced environmental quality, social stress factors, and poor development design. A sampling of comments is provided below. Please refer to Attachment B for detailed comments from the sources listed below.)

- Eliminate the proposed maximum residential density of 16-35 dua and change the proposed 11-15 dua to 11-20 dua, so that density is capped at 20 dwelling units per acre. This preserves the small town character and scale of the area. The downtown infrastructure does not support high density with limited pedestrian crossings and high traffic volumes. Existing roads, schools, and parks cannot support higher density. Affordable, quality housing can be provided at 20 dua. Title 21 proposes that residential development shall occur at the maximum density; but we are not out of land, we have a different character and lifestyle, and what fits the Bowl is not appropriate for Chugiak-Eagle River. (*Chugiak Community Council, A. Voehl, S. Rasic, Birchwood Community Council*)
- Approval of higher density housing in and around downtown makes sense due to proximity of local services but high density housing needs to be supported by stricter design standards. (*Chugiak-Eagle River Chamber of Commerce*)

Response: Areas on the Land Use Plan map with the 16 to 35 dua designation are located immediately around the Eagle River downtown area. These are areas, largely developed, that are already zoned to allow 35 or more dwelling units per acre. In fact, many existing developments in these areas are well above 20 dua. The Plan Update does not propose expanding these areas or increasing allowed densities. The proposed maximum of 35 dwelling units per acre reflects existing zoning and development patterns around downtown Eagle River.

It also reflects several goals and objectives in the draft Plan Update, such as the need to provide diverse housing opportunities to meet the needs of residents, and to support higher density residential development that is convenient to employment, commercial centers and major transportation corridors. (See Guidelines for Growth, Housing and Residential Development, pages 38-39.) Lowering the maximum density would limit the community's ability to provide affordable housing options, such as apartment rentals, when the demand for this type of housing is increasing.

The Locational Criteria for Residential 16-35 dua include convenient access to major transportation corridors; public water and sewer service; location immediately around downtown Eagle River; established multi-family housing development patterns and zoning; and proximity to transit, shopping and employment, and community facilities.

In many cases, the quality of building and site design is more critical to neighborhood compatibility than what the density may be. While the draft Plan Update proposes that multi-family housing continue at existing densities, it also recommends establishing new design standards to ensure better quality development. Some public comment appears to be reacting to building and site design issues rather than actual development density. Comments received have not clearly demonstrated a rationale for capping the density at 20.

Planning recommends the Residential 16-35 dua classification for the areas shown on the Land Use Plan Map. The classification reflects existing zoning and development patterns, as well as goals and objectives of the Plan Update. Planning recommends the Title 21 chapter for Chugiak-Eagle River develop design standards for multi-family housing that respond to the Guidelines for Growth and to resident concerns about better quality development.

31. Issue: Reduce Residential Density in Eagle River Valley

- Reduce the density from the 3-6 dwellings per acre to 1 dwelling per acre along all sections of Eagle River Road and Eagle River Loop Road for all new subdivision plats. Reasons cited include negative impacts to the Eagle River Valley community from increased road maintenance costs, icy steep driveways with limited sight distance, drainage problems and urban housing that impacted the majestic views of Eagle River Valley. (*A. Voehl*) Reduce the density in this area to 2 dua for all new development for similar reasons. (*S. Rasic*)

Response: Planning believes the area referenced is vacant land zoned R-3 SL in Eagle River Valley on the south side of Eagle River Road. The 3-6 dua designation on the Land Use Plan Map reflects existing development patterns and existing zoning. This is the same density shown in the 1993 Comprehensive Plan. Vacant residential land east of this area extending out Eagle River Road is recommended for lower density residential at <1 – 1 dua.

32. Issue: Avoid Downsizing Residential Density

- Some areas, especially R-7, are showing lower density because of the lot size requirement for on-site well and septic. If zoning is changed to reflect lower density, it will be uneconomic to extend public sewer for higher density if it is available in the future. (*E. Loken-Public Testimony*)

Response: There are properties on the Land Use Plan Map that are zoned R-7 that are in areas with public utilities and in areas without. The recommendations on the map are based on exiting density and development patterns, and on areas that may receive public sewer within the 20-year time frame of the Plan Update. Planning does not recommend a change.

33. Issue: Number of Residential Classifications

- There is a concern about the increased number of residential classifications on the draft Plan Land Use Plan Map. (*Birchwood Community Council*)

Response: The 1993 Comprehensive Plan had 5 residential density classifications. The 2006 Plan Update has 6 residential density categories. The highest density category in 1993 was >10. The 2006 Update proposes two categories, 11-15 du/d and 16-35 du/d, rather than >10, to reflect existing conditions.

34. Issue: Spring Brook Drive Vacant Industrial Land

(Note: During the Plan Update process, comments for retaining the industrial classification noted that this will protect the existing supply of industrially-zoned land especially in an area where there is little available; that the property could be used to store heavy equipment; that residential development has occurred around existing industrial uses in that area and the property's physical characteristics would allow new industrial use without negative impact on surrounding homes and businesses.)

- Keep Spring Brook Drive (and Artillery Road) industrial properties classified as industrial since industrial property is extremely scarce in Eagle River and additional residential property is not justified according to MOA Planning's projected residential demand for year 2025. (*Chugiak Community Council*); Keep Spring Brook Drive industrial. (*A. Voehl, S. Rasic*)
- Do not rezone currently zoned industrial property in Eagle River unless an equal or greater amount of land is identified and designated/zoned industrial to replace that which is lost. (*Eagle River Community Council*)
- Certain industrial uses could be employment producers and serve needs of adjacent industrial properties. Future residential need has been met, but not industrial. High density residential will overload the future carrying capacity of Eagle River Loop Road. (*Birchwood Community Council*)
- The west side of Spring Brook Drive should remain industrial to efficiently provide industrial type uses close to the business sector. The east side of Spring Brook zoned I-2 is a concern since gravel quarries and central business districts may not co-exist easily. There is the question of the landowner's proposal to convert this to high density residential. We would request that a study be done to determine "highest and best use" of the property extending east of the intersection. (*Chugiak-Eagle River Chamber of Commerce*)
- This is a good location for high-end residential, on a hillside and highly visible, where industrial could be unsightly. (*E. Loken-Public Testimony*)

Response: This vacant area is designated industrial in the 1993 Comprehensive Plan. It is zoned I-1, Light Industrial (about 14 acres) and I-2, Heavy Industrial (about 18 acres). The property has been zoned for industrial use for decades but, other than gravel extraction, never developed for industrial use. The property owner has expressed an interest in developing the land as multi-family residential. While additional residential land may not be required to support the projected 20-year housing demand in the overall community, this location near downtown Eagle River is not inappropriate for a residential designation. The draft Comprehensive Plan Update supports the location of higher density residential development that is convenient to employment, commercial centers and major transportation corridors. (See Guidelines for Growth, Housing and Residential Development, pages 38-39.)

The Land Use Plan Map locational criteria for the Industrial classification include areas with an established industrial development pattern; areas large enough for more intense industrial uses; and areas with access to truck routes without the need to travel through incompatible uses. For residential use, the 11-15 dua classification would be appropriate to consider for this area. Locational criteria for 11- 15 dua include areas immediately around downtown Eagle River that are served by public water and sewer; that are within walking distance of facilities such as transit and commercial services; and that have access to major streets without traveling through less intensive uses.

Without the benefit of an industrial land demand analysis, it is difficult to assess the need for this land to remain classified as industrial. Planning recommends the I-1 area (off Spring Brook Drive) be designated Industrial and the I-2 area (adjacent to Eagle River Loop Road) be designated Residential, 11-15 dwelling units per acre, which provides for a range of single- and multi-family housing choices. Both of these areas have environmental constraints, such as slope, drainage, and bedrock, which will restrict the amount of developable area. The sloping character of the overall property provides a natural separation opportunity between the developable area on the I-1 parcel and new residential in the existing I-2 area. No change is recommended for existing industrial on the west side of Spring Brook Drive.

35. Issue: Development Reserve Classification for Eklutna property north of Peters Creek, west of the Glenn Highway

Comments presented differing views:

- Leave it as Development Reserve but add a note to the Land Use Plan Map: "It is anticipated that the area north of the Mirror Lake Middle School and south of the Eklutna River, currently classified as development reserve, will ultimately be developed as residential at <1-1 dua." The Residential <1 – 1 dua classification would preserve and enhance the identity of the surrounding area and would be in line with Chugiak's vision statement. This classification also supports that denser residential development is not justified according to projected residential demand for 2025. (*Chugiak Community Council, Birchwood Community Council*)

- Leave it as Development Reserve to provide a public process for any major changes or development that takes place. (A. Voehl; S. Rasie)
- Leave the land undesignated until Eklutna, Inc. has developed a proposal. (Chugiak-Eagle River Chamber of Commerce)

Response: The proposed Development Reserve classification is intended for areas that are generally suitable for development but where the location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development would be allowed by right -- this is the Residential, <1 – 1 dwelling per acre category, with on-site well and septic systems. The Development Reserve classification requires a public master planning process before development of anything other than large-lot, single-family residential can occur.

Planning recommends this area be classified as Development Reserve, but does not support adding the proposed note to the Land Use Plan Map.

Planning also recommends that the area in Eklutna Valley south of Eklutna River be changed from Residential, <1-1 dua to Development Reserve.

36. Issue: Eklutna 770 Area Classification

- Add a note to the Land Use Plan Map for this area: “For the Eklutna 770 area, residential areas of greater density shall be clustered around the south side of the Eklutna 770 property near the commercial center.” (Chugiak Community Council)

Response: The Eklutna, Inc., land between the Old and New Glenn Highways, referred to as the “Eklutna 770,” is designated as Residential 1-2 dua with a grey line pattern. This pattern indicates that the 1-2 dua is an overall average density. This allows for different housing types and lot sizes within different portions of the property. The exact size and location of these areas will be determined through an area-specific master planning process for the 770 that will involve public review and comment. Areas for commercial and industrial use will also be determined through a master planning process.

Planning does not support adding the proposed note to the Land Use Plan Map.

37. Issue: Development Reserve Classification for Powder Reserve Tract B

- This area is unsuitable for development and especially more dense, higher dwelling ratio/acre, due to multiple and varied maneuvers typically occurring day and night on base, including excessive noise, ammunitions discharge and dust from military activities including digital multi-purpose on training range, landing and firings on ranges in area, heavy artillery and airborne drops in drop zone. (D. Shutt – USAG AK/Fort Richardson)

Response: The proposed Development Reserve classification is intended for areas that are generally suitable for development but where the location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development would be allowed by right -- this is the Residential, <1 - 1 dwelling per acre category, with on-site well and septic systems. The Development Reserve classification requires a public master planning process before development of anything other than large-lot, single-family residential can occur.

However, there is a concern about potential incompatibilities between programmed military activities and future residential development in some areas of Tract B of the Powder Reserve. Planning recommends this area remain Development Reserve, but the definition of this classification on pages 70-71 should be expanded to include the following: "This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning in this area should provide for low-intensity development to avoid potential conflicts with programmed military activities."

38. Issue: Residential 3- 6 DUA Classification for Powder Reserve Southern Tract A

- This area has minimal impact from military activities although the population density is undesirable contiguous with Army Installation border. (*D. Shutt - USAG AK/Fort Richardson*)

Response: No change.

39. Issue: Residential <1-1 DUA Classification for Area West of Glenn Highway South of Artillery Road

- This area is currently underdeveloped and can be accessed via Artillery Road in Eagle River. There are no none or low impact military activities in the vicinity. (*D. Shutt - USAG AK/Fort Richardson*)

Response: No change.

40. Issue: Rural/Suburban/Urban Boundary

- Add a boundary line on the Land Use Plan Map clearly delineating urban areas from rural/ suburban areas. (*Chugiak Community Council*)

Response: The Land Use Plan Map is generalized—adding a boundary such as this suggests a level of specificity and detail that was not part of the scope of the Plan Update. The Plan Update carries forward the recommendations of the 1993 Plan in terms of identifying general areas for public water and sewer service and for

on-site systems (page 25, Water and Wastewater section). Planning's response to Issue #3 in this summary provides discussion on the terms urban, suburban and rural relating to these services. Planning does believe this boundary is needed.

41. Issue: Alaska Mental Health Trust Parcel

- (1) On the Vacant Land Suitability Map, page 17, change the north half of the Alaska Mental Health Trust Authority's parcel at the northeast corner of Yosemite Drive and Eagle River Loop Road from "vacant unsuitable" to "vacant suitable." The old landfill comprises only 30 percent of the parcel and is unsuitable for development while 70 percent is suitable for development. (*A. Smith - Alaska Mental Health Trust*)
- (2) On the Land Use Plan Map, change the southern portion of the Alaska Mental Health Trust parcel from Park and Natural Resource to Development Reserve. (*A. Smith - Alaska Mental Health Trust Authority*)
- (3) On the Land Use Plan Map, identify a small area for mixed-use density on the east side of Yosemite Drive.

Response: (1) Planning recommends the area designated for Residential, 3-6 dual on the Trust's property be changed to vacant suitable on the Vacant Land Suitability Map.

(2) The description of the Park and Natural Resource classification on page 70 specifically addresses the Trust property: "This classification also includes the former borough landfill site off Eagle River Loop Road. This site may be used as park or open space on an interim basis until a permanent use has been designated." Because of the former landfill status and because Development Reserve implies suitability for development, Planning recommends no change until a permanent use has been identified.

(3) Planning does not believe commercial development beyond what is recommended on the west side of Yosemite Drive is supported in this area. Also, see response (2) above.

42. Issue: Reserve Mental Health Trust Property for School Parking

- Reserve the area immediately south of the Eagle River High School for additional school parking that will be needed in the future. (*J. Vicente-Public Testimony*)

Response: No change. The referenced property is recommended for Residential 3-6 dual. The high school was built for a smaller 800 student capacity, but the 50-acre site was selected to accommodate the full 1,600 student facility in the future.

43. Issue: Town Center Boundary

- The "Central Business District" may or may not be smaller in area than what is called "Town Center" on the Land Use Plan Map. (*Birchwood Community Council*)

Response: "Town Center" is a proposed land use classification on the Land Use Plan Map primarily intended for existing commercially-zoned areas in downtown Eagle River. The Eagle River Central Business District (CBD) boundary, as defined in the 2003 Revitalization Plan, focuses on the area along the Old Glenn Highway from the south to north interchange of the New Glenn Highway, and along Business Boulevard. The CBD boundary includes both Town Center and Commercial classifications on the Land Use Plan Map. The Town Center classification is intended to assist with implementation of the Eagle River CBD Plan.

44. Issue: Town Center Classification

- Delete "Town Center" as a separate classification, but include as an additional description under "Commercial." There is a concern that proposed Title 21 regulations may be applied to Eagle River and that the Town Center designation will force Mixed-Use in the downtown, and with the CMU zoning district, downtown will have commercial on the ground floor with mandated 70 percent residential use within the structure. (*Birchwood Community Council*)
- Reserve the option of mixed use where sections of the downtown may be developed or redeveloped. There is a concern about maintaining the viability of small businesses in the city core. Continuing to develop a strong economic base in the downtown is an essential goal and should include mixed use where lower levels are commercial and upper levels are apartments or condominiums. This would be a new land use for the area. (*Chugiak-Eagle River Chamber of Commerce*)

Response: The Town Center classification implements recommendations of the approved Eagle River CBD Plan. The recommendation is to develop a separate Title 21 chapter for Chugiak – Eagle River, not apply proposed zoning districts now under review such as the CMU. Planning recommends the Town Center classification as proposed in the Plan Update (page 69).

45. Issue: Park and Natural Resource Locational Criteria

- Change the locational criteria, first bullet on page 70 to "Areas dedicated as a park or under the management of the local Parks and Recreation Board." Not all areas used as park or natural resource are dedicated. (*Birchwood Community Council*)

Response: Planning concurs and for further clarification suggests: Areas designated or dedicated as a park use or under the management of the local Parks and Recreation Board."

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46. Issue: Transportation Facility Classification

- Expand the explanation for Transportation Facility classification on page 70 so the reasoning behind the designated locations can be understood. This misleading classification could also impact the C-ER Long Range Transportation Plan implementation criteria, as well as the CIP. *(Birchwood Community Council)*

Response: Planning recommends the section be amended to: "The Transportation Facility classification applies to areas with existing or planned public facilities that are directly related to transportation by rail and air. The classification applies to Birchwood Airport properties, owned and managed by the State of Alaska Department of Transportation and Public Facilities, and to Alaska Railroad land holdings and railroad utility corridors."

47. Issue: Map Symbols, Eklutna 770 and Powder Reserve (page 71)

- (1) What is depicted for Eklutna 770 is not reflected in other documents such as the 2005 Water Master Plan by AWWU. However, Eklutna does not have an approved Master Plan for this area. *(Birchwood Community Council)*
- (2) Eklutna has consistently asked for and received more intense development than depicted in their Master Plan for the Powder Reserve and this trend should be reflected on the Land Use Plan Map. *(Birchwood Community Council)*

Response: (1) The map on page 191 of the 2005 Water Master Plan prepared by Anchorage Water and Wastewater Utility (AWWU) shows the Eklutna 770 as one of the areas where water service hook up is possible via the existing Eklutna water pipe in the 20-year horizon of the Plan. AWWU's plan also shows a proposed water connection pipe along South Birchwood Loop, at the south end of the 770 for the years 2006-2010. An update of the 1995 AWWU Wastewater Master Plan is underway and sewer service to the 770 is proposed in the 20-year horizon of the Plan.

(2) Eklutna, Inc. has recently submitted a revised master plan for Tract A of the Powder Reserve depicting an overall residential density of 3-6 du/a which reflects the recommendation of the draft Land Use Plan Map. The Master Plan requires approval by the Planning and Zoning Commission and the Assembly.

48. Issue: Map Symbol, Intermodal Transit Facility (page 72)

- Clarify the depiction of an intermodal transit facility in downtown Eagle River and on Alaska Railroad Corporation (ARRC) holdings that divide Eklutna's two residential tracts. (*Birchwood Community Council*)

Response: The Intermodal Transit Facility is a symbol on the Land Use Plan Map. In downtown Eagle River, it identifies the existing transit service center on Business Boulevard and recognizes the possible future expansion of transit services in the downtown area. The Intermodal Transit Facility depicted on Tract C owned by ARRC in the Powder Reserve identifies a potential future transit service center that could include a future commuter railway station. (See page 72 for a description of this map symbol.)

49. Issue: Mapped Roadways

- Update the roads on the Land Use Plan Map. For example, Oberg Road in Peters Creek extends further north than depicted. (*Chugiak Community Council*)

Response: The map coverage includes roads that are designated collector and above. The coverage will be updated to include the referenced section of Oberg Road on the map.

Implementation

50. Issue: Natural Environment Action/Subsurface Aquifer Study

- Add an Implementation Action on page 76 "Complete a subsurface aquifer study to guide future development" and add to the Implementation Schedule on page 80 in the 1 -5 year timeframe. (*Chugiak Community Council, Birchwood Community Council*)

Response: Planning concurs with the intent, but recommends the action read "Evaluate the feasibility of funding and conducting a subsurface aquifer study to guide future development" in the 6-15 year time frame with MOA/PM&E and State/DEC as Proposed Implementers. This will be a complex, costly project and will be competing with many other implementation items in the C-ER Plan Update.

51. Issue: Emergency Response Action/Emergency Operations Center

- Add an Implementation Action on page 78 that would establish an Emergency Operations Center as already described in the Guidelines for Growth page 45 item 3.i. (*Birchwood Community Council, Chugiak Community Council*)

Response: Planning recommends a new Implementation Action on page 78: "Pursue funding and development of a local Emergency Operations Center." Place this item on the Implementation Schedule page 80 in the 1-5 year time frame. The Municipality requested a state grant in 2006 to help fund a Town Center with an Emergency Operations Center in Eagle River so this change is supported.

52. Issue: Community Design Action/Landscaping for Roadways

- Change the last bullet on page 78. Landscaping of local roads in large-lot rural areas does not need landscaping or a plan. (*Birchwood Community Council*)

Response: To conform with suggested wording changes in Policy/Strategy 3.d. on page 37, Planning recommends this action read: "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."

53. Issue: Time Frame for Chugiak - Eagle River Title 21 Chapter

- Change the schedule to include a separate chapter in Title 21 for Chugiak-Eagle River from one to five years to one to three years. (*Chugiak Community Council*)

Response: Many projects on the Implementation Schedule on page 80 recommended for one to five years are either already underway or planned to be. A state grant has been awarded to fund the development of the Title 21 chapter for Chugiak-Eagle River so that project is already within the one to five year category. Planning does not believe the change is needed.

54. Issue: Elementary School Site Selection

- Change the second action item in the Implementation Schedule on page 80 to: "Determine the need and placement for a new elementary school site to serve the Powder Reserve area" in the event that development there has less than the number of children needed to require a new school or if most of the children are not elementary school age or if a site cannot be located in the Powder Reserve. (*Birchwood Community Council*)

Response: Planning recommends the action be changed to: "Select and acquire a new elementary school site in the Chugiak-Eagle River area, which should include evaluation of a site in the Powder Reserve."

..

55. Issue: Areawide Trails Plan Update/Proposed Implementers (page 80)

- The trails plan should be updated by the Traffic Department as well as the Parks Department since many trails are recreational. (*Chugiak Community Council*)
- Why is the Traffic Department listed to update the Trails Plan? Trails are recreational. Bike paths or sidewalks are public transit. (*Birchwood Community Council*)

Response: The 1997 Areawide Trails Plan was prepared by the MOA Department of Community Planning and Development (now Planning) with support from the Department of Cultural and Recreational Services (now Parks and Recreation) and the Department of Public Works. At that time, Transportation Planning with the AMATS Coordinator was part of the Planning Department. Transportation Planning and the AMATS function were later moved to the Traffic Department.

An update of the Areawide Trails Plan, which includes Chugiak-Eagle River, has begun, and will consist of three phases: a pedestrian plan, a bike plan, and a trails plan. Together these components will comprise the updated Areawide Trails Plan. The Traffic Department is coordinating with Parks and Recreation on this effort.

Planning recommends adding Parks and Recreation to Proposed Implementers for the "Update the Areawide Trails Plan" action item on page 80.

APPENDIX B
CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN UPDATE
ISSUE - RESPONSE SUMMARY

ADDENDUM

AUGUST 21, 2006

This Issue/Response Summary Addendum responds to comments received from Eklutna, Inc., that were not included in the Issue/Response Summary dated August 14, 2006. Written comments from Eklutna, Inc., including a map of the issue areas, are attached.

Issue 1:

- Clarify in the Plan narrative that “natural resource extraction” and “commercial recreation” uses are permitted conditional uses within the Development Reserve land use designations. Eklutna, Inc., has a significant landholding within the Plan area. Eklutna, Inc., recognizes that there may be interim uses of its landholding that meet its needs and accommodate future development needs. Natural resource extraction and processing, as well as commercial recreational use appear appropriate as interim uses.

Response: Development Reserve is not a zoning district but a land use classification that allows large-lot, single-family residential by right. Any other development requires a master planning process with proposed rezonings to active development districts. Permitted conditional uses are not identified with the Land Use Plan Map. Currently, new development in this area is subject to existing zoning requirements. The property is zoned PC, Planned Community, and T, Transition. Without a master plan, the PC-zoned area is restricted to uses and regulations of the R-8 rural residential district (AMC 21.40.250.A.3). The Transition district allows natural resource extraction as a conditional use (AMC 21.40.240.D.4). Planning does not recommend the change.

Issue 2:

- As part of the Mount Baldy/Mirror Lake land exchange, there is an agreement for an “access corridor” through the Municipality of Anchorage’s (MOA) Park and Natural Resources designated area (see Map). This access corridor should be modified to “Development Reserve” to clearly reflect the anticipated use in the future.

Response: New road access corridors are outside the scope of the Comprehensive Plan. The 2006 Long Range Transportation Plan (LRTP) Update for Chugiak-Eagle River is underway. The Draft LRTP recommends a study be conducted to help determine the advisability of using the Mirror Lake Interchange as the primary

access to Eklutna's undeveloped land and to determine the best route through the park in order to limit its impact. Based on comment from the Heritage Land Bank (HLB), Planning recommends approximately 20 acres in the northwest corner of Mirror Lake Park be shown as Development Reserve on the Land Use Plan Map.

Issue 3:

- Identify the area southwest of the Birchwood Airport as a dual designation -- industrial and transportation related. This area, previously identified as residential and now recommended for industrial, will likely be used for the expansion of the Birchwood Airport. A dual designation better represents what uses may occur in this area.

Response: The Land Use Plan Map reflects expansion plans for the Birchwood Airport based on information from Alaska Department of Transportation and Public Facility's 20-year Airport Master Plan. Based on available information, Planning does not support this change.

Regarding the "Eklutna 770," the parcel located between the Old and the New Glenn Highways:

Issue 4a:

- A proposed interchange midway between the South Birchwood interchange and the North Birchwood interchange should be represented on the map. This area could accommodate a "commercial" node of approximately 40 acres. Additionally, an interchange at this location will better serve development on either side of the Glenn Highway.

Response: The 2006 Draft LRTP Update identifies this corridor as a potential Study Area. The LRTP defines a Study Area as an area where not enough information is available to make a reasonable prediction of the future collector and arterial needs. These areas will require additional study prior to identifying any functional designations. Potential future road corridors are outside the scope of the Comprehensive Plan and are not proposed on the Land Use Plan Map.

The Land Use Plan Map identifies a portion of the Eklutna 770 as commercial; however, the exact location and size of this area is intended to be determined through an area-specific master planning process for the property. Planning recommends the proposal for a 40-acre commercial node be considered during that process.

Issue 4b:

- The area along the Old Glenn Highway, approximately midway north-south, has industrial directly across the street. Due to the need to provide

approximate amounts of industrial land that is well located for access, approximately 120 acres are identified for potential industrial use. This area would be developed as independent 40-acre industrial parks, buffered from the Old Glenn Highway and residential properties. The independent nodes control the size and accommodate phasing with demand, as the community continues to grow.

Response: As with commercial use noted above, the Land Use Plan Map identifies a portion of the Eklutna 770 for industrial use with the exact location and size to be determined through an area-specific master planning process for the 770. Planning recommends the proposal for industrial use be considered during that process.

Issue 4c:

- The residential density of the "770" is depicted as 1-2 DUA. This area will be served by sewer and water which suggests a higher density of development is appropriate. The total number of dwelling units should be calculated on a gross basis with the clear allowance for clustered development at higher densities.

Response: The 1-2 dua represents an overall average density for the Eklutna 770. This designation allows for a variety of housing types and lots sizes within different portions of this property. While the overall average density is 1-2 dua, some areas will develop at a greater density than 2 housing units per acre, which provides for clustered development at higher densities. The recommended density is to be calculated based on residential portions of the property, not the entire 770 acres.

Issue 5:

- The old trailer park adjacent to the Chugiak Senior Center is currently depicted as residential, less than 1 DUA. This area should be able to be developed in a similar fashion or density as the Senior Center. The density should be modified to 16-35 DUA.

Response: Planning does not recommend this change. The designation for this area is <1-1 dua and provides for large-lot residences in a rural environment. The designation also implies that homes are served by private wells and on-site septic systems. The 16-35 dua residential classification provides for a diversity of multi-family and attached housing choices and an efficient use of residential land near public services and downtown Eagle River. The locational criteria for the 16-35 dua residential classification include areas near downtown Eagle River, areas adjacent to designated intermodal transit stations, areas served by public sewer and water, and areas with an established multi-family housing development pattern and zoning.

Issue 6:

- The small triangle shaped parcel north of the North Birchwood access is identified as residential less than 1 DUA. This property is a great location for a recreational vehicle park, adjacent to Peters Creek. It would need to be identified as "Commercial" to accommodate this.

Response: While there may be some merit to this suggestion, there is no specific proposal to review at this time. Planning believes this would be better addressed as a future Land Use Plan Map amendment, when more information is available to review and consider.

Issue 7:

- Parcel "C" of the Powder Reserve is identified as Transportation-related. It may be more appropriate to identify this as "Development Reserve," requiring a Master Plan prior to any future development.

Response: Planning does not recommend this change. The property is depicted as Transportation-related based on the property's current ownership by the Alaska Railroad (ARRC). If a land transfer occurs in the future between Eklutna, Inc., and the ARRC, the Land Use Plan Map can be amended to reflect the change in ownership and land use classification.

Eklutna Village area has a variety of designations that are not necessarily compatible:

Issue 8a:

- Ensure the residential area currently associated with the Eklutna Village site is retained as residential.

Response: The Land Use Plan Map shows a Residential, <1-1 dua classification for the area referenced as 8a on the Eklutna, Inc., map.

Issue 8b:

- Change the Transportation-related and Industrial areas north of Eklutna Village to "Development Reserve." Heavier transportation and industrial use would have significant potential impacts upon residential and Village uses, as access would go through the Village. The Development Reserve classification would require a master plan prior to development affording appropriate consideration of compatibility.

Response: These classifications are carried forward from the 1993 Comprehensive Plan. Planning recommends retaining the Transportation-related classification for

the Alaska Railroad property. Planning concurs with changing the Industrial classification on the other property to Development Reserve.

Issue 8c:

- Clarify that the area identified as commercial between the Old and New Glenn Highways can be utilized as a staging, loading and conveyor uses, as conditional uses.

Response: The Land Use Plan Map recommends generalized land use classifications. Specific permitted uses are determined by zoning districts. The ancillary uses listed above are not allowed in the B-3 zoning district, which is the current zoning for this property. If this is the intended use for this land, a rezoning would need to take place.

Issue 8d:

- Identify a 40-80 (acre) industrial park site, north of Eklutna Road, east of the Glenn Highway. This area is flat, vegetated and enjoys easy access to the Highway exchange. One of the biggest issues associated with industrial areas currently designated on the plan is their poor locational characteristics. Making industrial park locations available at appropriate locations offers the community the opportunity to re-designate areas that may have that designation now but are poorly suited if not inappropriate.

Response: The scope of the Plan Update did not provide for an industrial needs analysis. While there may be some merit to considering an industrial park use here, it is difficult to assess whether or not more industrial land is needed in this particular location or if the scale of the proposed industrial acreage is appropriate at this time, without an industrial needs assessment. If such a study were done that recommended industrial at this location, a Land Use Plan Map amendment could be proposed.

Issue 9:

- Eklutna has land located at Hiland Road and Eagle River Loop Road that is currently designated residential, less than 1 DUA. Given its proximity, physical conditions and potential to be served by public sewer and water, it is appropriate to modify this area to residential at a density of 3-6 DUA.

Response: The referenced area is part of a larger tract that was zoned before this section of Eagle River Loop Road was constructed. The zoning is R-1A SL with a special limitation requiring site plan review with the site plan showing transition space between rural and urban residential densities and designating protection of areas in excess of 25 percent slope and within floodplains. Most of the referenced area is in the Eagle River Loop Road right-of-way except for portions south of the

road. These areas are considered mostly marginally suitable for development, which in this case is defined as an area with steep slopes from 25 to 45 percent. (See the Vacant Land Suitability Map on page 17 of the Plan Update.) Based on the SL and the limited development suitability, Planning does not recommend this change.

Issue 10:

- The area directly adjacent to Clunie Lake, within Eklutna's Powder Reserve Tract B should be represented as "Development Reserve."
- The environmentally sensitive designation should be a layer of the mapping; however it should not be suggested as a land use designation.

Response: The area referenced on Powder Reserve Tract B is part of the Development Reserve area.

The Environmentally Sensitive Area overlay was identified in the 1993 Plan as a map classification for areas shown as "unsuitable" on the Vacant Land Suitability Map. The 2006 Plan Update illustrates the Environmentally Sensitive Area as an informational overlay rather than a classification. Planning will add language to the description of the classification on pages 70-71 to clarify this.

Comments Received

June 22, 2006 Joint Public Hearing Packet

June 29–September 11, 2006

Comments Received for June 22, 2006 Joint Public Hearing

Alaska Mental Health, The Trust Land Office, Alison Smith

Arlene Voehl

MOA, Right of Way, Development Services Department

North Country Stoves, Steve Rasic

Chugiak Community Council, Linda Kovac

Birchwood Community Council, Bobbi Wells

Eagle River Community Council, Charlie Horsman

Gail Dial

Chugiak-Eagle River Chamber of Commerce, Susan Gorski

Public Testimony of Chugiak Community Council, Linda Kovac

April 21, 2006

**The TRUST
LAND OFFICE**

Mr. Tom Nelson
Planning Director
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519

VIA FAX: 343-7927

RE: Eagle River Comprehensive Plan

Dear Mr. Nelson:

Thank you for the opportunity to comment on the draft Eagle River Comprehensive Plan. The Trust Land Office manages Alaska Mental Health Trust Lands on behalf of the Alaska Mental Health Trust Authority (Trust). As you are aware, The Trust owns land in the Eagle River area at the intersection of Yosemite/Hiland Drive and Eagle River Loop Road. Following are our comments on the draft Comprehensive Plan regarding Trust lands.

The Suitability Map on page 17 shows an "unsuitable" designation on the Trust's parcel on the northeast corner of the Yosemite Drive--Eagle River Loop intersection (the so-called landfill parcel). We object to this designation. The parcel does not fall into any of the categories defining "unsuitable", i.e., avalanche, steep slopes, floodplains, wetlands or bedrock areas. This designation would generally be inappropriate for the entire parcel. The actual landfill area only comprises 30% of the parcel with the majority (70%) quite suitable for several types of development. Because the vast majority of the parcel is developable and has no typical constraints, the designation should be changed to suitable.

The south half of the same parcel is identified in the Park and Natural Resource Land Use Classification on the Land Use Plan Map. This designation appears to have been placed on the parcel because the Trust Land Office has had some conversations with the Municipality regarding the potential for locating ball fields on the site. There are currently no specific plans to transfer the site to the Municipality and the eventual development of the parcel should not be hindered by a Park classification. We request a designation of development reserve be placed on the parcel to accurately reflect the parcel status.

Thank you for your time and consideration of our comments. Please feel free to contact me at 269-8421 or alisons@dnr.state.ak.us if you wish to discuss the designations or the Trust's long-term plans for the area.

Sincerely,



Alison L. Smith
Senior Resource Manager

cc: Marty Rutherford, Executive Director

May 31, 2006

To: Municipal Planning Department
Physical Planning Division, Planning Department

RE: Chugiak Eagle River Comprehensive Plan Review

I have been reviewing the latest Chugiak Eagle River comprehensive plan and would like to address a major concern that I have regarding the dwelling density proposed in the Eagle River Road and Eagle River Loop Road area.

During the last decade several developers have utilized the highest allowable density in alpine areas, and been allowed numerous variances with their subdivision plats receiving approval from the planning and zoning.

The main area of concern that I feel needs to be changed on the current proposal is reducing the density from the 3-6 dwellings per acre to 1 dwelling per acre along all sections of Eagle River Road and Eagle River Loop Road for all new subdivision plats.

This area has had high-density development and experienced several negative impacts to our community, from increased road maintenance costs, icy steep driveways with limited sight distance, drainage problems and urban housing that has impacted the majestic views of Eagle River Valley.

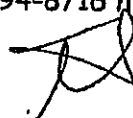
The Hiland Road side of Eagle River Valley has very similar topography with alpine slopes yet the comprehensive plan only has the 1-acre per dwelling designation. I find it very interesting that the flatter land in the Chugiak area is designated as 1-2 dwellings and the alpine areas in Eagle River Valley designated 3-6 dwellings per acre. Does this make sense to you?

The comprehensive plan does not take into the slope topography and subdivision developers have taken advantage of the high density from our previous comprehensive plan to support their subdivision plats (i.e. Heritage Estates to Eagle Crossing).

I am fully aware that there is a need for lower priced homes. The higher density designations can be built on flatter land without the needed variances that have plagued the Eagle River Loop and Eagle River Road developments.

I feel very strongly about reducing the density in the Eagle River Valley area, and would appreciate all of your help to get this area reduced. Thank you, if you have any questions please feel free to contact me.

Arlene Voehl
694-8716 hm



Chugiak – Eagle River comprehensive plan comments:

Thank you for revising the comprehensive plan for our area, there have been mistakes from the past that we have an opportunity to correct. There were several areas of contention in the plan and I offer you my input regarding those issues in the introduction.

No. 1: The density issue in downtown Eagle River: I have seen a lot of changes in the past 30 years and do not support keeping the downtown area with such a high density. I believe that you can reduce the dwellings per acre to 20 dwelling max. per acre and still have affordable housing that is of quality. The downtown area infrastructure does not support the high density. There is very limited pedestrian crossings, high traffic volumes with the Old Glenn getting busier and impossible to cross. Reduce the dwellings per acre in this area.

No.2: The Eklutna land area should stay as the Development Reserve since it gives the public a process to be involved for any major changes or developments. Changing it will limit the public process.

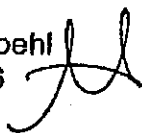
No. 3: Springbrook Drive should stay as the industrial area in Eagle River, the idea of putting multi dwellings in that area limits our industrial area too much.

No. 4 I support limiting the height restrictions of 45 feet for all buildings in the Eagle River community. I have witnessed to many property owners in the Anchorage bowl that enjoyed views and sunlight to have it taken away by a new tall building built next to it. Then their property values go down and quality of ownership.

Thank you for all of your time regarding these matters and I hope you take these suggestions seriously since my heart is in Eagle River and the quality of our town is very important.

I am sending another letter regarding the Eagle River Road and Loop road density.

Arlene Voehl
694-8716





MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: June 1, 2006 ..

TO: Planning Department, Zoning and Platting Division

THRU: Jack L. Frost, Jr., Right of Way Supervisor *JL*

FROM: Lynn McGee, Senior Plan Reviewer *LM*

SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of June 22, 2006.

JUN 01 2006

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due June 2, 2006.

06-069 Chugiak-Eagle River Comprehensive Plan Update
(Assembly and P&Z Commission Hearings)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Chugiak - Eagle River comprehensive plan comments:

I have reviewed some of the Eagle River comp plan and have these comments. The plan introduction had several areas that may be changed from the previous plan. I am a small business owner and resident of Eagle River for the past 15 years.

I do not support having the downtown Eagle River area having the high dwelling density designation. The local roads, schools and parks are not developed for that high of a density. Quality condos and apartments can be built in 20 dwellings per acre and not the current 35.

The Eklutna land area designation should stay as a Development Reserve so when it comes time to develop that area the local residents can be informed and provide input.

Springbrook Drive should stay as the industrial area in Eagle River it is already established and serving our community.

As a business owner I support restricting the height of the buildings in Eagle River area to 3 stories. I am not fond of restrictions, but our community currently has two story buildings with a few at three stories. Limiting the height protects the existing business and properties owners from someone building a huge high rise that impact the value and quality of nearby properties.

The Eagle River Road and Eagle River Loop Road dwellings per acre designation are way too high for the type of terrain and infrastructure in that area. I suggest reducing it to 2 dwellings per acre for all future developments. My business benefits with more dwellings but the quality of life in our area has declined with the cluster homes, steep sloped driveways, drainage problems etc.

I appreciate the comprehensive plan for our area being revised to meet the needs of our community and changing mistakes made from the past plan.

Sincerely,

Steve Rasic
North Country Stores

Steve E. Rasic
President

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To	Planning	From
Co.	ER Comp Plan	Co.
Dept.	343-7921	Phone #
Fax #	694-7900	Fax #

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

June 2, 2006

RECEIVED

JUN 02 2006

TO: Municipality of Anchorage
Department of Planning
P.O. Box 196650
Anchorage, AK 99519-6650
Phone: 343-7921
Fax: 343-7927

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

SUBJECT: Council Comments on Chugiak-Eagle River Comprehensive Plan
Update, Case No. 2006-069

Dear Sir/Madam:

At the monthly meeting of the Chugiak Community Council (the "Council") held on May 18, 2006, the Council discussed Case No. 2006-069. This case is an update to the Chugiak-Eagle River Comprehensive Plan. The case is scheduled to go before the Planning and Zoning Commission and the Municipal Assembly at a public hearing in Eagle River on June 22, 2006.

The Council passed a motion to request that the Planning and Zoning Commission and Municipal Assembly make changes to the Chugiak-Eagle River Comprehensive Plan Update as described below.

You may contact me at 688-5356 if you have any questions.

Sincerely,



Linda Kovac
Secretary-Treasurer
Chugiak Community Council

Guidelines for Growth

No Vision Statement

A vision statement for Chugiak-Eagle River should be developed prior to adapting any Title 21 land use regulations to Chugiak-Eagle River. Once the vision statement has been developed, the Chugiak-Eagle River Comprehensive Plan should be amended to include it.

No Long-Range Growth Scenarios

As was done for the Anchorage Bowl's Anchorage 2020 Comprehensive Plan, alternative long-range growth scenarios for Chugiak-Eagle River should be developed to allow the community to select the specific management policies we want to steer Chugiak-Eagle River's future. Such development alternatives could include: status quo; focusing on the preservation of neighborhoods; transitioning the traditionally-commercial downtown area to commercial/residential mixed-use; slowing or limiting growth; and anticipating how "development reserve" areas should be developed.

Development Definitions

Define the words "urban", "suburban", and "rural" as they are used extensively throughout the narrative of the document. Definitions should relate to the land use classifications from the Land Use Map.

Pg. 31 - 2.d., Steep Slope Protection

The Chugiak-Eagle River Comprehensive Plan recommends that slopes be protected starting at 25% (14 deg). Community representatives have stated that they would like this limit lowered. In addition, Title 21 Public Review Draft #2 defines a "steep slope" as a slope that is 20% (11 deg) or greater (see 21.07.020C, pg. 328).

Given the public requests about lowering the slope where slope protection starts and given that the definition of "steep slope" should match between the Chugiak-Eagle River Comprehensive Plan and Title 21, change the definition of a steep slope from "25% or greater" to "20% or greater".

Pg. 33, Water Quality

There is no current state or municipal regulatory oversight of:

- Class C Water Systems (water systems serving less than 25 individuals or less than 15 connections)
- On-site water wells for two-family dwellings (duplexes)
- On-site wastewater systems for two-family dwellings (duplexes)

Add the following policy/strategy under Water Quality advocating for new state or municipal regulations that would close these loopholes:

"j. Support the development of new state or municipal regulations that would close loopholes in regulatory oversight of water and wastewater systems."

Pg. 35 - 2.f., Maintaining Community Character

The sentence says, "Maintain the area's small town and rural lifestyle where appropriate." As written, this sentence could be interpreted to mean that some of the area's small town lifestyle could be inappropriate and, therefore, might not be maintained in the future. This interpretation is definitely not what the Citizen Advisory Committee intended when they amended this sentence from the 1993 version.

Rewrite this badly-worded sentence to state:

"Maintain the area's small town character and, where appropriate, rural lifestyle."

Pg. 37 - 3.d., Landscaping of Roadways

The sentence says, "Develop a plan for all categories of roadways to be landscaped in the Chugiak-Eagle River area." As written, this sentence could be interpreted to mean that all roadways would require installed landscaping verses, perhaps, simply retaining natural vegetation. In addition, in the case of installed landscaping, there is no mention of who would have the responsibility of maintaining the landscaping.

Rewrite this sentence to state:

"Develop a plan for all categories of roadways to be appropriately landscaped and maintained in the Chugiak-Eagle River area."

Pg. 37 - 3.i., Maximum Structure Height

Limit commercial structure heights to forty five feet inside the Central Business District of Eagle River. This height limit would contribute to creating attractive buildings that are suited to Chugiak-Eagle River's existing skyline, would be responsive to our natural setting, and is supported by results of the 2005 Chugiak-Eagle River Comprehensive Plan Update Public Survey.

Delete this phrase from the sentence:

"...outside of the Central Business District (CBD) of Eagle River..."

Pg. 38 - k., Snow Storage Areas

The sentence says, "Require new higher density residential development to provide snow removal and/or adequate areas for snow storage on site." As written, this sentence does not clearly address the two types of snow removal and storage that are at issue. One type of snow removal and storage occurs on public rights-of-way (public streets) and the other occurs on private property (site condos, for example).

Rewrite policy/strategy "k" to deal with snow removal/storage on private property:

"k. Require new higher density residential development with privately-owned accesses and parking lots to provide snow removal and adequate areas for snow storage on site."

Add the following policy/strategy to deal with snow storage on public rights-of-way:

"m. Require all development with public rights-of-way to provide adequate snow storage area within the rights-of-way."

Pg. 37 – 2., Community Design – Objectives – Site Condos

The recent development of site condos and multi-family dwellings in Chugiak-Eagle River is of extreme concern to residents (public safety, aesthetics, residential density, etc.). These multi-family developments should be constructed in such a manner so as to protect Chugiak-Eagle River's community character and natural features.

Add the following objective:

"i. Support the development of design standards for multi-family dwellings that address safety and aesthetics."

Pg. 38 – 3., Community Design – Policies/Strategies – Site Condos

Add the following policy/strategy for the above new objective:

"n. 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."

Pg. 38 – 3., Community Design – Policies/Strategies – Transmission Lines

Add the following policy/strategy to give guidance on the construction of electrical transmission lines and towers:

"o. 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."

Pg. 41, Commercial and Industrial Development Policies/Strategies

Add the following policy/strategy to allow commercial and industrial uses to overlap:

"f. Allow industrial and commercial uses to overlap in some cases."

Pg. 54 – c., Transportation – Long-Range Transportation Plans

Add the following sentence to section c:

"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."

Pg. 54 – n., Transportation - Collector Responsibility

The Chugiak Community Council supports this section as written.

Pg. 54, Transportation - Oversizing Responsibility

Add the following policy/strategy to make developers responsible for oversizing:

"o. Developers shall build and pay for oversizing drainage facilities (storm drains, inlets, and manholes) as requested by the Municipality. The only exception would be if the oversizing has been programmed in the six-year capital improvement program and sufficient funds have been appropriated for reimbursement in the capital improvement budget for the current fiscal year. The next upstream developer shall be required to reimburse the original developer's cost for the oversizing if the next developer completes his/her development within five years."

Pg. 55 – 2.d, Street Lighting – Objectives – Minimize Light Pollution

The sentence says, "Minimize light pollution by street lighting." Rewrite this sentence for clarity:

"d. Minimize light pollution from street lighting."

Pg. 55 – 2., Street Lighting – Objectives – Community Opt-Out

Residential street lighting should only be required where the residents want it and where it would significantly enhance public safety. Add the following objective:

"e. Allow neighborhoods to opt out of street lighting requirements."

Pg. 55 – 3., Street Lighting – Policies/Strategies – Community Opt-Out

Add the following policy/strategy for the above new objective:

"e. Identify street lighting as an optional improvement in zonings districts for Chugiak-Eagle River."

Pg. 56 – J., Community Cemetery

The Chugiak Community Council supports this section as written.

Land Use Map

Pg. 61 – Maximum Residential Density

To preserve the small-town character of Eagle River, reduce the maximum residential density from 16-35 dwelling units per acre to 11-20 dwelling units per acre.

Pg. 61 – Rural/Suburban/Urban Boundary

Add a boundary line on the Land Use Map clearly delineating urban areas from rural/suburban areas.

Pg. 61 – Eagle River Industrial Property

Keep Springbrook and Artillery Road industrial properties classified as industrial since industrial property is extremely scarce in Eagle River and additional residential property is not justified according to MOA Planning's projected residential demand for year 2025.

Pg. 61 – Area from Mirror Lake Middle School to Eklutna River

This area is currently classified as a development reserve on the Land Use Map; however, we anticipate this area will be developed as residential at <1-1 dwelling units per acre (dua). This residential classification would preserve and enhance the identity of the surrounding area and would be in line with Chugiak's vision statement, approved by the Chugiak Community Council on October 20, 2005:

Chugiak is a rural area of large, forested lots which house single families. Residences are conveniently located near small businesses which are oriented to supporting the local neighborhoods.

Chugiak wishes to preserve the stability of our community and promote its continuity. We will protect the character of our community, our historical identity, and our natural environment. Our intent is for Chugiak to remain a rural/suburban area with larger residential, single-family, treed lots. It is also our intent to promote local business and industry that is compatible with our primary residential occupancy.

In addition, this recommended <1-1 dua classification would support the fact that denser residential development is not justified according to MOA Planning's projected residential demand for year 2025.

The following note should be added to the Land Use Map:

"It is anticipated that the area north of the Mirror Lake Middle School and south of the Eklutna River, currently classified as development reserve, will ultimately be developed as residential at <1-1 dua."

Pg. 61 – Eklutna 770 Area

The Chugiak Community Council supports the proposed land use classifications as depicted on the Land Use Map for the Eklutna 770 area, however, the following note should be added to the Land Use Map:

"For the Eklutna 770 area, residential areas of greater density shall be clustered around the south side of the Eklutna 770 property near the commercial center."

Pg. 61 – Main Roadways

Update the roads on the Land Use Map. For example, Oberg Road in Peters Creek extends further north than depicted.

Implementation Schedule

Pg. 80 – Revise Title 21

The Chugiak Community Council supports the action, "Revise Title 21 to include a separate chapter for Chugiak-Eagle River". Implementing this chapter is the greatest priority we have; therefore, change the time frame from one to five years to *"one to three years"*.

From: Hammond, Cathy A.
Sent: Tuesday, June 06, 2006 9:45 AM
To: Chugiak Eagle River Comp Plan Update
Subject: FW: Birchwood Comp Plan Review

-----Original Message-----

From: barbara wells [mailto:barb@mtaonline.net]
Sent: Monday, June 05, 2006 5:05 PM
To: Hammond, Cathy A.
Subject: Fw: Birchwood Comp Plan Review

2nd submittal of same documents....just in case.
Bobbi Wells

----- Original Message -----

From: barbara wells
To: C-ER Comp Plan Update @muni.org
Sent: Tuesday, May 30, 2006 4:53 PM
Subject: Birchwood Comp Plan Review

Attaches are the 3 documents referencing review of the C-ER Comprehensive Plan Update, with the third document being the explanation of residential intensity, gross & net, that we used as we compiled our comments.

We sincerely thank the Staff for their efforts.

Bobbi Wells, Chair
Birchwood Community Council

Issue Response Summary by Birchwood Community Council's
T21/Comp Plan Committee
May 21, 2006

ISSUE: Residential Density. Should the maximum density on the Land Use Map of the C-ER Comp Plan be 20 or 35 DUA (dwelling units per acre)?

DECISION & RESPONSE TO STAFF RATIONALE: We support a maximum limit of 20 DUA on the Land Use Map which is a component of the C-ER Comprehensive Plan.

Response to Staff Discussion, first paragraph: To understand density as stated on the Land Use Map see the attached "Density Explained" sheet. The areas located immediately around downtown Eagle River are now zoned Residential-Office (R0), two-family Residential (R-2D), and multi-family Residential (R-3). Looking at the 1993 Recommended Residential Density Map will show that there is no maximum density listed. As Staff has stated, many of these areas actually exceed 40 DUA (net density). Our Comp Plan does not set lot size density, Title 21 land use regulations do that. Title 21 will rename/rezone these areas as follows;

- R0 (residential/office) will be rezoned to OC (office/commercial, a "mixed use" designation), which requires multi-family residential to be developed at a MINIMUM density of 18 DUA (pg 147 & 302, Title 21). This is actually a business zoning but in Eagle River, use has become strictly residential.

- R-2A or D (2-family on 6,000 sq.ft. lot) will become RT (2-family+) (see pg 135 & 297, Title 21). On our Land Use Map, this falls under the 7-10 density range.

- R-3 will become RM-3 (page 137 & 299) a med-hi multi-family residential. However, if the Eagle River Town Center becomes CMU (commercial mixed use) it is highly probable that the surrounding residential listed here will become RM-4 which urges intense hi-density townhouse/multi-family development. On our Land Use Map both RM-3 & RM-4 fall in the highest density range shown as 16-35, which we prefer to limit to a maximum density of 20.

- The far outer boundaries of the Eagle River business core contain R-1 & R-1A single family which will fall within the Land Use Map density range of 3-6. We also have R-2M which falls within the Land Use Map density range of 11-15.

As shown by Staff in their discussion, an area with a density range maximum of 35 DUA can legally develop at a higher per lot density, i.e. 2 acres with 70 units, with most of the units on 1 acre because of streets, parking, private open space, snow storage, unsuitable land, etc. It is a fact that the new Title 21 standards do accommodate an even higher lot density than what we currently find around the downtown area.

Response to Staff Discussion, second paragraph: The Guidelines are actually found on page 38 of our Comp Plan, not 40-41. Our objective was to allow varying types of housing, and within those grouped types, to have the highest density around & in the Eagle River business core. All local councils supported a maximum density range limit of 20 DUA, with Planning Staff & Eklutna, Inc wanting the higher maximum density. Staff then makes the argument that lowering the maximum density limit would affect affordable housing options, like apartment rentals, & they felt the demand for this type of housing is increasing (see page 23, Comp Plan, top of page).

Title 21 & Anchorage 2020 felt multi-family housing types such as condos, townhouses, & zero-lotlines would be future desired lifestyle preferences for the young adults & senior citizens. When Eagle River residents were randomly asked about this, seniors expressed a high level of satisfaction with their existing single family residence lifestyle; & single young adults said their preference was to live in a city "where the action is".

Two community surveys were taken, thru the Chamber and thru the Comp Plan process. Both resulting responses showed a strong negative reaction to more multi-family housing, residential-over-businesses (mixed use building) & low income housing

Eagle River is a family oriented community, the average age being 34.2 years old. In the next 20 years our senior population is expected to increase about 1% (see page 9, Comp Plan, first 3 paragraphs). Our 1993 Comp Plan allocated desired housing types to be 85% single family, with 15% allocated for duplex, attached single-family (zero-lotline) & other forms of multi-family dwellings. . We never reached that ratio & could actually decrease even further (page 22, Comp Plan, first paragraph).

Response to Staff discussion, third paragraph; They are correct that our update of the Comp Plan proposed that multi-family housing continue at existing densities, however we expressed that feeling prior to discussing a maximum density range on our Land Use Map or doing a physical on-the-ground inventory of these housing types in Eagle River. Concern of the community was that future development be compatible with the overall current character & lifestyle we now enjoy & that, above all, we wanted to

retain our small town character, with human-scaled structures, & continue to incorporate open space/nature throughout the area. As one person stated, "to demonstrate we live within nature rather than try to overpower it". It is not the lackluster design, but the lack of spaciousness, air, light, buffering, less-than-adequate support infrastructure, as well as the increased police call-outs this type of hosing seems to promote.

ISSUE: Should Eklutna, Inc's property, north of Peters Creek & west of Glenn Hwy, be classified as Residential, <1-1 DUA rather than Development Reserve on the Comp Plan Land Use Map?

DECISION & RESPONSE TO STAFF RATIONALE: We have read & concur with the rationale stated by the Chugiak Community Council that this parcel should be classified as Residential, <1-1 DUA for the reasons stated. Further we also believe the northernmost segment of this parcel will be developed within the 20 year life of this Comp Plan, essentially because of the close proximity to commercial zoning, Eklutna's relationship with the Village of Eklutna, and the proposed plans of the Village.

ISSUE: Springbrook Drive East. Should this undeveloped industrially-zoned property in this location be re-classified as residential on the Land Use Map?

DECISION & RESPONSE TO STAFF RATIONALE: The fact is that this land is utilized as industrial, has other industrial uses adjacent to it, and we have barely meet the Comp Plan requirement that mandates a specific acreage requirement be set aside as industrial. We have more than satisfied the acreage requirement set-aside for residential. An industrial use will generate far less daily traffic than the RM-3 zoning which falls in the 16-35 density range on our Land Use Map. Industrial uses, other than heavy manufacturing or unlimited height requirements, could be an employment producer as well as serve the needs of the adjacent industrial properties. The topography of the area, the proposed upgrades to Eagle River Loop, all seem to suggest that high density residential in this location will overload the future carrying capacity of Eagle River Loop. This is a difficult piece of property to assess.

ISSUE: Commercial Building Height Restriction. Should all commercial structures be restricted to 45 feet, including downtown Eagle River?

DECISION & RESPONSE TO STAFF RATIONALE: While all councils couldn't agree on a maximum height of commercial buildings, with some wanting 35 and others willing to go to 45 feet, the one thing that was unanimous among the councils is that the 60 foot allowed in the CMU was not acceptable. Commercial Mixed Use (CMU) is the most probable zoning for the downtown Eagle River core according to municipal Staff, and on the Land Use Map they have designated downtown as Town Center, which accommodates the Chamber's desires & the CMU re-zoning. The local Chamber of Commerce opposes the council representative's view on this issue. Since all platting and planning that goes for approval before various municipal boards, and those plans must conform to the local comprehensive plan, the councils felt a height limit should be stated in our Comp Plan. Response to Staff Discussion, first two paragraphs. Staff points out that current zoning does not contain a height limit. The fact that this commercial area has not exceeded a 3-story limit to date demonstrates that historically, expansion in the downtown area, whether measured up or out, has not been necessary. An inventory of commercial structures, all B & RO zonings, is surplus to current need. An on-ground inspection found a high use of commercial structures not being used commercially, examples being a plethora of church congregations, and zoned commercial uses being utilized as investment-residential rentals (RO). The vacancy factor also seems high for the area, but that could reasonably be seen as not having suitable commercial available. Another oddity can be found perusing the local Chamber business directory, there appears to be a large number of local home-based businesses. The surveys undertaken for the Comp Plan & for the Eagle River Downtown Plan gave a positive high ranking to community scale mentioning the small town ambiance and to the setting, such as surrounding visible scenic vistas. Both of these assets would be negatively impacted with 6-story structures. Design of commercial/rental structures should be human-scaled to preserve the small town integrity. Having roof lines that mirrored the visible surrounding mountains had been suggested by earlier consultants.

Response to Staff Discussion, last two paragraphs. Birchwood is not aware of the Chamber's desire to have mixed use in the downtown district but does note that the Comp Plan designation on the Land Use Map of Town Center fits into the Title 21 rewrite for providing that downtown become a mixed use area. One area of concern with buildings taller than 3 stories is the requirement for installing elevators which would impact development costs as well as rental/lease amounts. If the residential above commercial were rentals, would the ADA requirements for even a 3-story structure require

elevators? While winter city design required in Title 21 speaks of transitioning building height to allow maximum light & view, wouldn't that be applicable with 3-story buildings also? Currently the Chamber is proceeding with their overlay district as if the underlying zoning and standards is B-3 but the Title 21 re-write or the separate land use regulations for the Chugiak-Eagle River area must be decided before their consultants begin their overlay design standards. Most councils prefer that our Comp Plan state a height limit for all commercial since all future local development must conform to our Comp Plan, including the Downtown Plan, which will have a public hearing. It should also be noted that the proposed Title 21 standards state that in CMU that the ground floor will contain a business use but the building/structure itself must contain 70% residential use.

SUMMARY;

We all have a vested interest in how our town looks and functions as well as whether it serves our local needs and desires. We need to protect and preserve those existing assets that make us unique & desirable.

Based on surveys undertaken and tallied, such as they are, Birchwood feels that having lower height limits, lower maximum residential density limits, and suitable zoning for all undeveloped properties serve the desires & best interests of the Chugiak-Eagle River communities, and should be clearly stated in our local Comprehensive Plan.

Birchwood Community Council
Title 21/C-ER Comp Plan Review Committee
May 29, 2006

Review of Guidelines for Growth

Water Quality, Policies/Strategies, page 33 & 34;

a. Change to read, "Measures shall be taken to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained." Even though one would expect proper permitting and inspection to be a given, we find that this doesn't always happen.

g. Change to read, "The quality of urban run-off shall be maximized and the quantity shall be minimized through, but not limited to, stormwater retention/detention facilities, filtration systems, and street sweeping programs." We think there are other ways to achieve this even though they are not named and we would like to leave this open-ended for other options and considerations.

Growth, Objectives, page 35;

f. Change to read, "Maintain the area's small town feel, and continue to provide for those desiring a rural lifestyle." We thought this better clarified what the committee meant when we added this objective. We also note there is nothing in Policy/Strategy other than item 'a' to offer guidelines to direct this action. This also goes back to building height & density issues, so we want to make sure this statement is strong.

h. Change to read, "Ensure that new development is supported by adequate infrastructure and is consistent with the carrying capacity of the land." It is the intent that both objectives apply, not just one or the other.

Growth, Policies/Strategies, page 37 & 38;

h. Here we mention the community vision, then neglected to write one. Even in an update of an existing plan, we should have written a community vision to better focus the development of the Guidelines for Growth. Either change this or write a Vision.

i. Delete the words, "... outside of the central business district (CBD)". As we stated in our separate Issue/Response review, our intent was to limit ALL structures, allowing commercial/industrial buildings an additional ten feet. And to not allow anything over forty-five feet. We

highly value our small town ambiance; recognize that 89% of the local workforce commutes to other areas for employment by choice (they would have moved to the area where they work if they didn't value what we currently offer in Chugiak-Eagle River), and that existing commercial structures in Eagle River are underutilized. We also note that the "Central Business District" may or may not be smaller in area than what is called "Town Center" on the Land Use Map.

k. Change to read, "Require new higher density residential development to provide private snow removal and/or adequate areas for snow storage on-site. This is our stated intent and adding the word, private, clarifies this.

Transportation, Objectives (page 53)

g. Delete the word, "Provide" and substitute "Investigate".
Connectivity of existing local roads cannot legally be implemented.

h. Delete this objective. Cannot be implemented. (see above)

Street Lighting, Objectives (page 55);

a & c. Birchwood does not want street lighting on state & local roads within Birchwood..including the Loop, Jayhawk, etc. This 'improvement' would have a negative impact on the character & lifestyle of this rural area. Having street lights in a rural residential environment should remain an option, not a mandate.

d. Change to read, " Minimize light pollution from street lighting."
Under **Policies/Strategies**, page 55

c.(1) By Code, you cannot do this, unless the developer is willing to assume responsibility for all present and future payment under the Street Light Service Area concept. That is part of the requirement by the local electrical utility, and under MOA on streetlight service areas.

LAND USE PLAN, page 59

Second paragraph, first sentence. . The Land Use Map should not be implemented as part of the Comprehensive Plan until the specific land use regulations governing development and growth in this area are conceptually committed to paper. The draft re-written land use regulations, specifically written to implement the Anchorage 2020 Bowl Comp Plan, had to be conceptually known prior to bringing forth their Land Use Map (two year

delay). Why can't this wisdom and foresight be extended to Chugiak-Eagle River?

Amendments to the Land Use Plan Map, page 60.

Paragraph four, second sentence. And this is why our Land Use Map should not be developed or approved until land use regulations are written, approved, and known for our area.

Land Use Plan Classifications, Residential, pages 63-67

Maximum density should not exceed 20 DUA on the Land Use Map. Our 1993 Land Use Map listed 5 classifications of intensity/density. We wanted a maximum limit on the Map, and wanted to continue with the 1993 breakouts. Council intent and desire was for the final classification to be 11-20 DUA. It took an entire meeting for MOA to relent to our desire for continuing with the original 1993 classifications. That was in October. It wasn't until the following January that we saw the MOA-produced Land Use Map, and saw they split the last classification into 2 parts, so that we now had 6 classifications & a maximum limit of 35 DUA. This is not acceptable. The councils are not happy with the existing growth development intensity/density currently happening out here and we are definitely not agreeable to a 35 DUA. We have reviewed the proposed Title 21 rewrite which states that density SHALL occur at the maximum density, and the re-write was tailored for the Anchorage 2020 BOWL implementation (i.e. policy 24, page 76, BOWL Comp Plan). We are not out of land, we have a different character & lifestyle, and what fits the Bowl does not appropriately fit Chugiak-Eagle River.

Land Use Plan Classifications, Non-Residential, pages 68-70

Delete "Town Center" as a separate classification, but include as an additional description under "Commercial". The CBD boundaries more than likely will not follow the Map-defined boundaries or written description in this section. Should this area be forced to develop under the proposed Title 21 land use regulations (if separate land use regs not approved), the separate designation "Town Center" has a high probability of being confused with the Bowl's policy 24, and Mixed Use will be forced on this area even though we deliberately removed it from our Guidelines/Comp Plan. Title 21 rewrite further states that CMU (we were told this is what our Town Center would be zoned to) will have commercial on the ground floor with mandated 70%

residential use within the structure. This regulation alone would skew the Map's residential allocation of 7,300 housing units as placed on the Map.

Park & Natural Resources, page 69-70

Locational Criteria, first bullet; Change to read, "Areas dedicated as a park or under the management of the local Parks & Rec Board". Not all areas used as park or natural resource are dedicated. However, even with this addition, we are not sure that it adequately covers the first paragraph, last sentence on page 70, mentioning the former borough landfill site.

Transportation Facility, page 70

How can a lite plane airport facility be classified as a transportation facility? Nothing is transported by air cargo originating from this site. Please expand the explanation for transportation facility classification so that anyone reading this Plan can understand the reasoning behind the locations so designated. This misleading classification could also impact the C-ER LRTP implementation criteria, as well as the CIP.

Additional Map Symbols, Eklutna 770/Powder Reserve, page 71

Eklutna 770: What is depicted for this area is not reflected in other documents, see 2005 Water Master Plan by AWWU. However, Eklutna does not have an approved Master Plan for this area.

Powder Reserve: Eklutna has consistently asked for and received more intense development than depicted in their Master Plan for this tract. Don't you think that trend will continue? Why not reflect that on the Map.

Intermodal Transit, page 72

This is depicted in downtown Eagle River & on ARRC holdings that divide Eklutna's two residential tracts. We question a 335 acre intermodal transit facility...what are we not being shown? What huge transit development can appropriately fit between two residential tracts?

Community Design Actions, page 78

Last bullet: Reword this. The landscaping of local residential roads in a large-lot rural area does not need a plan, and does not need landscaping.

Implementation Schedule; page 80

-Second bullet: Change to read, "Determine need and placement for a new elementary school site to serve the Powder Reserve area." What if this development turns out to have less than the number of children needed to require a new school? Or if most of the children are high school age? Or if a site can't be located in the Powder Reserve?

-Tenth bullet: Why would the Traffic dept update the Trails Plan? Trails are recreational. Bike paths or sidewalks are public transit.

-Add another Action with a 1-5 year time frame, to be initiated by the State or MOA, for the funding and preparation of a sub-surface aquifer study for this area. 60% of Chugiak-Eagle River is served by on-site systems, and this study is needed to guide proper development/density as well as for protection of our environment.

-Question. Could we list "Develop and implement a local Community Emergency Disaster Response Center?"

Further, Birchwood has reviewed the comments of the Chugiak Community Council and is in agreement and support of their recommendations and reasoning for such, unless noted above.

The below is taken from the text depicting the Anchorage Bowl Land Use Map, titled "Measuring the Intensity of Residential Land Uses".

Measuring housing density: This measurement is intended to express overall gross density levels for a planning area rather than for individual parcels. This helps to predict whether the amount of residential acres provided on the Land Use Map will be adequate to accommodate anticipated population growth.

The measurement of density is the number of housing units per gross acre of land. "GROSS" means that the acreage counted includes, in addition to the property assigned to the individual residential buildings, all lands used for the streets and pedestrian ways, private common open spaces, and leftover or unusable private land within a neighborhood. It also includes small institutional uses such as churches, group housing facilities within the residentially designated areas on the Land Use Map. As such, gross acres as a measure helps to calculate the total possible number of housing units in a contiguous geographic area of the Anchorage Bowl.

This measure of housing units per gross acre for an entire area of town should **NOT** be applied directly as a measure of how many housing units may be allowed per NET acre of each specific parcel or development site. Moreover, the density range established by a Residential designation on the Land Use Map may not be achievable on each development site, because of consideration such as site location, topography and the muni land use regulations.

The below is taken from Title 21, Draft #1

(Pg 323) Measurement of Residential Density: Residential density is determined by dividing the gross parcel size by the minimum lot size of the zoning district where the parcel is located, and then rounding down to the whole number. The operation yields a certain number of units per acre with no decimals.

(Pg 546) Density, Gross: The number of dwelling units per acre in any residential development
Density, Net: The total number of dwelling units on a particular tract or parcel of land, not taking into account portions of the tract or parcel that contain rights-of-way for streets, lakes, other water bodies, wetlands...or other areas restricted from development by this title.



2006 Officers

Pres. - Charles Horsman 694-6502
V. Pres. - Mike Foster 696-6200
Sec. - Mark Risi 622-6701
Treas. - Bobbie Gossweiler - 696-4238

2006 Directors

Michael Mellelo 696-7904
Road Board - Dave Sellie 694-3283
Parks & Rec. - Brian Fay 694-3293

**EAGLE RIVER COMMUNITY COUNCIL
P.O. BOX 773952
EAGLE RIVER, ALASKA 99577**

6 June, 2006

MOA Dept. of Planning
P.O. Box 19665
Anchorage, AK. 99519-6650

Subject: CER Comp Plan Update, Case # 2006-069

Madam/Sir:

Eagle River Community Council supports the following comments regarding the CER Comprehensive Plan Update;

- A. A vision statement should be written and included in the CER Comp Plan.
- B. Page 35 - 2. f. Amend the statement to read: 'Maintain the area's small town character and, where appropriate, rural lifestyle.'
- C. Page 37 - 3.i. Limit structure heights to 45 feet inside the CBD of Eagle River. Delete the phrase "...outside of the CBD of Eagle River..."
- D. Page 38 - k. Rewrite the policy strategy to read - 'Require new higher density residential development with privately owned access and parking lots to provide snow removal and adequate areas for snow storage on site.' Add the statement - 'Require all development with public rights of way to provide adequate snow storage area within the right of way.'
- E. Page 61 - Currently zoned industrial property in Eagle River should not be rezoned unless an equal or greater amount of land is identified and designated /zoned industrial to replace that which is lost.
- F. Page 80 - ERCC supports the action revise Title 21 to include a separate Chapter Placeholder for CER.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Charlie Horsman', followed by a horizontal line.

Charlie Horsman
ERCC President

from Gail Dial

From: ngdial@juno.com
Sent: Tuesday, June 06, 2006 12:21 AM
To: Chugiak Eagle River Comp Plan Update
Subject: Public Comments

21.87.025 Payment of costs of required improvements.

This section of the code has been interpreted to mean that areas outside of ARDSA must reimburse subdividers in the current code. There needs to be clear statements in Title 21 that cannot be misinterpreted as they were on the Eagle River High School Subdivision which has cost the taxpayers huge amounts of money for legal services. The C-ER Comp Plan addresses the need for developers/subdividers to be responsible for collectors or higher. If the new code is not adequate, the comp plan is meaningless.

24.80.090 Removal of snow and ice from sidewalks-Duties of occupants of adjacent property.

The C-ER Comp plan addresses this but does not address the fact that the code states that "An occupant of land adjacent to a public sidewalk shall be responsible for the removal of any accumulation of snow and the removal or treatment of any ice that may accumulate, form or be deposited thereon..... The comp plan gives the impression that it is the responsibility of the local road or parks and rec departments to clear sidewalks of snow in and around bus stops. Currently bus transit centers and bus stops but not sidewalks are the responsibility of transit and the contract is administered by the road board via an IGC. Many of the bus stops are on state routes which is the responsibility of the state and local sidewalks are the responsibility of the occupants of the land. The decision as to how and what maintenance is done in service districts is determined by code first and second by the level of service the taxpayers want and are willing to pay for and any increases in level of service needing a higher mil levy must be voted on and approved by the majority of the residents in the service area.

27.30.560 Eagle River Street Light Service Area

"There is established a streetlight service area within the municipality known as the Eagle River Street Light Service Area to provide for maintenance and operation of street lights in the area This part of the code has been in effect since January 1, 1989 and is administered by the department of public works. Operation and maintenance is to be continued until altered or abolished by an affirmative vote of the area affected. The mil levy is not to exceed .5. If residents want street lights or if street lights have been installed as part of a subdivision agreement and residents wish to have them illuminated, the issue is placed on the ballot if they prefer to have the MOA tax them or they have the option of having the service through their homeowners association. Homes currently are in the \$450,000+ range and there is a substantial savings if street lights are paid for through a homeowners associations. An extra half mil tax does not make a home purchase attractive at closing when the savings can be \$200 or more per year in an average subdivision and more in the larger subdivisions when the homeowners groups pay direct to the utility company. The section requiring maintenance of street lights in the C-ER comp plan is redundant in light of the code which requires maintenance as do the homeowners associations. Street lights are not popular in many areas of the community and leaving the decision to have lights installed, illuminate existing lights or leave the subdivision agreement mandated lights as "streetscape" decorations is better left to the resident taxpayers. If it worked since 1989 and is not broke, don't fix it!

Retrofitting roads for connectivity, in most cases, is not acceptable to the majority of the community. Cut through traffic increases on roads not built to handle the increase and there is a concern that the area will become another Mountain View before the connections were blocked off to better aid police dealing with criminal activity.

There remain questions as to what sections become mandatory when the comp plan is adopted by the assembly and what sections are merely plans to be used as guides by the planning department. The term "shall" is used in areas of the plan when, if the section is not mandatory, it is an incorrect use of the term. There is a need for a good editing job before the plan is finalized as the terms vary from shall, require, and ensure with no clear meaning as to the intent of the terms from one statement to another.

From: Susan Gorski [info@cer.org]
Sent: Monday, June 19, 2006 3:29 PM
To: Underwood, Vivian R.; Chugiak Eagle River Comp Plan Update; Hammond, Cathy A.
Subject: Public Comment - CER Comprehensive Plan

June 19, 2006

Cathy Hammond
MOA Planning Department
PO BOX 196650
Anchorage, AK 99519-6650

Dear Cathy,

As you know, the Chamber is concerned with the development of the Chugiak-Eagle River Comprehensive Plan. I want to comment on several items that the Committee has struggled with pertaining to the downtown business district and several other areas within the community.

1. The Chamber has, in progress, a feasibility study for an overlay district. While the results of this are not in, we would like to reserve the option of mixed use where sections of the downtown may be developed or redeveloped. The Chamber is concerned with maintaining the viability of small business in its city core. Since 85 percent of our working residents commute to Anchorage, this business district essentially competes with the Bowl. Continuing to develop a strong economic base in the downtown is an essential goal and should include mixed use where lower levels are commercial and upper levels are apartments or condominiums – this would be a new land use for our area.
2. Parking is at a premium downtown. Mixed use with underground parking would help prevent additional congestion. Professional developers tell us that mixed use with underground parking requires at least four stories in order to pencil. This potentially creates a height issue in conflict with the proposed 45 feet. The Chamber would suggest flexibility here where site plans could be approved for heights greater than 45 feet if urban design standards are met and buffers are created to allow for transitions between lower density and higher density.
3. The Loop Road area designated as Industrial continues to remain controversial. The West side of Springbrook should absolutely remain in that category in order to efficiently provide industrial type uses in proximity to the business sector. It concerns us that the East side of Springbrook continues to be zoned I-2 (or similar) since gravel quarries and central business districts may not co-exist easily. As you know the controversy surrounds the landowners

proposal to convert this to high density residential. We would request that a study be done to determine "highest and best use" of the property extending east of the intersection.

4. The Chamber has no specific opinion on the undeveloped land at Eklutna as to type of use – but would suggest that it remain undesignated until Eklutna has developed its proposal.
5. Approval of higher density housing in and around downtown makes sense due to proximity of local services. As a general rule we would not be opposed to high density *that is supported by stricter design standards*.
6. In the Central Business District, transportation congestions remains at Old Glenn @ Artillery Road; Old Glenn & Monte Road; Old Glenn & Rachel/Snow Machine Drive

While the Board is scheduled to meet on the Overlay District later in July, the above represents the tenor of discussion and we offer it to you as part of the public record in review of the update to the Chugiak-Eagle River Comprehensive Plan. Thank you for your consideration.

Susan Gorski
Executive Director
Chugiak-Eagle River
Chamber of Commerce
PO BOX 770353
Eagle River, AK 99577
907-694-4702 phone
907-694-1205 fax
www.cer.org web site

**Testimony of Linda Kovac,
Representing the Chugiak Community Council,
on the Chugiak-Eagle River Comprehensive Plan Update**

Our Council supports the recommendations listed in Att. F, pages 7-13 of your packet. I'm happy to answer any questions you have on them.

Now, I'd like to emphasize a few points:

Guidelines for Growth

Pg. 38 - k., Snow Storage Areas

We have two types of snow removal and snow storage in Chugiak-Eagle River. One type occurs on public streets. Our road department does not haul snow with the exception of one street so we need adequate snow storage area within public rights-of-way. The other type of snow storage occurs on private property like site condos or commercial or industrial property.

We wish to add policies to clarify that developers are responsible for supplying adequate snow storage areas in all new developments, including public rights-of-way and privately-owned accesses and parking lots. Suggested language is in Att F (pg. 10).

Snow Hauling

This is not listed in your packet but a policy should be added that requires property owners to clean their own sidewalks of snow.

Pg. 37 – 3.i., Maximum Structure Height

We want to limit commercial structure heights to forty five feet in downtown Eagle River. This height limit would contribute to creating attractive buildings suited to our skyline and natural setting. There's much public support for this request.

Pg 53 – Transportation Connectivity

Our Council supports the Update as written, specifically:

- g.) Providing connectivity to and between subdivisions where appropriate to accommodate normal and emergency traffic.
- h.) Reviewing the existing road system to identify essential local road connections, which is being done now for the CERLRTP update.

Pg 54 – n, Transportation Collectors

Our Council supports the Update as written requiring developers to build and pay for collector development if the collector is identified in our LRTP or in a Traffic Impact Analysis.

Pg 55 - Street Lighting

Two points to make:

- 1) Residential street lighting should only be required where the residents want it and where it would significantly enhance public safety so we want to allow certain zoning districts to opt out of street lighting requirements. Suggested language is in Att. F (pg. 11)
- 2) Right now it's problematic when street lights are installed in new subdivisions and there's no maintenance plan. The lights go out if residents don't get together to pay the electric bill. We support the Update as written which requires street light maintenance plans to exist prior to installing street lights – either by the developer annexing the subdivision into the Eagle River Street Light Service Area (21 C-ER subdivisions) or requiring the developer to create subdivision covenants for street light maintenance.

Land Use Map

Pg. 61 – Maximum Residential Density

We want to preserve the small-town character of Chugiak-Eagle River, therefore, we want to reduce the maximum residential density from 16-35 dwelling units per acre to 11-20 dwelling units per acre. There's much public support for this request.

Pg. 61 – Area from Mirror Lake Middle School to Eklutna River

This area from Mirror Lake Middle School to Eklutna River is currently classified as a development reserve on the Land Use Map. At last year's April and June Chugiak Community Council's meetings, Eklutna, Inc. presented detailed plans for this area to become a large-lot residential development. Drawings showed individual lots, a road system including collectors, and phased construction. Eklutna, Inc. is now saying that these plans are off and they have no plans to develop this area.

The Council anticipates that because of economic reasons, this development reserve area will develop before adjacent Eklutna Valley will develop. Note that the Eklutna Valley is classified as large lot residential on the map.

Therefore we request that that the map state that it's anticipated that this development reserve area (from Mirror Lake Middle School to the Eklutna River) be developed as residential at <1-1 dwelling units per acre. This residential classification is in line with Chugiak's vision to preserve our primarily rural/suburban area of larger residential, treed single-family homes. In addition, this residential classification supports the fact that denser residential development is not justified according to Planning's projected residential demand for year 2025. Also, a residential classification would facilitate updating our LRTP.

Pg. 61 – Eklutna 770 Area

Our Council supports the land use classifications depicted on the map. We believe that this area can be economically developed at this density; it adds some commercial and industrial property; and the plan fits Chugiak's vision. We do want the densest residential areas to be clustered around the south side of the area near the commercial center and intersection of Old Glenn and South Birchwood Loop.

Implementation Schedule

Pg. 80 – Bullet #1: Revise Title 21 to Include a Separate Chapter

Change the time frame from one to five years to “*one to three years*” as this is a top priority.

Pg. 80 – Bullet #10: Update the Areawide Trails Plan

We agree with the Birchwood Community Council’s comment on updating the areawide trails plan. This trails plan should be updated by the Traffic Department as well as the Parks Department since many trails are recreational.

Pg. 80 – New Bullet for Subsurface Aquifer Study

We agree with Birchwood’s comment that there should be an action added that would complete a subsurface aquifer study since we are so dependant on clean well water here and such a study would be extremely valuable to guide future development.

Pg. 80 – New Bullet for EOC

We also agree with Birchwood’s comment that there should be an action added that would establish an emergency operations center as already described in the Update on pg. 45, item “i”.

In Conclusion

Finally, we ask that you continue public testimony on this plan past tonight. After the Planning Department has issued their final recommendations, the public should have another opportunity to comment.

Thank you for allowing me to voice our requests.

Comments Received June 29 – September 11, 2006

June 29

Department of the Army, Colonel David L. Shutt

August 1

DOWL Engineers, Inc., Tim Potter, on behalf of Eklutna, Inc.

August 24

Eklutna, Inc., Michael Curry and William Price
(includes a September 15 comment to MOA from U.S. Army,
Directorate of Public Works, Chuck Monie)

September 11

DOWL Engineers, Inc., Tim Potter on behalf of the Trust Land Office



DEPARTMENT OF THE ARMY
INSTALLATION MANAGEMENT AGENCY
HEADQUARTERS, U.S. ARMY GARRISON, ALASKA AND FORT RICHARDSON (PROV)
724 POSTAL SERVICE LOOP #6000
FORT RICHARDSON, ALASKA 99505-6000

REPLY TO
ATTENTION OF:

Office of the Garrison Commander

Physical Planning Division
Planning Department
P.O. Box 196650
Anchorage, AK 99519

To Whom It May Concern:

U.S. Army Garrison, Alaska appreciates the opportunity to comment on the Chugiak-Eagle River Comprehensive Plan Update. Attached, you will find comments to the concerns of the impact of development in specific areas adjacent to the Fort Richardson installation boundary.

Question on the comments can be addressed to Kerry Ingrao, Master Planning Senior Planner, (907) 384-3258 or email at kerry.ingrao@us.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "D. L. Shutt", is written over the typed name.

David L. Shutt
Colonel, U.S. Army
Commanding

Enclosure

*We appreciate being part
of your team as we
work through future plans!
Thanks!*

CHUGIAK – EAGLE RIVER
COMPREHENSIVE PLAN UPDATE REVIEW

Areas of Concern and/or contiguous with FRA:

1. Area C: Classified as “Development Reserve”, a classification which applies to areas that are generally *suitable* for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. The area is variously included as part of Eagle River [*Community Council Area*], and Birchwood [*Sub-Area*], and is contiguous with the (NE) border of Fort Richardson (N) of Clunie Lake, lying to the (W) of Birchwood Airport on either side of the Alaska Railroad. To the (S) of Clunie Lake, the Development Reserve is separated from the Base border by an Environmentally Sensitive Area (W) of the ARR.

Large lot, single family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development. The area is currently undeveloped.

USAG-AK Activities on Installation in cited area:

- a. Digital Multi-Purpose Training Range (DMPTR);
- b. several landing sites & firing ranges;
- c. heavier artillery may be used;
- d. Airborne drop zone; main training facility.

Comment: The area is unsuitable for development and especially more dense, higher dwelling ratio/acre, due to multiple and varied maneuvers typically occurring day and night on base, including excessive noise, ammunitions discharge, & dust.

2. Areas D-1 and D-2: Two small tracts to the (W) of the Glenn Highway contiguous with the (E) FRA border, connected by a narrow band of land between the Glenn Hwy. and FRA border, classified as *suitable*, “Residential, 3 – 6 dwellings/acre” adjacent to downtown Eagle River. The predominant land use consists of single-family housing, most commonly detached single-family subdivisions. Building scale, single family character, landscaped setbacks, and low traffic volumes on local streets, contribute to a low density environment. These areas are served by public sewer and/or water.

D-1 is currently under subdivision development, while D-2 is undeveloped.

USAG-AK Activities in area: low impact.

Comment: Minimal impact, although population density is undesirable contiguous with Army Installation border.

CHUGIAK – EAGLE RIVER COMPREHENSIVE PLAN UPDATE REVIEW

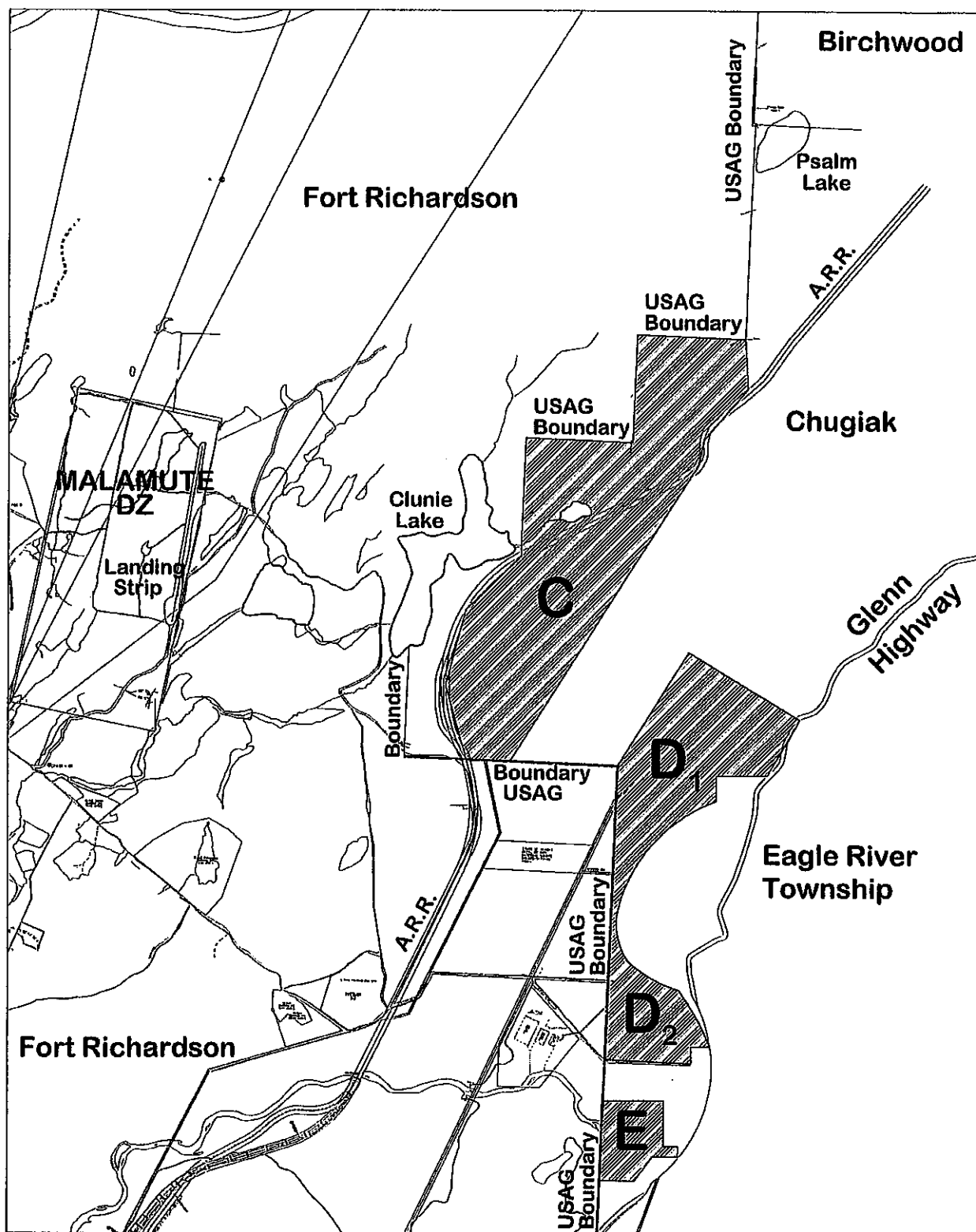
3. Area E: Classified as “Residential, <1 - 1 dwellings/acre” (i.e. less than one dwelling unit/ gross acre) possesses a lack of roads & public infrastructure and environmental constraints, typically adjacent to established large-lot rural development. Would be served by private wells and septic systems, and is expected to be developed.

The area is currently underdeveloped and can be accessed via Artillery road in Eagle River.

USARAK Activities in area: none or low impact.

Comment: Minimal impact.

4. Other identified tracts near (within less than one-half mile) or contiguous with FRA border/ fence are either developed or will have no impact based on their classification and intended use.



Chugiak - Eagle River 2006 Master Plan Update Review



RECEIVED

AUG 02 2006

PLANNING DEPARTMENT

August 1, 2006
W.O. D59061

Ms. Cathy Hammond
Planning Supervisor
Municipality of Anchorage
Physical Planning Division
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

Preliminary for Discussion

Subject: Formal Comments on the Proposed Update to the Eagle River Comprehensive Plan

Dear Ms. Hammond:

On behalf of our client, Eklutna, Inc., we have prepared the following comments and requested modifications to the plan narrative and map, for your consideration.

Item 1 – Clarify in the plan narrative that “natural resource extraction” and “commercial recreation” uses are permitted conditional uses within the Development Reserve land use designations.

As you are aware, Eklutna, Inc. has a significant landholding within the plan area. Eklutna, Inc. recognizes that there may be interim uses of its land holdings that meets its needs and accommodates future development needs. Natural resource extraction and processing, as well as commercial recreational use appear appropriate as interim uses.

Item 2 – As part of the Mount Baldy/Mirror Lake land exchange, there is an agreement for an “access corridor” through the Municipality of Anchorage’s (MOA) Park and Natural Resources designated area (see map). This access corridor should be modified to “Development Reserve” to clearly reflect the anticipated use in the future.

Item 3 – Identify the area southwest of the Birchwood Airport as a dual designation, industrial and transportation related.

This area, previously identified as residential and now recommended for industrial, will likely be used for the expansion of the Birchwood Airport. We believe a dual designation better represents what uses may actually occur in this area.

Item 4 – The parcel located between the Old and the New Glenn Highways, often referred to as the Eklutna “770,” is an obvious area for future growth, meeting a diversity of community needs.

Item 4a – A proposed interchange midway between the South Birchwood interchange and the North Birchwood interchange should be represented on the map. This area could accommodate a “commercial” node of approximately 40 acres. Additionally, an interchange at this location will better serve development on either side of the Glenn Highway.

Item 4b – The area along the Old Glenn Highway, approximately midway north-south, has industrial directly across the street. Due to the need to provide appropriate amounts of industrial land that is well located for access, we have identified the potential for approximately 120 acres of industrial use. This area would be developed as independent 40 acre industrial parks, buffered from the Old Glenn Highway and residential properties. The independent nodes controls the size and accommodates phasing with demand, as the community continues to grow.

Item 4c – The residential density of the “770” is depicted as 1-2 DU/A. This area will be served by sewer and water, which suggests a higher density of development, is appropriate. The total number of dwelling units should be calculated on a gross basis with the clear allowance for clustered development at higher densities.

Item 5 – The old trailer park adjacent to the Chugiak Senior Center is currently depicted as residential, less than 1 DU/A. We are requesting that this area be able to be developed in a similar fashion or density as the senior center. The density should be modified to 16-35 DU/A.

Item 6 – The small triangle shaped parcel north of the North Birchwood access is identified as residential, less than 1 DU/A.

We are considering this property as a great location for a recreational vehicle park, adjacent to Peters Creek. It would need to be identified as “commercial” to accommodate this.

Item 7 – Parcel “C” of the Powder Reserve is identified as transportation related. It may be more appropriate to identify this as “Development Reserve,” requiring a “master plan” prior to any future development.

Item 8 – Eklutna Village area has a variety of designations that are not necessarily compatible. We are requesting a few changes that will serve to reduce conflicts while still meeting the land use needs of this area.

Item 8a – Ensure that residential area currently associated with Village site is retained as residential.

Item 8b – Modify the transportation related and industrial areas north of Eklutna Village to “Development Reserve.” Heavier transportation and industrial use would have significant potential impacts upon residential and Village uses, as access would go through the Village.

The “Development Reserve” designation would require a master plan prior to development affording appropriate consideration of compatibility.

Item 8c – Clarify that area identified as commercial between the Old and new Glenn Highways can be utilized as staging, loading, and conveyor uses, as conditional uses.

Item 8d – Identify a 40-80 industrial park site, north of Eklutna Road, east of the Glenn Highway.

This area is flat, vegetated, and enjoys easy access to the highway interchange.

One of the biggest issues associated with the industrial areas currently designated on the plan is their poor locational characteristics.

Ms. Cathy Hammond
Planning Supervisor
Municipality of Anchorage
August 1, 2006
Page 3

Making industrial park locations available at appropriate locations offers the community the opportunity to redesignate areas that may have that designation now but are poorly suited if not inappropriate.

Item 9 – Eklutna has land located at Highland Road and Eagle River Loop Road that is currently designated residential, less than 1 DU/A.

Given its proximity, physical conditions, and potential to be served by public sewer and water, it is appropriate to modify this area to residential at a density of 3-6 DU/A.

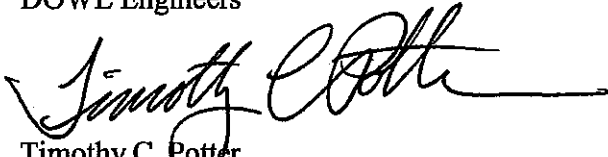
Item 10 – The area directly adjacent to Clunie Lake, within Eklutna's Powder Reserve, Tract B, should be represented as "Development Reserve."

The environmentally sensitive designation should be a layer of the mapping; however, should not be suggested as a land use designation.

We appreciate the opportunity to provide you with these detailed comments concerning our properties.

If you have any questions concerning these comments, please contact me at your convenience.

Sincerely,
DOWL Engineers

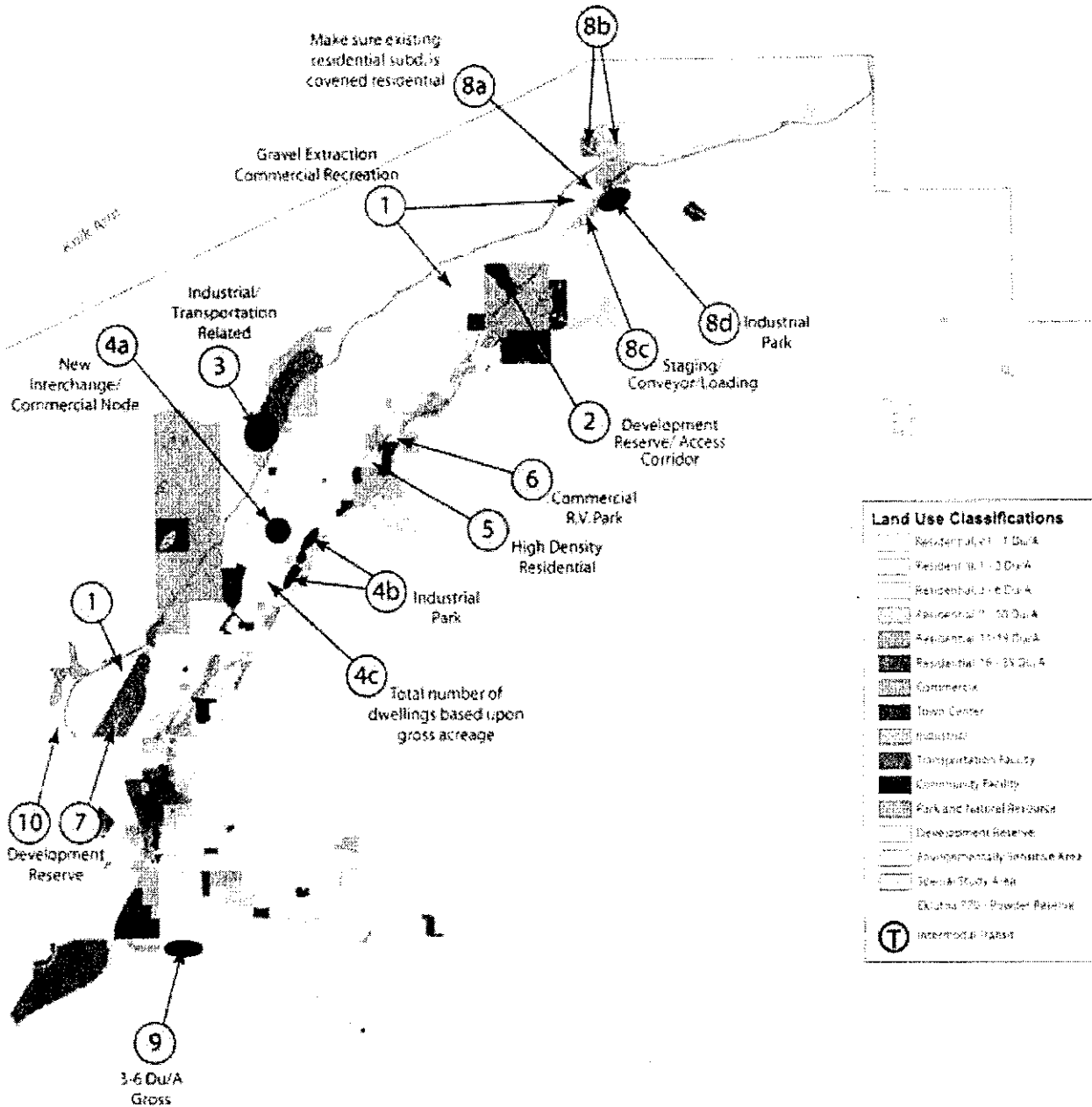


Timothy C. Potter
Director of Planning

Attachment(s): As stated

D59061.Hammond.TCP.080106.nw

(DRAFT EKLUTNA, INC. COMMENTS)



Land Use Classifications	
[Symbol]	Residential 1 - 1 Du/A
[Symbol]	Residential 1.1 - 3 Du/A
[Symbol]	Residential 3 - 6 Du/A
[Symbol]	Residential 6 - 10 Du/A
[Symbol]	Residential 10 - 15 Du/A
[Symbol]	Residential 15 - 25 Du/A
[Symbol]	Commercial
[Symbol]	Town Center
[Symbol]	Industrial
[Symbol]	Transportation Facility
[Symbol]	Community Facility
[Symbol]	Park and Recreational Reserve
[Symbol]	Development Reserve
[Symbol]	Environmentally Sensitive Area
[Symbol]	Special Study Area
[Symbol]	Eklutna 20% - Powder Reserve
[Symbol]	INTERMODAL PARKS



16515 Centerfield Dr, Ste 201
Eagle River, AK 99577
Phone: 907-696-2828
Fax: 907-696-2845
www.eklutnainc.com

August 24, 2006

Ms. Cathy Hammond
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Chugiak-Eagle River Comprehensive Plan Update

Dear Ms. Hammond:

This letter is in response to the information submitted by the Department of the Army regarding Fort Richardson and the staff response contained in the Chugiak-Eagle River Comprehensive Plan Update Issue-Response Summary dated August 14, 2006.

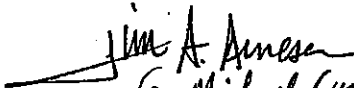
Eklutna, Inc. does not agree with the staff recommendation that the discussion of the Development Reserve classification for Tract B of the Powder Reserve should contain a note calling for "low-intensity development to avoid potential conflicts with programmed military activities." According to the Transformation of U.S. Army Alaska, Final Environmental Impact Statement by the U.S. Army Alaska (2004), there are no significant noise problems associated with existing operations at Fort Richardson, and no increase in noise and noise increase associated with new activities are expected to occur over military lands, training lands, and Knik Arm. Similarly the noise contour and noise compatibility maps referenced in that EIS (attached), do not show any noise impact on adjacent lands that would call for limits on development. We are very concerned that the military and the Municipal staff would suggest or consider such significant and far-reaching limitations when not supported by the military's own recent EIS document.

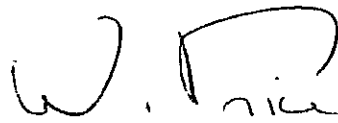
It should also be noted that with the concentration of aviation activities in the Anchorage Bowl, many areas are impacted by varying levels of private, commercial and military aviation operations and yet none of these areas have been restricted from development due to these impacts. Similarly, other areas in the Anchorage Bowl located near Elmendorf and Fort Richardson have not been limited due to the potential for military operations to affect them.

Eklutna, Inc. understands that Parcel B is located adjacent to military lands and will take this into consideration when planning for development in this area. We believe that any potential for noise impacts can be addressed through the mandatory master plan process required in the Planned Community (PC) zoning district. Design measures and incorporation of noise reducing construction materials and techniques to ensure the compatibility of future development with the military operations at Fort Richardson is always an option, if necessary.

Please take this into consideration as you finalize the Chugiak-Eagle River Comprehensive Plan. We would be happy to discuss this further with you if you have any questions or concerns.

Sincerely,


for Michael Curry
Mr. Michael E. Curry
Chairman, Board of Directors
Eklutna, Inc.


Mr. William C. Price
General Manager
Eklutna, Inc.

Enclosure: as stated

Cc: Ms. Anna Fairclough, Anchorage Assembly
Ms. Debbie Ossiander, Anchorage Assembly

Figure 3.16.d

Existing Noise Contours
Fort Richardson

Legend

Noise Zones

Zone II
Exposure to noise within these
areas is considered significant



Zone III
Noise levels are so severe that
noise-sensitive land uses
should not be considered



Installation Boundary



Training Areas



Impact Areas



Camionment Area



Highways

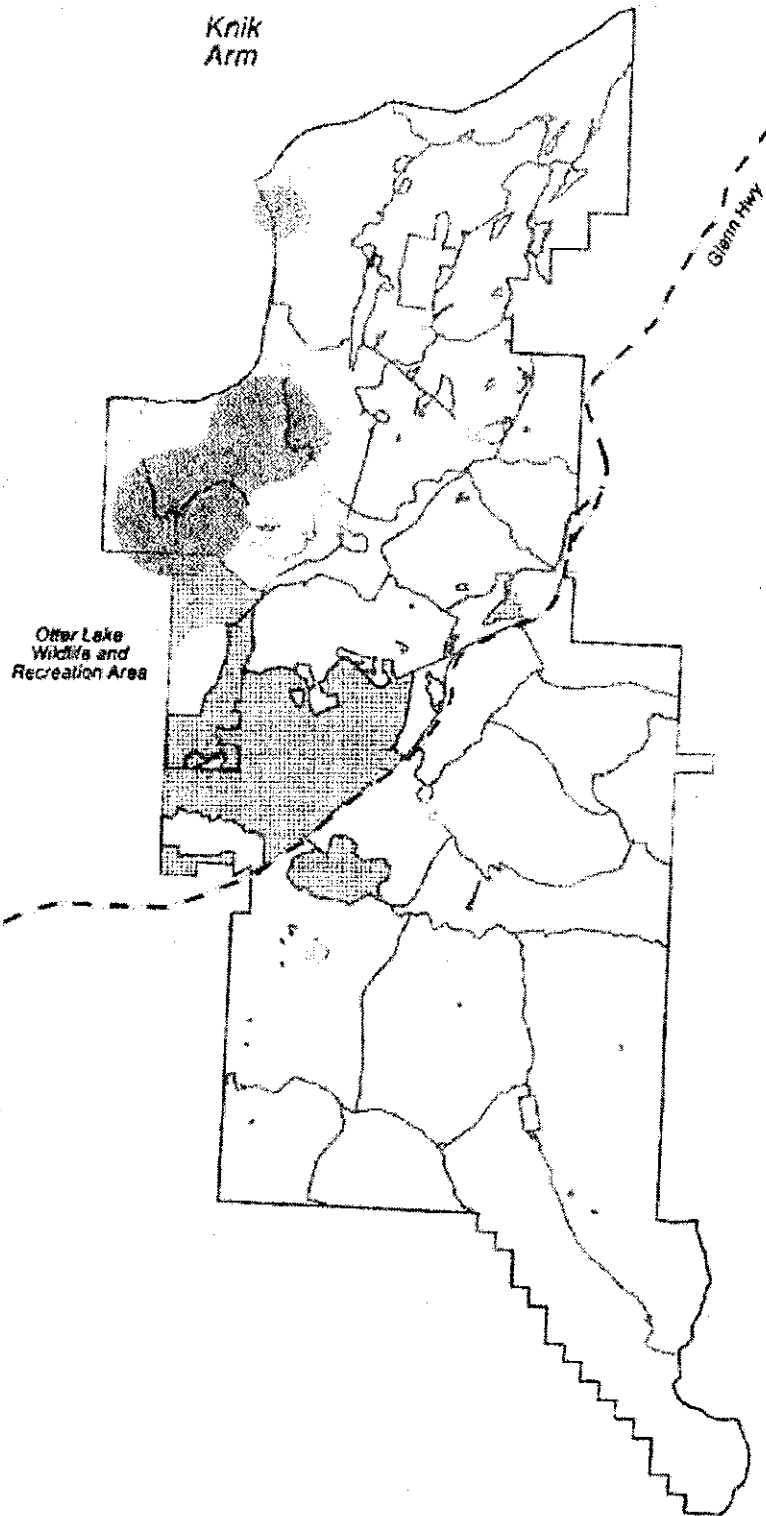
Scale: 1:150,000

1 0 1 Mile



Source:

USACH/PPM 2003



A-48

From: Monie, Chuck B CIV USA USAG-AK FRA DPW [chuck.monie@us.army.mil]
Sent: Friday, September 15, 2006 1:45 PM
To: Le, Van T.
Subject: FW: Chugiak-Eagle River Comprehensive Plan
Signed By: chuck.monie@us.army.mil

..

Van,

Thank-you for the information and the opportunity to comment. Kerry Inrgao no longer works at DPW, I will be the POC for future correspondence.

We have reviewed the letter from Eklutna, Inc. dated 24 August and still recommend low-intensity development for the areas identified in our initial comments. Eklutna, Inc. referenced a noise contour map of "Existing Noise Contours." Future Noise Contours maps, however, figures 4.16e and 4.16f (attached), are the correct contours maps for the new activities showing Zone II and Zone III noise zones. The maps do not show the zone I areas which would affect this area and normally compatible with residential development. The Army does not expect any significant increases, however, the Executive Summary of the Transformation Environmental Impact Statement, p. ES-7, does state that, "Increased noise levels could result from construction, training, systems, acquisition, and deployment.

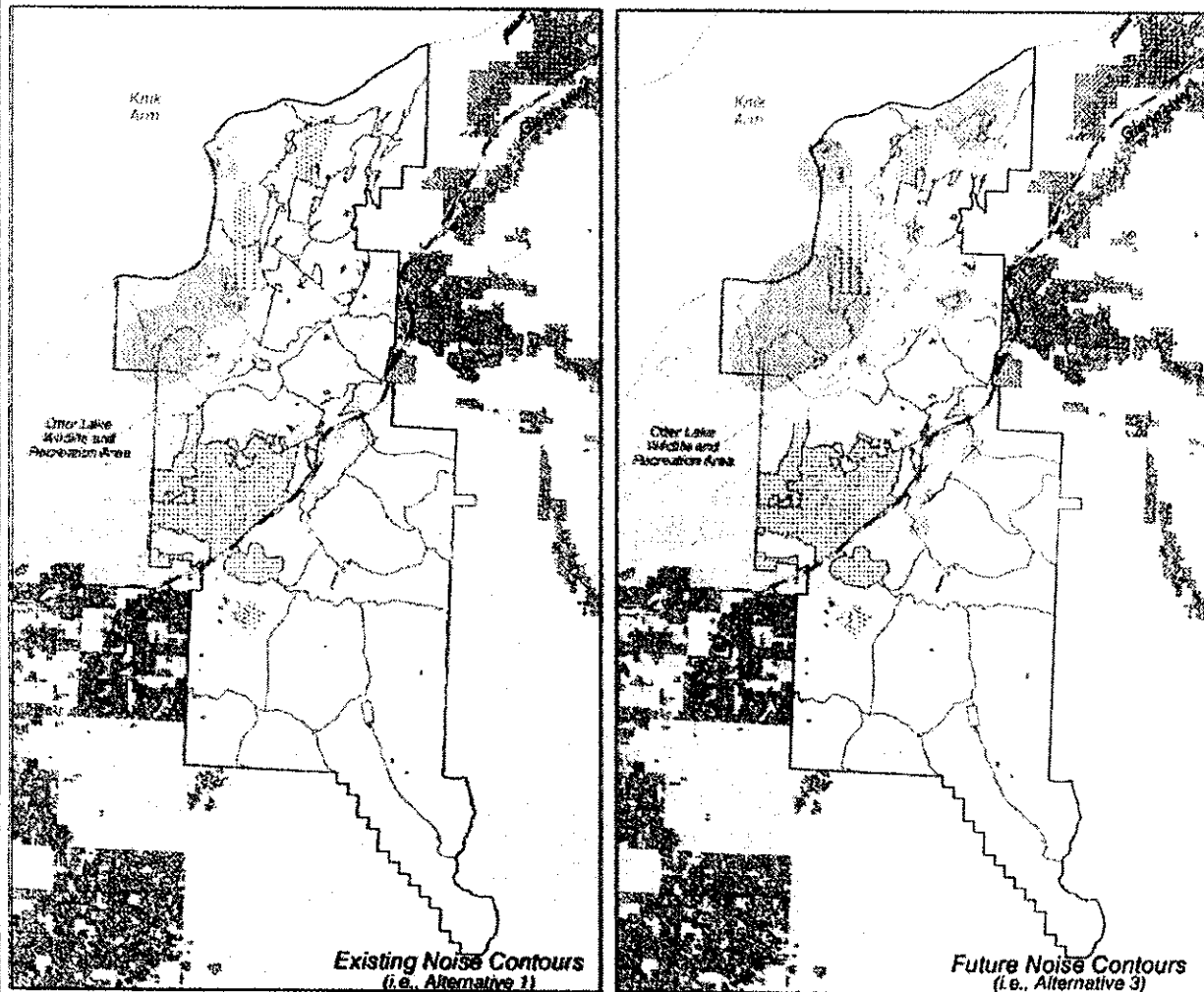
Again thank-you for the opportunity and if I can be assistance in the future please contact me.

Thanks,
Chuck

Chuck Monie
Chief, Master Planning
Directorate of Public Works
U.S. Army Garrison - Alaska
TEL: (907) 384-3004
FAX: (907) 384-6170

Figure 4.16.e

Comparison of Existing and Projected Noise Contours¹
Alternative 3
Fort Richardson



Legend

¹ Firing Points set in Interior portion of Artillery Range

Noise Zones

Zone II
Exposure to noise within these areas is considered significant

Zone III
Noise levels are so severe that noise-sensitive land uses should not be considered

Installation Boundary	Training Areas	Impact Areas	Cantonment Area
Mission Essential Ranges	Urban Areas	Highways	Roads

Source:
USACHPPM 2003

Scale: 1:250000

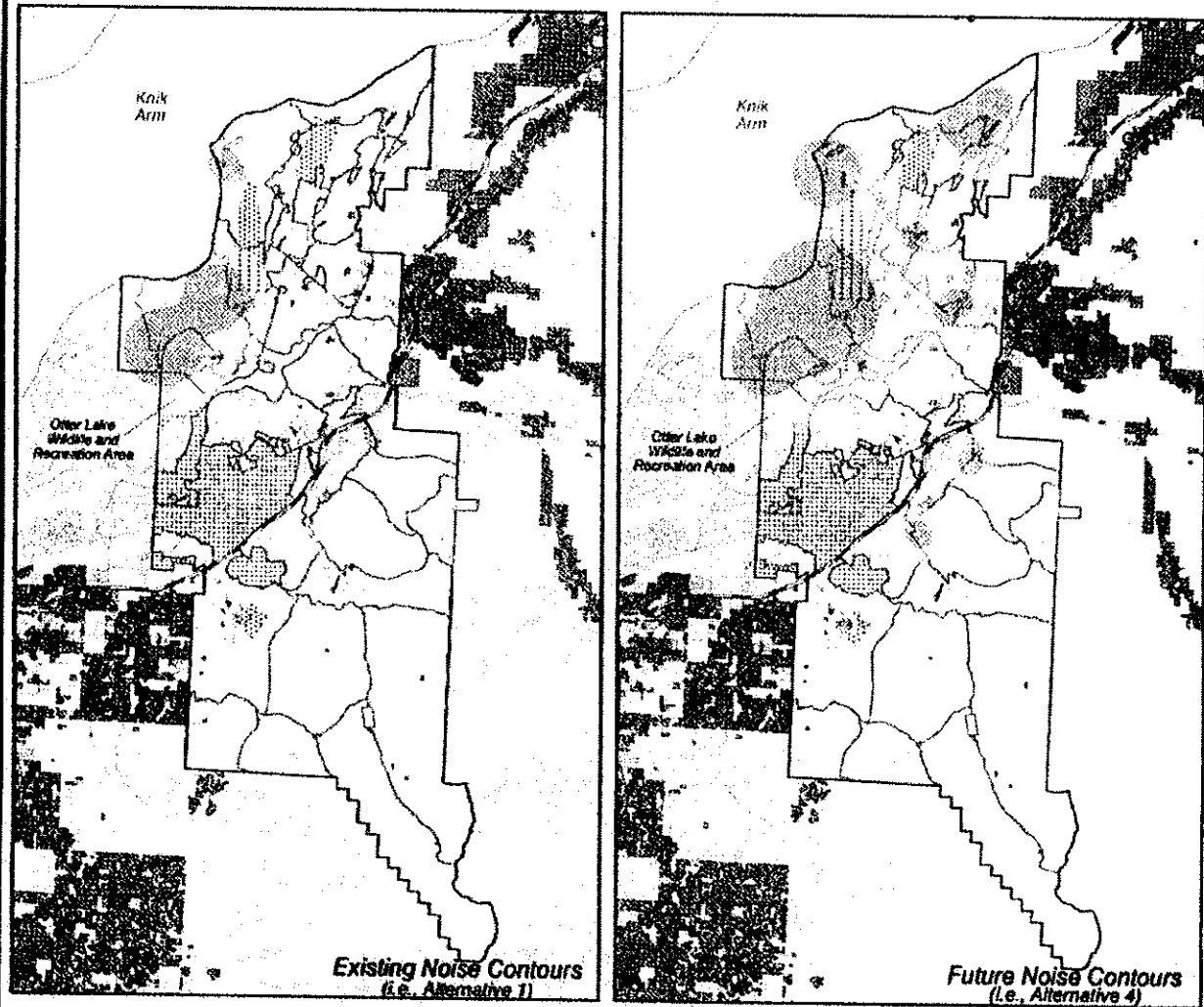
5 0 5 Miles



A-67

Figure 4.16.f

Comparison of Existing and Projected Noise Contours¹
Alternative 4
Fort Richardson



Legend

¹ Firing Points set in Interior portion of Artillery Range

Noise Zones

Zone II
Exposure to noise within these areas is considered significant

Zone III
Noise levels are so severe that noise-sensitive land uses should not be considered

Installation Boundary	Training Areas	Impact Areas	Cantonment Area
Mission Essential Ranges	Urban Areas	Highways	Roads

Source:
USACHPPM 2003

Scale: 1:250000

5 0 5 Miles



A-68



September 11, 2006
W.O. D59561

Ms. Toni Jones, Chair
Planning and Zoning Commission
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519

Subject: Eagle River Comprehensive Plan Update

Dear Ms. Jones:

On behalf of our client, Trust Land Office (TLO), we are providing two minor, yet important, comments relative to the Issue/Response Summary.

The TLO owns property north of Eagle River Loop Road on both sides of Yosemite Drive. A portion of their property holdings has been identified as Park and Natural Resource. We believe this area was intended to represent the old landfill site. If that is the case, the Park and Natural Resource designation should start several hundred feet east of Yosemite Drive.

The TLO has shared some conceptual development plans with the Municipality of Anchorage (MOA) Planning Department, which shows the non-landfill area east of Yosemite Drive a Neighborhood Center/Mixed Use use.

Regardless of the merits of the Neighborhood Center/Mixed Use designation, the MOA should consider not showing private land as Park and Natural Resource. This area could be retained as open space and as a component of a Planned Unit Development/Master Planned Area, which would allow this area to be calculated into the gross development density of the overall parcel and retain it as open space.

We appreciate your consideration of these issues. If you have any questions, please contact me at your convenience.

Sincerely,
DOWL Engineers

A handwritten signature in black ink, appearing to read 'Timothy C. Potter', written over a printed name and title.

Timothy C. Potter
Director of Planning

D59561.Jones.TCP.091106.cyy

Content Information**Content ID :** 004523**Type:** Ordinance - AO

An Ordinance Amending Anchorage Municipal Code Section

Title: 21.05.030C., the Chugiak-Eagle River-Eklutna Element of the Municipality of Anchorage Comprehensive Plan, to Adopt the April 2006 Update to the 1993 Chugiak-Eagle River Comprehensive Plan**Author:** perrysu**Initiating Dept:** Planning**Description:** Chugiak-Eagle River Comprehensive Plan Update, April 2006**Date Prepared:** 10/27/06 6:32 AM**Director Name:** Tom Nelson**Assembly****Meeting Date** 11/21/06**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 11/21/06**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	10/27/06 6:38 AM	Checkin	perrysu	Public	004523
Planning_SubWorkflow	10/29/06 5:28 PM	Approve	nelsontp	Public	004523
ECD_SubWorkflow	11/6/06 11:25 AM	Approve	thomasm	Public	004523
OMB_SubWorkflow	11/7/06 1:25 PM	Approve	mitsonjl	Public	004523
Legal_SubWorkflow	11/7/06 3:25 PM	Approve	fehlenrl	Public	004523
MuniManager_SubWorkflow	11/9/06 3:47 PM	Approve	abbottmk	Public	004523
MuniMgrCoord_SubWorkflow	11/9/06 3:47 PM	Approve	abbottmk	Public	004523

M.O.A.
 2006 NOV 13 AM 9:34
 CLEMS OFFICE

CONTINUED PUBLIC HEARINGS