

EHXIBIT A.

Chugach Access Plan Amendments

CHUGACH ACCESS PLAN

Public Hearing Draft – Plan Amendments recommended by the State & the Municipality

July 2012

Below is a list of the substantive amendments to be made to the *Chugach Access Plan* (CAP) based on input received during the State’s public review of the Draft Plan. These amendments consist of a change in policy or a deletion or new recommendation that will be added that has not yet received public input. Changes to the document that are editorial or are to be made for clarity but do not change a recommendation or policy are not included below. Some of these amendments have been proposed for inclusion in the Plan by the Municipality as a means of bringing this State Plan into conformity and agreement with the Anchorage Comprehensive Plan, its relevant elements, and Anchorage Municipal Code.

[Note: New language to the text and/or changes to Plan format are underlined]

INTRODUCTION

Objective #4 will be modified to the following:

4. Ensure that the need for reserved access and trail connectivity to Chugach State Park is addressed through state and municipal planning processes, budgeting, municipal staff analysis of zoning and platting requests, and periodic training for state and municipal staff and board and commission members who have the opportunity to identify or procure access and connectivity to Chugach State Park. (@ page 2)

PLANNING EFFORT AND PROCESS

The following new paragraphs will be added to the Planning Effort and Process Section under the item heading *How This Plan Relates to Other Plans or Regulatory Systems* (at page 5):

The Chugach Access Plan (CAP) is a companion document to the Chugach State Park Trail and Management Plans. The State will use the CAP as a tool to guide access acquisition and development on lands owned or managed by the park. Like the MOA District Plans, the Chugach State Park Management Plan is the basis for management and development within the park. The Chugach State Park Trail Management Plan provides management objectives and specific guidelines for the future use, design, development & maintenance of trails within the park. The park management plan and trail plan are closely linked documents that inter-relate to each other. The CAP is a stand-alone document that is related to the main park plans but is specific in its intent to provide guidance for securing access to the park. Both the park management plan and trail plan defer to the CAP for access-related decision making.

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With adoption of this Plan, the Municipality plans to use its access points and related recommendations in future planning activities and relevant land use actions in the areas where private and Municipal lands interface with the park boundary. This Plan will serve as the basis for platting requirements to reserve public access to CSP through new subdivisions. These points will also serve to modify or otherwise guide public access in other Municipal functional plans. This Plan therefore serves as the direct nexus between public access easement dedications under actions from Anchorage Municipal Code per relevant sections of 21.80. Specific Park access points and future public improvements recommended in this Plan serve to augment and in some cases replace specific public access sites presented in the Hillside District Plan. This Plan also serves as the essential access reference for all State Park interface areas of the Municipality and for all relevant current or future district plans and functional plans.

The CAP is a joint effort between the DNR and the Municipality of Anchorage. The Municipality's Anchorage 2020: Anchorage Bowl Comprehensive Plan (Anchorage 2020) and the 2006 Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan (Parks Plan) stress the values and importance of maintaining existing and establishing new pedestrian/public connections to Chugach State Park across the MOA-Park interface. The following polices and elements from these highlight the MOA's approach to coordinating CSP access, Chugach State Park access and management issues and relationships with the Municipality are otherwise described and referenced in other Comprehensive Plan elements including the Potter Valley Land Use Analysis, the Turnagain Arm Comprehensive Plan, and the Chugiak-Eagle River Comprehensive Plan.

ANCHORAGE 2020 & PARKS PLAN

Chapter 5, Policy #65 and Parks Plan Chapter 6, Park Strategy 7:

- Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Refuge and Far North Bicentennial Park.

In addition, the Municipal Hillside District Plan (HDP) provides significant reference to Chugach State Park access with the following:

HDP Policy 10-A

- Identify proposed trails and trailheads to improve the system of trails with the Hillside District and access to Chugach State Park.

HDP Policy 10-b

- Provide a range of trailheads and parking areas to Chugach State Park, including neighborhood and auto-access trailheads.

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The HDP further identifies several elements that should be considered when improving access to Chugach State Park.

Improved Access Points: Identify, reserve, and improve multiple pedestrian and small trailhead parking access points to Chugach State Park to diffuse and spread uses and to reduce crowding at any one location.

Alpine Access Priority Trailhead Improvements: Provide one or more, larger-capacity trailheads at points that can handle crowds and more traffic without adverse effects on adjoining neighborhoods; this may require new land acquisitions and/or Heritage Land Bank land trades.

Improved Funding and Management: Develop significantly improved new ways to pay for capital improvements and operations and maintenance. This must include law enforcement, collection of park access fees, and trail (and road) maintenance.

The Provisionally Adopted Title 21 Revision and subsequent proposed amendments codified this relationship between the Municipality and Chugach State Park access with references in the code section governing Dedications. The final language in Title 21 for (original) section 21.08.040 – Dedications, is still under consideration the time of this publication. Regardless of final code changes, a reference to the *Chugach Access Plan* in the forthcoming new Title 21 revision will create a link for access dedications in new subdivisions. The new code will clearly reflect the Municipality’s intent to require and locate future public access points to sites identified in the State’s CAP.

AREA-WIDE RECOMMENDATIONS

The final plan will include a reference to the updated or new standards of Title 21, and relevant policies and implementation actions from Municipal plans (*Hillside District Plan; Anchorage Bowl Park, Natural Resource, and Recreational Facility Plan; and others*) that provide guidance in securing access to Chugach State Park. Specific portions will be listed as added tools that are used to implement and guide this plan. (@ page 17)

MAPPING

All the final plan maps will be updated to reflect the most current land status, and additional feature names will be added to better orient users. (@ pages 75-94)

AREA SPECIFIC RECOMMENDATIONS

In order to clarify priorities and avoid redundancy or confusion, especially at locations with several potential access possibilities and/or with several access locations, the final Plan shall include the following additional elements. (@ pages 20-174):

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- Where applicable, access locations will be prioritized.
- Site descriptions will include more detail, as needed, and location information and level and types of public uses will be further detailed.
- Locations identified in the Draft Plan as “problematic” will have enhanced descriptions to clarify why the label was applied.

New Access Entries

Based on public comment and additional analysis, the final plan will be modified to include the unimproved, secured access at the following sites:

1. The Eklutna Canyon site off Eklutna Lake Road;
2. An alternative access to Ram Valley from approximately Mile 11.5 of the Eagle River Road;
3. A winter access on Hesterberg Road leading to the Eagle River Campground;
4. A pedestrian trail off Yosemite Drive in Eagle River;
5. The platted walkways off Yellowstone Circle in the Eagle Pointe Subdivision and Wolf Drive in the Hundred Hill Subdivision in Eagle River;
6. The platted easements in the Parkview Terrace East Subdivision, the Eagle Crossing Subdivision, the River View Estates Subdivision, the Mountain Valley Estates Subdivision in Eagle River.

The final plan will also include additional unimproved, unsecured access to the Eagle River Greenbelt at:

1. Spring Street off West Lake Drive, Harmany Ranch Road, McIntyre Road, and from Stonehill Drive.

Remove Access Entry

1. The access depicted at Midden Way (H5) in the Hillside Unit will be removed in the final plan. (page 56)

Modify Access Entries

Based on public comment and additional analysis, the following access entries will be modified:

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1. The Goat Creek (E7) access (page 23) and the Upper Canyon Drive (ER15) access (page 37) will be relocated;
2. The type recommendation for the Mile Hi (ER14) access (page 37) and Ship Creek (S3a) access (page 51) will change to a medium vehicular access;
3. The type recommendation for the Threebowls Alternative (ER51) access (page 47) and the Tulugak Circle (H4) access (page 55) will be modified to pedestrian.

IMPLEMENTATION SECTION

The following will be added to the Implementation section for clarification purposes (@ page 95):

Municipal adoption of the CAP as a Comprehensive Plan element in no way obligates or is otherwise intended to obligate the Municipality to acquire private land for the Chugach State Park. The State Park boundary is dedicated through State statute. It cannot be expanded without legislative action. The Plan is to be used by the Municipality solely as an aid and foundation for consideration and where appropriate and applicable, requirement for public access easements in new subdivision actions. In that sense, this Plan serves a similar function to the *Long Range Transportation Plan*, the *Areawide Trails Plan*, etc., which enable the Municipality to extend relevant roads, trails, utilities, parks, etc, during subdivision reviews, new trail development, and/or Municipal park dedications and upgrades.