

## Chugiak-Eagle River Advisory Board Resolution 2018-1

June 30,2018

### **Meeting Re: Concerns regarding Chugiak-Eagle River Comprehensive Plan Update, December 2006**

WHEREAS, the Chugiak Eagle River Advisory Board (the Board) is established in Title 21 by Section 21.10.030.B and is constituted in order to review and make recommendations on actions regarding potential changes in land use issues that impact multiple Community Council areas in the Chugiak Eagle River area; and

WHEREAS, the Board, with local representation present from Eklutna Village, South Fork, Eagle River Valley, Chugiak, Eklutna Valley, Eagle River and Birchwood Community Councils, met on June 30, 2018 to hear local testimony and to discuss the above issue; and

WHEREAS, The Board discussed several instances where it appeared the Municipality is either unaware of or ignoring the Chugiak-Eagle River Comprehensive Plan and Chugiak-Eagle River Comprehensive Plan Update of 2006 (the Plan or CER Comp Plan), the bedrock on which 21.10 stands.

More specifically:

1. The Plan (page 51) says “Do not extend public utility systems to areas designated for low density development on the land use plan maps, except where needed to resolve public health problems”. The land use plan map (also on page 35, page 36 and page 39) identifies Birchwood as a designated low-density established neighborhood. AWWU announced plans in 2017 to extend service to southern Birchwood though no evidence of public health problems was presented.
2. The Plan (page 64) identifies Birchwood as “outside the water/wastewater service area boundaries.” There is strong local fear that public infrastructure cost assessments will force subdivision of

large lots. This concern came up repeatedly when the plan was written. This area opted for protection via the comp plan, while the upper Hillside opted for a direct exemption.

3. The Plan repeatedly calls for protection of established low density rural neighborhoods (pages 36, 37,39, 78) and calls for transition buffering for adjacent higher density development. There has been little discussion or visible effort to do either.
4. The Plan under Public Facilities and Services, Section F, Water and Waste Water Utilities (pages 51, 79, 80) calls for AWWU to update its master plans to be consistent with the CER Comp Plan by 2007. This has not occurred. AWWU master plans are not available to the public. (We have been told they can be seen only if citizens pay \$50 to the utility. The Board sees no justification for this restriction). We have also been told there are no opportunities for public testimony before these plans are adopted.
5. The Muni appears to be ignoring the Plan's implementation schedule (page 80,81). If not ignored, it is being submerged in Muni wide plans.
6. The recent HLB Carol Creek revision of the master plan seemed to also ignore concerns about low density protection and previously approved density limitations. (There were also major public notice complaints.)
7. The Chugiak-Eagle River area has different concerns, expressed in our Comp Plan, as well as a different local governance structure from the rest of the Municipality. As such it is vital that all parts of the Municipality be aware of and respect those differences.
  - A. Several times now our Road Board (which consists of representatives from each local community council) has not been consulted when the MOA approved road development and construction plans (Yosemite particularly). This is occurring even though we absorb all maintenance costs.
  - B. Recently the Assembly can close to approving a vet village location without local community approval or discussion.
  - C. Recently an initial septic system ordinance only referenced Hillside impact.
  - D. Chugach Park Access Plan public discussion draft ignored our previously approved and agreed local access areas.

E. The Municipal administration recently asked local Councils for capital project priorities to consist of one areawide priority and one park priority. There was no mention or recognition that Chugiak-Eagle River has its own park district and pays for its own capital projects through local taxation.

Now, therefore, the Board resolves and reminds the Municipality that it and all of its divisions are required to be aware of, consult, and incorporate the approved Chugiak Eagle River Comprehensive Plan before land use decisions are made. The Board is becoming increasingly concerned that this is not happening as it should. The Board asks the Mayor and all governing entities of the Municipality to recognize and respect their obligations relating to the Chugiak Eagle River Comprehensive Plan.