

WELCOME

- 1) Background on this effort & The Consortium
- 2) Creating Separate Land Use Regulations - Findings to Date

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals & Objectives
1-3

Zoning
Instruments
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

1) Background on this effort & The Consortium

- Title 21 is the Municipality of Anchorage's set of land use regulations.
- The Municipality is in the process of rewriting its land use regulations, the first major rewrite in 30 years. The project is called the Title 21 Rewrite.
- The Title 21 Rewrite project has been going on for several years. During that time, many public review drafts have been released for public comment.
- In reading Title 21 Rewrite drafts, Community Councils in Chugiak-Eagle River became concerned that the new land use regulations did not address local development issues or protect the area's character and diversity of lifestyles.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals & Objectives
1-3

Zoning
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Separate C-ER Chapter & the Creation of the Consortium

- In 2006, a "Consortium" was created by the area's Community Councils (Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley, and South Fork).
- The Consortium's goal is to oversee the creation of a separate chapter in Title 21 with land use regulations that are specific to Chugiak- Eagle River.
- Volunteer Council Representatives operate the Consortium by a set of Bylaws, at regular meetings that are open to the public.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Ordinances
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Consortium Actions to Date

- In 2006 the Consortium asked the Anchorage Assembly for a future, separate, Chugiak-Eagle River chapter in Title 21, which unanimously passed.
- Consortium members helped draft a 2006 update to the Chugiak-Eagle River Comp Plan, which is the policy basis for separate land use regulations.
- The Consortium has obtained two legislative state grants and has hired professionals to support the citizen-led effort to prepare the separate chapter:
 - Public Opinion Poll
 - Land Use Planners
 - Land Use Lawyers

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Headlands
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

What is next for the Consortium

- Chugiak-Eagle River now has a Chapter 10 “placeholder” in Title 21 and is beginning work on drafting separate Land Use Regulations.
- The final separate Chugiak-Eagle River Chapter 10:
 - ✓ Will represent the citizens of Chugiak-Eagle River
 - ✓ Will comply with the Chugiak-Eagle River Comprehensive Plan
 - ✓ Will be developed using public input and undergo Public Review and Revision
 - ✓ A final draft will go before the Municipality’s Planning and Zoning Commission and Assembly to be adopted into Title 21.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Headlands
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

How To Get Involved?

Tonight's meeting is a kick-off event to get community members involved in developing their own land use regulations. After tonight, here is how you can stay involved:

- ✓ Attend Community Council meetings in your neighborhood.
- ✓ Get on the Consortium Email List to learn about upcoming meetings, minutes, calls for public comments, etc.
- ✓ Attend the Consortium's public meetings on the first Wednesday of the month, 6:30 pm (in this room)
- ✓ Submit public comments and issues to the Consortium as the project progresses.
- ✓ Visit their website to see what's going on
- ✓ Get updates on Consortium meetings and events by calling their message board at 689-7788

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Headlands
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

2) Creating Separate Land Use Regulations - Findings to Date

- A major factor in the separate chapter project is the *Chugiak- Eagle River Comprehensive Plan*.
- The Comp Plan is a generalized set of guidelines for land use development and growth in Chugiak-Eagle River. An update to the Comp Plan was approved by the Anchorage Assembly in December 2006.
- The approved Comp Plan calls for revising Title 21 to include a separate chapter for Chugiak-Eagle River. Future land use regulations should reflect the goals and objectives listed in the Comp Plan.
- C-ER's Comprehensive Plan dictates regional public policy in terms of:
 - land use ♦ housing ♦ transportation ♦ utilities
- The Comp plan's Goals, Objectives and Policies will be the guidelines for separate land use regulations

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Headlands
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Comp Plan - Demographics

- CER's population is \approx 34,000, and is expected to grow to 52,695 by 2025
- CER has a high proportion of single family, owner occupied units (11,000 housing units in 2006; 7,300 new units are expected by 2025)
- C-ER residents have significantly higher median household income than Anchorage (\$55,546 vs. \$68,652) and a higher education level
- Most residents work in Anchorage, but a small local economic base exists (13%)
- There is a desire for local businesses to primarily serve local residents with a small amount of industrial development

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals &
Policies
1-3

Zoning
Policies
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Comp Plan - Land Use Patterns

- C-ER is largely a residential community
- 60% of the total land area is undeveloped and there are $\approx 19,000$ total acres of developable land remaining
- Residential lot sizes are predominantly large to accommodate on-site water and wastewater systems. Public sewer and water is available only in a "service area" (anticipated only to expand to include Powder Ridge and Eklutna 770)

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Ordinances
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Comp Plan - Land Use Goals & Plan

- **Residential:** Support a diversity of lifestyles: rural and large lot, historic Eklutna Village, suburban, and town center with pedestrian and public transit access
- **Commercial:** Create clustered activity nodes with good access; allow compatible cottage and home based business activities; in Eagle River create a Town Center that is a focal point for retail, service, and civic activities
- **Industrial:** Mostly near the Birchwood Airport with good access

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals & Objectives
1-3

Zoning
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Revisions
14

Public Opinion - Dittman Survey Findings

401 C-ER adult residents

- ◆ randomly chosen from the most current phone directory
- ◆ conducted by professional telephone interviewers
- ◆ potential sample error +/- 4.9%.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Bounds &
Resolutions
1-3

Zoning
Resolutions
4

Use
Resolutions
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Public Opinion - Dittman Survey Findings

- ◆ The primary attraction of C-ER is related to its “non-urban”, “small-town” characteristics.
- ◆ Nearly 9 out of 10 respondents believe future C-ER growth should be guided by a separate set of land-use regulations
- ◆ Looking at housing-types C-ER residents strongly recommend the least dense approach.
- ◆ Four out of five Chugiak/Eagle River residents report they support the concept of “grandfathering”.
- ◆ As far as new construction of residential housing is concerned, there are some broad differences of opinion regarding whether “the market” or “local government” should determine design and appearance issues.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Stakeholder Input - LDN Interviews

- ◆ “Off-the-record” interviews conducted by LDN in Jan– Feb 2008 with over 20 representatives of important interest groups to gain strategic input about Chapter 10 opportunities, challenges, and priorities
- ◆ Stakeholders included: C-ER Assembly members; business association representatives; Native Village of Eklutna; Eklutna, Inc; developers; residents; land owners; and Municipality of Anchorage Planning/Zoning staff

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals &
Preliminary
1-3

Zoning
Preliminary
4

Use
Regulations
5

Decisions
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Decisions
14

Stakeholder Input - LDN Interviews

What we heard:

1) It is important to complete C-ER's separate chapter

- ❖ C-ER has a different comprehensive plan and goals
- ❖ C-ER is 40% developed and 60% vacant

2) The task of writing the separate chapter by regular citizens is a challenging and massive undertaking

- ❖ Prioritize, and start with a few issues where there is broad agreement
- ❖ It is important to build on and use the Title 21 rewrite work where it fits
- ❖ Since substantive changes are the biggest priority, no procedural changes should be considered initially

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals &
Headlines
1-3

Zoning
Policies
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Stakeholder Input - LDN Interviews

What we heard:

3) C-ER is unique and different from Anchorage and these differences should be reflected in the land use regulations:

A) C-ER has a "diversity of lifestyles" and quality of life is a big issue

- Smaller, semi-rural
- Not Anchorage, close to urban
- Less zoning, large lots
- Nice, quiet, friendly

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Instruments
4

Use
Regulations
5

Decisions
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Decisions
14

Stakeholder Input - LDN Interviews

What we heard:

B) Different areas have very specific land use goals, needs and concerns:

- **Town Center** – Desire for more attractive “Main Street” and visual cohesiveness, issues with B3 (self storage), building heights, dense residential, snow equip
- **Suburban** - clear cutting, snow storage, density, compatibility with adjacent uses
- **Rural** – animals, flexibility uses, work vehicles, mobile homes, 2 cars, conexes, passive recreational uses, cottage/home based businesses, accessory bldgs
- **Slope/Hillside** – visual impact of cuts/fills, road standards, erosion, open space
- **Historic Native Village of Eklutna** – flexibility for “mother in law” type arrangements
- **Large parcel (Eklutna Inc.)** – Ability to master plan and involve community in a win-win approach
- **Commercial** – Protect from residential, plan for traffic needs
- **Industrial** – Birchwood airport area – is this enough land into the future?

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals &
Roads
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Stakeholder Input - LDN Interviews

What we heard:

- ❖ **Zoning code and land use regulations are a complex modern “policing” power** and the impacts and costs should clearly be balanced with private property rights and clear community value and goals.
- ❖ **Not like Girdwood’s Separate Chapter 9** – It is “too complicated”
- ❖ **C-ER must be realistic about what you can and cannot regulate.** You cannot legislate good taste and common sense. Design guidelines and standards can be necessary or helpful but good development depends on elements that go beyond regulation:
 - Market forces – our development would be unacceptable in many locations but in our market conditions even poor development sells
 - Good site planning and consideration of views, topography, and the attributes that make the area special
 - Skilled design professionals, developers and builders

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Goals &
Policies
1-3

Zoning
Ordinances
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Stakeholder Input - LDN Interviews

What we heard:

- **Be careful with zoning because you “get what you ask for”**
 - You can choose less restrictive zoning, but it has consequences (land use incompatibilities, reduced property values, and neighbor conflict)
 - Choosing development standards based on lack of services could preclude a number of homes from ever having services (e.g., road grades and fire service)
 - Less involved and costly permitting may serve the homeowner who is building a deck off his own house, but it also can lead to issues like developments on less unstable soil with houses that buckle
 - Highly prescriptive ordinances can restrict “good developers” even when they are intended to “help” and can also add expenses and procedures that make it hard for development to pencil out.

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Ordinances
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Community Council Input - Priority Issues

Community Councils are established under Anchorage's Municipal Charter (Article VIII, Section 8.01):

- "To afford citizens an opportunity for maximum community involvement and self-determination."
- These representative bodies have open membership and meetings, bylaws, and elected officers.

The **Consortium** is a non-partisan advisory body of local Community Council representatives organized to oversee the development of separate C-ER regulations in Title 21 (Chapter 10)

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Ordinances
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

Community Council Input - Priority Issues

KEY FINDINGS:

- Importance of preserving different lifestyles, and what residents love about C-ER
- Large Lot protection to maintain a rural way of life, yet with flexibility and buffering
- Commercial town center is important, and preserving enough land for future economic needs
- Clarity is needed in draft T21 definitions (the devil is in the details) and in terms of C-ER's differences

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Bounds &
Headlands
1-3

Zoning
Incentives
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14

We want your input on Keeping
Chugiak/Eagle River the Community you want!

Break Out Groups:

It is your choice to spend the entire evening at one, two, or all three topics

TOPIC 1) Administrative & Procedural Issues

TOPIC 2) Residential Land Use & Zoning Issues

TOPIC 3) Commercial & Industrial Land Use & Zoning Issues

GROUND RULES

✓ *Be Respectful*

✓ *Be Concise, Don't Repeat Others*

✓ *Help the Note-Taker & Reporter*

✓ *Feel Free to Move Between Stations*

Chugiak-Eagle River Consortium of Community Councils

Supporting the development of separate land use regulations for Chugiak-Eagle River

Boards &
Resolutions
1-3

Zoning
Instruments
4

Use
Regulations
5

Declarations
6

Design
Standards
7

Subdivisions
8

Non-
Conformities
12

Declarations
14