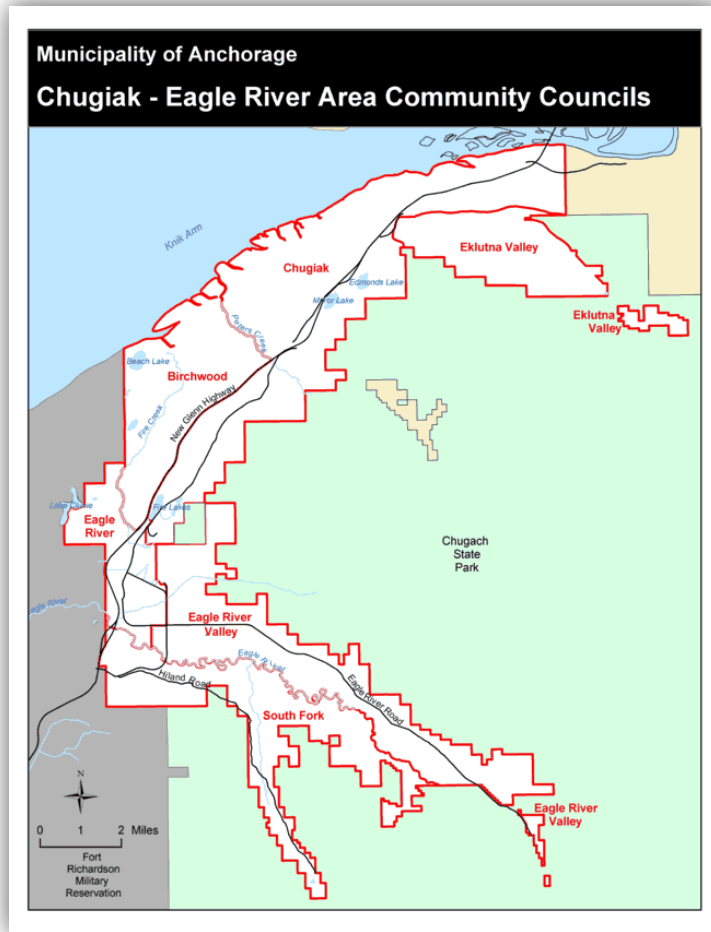


Townhall Meeting

Chugiak - Eagle River Chapter of Land Use Code Adopted



May 2, 2013
Lions Club, Mile 1.5 Eagle River Road

☞ The Consortium of Chugiak - Eagle River Community Councils is a committee comprised of one representative from each Council area elected by the residents within each Council area;

☞ The Consortium's work on Chapter 10 was based in the following principles and guidelines:

- Input and concerns from the community
- Respect for private property rights
- To not create nonconformities
- Protect and continue the uniqueness and character of our area
- To not discontinue what is currently allowed, and to 'legalize' the currently 'illegal' (but traditional and perfectly acceptable in our area) uses and qualities of our area
- Take no action that would in any way result in a 'taking' of property - and to not accept provisions proposed that would do so

5:00 Information available, as well as Consortium Members and consultants

5:30 Presentation begins

6:00 Recognition of all Consortium Representatives, past and current

6:30 Open floor discussion

The timeline of the creation and adoption process of a separate chapter of land use code goes back more than a decade, to the culmination of many years wishing to be treated differently than the Anchorage Bowl. Our community is different than "flatland" Anchorage Bowl (we are remarkably similar to much of Anchorage's "hillside" areas). Then in 2003 the overall Title 21 Rewrite process began, in 2005 the Consortium was created, next came an update to our area's Comprehensive Plan in 2006, which had to be completed prior to beginning a separate chapter.

In early 2006 the Assembly passed Assembly Resolution 2006-72, which authorized the Consortium to create what would become Chapter 10.

The process began with comprehensive gathering of input from the property owners, residents, and businesses of our area through nearly all possible methods. The contractor for this portion of the work was primarily Duane Adams with Land Design North (now a part of USKH). The drafting phase began in late 2009, utilizing the Anchorage Soil and Water Conservation District and their subcontractors, Alaskalink.

The Chapter 10 draft was first heard by the Planning and Zoning Commission on August 8, 2011, then was sent through another PZC process in 2012. Chapter 10 was officially adopted by the Assembly, with the rest of the Title, on the night of February 26, 2012.