

**Birchwood Community Council**  
19213 Sprucecrest Drive  
Chugiak, Alaska 99567

June 21, 2010

**Birchwood members; We have adjourned for the summer, the next regular meeting of the council will be September 22, 2010. Here is the latest news of interest to date.**

**-Minutes from the May meeting will be posted to Birchwood's website through [www.communitycouncils.org](http://www.communitycouncils.org)**

**Bobbi Wells, Chair 688-4321**

\*\*\*\*\*

-Paula Kangis | Marketing/Share-A-Ride Manager | MOA, People Mover  
Phone:: 907.343.8491 or Fax: 907.249.7503 | [www.peoplemover.org](http://www.peoplemover.org)

I am the Marketing/Share-A-Ride Manager for People Mover and am conducting an online survey of Chugiak-Eagle River residents regarding their transportation needs. I would appreciate your consideration of sending out the following link (to our survey) to members of Birchwood's Community Council.

<http://www.surveymonkey.com/s/YL28T76>

\*\*\*\*\*

**--ATTENTION: EVERY PROPERTY OWNER OF R6 and R9 ZONED PROPERTY. THIS COMING ACTION WILL IMPACT YOU**

The Municipality is proposing to change the minimum lot size in R6 zoning to one acre and in R9 to 2 acres from the current 1.125 and 2.5 acres respectively. They say they need to do this because their proposed new way of measuring our land size and depth of our property will be changing and it is necessary so they won't be creating new non-conformities.

At the last council meeting we tried to discuss this and felt every member should be given an opportunity to voice their opinion not just the few that came to the meeting because it is very very important to each and every member on R6 and R9 property in Birchwood.

The Consortium Board of C-ER Community Councils met the following night and a vote was taken on changing R6 to the 1 acre minimum. Chugiak, Eagle River, Eagle River Valley, and Eklutna as well as the At-large member for C-ER voted to reduce minimum lot size to 1 acre. South Fork was absent and Birchwood abstained but had earlier voiced objection. The Consortium's Planners want to circulate the draft regulations for preliminary review and that is why they called for a vote. When our draft land use regulations are presented to the public for input this summer, your input will be important. Then we have to fight it through the Assembly and Administration. This is a change to a decades-old method and will directly impact you, now and in the future. Here is a brief outline for consideration.

In the rewrite of the new land use regulations, the MOA is proposing to change the way they will measure the size of your property. For the past several decades the actual measurement of your property, square footage and lot depth, was taken by measuring from the centerline of the right-of-way of the road that abutts your land. They now propose to change that, so that the depth of

your land will now be measured along the edge of the easement/road right-of-way and that will be called your new front lot line.

Check your deed & see if it shows a road easement reserved. Some of you may have subdivided your original land & had to dedicate that 30 foot easement to the government.

If you haven't built a house on your vacant land yet, the government has covered that situation too by stating you don't have to have a road to qualify for the new way of measuring lot depth since your lot size will be reduced when the new measurements begin 30 feet in from the "projected right-of-way" because there could be a road there someday. Measurement of front yard setbacks also are affected by this.

Example: Current 1.125 acre=54,450 sq.ft. and is usually 165'x330'

Proposed Usually the shortest side of your land abutts this road which means that a strip 30 ft wide and 165 ft long, consisting of 4950 sq.ft, will now be divorced from your lot size and your lot depth. (If you live on a corner lot, just double the above square footage to be deducted.) The new size of your lot will now be 165'x300' and only about 49500 sq.ft. You will hold title to this divorced strip and will still pay taxes on it but you can't put anything on it. This makes it consistent with the way the government measures other parcels of land in the muni that aren't zoned R6,R8,R9, or R10 so everything will be more convenient and orderly for the government.

THE OTHER PROBLEM is that when they reduce your lot size & depth this new way, you no longer can meet the minimum 1.125 acre size which will make you non-conforming as of the day the Assembly approves this proposed ordinance. Those of you on 2.5 acres of R6 zoned land that might want to someday subdivide your land into two separate parcels will not meet the 1.125 minimum lot size on both parcels because you would become non-conforming also (unless you also rezoned your two lots to R5A). If you are non-conforming, you have to get a Letter of Determination from the MOA, banks often won't loan money for non-conforming properties in case you wanted to sell or re-finance, and you couldn't enlarge your home because it would increase the non-conformity. So the muni is also proposing to make the minimum lot size one acre for R6 land rather than carrying forward the 1.125, and also make the minimum lot size 2 acres for R9 zoned property, which is 2.5 acres now, so that we can all subdivide our land without creating more non-conformities. Birchwood does not have any R8 or R10 zoned property within its boundaries.

Please tell me how you want me to handle this and what you want me to do. I am trying to be objective and accept the justification explained to me but this is very far-reaching and will impact us all one way or another. Call 688-4321 or email me at [barb@mtaonline.net](mailto:barb@mtaonline.net) with any questions.

\*\*\*\*\*

## **Beach Lake Regional Park Master Plan: Public Hearing**

On July 12<sup>th</sup> 2010 the Beach Lake Regional Park Master Plan will go before the Anchorage Planning and Zoning (P&Z) Commission for approval.

You can find the most up to date Draft Beach Lake Park Plan at the Project website:

<http://www.muni.org/Departments/ERparks/Pages/BeachLakeMP.aspx>

To testify at the hearing: Each individual will be allowed 3 minutes to speak at the hearing; generally, maps, graphics and photographs are allowed. Please pick up an agenda upon arriving and wait for the hearing to open. There is no need to sign up prior.

Hearing Date: Monday, Jul 12, 2010, 6:30 PM

Case Number: 2010-075

Location: 3600 Denali Street, Anchorage, Alaska - Z.J. Loussac Library Assembly Chambers (1st Floor)

To submit written testimony: Typewritten information shall be limited to 2 pages, submitted no later than 3 working days prior to a public hearing. (This is due by July 7<sup>th</sup>, the Wednesday prior to the Monday hearing).

Online submission:

<http://munimaps.muni.org/planning/pandzinput.cfm?caseNum=2010-075>

Fax: (907) 343-7927

Written/mailed submissions:

Planning Department

P.O. Box 196650

Anchorage, AK 99519-6650

(Please note case # 2010-075)

If you have questions about the process feel free to contact the Municipality directly. Project consultants will be representing the case, but are no longer the best points of contact for folks wanting to provide input or ask procedural questions. Key contacts include:

MOA Planner for case # 2010-075 - Sharon Ferguson, 343-7938

[FergusonSD@ci.anchorage.ak.us](mailto:FergusonSD@ci.anchorage.ak.us)

MOA P&Z Staff (procedural questions) Danielle Gollihugh, 343-7943

[GollihughDS@ci.anchorage.ak.us](mailto:GollihughDS@ci.anchorage.ak.us)