

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

February 23, 2009

TO: Municipality of Anchorage
Department of Planning
Zoning Division
P.O. Box 196650
Anchorage, AK 99519-6650
Phone: 343-7900, Fax: 343-7927

SUBJECT: Council Comments on Planning & Zoning Case No. 2008-139

Dear Sir/Madam:

At the 02/19/09 Chugiak Community Council ("Council") meeting, the Council discussed Planning & Zoning Case No. 2008-139. This case is a request to approve the Chugiak-Eagle River Site-Specific Land Use Plan, dated January 2009. The sites described in the plan are all Heritage Land Bank parcels located within the Chugiak area. The case is scheduled to go before the Planning and Zoning Commission on 02/25/09.

The Council reviewed the study and the six recommendations proposed by the MOA Physical Planning Division as listed in the associated Staff Report on Page 3. The Council unanimously passed a motion to recommend that this land use plan be approved with the six amendments proposed by the MOA Physical Planning Division.

The Council's original 10/05/07 comments on these parcels are attached for your information.

You may contact me at 688-0123 if you have any questions.

Sincerely,
Dave Baldwin
President
Chugiak Community Council

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

October 5, 2007

TO: Agnew::Beck Consulting
Eagle River HLB Project
441 West 5th Avenue, Suite 202
P.O. Box 196650
Anchorage, Alaska 99501
Phone: 222-5424
Fax: 222-5426

SUBJECT: Eagle River HLB Project

Dear Tanya Iden and Chris Beck,

At the 09/20/07 Chugiak Community Council ("Council") meeting, the Council discussed possible disposal and other options for the four Heritage Land Bank (HLB) parcels described in the *September 2007 Eagle River Site-Specific Study - Background, Issues & Option Report* (www.agnewbeck.com/pages-portfolio/eagleriver/lup.htm). All of these parcels lie within the Chugiak Community Council area.

The Council concluded that it does not object to HLB disposing of these parcels; however, the Council's primary recommendation is not to develop any of these parcels as high density housing. Specifically, the Council makes the following recommendations:

North Knoll (HLB 1-071), 40 acres:

- In all cases, keep the property out of private ownership;
- Trade the property to Chugach State Park in exchange for public trailhead parking facilities to access Chugach State Park.

**Muldrow St. East (HLB 1-072) 7.8 acres and
Muldrow St. West (HLB 1-073) 3.7 acres:**

- In all cases, protect Fire Creek with easements;
- Provide natural vegetation transition screening between developments on both sides of Fire Creek;
- Sell the property for single-family detached housing with 15 percent of the land to be dedicated pocket parks. Subdivision standards for lots to be served by on-site disposal systems must have a minimum lot area of 40,000 square feet within lot lines (AMC 15.65.180). This requires the property to be zoned R-6. R-6 zoning is compatible with the surrounding rural large-lot neighborhood.

Carol Creek (HLB 1-074) 92 acres:

- In all cases, require that a Traffic Impact Analysis be required of developers prior to any development;
- In all cases, protect the full length of Carol Creek with easements;
- Provide a trail corridor (non-motorized) along the full length of Carol Creek with the objective of linking up with the Carol Creek trail network to ultimately provide access to Chugach State Park;
- Upgrade McDonald Drive to rural collector standards;
- Provide natural vegetation transition screening between Areas A, B, C, and D.
- Sell Area A (Behind Fred Meyer) for single-family detached housing with 15 percent of the land to be dedicated pocket parks. Rezone the area R-7 to be compatible with the surrounding neighborhood and business area;
- Sell the upper portion of Area B (South of McDonald Center & Rural Residential Neighborhood) that is adjacent to the Knob Hill neighborhood for single-family detached housing with 15 percent of the land to be dedicated pocket parks. Rezone the area R-6 to be compatible with the surrounding rural large-lot neighborhood;
- Preserve the remainder of Area B to protect Carol Creek and provide trails (non-motorized);
- Leave steeper Area C (Southeast Steep Slope Zone) and Area D (Adjacent Brandywine) as green space to provide recreational opportunities to the public.

Please contact me at 688-0123 if you have any questions.

Sincerely,
David Baldwin
President
Chugiak Community Council

Cc. State of Alaska:
The Honorable Nancy Dahlstrom, Alaska Representative
The Honorable Fred Dyson, Alaska Senator
The Honorable Anna Fairclough, Alaska Representative
The Honorable Charlie Huggins, Alaska Senator
The Honorable Bill Stoltze, Alaska Representative

Municipality of Anchorage:
Karlee Gaskill, Land Management Officer, Heritage Land Bank
The Honorable Mark Begich, Mayor, Municipality of Anchorage
Anchorage Municipal Assembly
Birchwood Community Council
Eagle River Community Council
Eagle River Valley Community Council
Eklutna Valley Community Council
South Fork Community Council

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