



**CHUGIAK  
COMMUNITY  
COUNCIL**

Post Office Box 671350  
Chugiak, Alaska 99567

*Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna*

28 November 2016

To: Robin E. Ward, via email  
Executive Director, Real Estate Department / Heritage Land Bank  
Municipality of Anchorage

Subject: HLBAC Resolution 2016-16

Dear Ms. Ward,

Members of the Chugiak Community Council, at the regularly scheduled meeting of November 15<sup>th</sup>, raised significant concerns regarding the public process as it pertains to above referenced Resolution, which was taken up under "Proposed Action Items and Public Hearings" at the HLBAC November 10<sup>th</sup> meeting.

Specifically, the Draft Chugiak-Eagle River Site-Specific Land Use Plan Update that was presented to the Chugiak Community Council and to the CER Advisory Board on October 20<sup>th</sup> and 22<sup>nd</sup>, respectively, differs significantly from the proposed update contained in Resolution 2016-16.

The specific change is to Tract 1.2 which contains approximately 8.54 acres. The plan, as presented to the CER Advisory Board in October, would have allowed a maximum of 128 residential units on the tract, translating to R2M Zoning, and only 3 units more than contained in the 2010 Plan. The Draft contained in Resolution 2016-16 allows up to 256 units, effectively doubling the number presented to the community and translating to R3 Zoning. The Chugiak Community Council was not given specifics on the density of the residential development at its October 20<sup>th</sup> meeting, but rather a handout referencing the consultant's project information website.

The proposed AWWU water storage facility was the main focus of the presentations given to the Council by HLB and its consultant at both the April and October meetings. The Chugiak Community Council at its April 2016 meeting passed a motion of support specifically for the water storage project on the condition that concerns of the immediate neighborhood be addressed. At the same meeting, the Council was lead to believe that the Draft Plan would be brought to the Council for review and comments. The Council Board and Members are concerned that the Plan put forth for Board action does not reflect the community's input.

The Chugiak Community Council kindly requests that no action be taken the Heritage Land Bank Advisory Commission on Resolution 2016-16, as currently written, at its December 8<sup>th</sup> meeting. The Council also requests that a complete and detailed presentation, including impact on the neighboring school, recreation center, and residential area, is made to the Council by HLB staff and its consultant with respect to all tracts contained the parcel.

Thank you in advance for your attention to this request. Please do not hesitate to contact me at the email address or phone number below.

Respectfully,

Maria Rentz, President  
**CHUGIAK COMMUNITY COUNCIL**  
chugiakcouncil@gmail.com  
907.727.5623

cc: Nicole Jones-Vogel, HLB; HLB Advisory Board Commissioners; Debbie Ossiander, Chair, CER Advisory Board; Chugiak/Eagle River Area Community Council Chairs/Presidents; Amy Demboski, Assembly Member; Bill Starr, Assembly Member; MOA Planning & Zoning Commission; MOA Assembly, General Email