



Chugiak
Community
Council

Post Office Box 67350
Chugiak, Alaska 99567

Resolution 2024-02

Regarding: Tract 1 Carol Creek Subdivision variance and replat: Planning and Zoning project number S12738 and project number 2023 – 0080.

WHEREAS, The developer of Carol Creek and his representatives presented their plan to the Chugiak Community Council 21 April 2023; and

WHEREAS, The council members at the meeting provided feedback and comment to the developer and their representatives regarding both the variances be requested and the plat related to lot sizes, street widths, emergency access, parking, snow storage, potential parking impacts to the MAC Center and Fire Lake Elementary School and Chugach State Park trail access; and

WHEREAS, The developer and their representatives stated they would take the comments under consideration and return to address them at a future date with an update, but did not; and

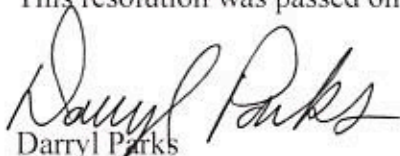
WHEREAS, Access into, and out of, the proposed subdivision would be through Harry MacDonald Rd which although listed as a collector road, is only a driveway currently and not built to the standards of a collector road; and

WHEREAS, The proposed subdivision does nothing to help the entry level housing shortage with prices starting in the \$350K to \$400K range, is not fitting with the surrounding community or in concert with the 2018 Update of the Eagle River Site Specific Land Use Plan; and

WHEREAS, The Chugiak Community Council and community members were not supportive of, and frankly, vehemently against the proposed subdivision as it was presented

NOW, THEREFORE BE IT RESOLVED the Chugiak Community Council strongly opposes the approval of the variances and the plat as presented at the 21 April 2023 Chugiak Community Council meeting.

This resolution was passed on 21 March 2024 by a vote of 24 yea, and 1 nay.


Darryl Parks
President
Chugiak Community Council