



Eagle River Community Council

12001 Business Blvd. #123 EAGLE RIVER, AK 99577

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**Eagle River Community Council Resolution 2024-5
Powder West Rezone**

WHEREAS, Eklutna Inc. is requesting to rezone an area referred to as “Powder West” consisting of approximately 760 acres of undeveloped land located west of Eklutna Park Drive; and

WHEREAS, the Eagle River Community Council acknowledges and supports the future housing and economic development of the Eagle River area; and

WHEREAS, community members have expressed concerns regarding the proposed project, particularly the R3 zone and the potential for higher density housing that could result in up to 30 units per acre; and

WHEREAS, the proposed development may include future business zones that could lead to increased traffic flow through established neighborhoods, including Powder Ridge; and

WHEREAS, there is currently only one access point into the proposed rezone area, raising significant concerns about traffic management, safety, and the overall impact on the Powder Ridge neighborhood; and

WHEREAS, the community council recognizes the importance of balancing development with the needs and concerns of existing residents;

NOW, THEREFORE, BE IT RESOLVED; the Eagle River Community Council formally expresses its support for responsible housing and economic development while urging Eklutna Inc. to address the following concerns:

1. **Traffic Management:** Develop a comprehensive traffic management plan to mitigate potential congestion and ensure safe access for residents of Powder Ridge and surrounding neighborhoods.
2. **Density Considerations:** Reassess the proposed density of housing to ensure it aligns with the character and needs of the community, taking into account the impact on infrastructure and public services.
3. **Community Engagement:** Enhance efforts for community engagement and transparency throughout the planning and development process to address residents'

concerns and incorporate their feedback.

Resolution passed and approved on October 10, 2024 by a vote of : For 16 Opposed 0

A handwritten signature in black ink that reads "Chuck Homan II". The signature is written in a cursive style with a large, stylized initial "C".

Chuck Homan II
President
Eagle River community Council