

# CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350  
Chugiak, Alaska 99567

January 15, 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. 2008-131

Dear Sir/Madam:

At the 09/18/08 Chugiak Community Council ("Council") meeting, DOWL Engineers presented Eklutna, Inc.'s proposed master plan (dated 08/14/08), Planning & Zoning Case No. 2008-131. The master plan describes the development of 68 acres in the north part of Eklutna, Inc.'s 770 undeveloped acres located in Chugiak between the Glenn Highway and the Old Glenn Highway ("Eklutna 770"). The proposed 68-acre development would be located south and adjacent to Loretta French Park and the Chugiak-Birchwood-Eagle River Rural Road Service Area (CBERRRSA) Street Maintenance material storage facility. It would also be located behind and adjacent to Chugiak Benefit Association (CBA) property. The 68 acres are currently zoned PC (Planned Community). Eklutna, Inc. is proposing to rezone and develop the acreage into a 31-acre disposal site for unusable fill ("EPC-PC2"), a 10-acre industrial/commercial site ("EPC-PC3"), and 27 acres of open/recreational/buffer space ("EPC-PC1").

Originally, the P&Z case was scheduled to go before the P&Z Commission on 11/03/08. Eklutna, Inc. has since put the P&Z case on-hold pending comments from local community groups. The following groups have now had one or more meetings on the subject: Chugiak Community Council; Eagle River-Chugiak Parks and Recreation Board of Supervisors; CBERRRSA Board of Supervisors; and CBA Board.

Representatives from those previous meetings were in attendance at the Council's 11/20/08 meeting, during which the Council thoroughly discussed the P&Z Case No. 2008-131 master plan (dated 08/14/08). Even though the case is currently on-hold, the Council wanted to provide comments to MOA Planning on this proposal. There was support for Eklutna, Inc. to develop its own property. However, there was also the belief that this particular proposal is not appropriate development. The Council concluded that there were far more negative aspects to this master plan than positive.

The Council passed a unanimous motion to oppose the P&Z Case No. 2008-131 master plan (dated 08/14/08) for the following reasons:

- incompatible use with park users and residents;
- unacceptable access to site;
- unacceptable impacts from traffic, noise, dust, and mud;
- inadequate environmental safeguards and monitoring;

- lack of monitoring of fill activity;
- lack of a remediation plan;
- lack of a traffic impact analysis;
- lack of a long-range plan for collectors to the area;
- traffic safety concerns at the Old Glenn Highway with a school bus location and a future Old Glenn Highway westside trail;
- lack of a deadline for fill use (multiple time extensions could be possible); and
- little or no benefit to the community.

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

Sincerely,  
Dave Baldwin  
President  
Chugiak Community Council

CC Eklutna, Inc.  
DOWL Engineers  
ERCPRSA Board of Supervisors  
John Rodda/Manager, Eagle River Parks and Recreation  
CBERRRSA Board of Supervisors  
Scott Snell/General Foreman, Eagle River Street Maintenance  
Chugiak Benefit Association  
Assemblymember Debbie Ossiander  
Assemblymember Bill Starr

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