

Approximately 45 people attended the workshop held at the Fire Lake Elementary School in Chugiak-Eagle River. The workshop was facilitated by Tanya Iden and Chris Beck of Agnew::Beck Consulting, LLC, as part of the Chugiak-Eagle River Site Specific Land Use Study Project.

Tanya Iden provided an overview of the purpose of the project, described the project boundaries, and discussed the project timeline. The following questions were then posed to the group for discussion:

- What's great about Eagle River? What do you like about this area?
- What changes and improvements (if any) would you like to see in this neighborhood?

Community Discussion:

Great things about Eagle River and surrounding area:

- A bit of space, rural, trees
- Like feeling of seclusion, like trails
- Love Eagle River because it's not Anchorage
- Look at the Dittman Survey results: rural, small town culture

Improvements desired:

- Don't have enough indoor recreational facilities
- Want a cemetery
- Interested in landing sites for para-sailing (response from John Rodda that a landing area has been established at the Harry J. McDonald Center)
- Preserve land for trails and public open space

Concerns to be mindful of:

- Get name right – it's Chugiak
- Concerned about possible increased traffic
- Don't want clearing of the trees that would come with cluster housing
- Not a "transitional area" but rather well-established single family neighborhood. (Don't want this area to become like development across road – site condos)
- Consider role of Eklutna land for private use, HLB lands are gems that contribute to quality of life. Eklutna will develop their lands for certain so leave HLB lands for public
- Don't believe process is real, "it's just a formality" – HLB will sell. Don't want it to change, not worth the trade off
- Not so concerned about idea of development but want it to be consistent with surrounding uses (consistent with surrounding zoning; require standards after sale)
- Huge changes in last 40 years, not all have been attractive. Stipulations have been set, we want to stick to them. Need stipulation on buyer
- Concerned about increasing demands on infrastructure
- What about wildlife?

After the broad community discussion, Tanya Iden gave a brief overview of the site characteristics of each parcel as well as opportunities and constraints for each site. The group was separated into two smaller groups to address the following information for each parcel:

- Review existing site information. Did we get it right?
- What are the issues and opportunities regarding these sites? How are they used today?
- What possible uses in the future?

1. North Knoll

- Old Market St. does not access the site – remove the pictures from the presentation
- No public access, undevelopable, steep, wet
- Trade to Chugach State Park is a good idea
- Concern re: how to deal with trespassing?
- Create access to Chugach at this site

2. Muldrow Street East & West

- Include Park in any development
- 1-acre lots, preferably 1.25 acre.
- Community garden
- Stipulation that land can't be re-zoned after sale to developer
- Community wants first right of refusal on sale to developer – (not necessarily legal)
- HLB should subdivide first into 1-acre lots so that the neighborhood people could more easily buy
- Retain natural buffer along roads
- Develop School access – can't get through now

3. Carol Creek

- Knob Hill – should not become a collector road to access this site. Concern about this northern access.
- Access from south avoids creek crossing
- McDonald Road is a driveway, would have to be upgraded - extend this
- Create and preserve winter trails/multi-use trails
- 1-acre lots should be minimum lot size – rural development
- Retain access to public facilities
- Community wants first right of refusal of sale to developer – (not necessarily legal)
- Develop sledding hill
- Develop access to Harry McDonald rink
- Don't give entirety of parcel away, we have development up and down highway and need some undeveloped areas.
- Place of recreation
- HLB should subdivide it first to ensure rural, large lot residential is developed
- Control character by not selling to a developer
- Keep trail access

Summary of Small Group Discussion:

- Rather not see development at all –these are recreation spaces, open spaces that help keep our neighborhoods quiet, attractive, the way we like them.... BUT given the likely reality of some development be certain to incorporate the following:
 - Match surrounding densities
 - Access to school
 - Do a site plan that sets rules
 - Keep rural character
 - Retain natural spaces, parks, trails

Next Steps:

- Meeting notes posted to website and e-mailed to interested community members.
- Comment forms due to Agnew::Beck by October 5th.
- Project consultants to begin developing Land Use Plan based on information gathered at this meeting.
- Next large public workshop in November – for feedback on Draft Land Use Plan. Will be widely publicized.