

Chugiak-Eagle River Site Specific Land Use Study – Meeting Notes Public Workshop to Review the Draft Plan – Thursday, March 6, 2008

Approximately 45 people attended the workshop held at the Fire Lake Elementary School multi-purpose room. Participants discussed the Draft Land Use Plan, asked questions, and provided feedback. Tanya Iden and Chris Beck of Agnew::Beck facilitated the meeting. Bill Mehner (Director) and Karlee Gaskill (Land Manager) from the Heritage Land Bank attended. Lance Wilbur, Traffic Director for the Municipality of Anchorage and Val Barkley from the Eagle River Parks and Recreation Department also participated.

Chris Beck opened the meeting by acknowledging and reviewing the public comments and feedback heard from the community in previous meetings as well as through extensive e-mail comments and phone calls received.

What We've Heard

- . Keep the character of our neighborhoods : Quiet, Green, Low Density
- . Protect well and water supplies
- . Do not build a new connector road into the neighborhood
- . Prefer ball fields to commercial uses and medium density residential
- . Keep area safe for kids walking to school and to McDonald Center

Attendees and facilitators then spent the evening discussing each of the concerns listed above. The first topic of discussion was roadways. Lance Wilber fielded most of the questions and led the discussion:

Roads / Connectivity_–

The Plan recommends connecting an improved McDonald Center Road to the Fish Hatchery neighborhood without a gate. Installing gates on municipal roads usually poses challenges, such as maintenance issues (snow removal, etc) and who's the gate keeper?

Community questions and comments re: Roads, Connectivity, and Safety:

- . How many gates does the Municipality have?
- . Need to ensure there is adequate lighting for safety
- . Safe crossing near the school is critical – Plan should better define what this would be- crossing guard, overpass, underpass, etc?
- . McDonald is a driveway – needs upgrades
- . Would it be possible to extend Muldrow Road down to the Old Glenn?
- . The community has serious safety concerns and worries about increased traffic on their quiet roads.
- . McDonald Ctr. events occur frequently – our neighborhood will be impacted
- . Gate can accomplish fire access
- . Discussion of current traffic density
 - Muni estimates 8-10 trips / house; the plan would add approximately 20 houses to the Fish Hatchery neighborhood or 200 trips per day added
 - The neighborhood currently generates approx. 700 trips per day (+/- 70 houses) so the proposed housing would increase traffic by about 28%.

CONTINUED - Community questions and comments re: Roads, Connectivity, and Safety:

- . Plan should include traffic count data for Fish Hatchery Rd. and the Old Glenn Hwy.
- . -Steep slope development on Carol Creek Parcel would pose challenges for building roads. There are two possible options for road development in that area: access it from the tow of the slope or come from above (NE – Savage Drive) or below (SW- Brandywine)
- . The plan mentions that development of the SE Slope portion of Carol Creek would be in the long term – when is that? Answer: Beyond five years
- . Who would be responsible to pay for road improvements? Answer: Developer pays
- . Maintenance is critical - MacDonald driveway would be maintained by local service area
- . -Suggestion was made to link MacDonald Road to Knob Hill rather than Malaspina. A participant pointed out that the Malaspina Route would be more circuitous and perhaps better.
- . Suggestion was made that a gate should go at Mendenhall Rd. and the new rural lots on Carol Creek should only be accessed by MacDonald Drive with no cut through to the neighborhood. Essentially create a long cul-de-sac.
- . Suggestion was made that development of the Muldrow parcels could be accessed from Fish Hatchery Rd. rather than only Muldrow Street. The plan is too limiting. Whoever develops should have the flexibility to choose the access to those parcels. However, it would be smart to stipulate that a road cannot cut through the Muldrow parcels.
- . Concern regarding trails near Carol Creek. Suggestion that the trail does not follow the creek because folks don't want impacts to water quality.

Wells, Water & Sewer –

The Plan recommends that the density of new development near the existing Fish Hatchery neighborhood will be 1-acre lots and no public water and sewer will be extended. The Plan also recommends that the medium density/commercial area behind Fred Meyer have public water and sewer service.

Community questions and comments re: Wells, Water and Sewer:

- . What if our well dries up- who pays?
- . 40 years of testing - look at the well data
- . Muldrow Street parcel has permafrost which might pose an issue for well/septic

Chris Beck and Tanya Iden shared with the group that in order to obtain a plat and be allowed to subdivide a rural subdivision over 5 lots the developer must do a Hydrology Study and drill a test well and monitor wells to determine whether water is available for the site. This process should provide security to existing neighbors that their wells will not be impacted by new development.

Recreation -

The Plan recommends that the 40 acre North Knoll parcel be preserved for recreation use. The Plan also recommends that a 26-acre greenbelt and trail system be preserved along Carol Creek. The Plan does not recommend building new ball fields. The Plan outlines in detail the

number of existing ball fields in the Chugiak-Eagle River Area. There is no interest on the part of Eagle River Parks and Recreation to expand the amount of fields in Chugiak-Eagle River, primarily because they have a hard time keeping all the fields they currently have maintained and they do not want to grow too big for their budget.

Community questions and comments re: Recreation:

- Suggestion that somewhere on the parcels a playground be included because currently there are playgrounds only at schools. It was suggested that folks use the Fire Lake Elementary School playground.
- Comment was made that the list of fields looks good on paper, but CYSA short on soccer fields. Suggestion was made to take advantage of existing fields and work to help maintain existing fields.
- Participant raised the concern that the existing para-gliding landing site at the MacDonald Center will be encroached upon by parking
- Suggestion to develop a dog park. Response that the 26 acre greenbelt would provide great walking trails and opportunities for dog owners.

Community Character/Housing

The Plan recommends blending new housing with the surrounding density and style of existing residential areas. The Plan also recommends design standards for new development. The majority of the discussion regarding community character took place during the roadway conversation. Folks are most concerned that a new roadway would impact the character of their neighborhood.

Community questions and comments re: Community Character and Housing:

- Participants wondered what level of profit the Municipality would gain from the parcels – is it worth it? Discussion followed that in addition to the land sale profit; the municipality adds more taxable parcels to their property tax base.

Next Steps:

- Comments on the Plan are being accepted until April 1, 2008. E-mail tanya@agnewbeck.com or use the form available on the project website www.agnewbeck.com under “current projects”.
- Agnew::Beck will work with the Heritage Land Bank to make refinements to the Draft Land Use Plan.
- Draft Land Use Plan will proceed through the formal adoption process.
 - HLB Advisory Commission
 - Planning and Zoning Commission
 - Anchorage Municipal Assembly
- All of these meetings are open to the public and will be noticed in community bulletins and the newspaper.
- Community members living within 500 feet of the parcels will receive notice of the meetings 2 weeks in advance via a postcard in the mail.