

21 people attended the work session held at the Eagle River Parks & Recreation Community Room. The work session was very informal. Participants had the opportunity to view a draft conceptual site plan drawing and ask questions. Tanya Iden and Chris Beck of Agnew::Beck facilitated the meeting.

## Topics Raised:

### 1. Road Issues

- o Recent upgrade of Fish Hatchery (chip seal) has led to dramatic increase in traffic speeds
- o Safety is a major issue. Concern about increasing demands on Fish Hatchery/Old Glenn intersection with new development
- o DANGEROUS intersection!!!! Fish Hatchery and Old Glenn
- o Need to understand current impact and use of Knob Hill/Fish Hatchery Rd.
- o Connectivity- check location of built road vs. R.O.W
- o Need routes that are safe for children (dark, slippery street)
- o If units are added, add sidewalks
- o Old Glenn impacted by closures/accidents on the Glenn Hwy.
- o “We don’t want connectivity. We want our low volume, no outlet, private neighborhood, where you can pee in your yard if you want to!”

### 2. Housing

- o Get examples of 8-10 dwelling units to share with community
- o Confirm existing densities in surrounding neighborhoods (i.e. Brandywine...what is the lot size?)
- o Prefer 2 acre lots
- o High design and development standards needed
- o If we add houses...how is fire service impacted? (currently volunteer fire service)
- o Concern about trees being cut down

### 3. Water Supply

- o Water issues in fish hatchery neighborhood
- o Water comes from Carol Creek ,must preserve source (approx 8 homes)
- o 5-8 ft down – bed rock, shallow bedrock bad for septic
- o Bedrock is shallow; flow is very low
- o 8 homes use Carol Creek surface water
- o Many people rely on hauled water (1-2 1,200gallon tanks)
- o Concern that new wells could deplete existing wells
- o McDonald center well – 1983 –John R Says “no impact”
- o Drainage- Some lots have problems with perc. Tests

#### 4. Recreation

- Are we giving up recreation options too soon? McDonald Center was put in its location for a reason
- There are some subsistence users of the Carol Creek Parcel
- Trails-
  - Low impact use
  - Narrow corridor across BLM land
  - Too close to streams at portions
  - Follow set back rules, etc.

#### **Next Steps:**

- Agnew::Beck will work with the Heritage Land Bank to draft the Land Use Plan.
- Draft Land Use Plan will be available for review by the community prior to the next Community Workshop
- Community Workshop likely in January. Date TBD.