

Forty-seven people attended the work session held at the Fire Lake Elementary School multi-purpose room. Participants had the opportunity to view a revised draft conceptual site plan drawing, ask questions, and provide 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, also participated.

Topics Raised:

I. Road Issues

- Concern about increase in traffic through the Fish Hatchery neighborhood if road connectivity linking McDonald Drive to Malaspina takes place.
- If McDonald/Malaspina connection required for public safety, restrict access to the Fish Hatchery neighborhood with a fire gate.
- Fear that Malaspina Rd. would receive all the traffic from the approx. 70 existing Fish Hatchery homes, because people would no longer use Fish Hatchery Rd. but would take the route connecting to McDonald Center Dr.
- McDonald Center driveway has existing traffic problems. Students at Fire Lake Elementary cannot safely walk to school from nearby neighborhoods. Traffic signal or improvement needed.
- Mendenhall Rd. – vacate easement adjacent to the Carol Creek parcel so that Mendenhall can't be extended through.
- New roads must be circuitous – no direct, easy routes.
- Old Glenn has a lot of accidents.
- Opposition to Savage being extended south to link to the steep terrain portion of the Carol Creek Parcel.
- Who pays for road upgrades:
 - Developer can fix the issues that exist today.
 - McDonald Rd. upgrade could perhaps be supported by municipal funding and developer contribution.

2. Trails

- Concern that trail use and the proposed connection through the BLM land east of the parcel to Chugach State Park will impact Carol Creek water.

3. Land Use

- Community members had questions about how HLB disposes of land – explanation that HLB prefers to sell to one developer and not subdivide into individual parcels.
- Concern that there is no assurance attractive development will occur – discussion of development standards associated with the plan.

- Suggestion that area currently indicated as commercial/medium-density housing should rather be sports fields, landing area for paragliding, multi-use recreation zone.
- Community would prefer that the Muldrow parcels be 1 acre rather than ½ acre – do not bring public sewer and water.
- Concern that adding the medium-density (60-80) housing units could impact Fire Lake Elementary capacity. Need to figure this out. Currently Fire Lake is not at capacity.

4. Water Supply

- Who is culpable if new wells impact existing resident's water?
- Need to better understand water rights.
- Carol Creek surface water source supplies some homes.

5. Recreation

- Need land for youth sports.
- Need land for paragliding landing zone.

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 approximately one week prior to the Public Workshop.
- Next Public Workshop on Thursday March 6, 2008 from 7-9pm.