

■ APPENDIX B: MINUTES OF PUBLIC MEETINGS

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.

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.

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 1/2 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.

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.