

Chugiak-Eagle River Site-Specific Land Use Plan

Record of Changes to HLB Advisory Committee Draft

GENERAL CHANGES

- Add words “Revised Plan” on the cover; changed date to November 2008 on cover and in footers;
- Correct references to Chugiak-Eagle River (rather than Eagle River-Chugiak)
- Correct references to the 2006 Chugiak-Eagle River Comprehensive Plan to include the word “Update” in the official title.

CHAPTER 1

- Change language page 3, as shown below

1. North Knoll – 40 acres

Land Use Designation: Park & Natural Resource

Development Objectives: Retain the land in a natural state. Limit development to non-motorized trails; adhere to Chugach State Park land management directives. [Consider the option to trade land to Chugach State Park or a non-profit land trust](#), with the goal of receiving land better suited to community needs.

- Change language page 7, as shown below

New access for the Muldrow Street residential parcel will originate from Muldrow Street [and/or from ~~not~~ Fish Hatchery Road, however, a through road across this parcel connecting these two roads is not permitted.](#) This [policy will prevent the creation of a new, more direct through route into residential areas south of Muldrow](#)~~will make the new connection between the McDonald center and these existing neighborhoods more circuitous, decreasing the chance of the road becoming a regular alternative route for through traffic.~~

CHAPTER 2

- Change language page 10, as shown below

Economic Development Goal A: Promote economic growth that builds on the area’s resources and assets and supports a mix of urban, [suburban](#) and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.

- Change language page 9, as shown below

Under Other Important Policies; add a sentence that acknowledges C-ER is getting a separate Chapter under the Title 21 Rewrite.

Under Other Important Policies; second sentence should read “the Title 21 Rewrite *may* introduce new zoning codes and regulations that...”

CHAPTER 3

- *Update map page 14 (and on other maps) to show location of a second, small stream parallel to and just north of the main branch of Carol Creek*
- *Change language page 20, as shown below, to clarify significance of SL (Special Limitation) for this particular zoning district*

R-2A SL Two-Family Residential District (large lot) and PLI Public Lands & Institutions. R-2ASL in this location sets a minimum lot size of ½ acre in certain areas, and 1 acre in other areas, and allows for one single family home or duplex per lot, and on-site systems. PLI is generally intended for uses that serve the public. Most of the surrounding area is zoned R-2ASL, although the SL's may differ on specific parcels.

- *Replace map page 22, with final, approved version of C-ER Comp Plan Update's Land Use Plan Map*

CHAPTER 6

- *Change language page 39, regarding access to the Muldrow Street Parcel, as described above, in the section on Chapter 1 on page 5*
- *As a result of the identification of a small secondary stream in the Carol Creek open space (described above), slightly reconfigure the development "pods" identified on the map on page 27 (page 5 of most recent draft), with a slight reduction in the size of the eastern medium density residential pod, and a matching, slight reduction in the extension of open space into the residential area. This boundary reconfiguration will not produce a net change in the amount of residential development possible in the area.*