

FINAL RESULTS  
 (n=401 C/ER residents)

Q.1	Why do you choose to live in the Chugiak/Eagle River area?	<u>Top Responses</u> Small, semi-rural Not Anchorage, but close Nice, quiet, friendly	19% 17% 15%
Q.2	Overall, would you say you approve or disapprove of the way the Chugiak/Eagle River area is accommodating and adjusting to its population growth?	Approve Disapprove Unsure	61% 35% 4%
Q.3	Looking ahead, do you feel future growth in the Chugiak/Eagle River area should be guided by <u>one set</u> of land use regulations for the Anchorage municipal area as a whole, or should Chugiak/Eagle River be guided by a <u>separate set</u> of land use regulations for this area?	One municipal set of land use regulations Separate set of land use regulations Unsure	10% 87% 3%
Q.4	“Grandfathering” is a term that means a current land use is allowed to continue even though that usage would not be allowed to begin under newer land use regulations. Do you support or oppose the concept of “grandfathering” current land use?	Support Oppose Unsure Depends	78% 16% 4% 2%
Q.5	Would you support or oppose greater limitations or more strict regulation on areas where outdoor animals such as horses, dogs in kennels, chickens, etc. may be kept?	Support Oppose Unsure	40% 54% 6%
Q.6	Which is more important to you...personal property rights, or the community’s right to protect the environment on personal property?	Personal property rights Community’s right Unsure Depends	67% 28% 4% 1%

Q.7	Currently, Chugiak/Eagle River has a <u>land-use</u> permit system where builders use <u>private sector</u> inspectors. There has been a suggestion to change to a <u>building</u> permit system that provides for <u>municipal</u> inspectors, but would be more expensive. What is your opinion – should Chugiak/Eagle River continue with the <u>land-use</u> permit system, or change to a <u>building</u> permit system?	Continue land-use permit Change to building permit Unsure	61% 30% 9%
Q.8	As far as design and appearance of housing is concerned, should developers and builders be allowed to build what they feel the market needs and will buy, or should they be required to follow local government architectural design standards?	Market needs Design standards Unsure	43% 52% 5%
Q.9	Of the following six housing types, which <u>one</u> would you recommend as the <u>highest priority</u> for the Chugiak/Eagle River area?	Stand alone single family detached Single family attached commonly called “zero lot line” Site condominium developments where several units share the same lot Townhouse condo with multiple dwelling units on individual lot Mobile homes Multi-family apartments	88% 3% 1% 4% 1% 3%
Q.10	Which is your <u>second</u> highest priority?	Stand alone single family detached Single family attached commonly called “zero lot line” Site condominium developments where several units share the same lot Townhouse condo with multiple dwelling units on individual lot Mobile homes Multi-family apartments Single family ONLY!	5% 52% 6% 21% 4% 7% 5%
Q.11	...and the <u>third</u> ?	Stand alone single family detached Single family attached commonly called “zero lot line” Site condominium developments where several units share the same lot Townhouse condo with multiple dwelling units on individual lot Mobile homes Multi-family apartments Single family ONLY!	2% 16% 20% 33% 4% 16% 9%
Q.12	Housing density is frequently a zoning and land-use consideration. For your reference, here are some examples of different housing densities in the Chugiak/Eagle River area: <u>Eagle Crossing</u> has larger lots, with six dwelling units per acre. <u>Fire Eagle</u> has 12-15 units per acre and <u>Heritage Apartments</u> has up to 40 units per acre. Which would you recommend that there should be more of in Chugiak/Eagle River?	Less than 6 units per acre 6 to 10 units per acre 11-15 units per acre Up to 35 units per acre Unsure/Depends	73% 19% 3% 2% 3%

Q.13	A “set back” is the distance from the edge of a lot to where a structure on a lot may be. Do you feel set back requirements should be <u>reduced</u> , which means the structure may be located closer to the edge of the lot; set backs should be left <u>as-is</u> ; or should set backs be <u>increased</u> , which means the structures must be located farther from the edge of the lot?	Reduced As-is Increased Unsure	7% 62% 27% 4%
Q.14	Smaller houses on smaller lots generally cost less, but they’re frequently considered less attractive than larger houses on larger lots. Which should be our community’s highest priority – providing affordable housing, or providing attractive housing?	Affordable Attractive Both Unsure	50% 42% 6% 2%
Q.15	Currently, the maximum building height for <u>residential</u> construction is 35 feet, which is about 3 stories. Do you feel this maximum height for residential construction should be increased, left as-is or decreased?	Increased Left as-is Decreased Unsure	7% 84% 9% --

◆◆ Generally, when builders and developers are required to provide improvements in an area, it increases housing costs for people who buy homes in that area. On the other hand, when local government provides the improvements, the housing costs in the area may not increase as much, but area-wide taxes may increase somewhat.

I’m going to read some examples of land use, and I’d like to know whether you feel the cost should be paid for by builders and developers, or local government, or whether the particular land use should not be established in the first place.

**Who pays?**

<b>Should _____ be established?</b>		<b>Who pays?</b>				
		<u>No</u>	<u>Yes</u> →	<u>Builders/ Developers</u>	<u>Local Government</u>	<u>Both/ Unsure</u>
Q.16	Parks and open spaces in neighborhoods	8%		37%	53%	2%
Q.17	Through-streets in subdivisions	15%		52%	29%	4%
Q.18	Street lighting in neighborhoods	10%		47%	42%	1%
Q.19	Sidewalks in neighborhoods	12%		64%	23%	1%
Q.20	Snow removal storage areas	12%		34%	53%	1%
Q.21	Paved pathways and trails	16%		39%	44%	1%

Q.22	<p>“Oversizing” is a concept where local government requires roads and sewers in a new development to be built larger than currently necessary to accommodate future growth. But, this increases costs. Who should pay for this increased cost – the developer, or local government?</p>	<p>Developer/builder Local government Unsure</p>	<p>67% 30% 3%</p>
Q.23	<p>When a new development requires upgrades to existing roads, drainages and infrastructure, who should pay for this increased cost – the developer or local government?</p>	<p>Developer Local government Unsure</p>	<p>53% 46% 1%</p>
Q.24	<p>Buffer and transitional zones between areas of different types of zoning generally include trees and natural vegetation, and sometimes fences. Do you feel buffer and transitional zones <u>should</u> or <u>should not</u> be required between different types of zoning?</p>	<p>Should Should not Unsure</p>	<p>81% 17% 2%</p>
Q.25	<p>Do you feel mixed-use zoning that combines residential units located above ground floor commercial units <u>should</u> or <u>should not</u> be allowed in the business areas of Chugiak/Eagle River?</p>	<p>Should Should not Unsure</p>	<p>67% 31% 2%</p>
Q.26	<p>Do you feel strict zoning with separate areas for commercial, business, industrial and residential development <u>is</u> or <u>is not</u> important to the future of Chugiak/Eagle River?</p>	<p>Is Is not Unsure</p>	<p>78% 21% 1%</p>
Q.27	<p>In general, would you like to see more property in Chugiak/Eagle River zoned for <u>commercial uses</u>, such as... professional services, restaurants, retail shops, and motels?</p>	<p>Yes No Unsure</p>	<p>47% 50% 3%</p>
Q.28	<p>And how about more property zoned for <u>light industrial</u> uses, such as...equipment storage, light manufacturing, or business parks?</p>	<p>Yes No Unsure</p>	<p>41% 57% 2%</p>
Q.29	<p>Should regulations governing home-based businesses in Chugiak/Eagle River be more strict, about the same, or less strict than they are now?</p>	<p>More strict About the same Less strict Unsure</p>	<p>11% 68% 14% 7%</p>

Q.30	Should the size of garages and out-buildings be determined by the size of the main dwelling or by the size of the lot?	Main dwelling Lot size Neither Unsure	20% 75% 3% 2%
Q.31	How satisfied are you with the size, number and location of parks in the Chugiak/Eagle River area – would you say you are...?	Completely satisfied Mostly satisfied Not too satisfied Not at all satisfied Unsure	28% 52% 14% 5% 1%
Q.32	In general, how important is it to you to have more paved trails connected to each other in the Chugiak/Eagle River area?	Extremely important Quite important Not too important Not at all important Unsure	20% 29% 29% 22% --
Q.33	Providing connecting roads in and out of subdivisions can be an issue. Connecting roads linking subdivisions can improve public safety in cases of fire and police assistance, but the connections can also lead to increased traffic through neighborhoods. What is your opinion, do you think roads in and out of new subdivisions should or should not be connected to each other?	Should connect Should not connect Unsure	66% 31% 3%
Q.34	This survey is being sponsored by the community councils in the Chugiak/Eagle River area to learn the views of residents on these important issues. If you were talking to the community councils right now, what would you like to tell them about? Is there anything we didn't discuss that you would like them to be aware of – or are there any recommendations you would like to mention at this time? .....	To be presented in final report	

Questions 35 – 42 are ER Chamber questions.

Q.43	What is your age?	18-24	2%
		25-34	11%
		35-44	20%
		45-54	35%
		55-64	20%
		65 +	12%
Q.44	What is your annual household income before taxes? Please stop me when I reach yours...	\$0 - 20,000	1%
		\$20 - 40,000	9%
		\$40,000 - 60,000	11%
		\$60,000 - 80,000	21%
		\$80,000 - 100,000	18%
		\$100,000 – 150,000	23%
		Over \$150,000	8%
		Declined/Unsure	9%
Q.45	Are you personally employed for salary or wages at the present time?	Yes	72%
		No	28%
Q.46	Where is your physical place of employment...?	At home	7%
		In Chugiak/Eagle River	19%
		On Military Post/Base	13%
		In Anchorage	55%
		In Mat Valley	2%
		In Prudhoe Bay	1%
Q.47	What type of dwelling do you reside in now...?	Single-family detached	88%
		Single-family attached -- common walls between one or more other dwellings on separate lots	4%
		Duplex – two attached dwellings on same lot	1%
		Mixed residential -- dwelling and commercial on same lot	1%
		Site condo or apartments -- 3 or more dwellings with common walls on same lot	4%
		Townhouse -- 3 or more dwellings with common walls on separate lots	2%
		Mobile home (transportable)	---
Q.48-50	What is the street you live on? What is the cross street?	Birchwood	9%
		Chugiak	23%
		Eagle River	26%
		Eagle River Valley	38%
		Eklutna Valley	0.3%
		South Fork	4%
		Sample Distribution	
Q.51	Gender	Male	51%
		Female	49%