



Consortium of Chugiak-Eagle River Community Councils

Supporting the development of separate land
use regulations for Chugiak-Eagle River



Anchorage Municipal Code Title 21 Rewrite (Land Use Regulations)

- Title 21 is the Municipality's set of land use regulations.
- The Municipality is in the process of rewriting the land use regulations, the first major rewrite in 30 years. The project is called the “Title 21 Rewrite”.
- The Title 21 Rewrite project has been going on for over three years. During that time, many public review drafts have been released for public comment.
- Community Councils in Chugiak-Eagle River were concerned that the public review drafts did not address our outstanding development issues or protect our small-town character. The drafts raised even more issues.



Desire for a Separate C-ER Chapter in Title 21 & the Creation of the “Consortium”

- In March 2006, the “Consortium of Chugiak-Eagle River Community Councils” was created by the local Community Councils (Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley, and South Fork).
- **The Consortium’s goal is to oversee the creation of a separate chapter in Title 21 with land use regulations that are specific to Chugiak-Eagle River.**
- Volunteer Council Representatives operate the Consortium by a set of Bylaws.
- The Consortium asked the Anchorage Assembly to add a **Placeholder** in the Title 21 Rewrite for a future, separate, Chugiak-Eagle River chapter. The Assembly passed a unanimous resolution to do that.
- In July 2006, the Federation of Community Councils was awarded a \$150,000 legislative state grant on behalf of the Consortium to prepare the separate chapter.



Chugiak-Eagle River Comprehensive Plan

- Another factor in the separate chapter project is the Chugiak-Eagle River Comprehensive Plan.
- The “Comp Plan” is a generalized set of guidelines for land use development and growth in Chugiak-Eagle River.
- An update to the Comp Plan was approved by the Anchorage Assembly in December.
- The approved Comp Plan calls for revising Title 21 to include a separate chapter for Chugiak-Eagle River. Future land use regulations should reflect the goals and objectives listed in the Comp Plan.



What's Next? – The Consortium...

- Is leading the way to create a draft chapter of land use regulations for Chugiak-Eagle River
- Is using the state grant to put together a project to create the draft chapter
- Is hiring a Land Use Planner and an Attorney to assist with the project



The Resulting Draft Chapter of C-ER Land Use Regulations:

- Will represent the citizens of Chugiak-Eagle River
- Will comply with the Chugiak-Eagle River Comprehensive Plan
- Will comply with the results of the Community Survey
- Will comply with existing Anchorage Municipal Code
- Will undergo Public Review and Revision

Finally, we will seek adoption of the draft chapter through the Municipality.



How Can You Get Involved?

- Attend the Community Council meetings in your neighborhood.
- Get on the **Consortium Email List** to learn about upcoming meetings, minutes, calls for public comments, etc.
- Attend the Consortium's public meetings on the first Wednesday of the month, 6:30 pm, MOA Conference Room (11901 Business Blvd., 2nd floor).
- Submit public comments and issues to the Consortium as the project progresses.
- Visit our website to see what's going on...
www.communitycouncils.org/servlet/content/consortium_c_e.html
- Get updates on Consortium meetings and events by calling our message board at

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