



FAX COVER

Anchorage Campus

4109 Bullard Ave.; Elmendorf AFB, AK 99506

Phone: 907 753-9367

Fax: 907 753-9376

From: Bill Holland

To: Bobbie Wells

Fax: 688-7526

Total Pages including this cover: 18

NOTES:

Hi Bobbie,

The comments regarding the stop work orders were submitted to the assembly weeks ago. The zoning forms are attached to express the tone from ERVCC.

Call my cell if you have any questions. 244-3728

Bill Holland

SEE
ATTACHED

CONSORTIUM OF CHUGIAK-EAGLE RIVER COMMUNITY COUNCILS

GIVE US YOUR WRITTEN COMMENTS!

The Consortium is going to draft land use regulations that are specific to Chugiak-Eagle River. We will be reviewing the MOA Title 21 Rewrite - Public Review Draft to determine what changes need to be made to accommodate Chugiak-Eagle River.

But, we need to hear from you:

- We want to know your views & issues on land use and development in our area.
- We want your comments on the MOA Title 21 Rewrite - Public Review Draft.
- We want to know anything else you want to tell us!

The MOA Title 21 Rewrite - Public Review Draft is available by:

- Going to http://www.muni.org/planning/prj_title21_PublicHearingDraft.cfm
- Requesting paper copies at the MOA Planning Department, 4700 Bragaw Street, Anchorage, AK 99507
- Going to the Chugiak-Eagle River Library (for in-house review of paper copy)

The Consortium is reviewing four chapters from the MOA Title 21 Rewrite - Public Review Draft:

- Chapter 21.01 - General Provisions
- Chapter 21.02 - Boards, Commissions, and Municipal Administration
- Chapter 21.08 - Subdivision Standards
- Chapter 21.13 - Enforcement

Submit your comments to the Consortium on the four chapters by April 30, 2007:

- E-mail: barb@mtaonline.net
- Fax: (907) 688-7526
- US Mail: Consortium, 19213 Sprucecrest Drive, Chugiak, AK 99567

As the Consortium reviews additional chapters, there will more public comment periods.

All comments will be posted on our website.

Get updates on Consortium meetings and events at
http://www.communitycouncils.org/servlet/content/consortium_c_e.html
Or call our message board at 689-7788

Here are some observations and comments for the draft Title 21, Enforcement Chapter (13).

In Section 3 - Stop Work Orders

3d and 5 - Restoration:

If restoration is the solution that must be implemented, it should be made clear that a person may not just substitute a fine (\$300) as an alternative to restoring the site. The actual cost of the restoration should be the fine.

4. Civil Penalties:

The \$300 fine is light, if it is the decided alternative to awarding a civil penalty. The term civil penalty is vague and may be cumbersome to bring to conclusion. Beware that we set in writing ways for developers and owners to buy themselves out of violation status.

7. Abatement-a:

Does owner = developer? There is a vague reference that designates the property owner as the accountable party. Are there situations where the developer, rather than the land owner is the violator? This may be an opportunity for a developer to delegate the accountability to lot owners, even if they cause the violation.

7. Abatement - e:

When a lien is placed against a violator, who is the recipient? Developer? Land owner? Who places the lien? The Municipality of Anchorage? The land owner against the developer?

Non-Emergency Matters:

4. Options Upon Noncompliance - b: The fine of \$250 per day may be cheaper than changing the practices at the development site. Is this also an opportunity for a developer to buy themselves out of violation status? Will they be compelled to change to bring themselves into compliance, when all they need to do is pay the money?

7. Issuance of Compliance Order:

\$1,000 maximum. This may be successful for behavior modification, but it does not cover the actual administrative costs.

Thank you for the opportunity to review this draft document. We would like to use a fair document that truly represents the costs and accountability for compliance with the Title 21 regulations.

Eagle River Valley Community Council



PLEASE CHOOSE THE THREE MAJOR CONCERNS YOU HAVE WITH ZONING ISSUES IN YOUR COMMUNITY COUNCIL AREA.

JUNK AND SALVAGE	3
JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	2
CONSTRUCTION W/O PERMITS	1
OTHER	

COMMENTS: _____

Circle applicable Community Council:
Basher, Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley,
Northeast, Scenic Park, South Fork.



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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	
TRASH	
② VACANT LAND ISSUES (IE: DUMPING GROUNDS)	Limit Dumping
① OVERHEIGHT FENCES	
① HOME BUSINESSES	
STRUCTURES/SETBACKS	
③ CONSTRUCTION W/O PERMITS	is under \$4000? Too Petty!
OTHER	

COMMENTS: I have a business where I go to the patient's home, but my home is where I collect the data & answer phones. So, if I had to rent for an office outside my home, my overhead would ruin my business. Sincerely, The Traveling Foot Dr. PE

[Handwritten signature]

Circle applicable Community Council:
 Basher, Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley,
 Northeast, Scenic Park, South Fork.



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JUNK AND SALVAGE	
JUNK VEHICLES	*
PARKING	
TRASH	*
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS	No Short Plats *
OTHER	

COMMENTS: _____

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PLEASE CHOOSE THE THREE MAJOR CONCERNS YOU HAVE WITH ZONING ISSUES IN YOUR COMMUNITY COUNCIL AREA.

JUNK AND SALVAGE	<input type="checkbox"/>
JUNK VEHICLES	<input type="checkbox"/>
PARKING	<input type="checkbox"/>
TRASH	<input type="checkbox"/>
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	<input checked="" type="checkbox"/>
OVERHEIGHT FENCES	<input type="checkbox"/>
HOME BUSINESSES	<input type="checkbox"/>
STRUCTURES/SETBACKS	<input checked="" type="checkbox"/>
CONSTRUCTION W/O PERMITS	<input checked="" type="checkbox"/>
OTHER	<input type="checkbox"/>

COMMENTS: _____

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	3
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	2
CONSTRUCTION W/O PERMITS	1
OTHER	

COMMENTS: _____

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	1
CONSTRUCTION W/O PERMITS	2
OTHER	3

COMMENTS: Density should be less in the
Future.

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JUNK AND SALVAGE	<input type="checkbox"/>
JUNK VEHICLES	<input type="checkbox"/>
PARKING	<input type="checkbox"/>
TRASH	<input type="checkbox"/>
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	<input type="checkbox"/>
OVERHEIGHT FENCES	<input type="checkbox"/>
HOME BUSINESSES	<input checked="" type="checkbox"/>
STRUCTURES/SETBACKS	<input checked="" type="checkbox"/>
CONSTRUCTION W/O PERMITS	<input checked="" type="checkbox"/>
OTHER	<input type="checkbox"/>

COMMENTS: _____

Circle applicable Community Council:

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	3
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	2
CONSTRUCTION W/O PERMITS	
OTHER <i>High density housing - No condos</i>	1

COMMENTS: _____

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS - clear cutting, high density	①
OTHER - Residential development increasing	③

COMMENTS: ② The residential and commercial development has created road and pedestrian traffic problems and safety concerns. Road planning should be a priority.

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JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	X
CONSTRUCTION W/O PERMITS	X
OTHER	

COMMENTS: We live in Eagle River because it is open with plenty of open space. High density growth is a problem and P+Z does not have the community interest at heart. New developments should go through Public process, and P+Z should have ~~more~~ listen to community!

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	X
CONSTRUCTION W/O PERMITS	X
OTHER <i>short Plat process, should be removed</i>	X

COMMENTS:

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JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS	3
OTHER Antenna tower limits	2

COMMENTS: _____

① High density housing in alpine topography.
 Slope variances allowed too often, steep drive-
 ways, no yards, no sight distance in winter
 from the driveway, (High density impacts schools; overcrowding)
 Need to setup required well (septic distance on sloped lots)

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JUNK AND SALVAGE	
JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS	<input checked="" type="checkbox"/>
OTHER	<input checked="" type="checkbox"/>

COMMENTS: The public should be part of
the review process if construction of
more than a single family home is requested
with P+Z!

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JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS	
OTHER	1

COMMENTS: _____

growth without coordination with schools, dot and other departments is wrong.
~~It~~ *It forces MOA to fix it after development.*

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JUNK VEHICLES	
PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	X
CONSTRUCTION W/O PERMITS	
OTHER ZONE EXEMPTIONS	X

COMMENTS: ZONE EXEMPTION APPROVAL FOR DEVELOPERS
IS TOO EASY - WHAT IS THE POINT OF ZONING ^{IF BUILDERS} ~~WANT TO~~
DEVELOPERS CAN CIRCUMVENT THE RULES. IF A RULE
APPLIES IT SHOULD BE ENFORCED!

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PARKING	
TRASH	
VACANT LAND ISSUES (IE: DUMPING GROUNDS)	
OVERHEIGHT FENCES	
HOME BUSINESSES	
STRUCTURES/SETBACKS	
CONSTRUCTION W/O PERMITS	②
OTHER	②

COMMENTS: Developers should be held
accountable for connecting roads & walk ways
for kids to get to school safely.
More oversight of developers. Less density

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