

Addition by Birchwood Community Council

Title 21 Chugiak-Eagle River Zoning Districts

Finally, the Council discussed the two zoning districts, specific to Chugiak-Eagle River, as proposed in Title 21 Draft # 2:

- RL-1: Low Density Residential with Mobile Homes District
- RC: Rural Commercial

The Council voiced its apprehension of the two zoning districts and generally thought that they were too permissive. One comment was that they were “hillbilly zoning”.

Birchwood originally reviewed these two zone districts & came to the same conclusion. However, as large lot rural properties we can support uses that would not be suitable on smaller lots. Most must commute outside the area for employment & we don't foresee that changing unless we expand the home based business limitations to accommodate those that have found a way to work from home. We agree that the old R-5 should continue to allow mobile homes on private lots. We don't approve of limiting any primary or accessory structure to an individual footprint limitation as the lot coverage stated as a percentage is adequate. We don't want to encourage junk yards or bare Connex's without sight buffers. We find the standards in the rural Commercial, with it's relaxed standards, to be a bit too relaxed, and we question some of the allowed uses as well as the exclusion of other uses. We are still discussing what zoning & uses we should have throughout the rural areas.

Birchwood Community Council