

Dear Sirs- I'm taking this time to comment on the Title 21 plan. First, the separate CHAPTER for Eagle River/Birchwood/Chugiak, ALaska needs to be included in the final version- even if the "details" of that chapter are still being developed.

2. Chugach State PARKS Access- I've been performing periodic trail maintenance and debri cleanup on the Mile High Access(Eagle River) to CSP for over 10 years. With the newly upgraded street and parking area, the owner of the property where the trail historically entered the park from the parking area on Brownie Drive was cut off. The trail was EVENTUALLY rerouted, but the message- just like the Mt. Baldy Trail access-- is clear.

Any new version of Title 21 MUST address the park access issues of trail area public parking and maintaining a reasonable degree of public access through adjacent land to the trail.

Please consider the below as a MINIMUM for Chugach State Park Access from ANY public or private property in the Municipality of Anchorage.

I.  
The platting authority shall, at a minimum, require the dedication of a public pedestrian easement for a trail designated on adopted municipal plans, and for connectivity with a trail or access point identified in the most current Chugach State Park Access Inventory, master plan, or trails plan, when it finds that the trail cannot reasonably be located in an existing dedicated public easement or right-of-way.

The platting authority may modify the alignment, width, and scope of trail easements as necessary to integrate trail and subdivision designs, so long as the resulting trails are of comparable gradient, directness, and utility, and reflect the general locations and patterns of existing public access routes. An acceptable pedestrian easement shall be a 20 foot wide dedicated public easement centered on an existing, recognized, new, or relocated trail.

II. The platting authority shall require the dedication of a vehicular right-of-way for public access to trails and park access points as defined in an adopted plan. An acceptable vehicular right-of-way shall be a public street that is platted, constructed, and dedicated in accordance with relevant provisions of this code."

Scott Bailey  
Eagle River, AK