



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM __ -2015

1 **From:** Assembly Member Starr
2 **Subject:** Intent to amend A0 No. 2014-34
3 **Meeting Date:** March 3, 2015- Laid on the table.
4

5 Assembly Ordinance 2014-34 approves a Master Plan Development for an important
6 area within Eagle River/Chugiak. The adoption of this plan allows land use patterns to
7 be established, subsequent zoning to take place, and permitted construction and land
8 use to occur. This is an exciting and important piece of legislation by bringing new and
9 undeveloped lands into the municipality and growing economic opportunity, additional
10 housing, and providing open space management.
11

12 Somewhat unique to this process was the requirement that the landowner, Eklutna, be
13 required to undertake, solely, this master land planning process using land attributes
14 and development trends in the surrounding areas. Great respect should be afforded to
15 Eklutna for their desire to encourage appropriate and deliberate discussions on best
16 uses and managed growth for our expanding region. Throughout this process they have
17 funded professional land planners, participated in numerous community forums, and
18 been patient in the public processes required in bringing this privately held land forward
19 for development.
20

21 An aspect of this master plan approval process requires the listing of future “allowed
22 uses” that may be envisioned for this area. This listing allows clear understanding of
23 future intended and potential land uses and provides clarity that is used in subsequent
24 zoning and land use permits. An element of unintended negative consequence was the
25 proposed allowable use “monofill” listed in the primary submitted document. **It is my**
26 **intent to submit, for Assembly approval, the attached amendment which removes**
27 **monofill as an allowable use for this master planned area.**
28

29 I appreciate the flexibility and good stewardship of the Eklutna Corporation and the
30 Eklutna Board for approving this proposed amendment. I am encouraged that this
31 Assembly can approve the Master Plan as presented with this point of contention
32 eliminated.
33

34 I urge approval of AO 2014- 34 as amended.
35

36 William Starr, Member
37 (attachments: amendment 1)
38

**AO no. 2014-34
AMENDMENT 1**

Submitted by: **Assembly Member STARR**
Assembly Member Traini
Assembly Member Hall

DELETE:

Page 3-Line 7- **Section D-Industrial Use Inert Waste Monofill Landfill**

MODIFY:

Table 1 (page 2) as shown below to reflect Allowed Uses

Type of Use	Allowed	Not Allowed	21.05.050A
COMMERCIAL USES			
Agricultural Uses	Commercial horticulture	X	21.05.050A.1.
Animal Sales, Service, & Care	Animal boarding	X	21.05.050B.1.
	Animal shelter		X 21.05.050B.2.
Entertainment and Recreation	Fitness and recreational sports center	X	21.05.050D.3.
	General outdoor recreation, commercial	X	21.05.050D.4.
	Golf course	X	21.05.050D.5.
Food and Beverage Service	Food and beverage kiosk		X 21.05.050E.2. 21.05.020A.
Retail Sales	Farmer's market	X	21.05.050H.4.
INDUSTRIAL USES			
Industrial Service	General industrial service ¹	X	21.05.060A.3.
	Governmental service ¹	X	21.05.060A.4.
Manufacturing and Production	Natural resource extraction, organic and inorganic	X	21.05.060B.5.
Waste and Salvage	Landfill reclamation	X	21.05.060E.5.
Salvage	Inert waste monofill landfill	X	See below

¹ These uses are limited to the 10-acre area indicated on Figure 6 of the Eklutna Monofill Master Plan (April 2013).

DELETE