

Summary of Plan Policies

The Hillside District Plan addresses a wide range of issues, but the plan’s most fundamental actions are captured in the four sets of policies outlined below:

1. Maintain the Hillside’s Existing Low Density, “Rural” Residential Character

In response to the strongly expressed opinions of the majority of Hillside residents and the Citizen Advisory Committee, the HDP largely leaves intact the low density land use designations currently in place on the Hillside. Consistent with this policy, the plan supports continued reliance on onsite water and wastewater for the large majority of the Hillside. Part of the Furrow Creek area in the lower Hillside is recommended for increased density, with development standards to help protect the rural feel of the Hillside.

2. Improve Functioning of Onsite Water and Wastewater Systems; Establish a Well Water Protection Program

Consistent with low density development, the plan supports continued reliance on onsite water and wastewater for the large majority of the Hillside. While accepting the continued reliance on onsite systems, the plan establishes direction for new standards for the installation and maintenance of septic tanks. The plan also recommends a research and monitoring program to provide more complete, current and accurate information about Hillside water quality, and a proactive program to educate users on best management practices for well and wastewater system operations. Together these actions are intended to help allow the Hillside to successfully rely on onsite water and wastewater for the long term.

3. Establish New District-wide Approaches to Infrastructure Funding & Management

The Hillside District Plan calls for the creation of new ways for the Hillside to fund and manage provision of roads, drainage and trails. The key objective is to approach roads, drainage and trails issues from a district-wide (or watershed-wide) basis. This is essential to resolve issues such as drainage, which can’t be solved subdivision-by-subdivision. The Plan’s recommendation is to establish a Hillside District-wide roads, trails and drainage funding and management entity, like the locally controlled Chugiak Birchwood Eagle River Rural Road Service Area (CBERRSA). Existing LRSAs, RRSAs, and independent areas will continue to exist and will focus primarily on winter road maintenance of neighborhood roads.



View from Chugach State Park, over Bear Valley and the southern Anchorage Bowl.

The Citizen Advisory Committee (CAC) and Municipal staff agreed on the large majority of plan policies; however, agreement was not reached on two issues, listed below. A sidebar in subsequent chapters of the plan explains the options considered and the views of the CAC on these specific issues.

- Allow option for increase in densities in Furrow Creek; expand the “Maximum Perimeter of Public Sewerage: in this same area
- Allow for expansion of commercial in the Potter Marsh area

Terms Used In This Plan

Plans and planners are full of words like goals, objectives, policies, standards, guidelines and implementation actions. Different planning documents use these terms for different purposes, and at times these words seem to be used interchangeably, which can be confusing. For this document we have adopted the following definitions, ranging from the broadest (goals) to the most specific (standards). The line between some of these terms is not always precise.

- **Goal:** a desired end; no single goal has priority over others and there may be conflicts between individual goals.
- **Strategy:** a general approach or method of arriving at a goal
- **Policy:** a rule for action on a specific issue. This term takes in a range of measures, including land use classifications, development standards, capital improvements
- **Standard:** measures to guide the form and character of development. This term covers a spectrum of measures, from those that would ultimately be adopted as law in Title 21 (e.g., a specific vegetation rule), to generalized guidelines (e.g., encouraging the use of rain gardens).

4. Improve Roads, Trails and Access to Chugach State Park

The Hillside District Plan identifies a system of primary and secondary roads, and a comparable system of primary and secondary trails, to better meet existing and future needs. This set of improvements is designed to improve connectivity and emergency access in the area while retaining neighborhood quality. The service area concept mentioned above will help implement these improvements, in particular providing funds for a higher level of trails management and maintenance. The plan also establishes several strategies to maintain and improve access to Chugach State Park, including identifying a system of trail heads, and recommending establishment of a Bowl-wide approach to fund needed improvements.

5. Establish New Approaches to Development

The Hillside District Plan calls for a set of new development policies and procedures guiding future development. This includes establishing a “green/built infrastructure system” – an integrated system of roads and trails, drainage ways and open space – that connects across and serves multiple subdivisions; the use of the conservation subdivision process to provide developers more flexibility and incentives to protect environmental features; and a set of Hillside-specific development standards controlling issues like runoff and vegetation removal from individual lots and subdivisions.