



Agenda Statement

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Title: Public Hearing: North Valdez Glacier Stream Bridge Easement

Sponsors:

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Attachments: 1. RydorEasementConcept121216.pdf, 2. AML Permit & Flood Email.pdf, 3. Preliminary FEMA Flood Zones_VGS.pdf, 4. flood zone map.pdf, 5. bridge construction drawings.pdf, 6. Mountain Map updated.jpg

Date	Ver.	Action By	Action	Result
3/22/2017	1	Planning and Zoning Commission	received and filed	

ITEM TITLE:

Public Hearing: North Valdez Glacier Stream Bridge Easement

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

None. Public hearing only.

SUMMARY STATEMENT:

Ryan McCune, champion of the proposed East Peak location to develop a year-round mountain recreation site, has requested the City approve a bridge easement over the northern portion of the Valdez Glacier Stream where the Valdez Glacier Lake empties into the Stream. The purpose of the bridge easement is to preserve this location for installation of a bridge which would allow road access into the eastern portion of ASLS 79-116 which includes both City land and 100 acres owned by Mr. McCune at the base of East Peak.

To begin a more comprehensive discussion on this topic the Commission held a work session on February 22nd where the following points were considered:

- Should this be the primary access into this area, or should it be a secondary access to the

ALPETCO Road?

- Will this be a private easement, or a public easement?
- Who will be responsible for the installation construction?
- Who will be responsible for operations and maintenance?
- Will a bridge in this location negatively impact use of the area for recreational purposes (both private and commercial)?
- What permits will be required for installation of a bridge? (AnnMarie Lain has provided a list of potential permits, including requirements for construction in Flood Zone A.)
- What impacts will this have on existing and traditional uses of the area?

The discussion resulted in the Commission requesting the item be brought back for Commission action for approval as a public easement. The decision was made that a public hearing should be held regarding the matter as this is a heavily used recreational area. This is an opportunity for the public to comment on the matter. Public notice was posted in the newspaper to notify the community about the public hearing. There is no formal process required in code for public input regarding an easement.

Considerations for making this a public easement include:

- The Council has established land development, especially residential as a priority. The City owns hundreds of acres in this area known as ASLS 79-116. A Master plan for this area (including rezoning from Heavy Industrial) should be formalized and access to it will be a necessary part of that planning.
- Development should have more than one ingress/egress option in the case of an emergency. Road access to ASLS 79-116 in the general vicinity of the "ALPETCO" Road offers one access route. A public easement for a bridge across the northern portion of the Glacier Stream offers another access route.
- The City is entering into a robust Flood Mitigation Program. This area of ASLS 79-116 is adjacent to the Valdez Glacier Stream. Any access and development in the area will need to include Flood Mitigation planning.
- Creation of a public easement does not commit the City, or any entity, to actual construction of a bridge.

Attached to this agenda statement are several documents: 1) Layout of the Proposed East Peak Development; 2) Proposed bridge easement map; 3) Drawings of a proposed bridge construction configuration; 4) Flood maps; and 5) Email from AnnMarie Lain regarding permits and flood zone requirements.

Community input on this proposed easement is most welcome.