



Agenda Statement

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Title: Work Session: Valdez Glacier Stream Bridge Easement
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Attachments: 1. Mountain Map updated.jpg, 2. EAST PEAK photos by Harro 002.jpg, 3. Luke and Dad.JPG, 4. RydorEasementConcept121216.pdf, 5. bridge construction drawings.pdf, 6. AML Permit & Flood Email.pdf, 7. flood zone map.pdf

Date	Ver.	Action By	Action	Result
2/22/2017	1	Planning and Zoning Commission	received and filed	

ITEM TITLE:

Work Session: 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. Work session 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 a work session is being held with the Commission. There are a number of points to consider outlined below:

- 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.)

There are compelling reasons to support both sides of the easement issue - should it be private or public - and therefore, who is responsible for the capital construction/installation and operations and maintenance costs.

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 map; and 5) Email from AnnMarie Lain regarding permits and flood zone requirements.

Mr. McCune and Community Development staff look forward to your input on this matter.