



Legislation Text

File #: 17-0200, **Version:** 1

ITEM TITLE:

Approval of North Glacier Stream Bridge Public Easement

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: Survey & Platting Costs = \$10,000-\$15,000 Estimate

Unencumbered Balance: \$601,820

Funding Source: 350-8000-55000.582 (Reserve Fund Land Development - Misc)

RECOMMENDATION:

Approve North Glacier Stream Bridge Public Easement.

SUMMARY STATEMENT:

To begin a more comprehensive discussion on this topic the Planning & Zoning 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. 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. The Public Hearing was held by the P&Z Commission

on March 22nd. Feedback at the meeting was positive, but was mostly provided by people in attendance at the meeting to address the Commission on the idea of chickens in residential subdivisions.

Considerations for making this a public easement as outlined below were provided to the Commission and are being passed on to the Council for deliberation on the matter.

- 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.

The Planning & Zoning Commission took action on the matter and approved the public easement on April 12th. Because this is City land the Council must grant concurrence for the easement. Additionally, the public easement should be surveyed and platted. Staff estimates the cost of this work between \$10,000-\$15,000 given the terrain, the river, and difficulty in accessing portion of the site.

Attached to this agenda statement are several documents: 1) Layout of the Proposed East Peak Development; 2) Proposed bridge easement map; 3) Map of ASLS 79-116; 4) Flood maps; 5) Email from AnnMarie Lain regarding permits and flood zone requirements; and 6) Drawings of a proposed bridge construction configuration (Note: These are meant to be an example only and were provided by Mr. McCune as reference for the type of bridge he could afford to install if this were designated a private easement.)

Given the need for residential land for housing and interest in developing this area it makes sense to use this as a catalyst to jump start the master planning process for ASLS 79-116.