

Municipality of Anchorage



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<http://www.muni.org/gbos>

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Jerry Fox & Robert Snitzer, Co-Chairs
Eryn Boone, Mike Edgington, Sam Daniel*

Resolution 2018-02
Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR ADJUSTMENTS TO PROPOSED STREAM SETBACK RULES TO REFLECT THE GEOGRAPHY AND PATTERN OF DEVELOPMENT IN GIRDWOOD VALLEY

Whereas, current Municipal of Anchorage (MOA) code contains language instructing the MOA to revisit the issue of stream setbacks to both provide wider stream protection setbacks and to provide relief for property that would be impacted or rendered nonconforming by such wider setbacks; and

Whereas, Anchorage Watershed Management have proposed modifications to Title 21, Chapter 7 to improve protection of waterways, presenting before Planning & Zoning Commission as item 2017-0133; and

Whereas, Girdwood is a small and densely developed community within the Municipality of Anchorage located in a glacial carved valley with very limited developable land; and

Whereas, a large number of mountain streams flow through Girdwood resulting in a high stream density relative to the rest of the Municipality of Anchorage; and

Whereas, historical development in Girdwood has created small lots with many poorly constructed structures, where the primary land value is in redevelopment; and

Whereas, there is a history of flooding on Alyeska Creek which resulted in extensive channelization work through the resort base area and downstream residential developments; and

Whereas, Alyeska Resort went through an extensive public process to adopt a master plan and is in the final stages of preparing for redevelopment of the base area; and


Whereas, the Girdwood Land Use Committee (LUC) fully supports the goals of the proposed modification to stream setbacks;

Whereas, this item has been presented and discussed at the LUC regular meeting on January 8, 2018 and in collaborative meetings among the stakeholders in Girdwood and the Anchorage Watershed Management group, with a resulting vote of 24 in favor, 0 opposed and 2 abstentions.

Therefore, the Girdwood Board of Supervisors, in accordance with the LUC recommendation and based on the principle of respecting past patterns of development within Girdwood Valley, resolves to request the following changes and clarifications to the stream setback proposal:

- Support Anchorage Watershed Management's comment to maintain setback requirements at 25' for Alyeska Creek and to allow legally non-conforming structures to be rebuilt with similar footprint within the stream setback areas, and
- Request clarification that the Municipality of Anchorage will honor all existing approved master plans and conditional use permits where the site plan relies on setbacks applicable at the time of master plan or permit approval, and
- Recommend that the new code maintains setback requirements at 25' for current platted lots along Virgin Creek and Crow Creek, and
- Classify California Creek as a medium-sized stream with 50' setback upstream of Alyeska Highway bridge and large stream with 100' setback downstream of the bridge

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 to 0 on this 15th day of January, 2018.

 1-18-18
Mike Edgington, Land Use Supervisor Date


Witness