



Rabbit Creek Community Council <rabbitcreekcc@gmail.com>

Stream Setbacks ordinance AO2018-67(s)

1 message

Weddleton, John <WeddletonJ@ci.anchorage.ak.us>

Fri, Aug 10, 2018 at 7:56 PM

To: Rabbit Creek Community Council <rabbitcreekcc@gmail.com>, Matt Burkholder <matt-burkholder@gci.net>, "HOCCpresident@gmail.com" <HOCCpresident@gmail.com>, "katielnolan@gmail.com" <katielnolan@gmail.com>
Cc: Kevin Durling <kdurling@pesiak.comar>, "bvcc@alaska.net" <bvcc@alaska.net>, "bvergason@hotmail.com" <bvergason@hotmail.com>, "LaFrance, Suzanne" <LaFranceS@ci.anchorage.ak.us>, Shirley Cote <shirlanncote@gmail.com>

Hillside Community Councils and HALO:

The stream setback ordinance is up for public hearing on Tuesday. I expect the hearing will be continued to September or later to allow the Eagle River community councils have another look.

The staff put forward a proposal for the Hillside with a '25 + 25' setback for named streams and a 25' for unnamed streams. The 25' closest to the stream would be fairly restricted in what could be done there while the 25' further from the stream would allow decks, lawns, sheds and similar things.

I put forward a substitute version that has three tiers. It is attached to this email. For named streams on lots 50,000 sq feet or smaller platted before the effective date of the ordinance, there will be a 25 + 25 setback. For large unplatted lots, there will be a 50' setback like the current Title 21 and as recommended by the HDP. Unnamed streams will have a 25+25 setback.

This gets a 50' setback throughout the Hillside District Plan area though with the less restrictive 25 + 25 in many places. It restores the 50' for larger tracts.

This is not precisely what was supported in the resolutions from your Community Councils. It is much closer to the words and spirit of the HDP than the staff's starting point. This reflects the reality of current development. This is also supported by the administration.

When reading the ordinance, [CAPS IN BRACKETS] means it will be deleted. Underlined means additions.

I look forward to your comments by email, phone and at the public hearing.

Thanks,

John Weddleton
Anchorage Assembly
South Anchorage, Girdwood and Turnagain Arm
770-0685

 **AO 2018-67(S)_stream setback PNZ 2018-0133.pdf**
420K