

BIRCHWOOD COMMUNITY COUNCIL

RESOLUTION #2025-05-01

A RESOLUTION OF THE BIRCHWOOD COMMUNITY COUNCIL REGARDING THE PLATTING ACTION
FOR THE PROPOSED MINK CREEK SUBDIVISION

WHEREAS, Community Councils are established under Anchorage Municipal Code Section 8.01 to ensure citizens have maximum community involvement and self-determination;

WHEREAS, a platting action has been proposed by S4 Group, LLC to subdivide approximately 203 acres, legally described as T15N R1W SEC 17 N2 N of Glenn Hwy, into thirteen (13) 1+ acre lots located north of the Glenn Highway and east of S. Birchwood Loop Road;

WHEREAS, access to the proposed subdivision is provided by existing roads that currently do not meet the standards required by the Chugiak Birchwood Eagle River Rural Road Service Area (CBERRRSA) Board and Municipality of Anchorage;

WHEREAS, these existing roads are insufficient to safely and effectively handle the increase in traffic and service demands resulting from the proposed development;

WHEREAS, neighbors have expressed significant concerns regarding the proposed subdivision's cul-de-sacs not meeting Municipality of Anchorage (MOA) and Anchorage Fire Department standards, potentially impacting emergency response and community safety;

WHEREAS, there is an additional major concern that failing to require the developer to upgrade the access roads to MOA and CBERRRSA standards could result in taxpayer-funded improvements through CBERRRSA, shifting financial responsibility from the developer to local taxpayers;

WHEREAS, ensuring road infrastructure meets required standards is essential for maintaining community safety, managing traffic effectively, and safeguarding property values within Birchwood;

NOW, THEREFORE, BE IT RESOLVED that the Birchwood Community Council:

1. Insists that the Municipality of Anchorage requires the developer to upgrade and bring all accessing roads up to the standards set forth by the Chugiak-Eagle River Rural Road Service Area Board.
2. Ensures cul-de-sacs and turnarounds within the subdivision meet safety specifications.

These upgrades must be completed before any platting action or approval is finalized for the proposed Mink Creek Subdivision.

FURTHER RESOLVES that this resolution be officially submitted to the Anchorage Platting Board and any other relevant municipal authorities to ensure these conditions are addressed prior to any platting approval.

PASSED AND APPROVED by the Birchwood Community Council on May 14, 2025.

SIGNED:

Debbie Ossiander

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Matt Cruickshank

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Co-Chairs