

Municipality of Anchorage



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Ethan Berkowitz, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Jerry Fox & Mike Edgington, Co-Chairs
Eryn Boone, Christina Hendrickson, James Glover, Jr.*

LETTER OF OBJECTION

February 28, 2020

Re: Case No S12532: Variance Request for relief from the requirement of AMC 21.09.070F.3 (Collector streets standards)

The Girdwood Board of Supervisors (GBOS), after review and recommendation of the Girdwood Land Use Committee (LUC) and the GBOS at their regular meetings in September 2019, October 2019, February 2020 and at a special joint meeting of GBOS/LUC on February 27th 2020, objects to the variance request for relief from the requirement of AMC 21.09.070F.3. However, the community also does not wish AMC 21.09.070 F.3 to be implemented in its entirety for this project.

Narrative

Neighbors of the parcel have expressed a very strong objection to any multi-family development larger than the 5 units which can be built without a conditional use application. The petitioner gave an initial presentation at the Girdwood Land Use Committee of September 9th, 2019, and at the subsequent LUC meeting of October 14th, community members voted down a motion to request GBOS write a Resolution of Support by 5-10 with 12 abstentions. At both presentations, the petitioner did not commit to any specific density or site plan. When the staff packet was complete and the issue came up again to LUC on February 10th, 2020, neither the petitioner nor their representatives attended the meeting.

Local residents are concerned that the road improvement variance cannot be considered independently of the likely conditional use request for up to 12 units to be constructed on the site. If a larger development is built, there will be increased use of Sproat Road and therefore significant improvements should be made. A smaller development would not require the same level of improvements.

The decision by the petitioner to not engage in further discussion with the community at the February 10th LUC meeting does not give the neighbors confidence that their concerns are being considered adequately. Many local neighbors stated at this and previous public hearings that a 12 unit development would be an anomaly in an area of mostly single family homes and would drastically change the character of the neighborhood. At the February 10th LUC meeting a motion to request GBOS to write a Letter of Objection was passed 14 in favor and no votes against.

GBOS considered this request at their regular meeting of February 17th, and voted 2-3 against writing a letter of objection. The different opinions by the two bodies triggered a special process to try to reach a consensus opinion. A special joint meeting was called for February 27th.

At the special joint meeting, members of LUC and GBOS discussed the proposed development and their opinions on the variance and reached a consensus decision for GBOS to write a Letter of Objection explaining the community process and to state the Girdwood community's concerns.

Conclusion

The community does not welcome a full upgrade to collector road standard (AMC 21.09.070 F.3) along the project frontage of Sproat Road. However, GBOS and LUC find that the proposal included in the platting board packet is not sufficient to address the community's concerns. Therefore, the community objects to the variance being granted.

In particular, the developer's plans have not been made clear to the community. The necessary degree of road improvement is interrelated with the development scale, but the size of the proposed development is still unknown.

We recommend a transparent discussion and engagement between the developer and the community in order to establish an acceptable variance to AMC 21.09.070 F.3.



3/3/20

Mike Edgington, GBOS Land Use Supervisor

Date



Witness