

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<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, Christina Hendrickson*

LETTER OF NON-OBJECTION

Spoons LLC dba Spoonline
Alexandra Fletcher, Owner

RE: Spoonline Beer and Wine License #5758

The Girdwood Board of Supervisors (GBOS), by a vote of X to X at the April 15, 2019 GBOS Regular Meeting, has no objection to approval of the New Application Restaurant or Eating Place Liquor License #5758 for Spoonline, an existing restaurant extending operations for dinner service in 2019 at 174 Hightower Road.

This action was supported by the Land Use Committee at their Regular Meeting on April 8, 2019 with a vote of XX in favor, X opposed and X abstentions.

Non-Objection is based on the following:

Two restaurants with beer/wine licenses have closed in recent years and only one has been replaced.

More locations for dinner service with beer/wine will provide more options to community and to visitors, particularly on busy days and seasons.

Having a beer/wine license will be helpful in adding to the revenue stream for the business.

Mike Edgington, GBOS Land Use Supervisor

Date

Witness

Girdwood ADUs (Current->Proposed rev2)

Accessory dwelling units. Except as set forth below, the generally applicable Accessory Dwelling Unit regulations contained in subsection 21.05.070 D.1., Accessory dwelling units (ADUs) shall apply. The regulations set forth below shall apply in addition to those contained in subsection 21.05.070 D.1. except, in case of conflict, the regulations below shall govern.

i. *Maximum number of accessory units.* Except as provided in subsection ii., below, only one accessory dwelling unit, as defined in section 21.05.070 D., shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit.

iii. *Location.* An accessory dwelling unit shall be on the same lot as the primary dwelling unit. An accessory dwelling unit may be attached to or detached from the single-family dwelling unit.

iv. *Maximum square footage.* There is no minimum square footage for an accessory dwelling unit. The maximum square footage for an accessory dwelling unit is 900 sq. ft., on a lot. The accessory dwelling unit shall not, however, exceed 75 percent of the gross floor area of the primary dwelling unit.

v. *Floor area ratio; density.* The floor area of the accessory dwelling unit is included, along with the floor area of the primary dwelling unit, in calculating the floor area ratio on the lot, but the accessory dwelling unit is not included in calculating the average density for a new single-family subdivision.

vi. *Parking.* In addition to the parking requirements for the primary dwelling unit, one off-street parking space shall be provided for each accessory dwelling unit of 600 sq. ft. or less, and two off-street parking spaces shall be provided for an accessory dwelling unit larger than 600 sq. ft.

vii. *Owner occupancy.* Either the principal dwelling or the accessory unit on any site shall be occupied by the owner of the principal dwelling or owner of the lot where the accessory unit is located.

viii. *Architectural compatibility.* An accessory dwelling unit, whether attached to or detached from the primary dwelling unit, shall be compatible in style and materials with the primary dwelling unit.

ix. *New accessory dwelling unit where single-family dwelling unit already in existence.* A new accessory dwelling unit to be constructed on a lot with an existing single-family dwelling unit shall conform to all development and dimensional standards in the applicable zone district regulations.

x. *The ADU shall have no more than two bedrooms.*

xi. *Setbacks.* An ADU shall not encroach into any required setback. Detached accessory units taller than 15 feet shall not make use of the side and rear setback flexibility in note 2 of Table 21.09-5.

xii. *Utilities.* To the extent allowed by law and utility tariff, the ADU shall be connected to the water, sewer, gas, and electric utilities of the single family dwelling unit. However, lots with on-site water or septic systems may have a separate water and/or septic system for the ADU.

Commented [ME1]: Motivation is to increase the number of long-term rental units in Girdwood. A typical use case is to add a garage with a living unit above. That's hard in current code and impossible to add a detached unit in all but the largest 15% of lots.

Commented [ME2]: Make sure we cover all topics in new 21.05.070 D.1 (the new Anchorage ADU code)

Deleted: or bed and breakfast unit

Deleted: ii. *Accessory dwelling unit as bed and breakfast.* The accessory dwelling unit may be used as a bed and breakfast room, but the bed and breakfast facility is then limited to only one guestroom, the accessory dwelling unit.

Deleted: ¶

Commented [ME5]: Originally could only have detached on 16,800sqft lots (~150 in GW), discussed dropping to 10,400sqft (min legally conforming in gR2), but why not remove the min per Anchorage and let lot characteristics determine feasibility?

Deleted: shall

Deleted: if the lot is at least 16,800 sq. ft., the accessory dwelling unit may be detached from the primary dwelling unit.

Deleted: The

Deleted: is 300 sq. ft

Deleted: 600

Deleted: up to and including 15,000 sq. ft. and 750 sq. ft., on a lot over 15,000 sq. ft.; provided, however, that in the gRST-1 and gRST-2 districts, the maximum square footage for an accessory dwelling unit is 750 square feet on a single-family residential lot.

Commented [ME7]: 50% in original Ch9, 75% in Anchorage code. Should look at this in more detail (e.g. is garage included?)

Deleted: 50

Commented [ME8]: No change proposed, but could tie to bedroom count, i.e. append "or # bedrooms, whichever is larger"

Commented [ME9]: How restrictive is this requirement in practice? E.g. primary log home and ADU w/log style cladding.

Commented [ME10]: From Anchorage code – makes sense to add.

Commented [ME11]: Discourage tall secondary structures only 5 ft from lot lines.

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Commented [ME12]: Dry cabins are not an acceptable ADU. Reasoning: goals are to increase both the quantity a ...

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Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

Resolution 2018-05
Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR THE GIRDWOOD AREA PLAN UPDATE COMMITTEE, TO UPDATE THE EXISTING GIRDWOOD AREA PLAN IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS FOR ADOPTION, AS GUIDED BY GIRDWOOD RESIDENTS AND TO RECOGNIZE THE COMMUNITY ENGAGEMENT PLAN AS A VIABLE RESOURCE FOR SHAPING AND INFORMING THE AREA PLAN.

Whereas, the community of Girdwood has been operating under the existing Girdwood Area Plan since its adoption in 1995 and many of the stated goals of that plan have come to fruition while others have expired; and

Whereas, the community of Girdwood has initiated the groundwork for the planning process in the past, including forming a Girdwood Area Plan Update Committee which completed a survey of the population in 2007 and meetings with the Municipal Planning Director and current co-chairs of the GAP Committee in 2015, when such planning was funded by the Planning Department. None of these efforts have been formally adopted by the Municipality of Anchorage as an official update of the Girdwood Area Plan; and

Whereas, the Girdwood Area Plan Update Committee was formed as a sub-committee of the Girdwood Land Use Committee and the Girdwood Board of Supervisors in 2017, and has been working with the Municipality of Anchorage's Heritage Land Bank and Planning Department to create an updated Girdwood Area Plan that will be eligible for Municipal adoption; and

Whereas, the Girdwood Area Plan Update Committee's outreach group will initiate a strategic community engagement campaign, starting in February 2018, which includes social media campaign and polling, focus groups, outreach at local gathering areas, community survey and a community charrette for the purpose of engaging as many in our population as possible; and

Whereas, this topic has been discussed at the Girdwood Land Use Committee, which has recommended that the Girdwood Board of Supervisors write a Resolution of Support by a vote of 13 to 0 at their regular meeting on March 12, 2018.

Therefore, The Girdwood Board of Supervisors resolves their support for the effort of the Girdwood Area Plan Update Committee to update the existing plan in accordance with Municipal requirements for adoption, as guided by Girdwood residents.

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 to 0 on this 19th day of March, 2018.

Mike Edgington, Land Use Supervisor

Date

Witness