

Girdwood Board of Supervisors
Rules and Procedures
Article 6, Section E

Voting Conclusions: The community's stated objective is to provide unified statements and recommendations from the Girdwood community. (Conditional Use Permit has its own resolution process.) However, three possibilities exist regarding agreement between the Girdwood Board of Supervisors and the Land Use Committee:

a. **Consensus:**

The Girdwood Board of Supervisors votes in accordance with the Land Use Committee recommendations. In this case, all recommendations of the Girdwood Board of Supervisors shall include the official actions of the Land Use Committee without changes. The Girdwood Board of Supervisors may include additional supporting information and comments when sending forth the actions of both groups.

b. **Not in agreement; no time restriction:**

The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is not time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and will provide any and all additional and/or new information pertinent to the issue being considered, and request that the Land Use Committee reconsider their action in view of the additional and/or new information. An issue can be sent back to the Land Use Committee one (1) time for reconsideration by the LUC, and the issue in question must appear on the following month's Land Use Committee agenda.

c. **Not in agreement; time sensitive:**

The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and in sending the recommendations forward, will include the official actions of the Land Use Committee without changes, along with the official actions of the Girdwood Board of Supervisors and any relevant comments.

The Girdwood Board of Supervisors may also request an extension for advisory comments to be made, in which case the issue of dissent may be referred back to the Land Use Committee as described in "b" above.

Application for Zoning Map Amendment

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Glacier View, LLC		Name (last name first): The Boutet Company (Tony Hoffman)	
Mailing Address: PO Box 201		Mailing Address: 601 East 57th Place #102	
Girdwood, AK., 99587		Anchorage, AK., 99518	
Contact Phone – Day: 907-632-8467	Evening:	Contact Phone – Day: 907-522-6776	Evening:
Fax:		Fax:	
E-mail: timcabana@yahoo.com		E-mail: thoffman@tbcak.com	

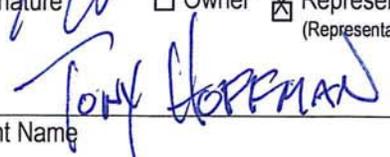
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000):	075-163-43-000	
Site Street Address:	None Listed	
Current legal description: (use additional sheet if necessary) Alpine View Estates, Ph 3 Tract B-2B		
Existing Zoning: GR4S.L and GR4	Acreage: 8.06	Grid #: SE4815
Proposed Zoning: Same		
Existing use: Residential	Proposed use (if any): Residential	

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.


 Signature Owner Representative
(Representatives must provide written proof of authorization)


 Date


 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2021-0067	Requested Meeting Date: PZC 08/02/2021
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ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

4/11/2021

Michelle McNulty, AICP, Director
Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650
Subject: Girdwood Rezone, Tract B-2B, Alpine View Estates, Plat 2014-38

Dear Ms. McNulty:

This is a request to revise a portion of Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite. In 2007, the Planning Department rezoned Tract B, Alpine View Estates, Phase 2 to Gr-4 S.L., Gr-4, GC-10 and G.O.S.. Tract B was later subdivided into 2 tracts, B-2A, B-2B and B-2C. Because of the very irregular shape of the zoning line, Tract B-2B was not subdivided into parcels that follow the zoning line at that time.

Over the last year, a wide variety of layouts were analyzed at that could accommodate a subdivision of Tract B-2B, but the odd "bulbous" shape of the zoning line cannot be utilized in any conventional, reasonable layout. This rezone is being brought forward with a replat of the Tract.

There is very little available Gr-4 or GR-5 property available in Girdwood that isn't developed, and there is a demand for multi family units in Girdwood. This property will provide homesites for four plexes, duplexes or multi family dwelling units (>8-20 dua).

This request is to rezone 11978 s.f. of the GR-4 S.L. property to Gr-4, and 8446 s.f. of the GR-4 property to GR-4 S.L... The rezone split will remove the odd shape of the zoning lines, and allow for some fairly conventionally lots to be platted.

Included in this application are the following:

- Application (New Code)
- Supplemental narrative (appended to this letter)
- GBOS Resolution in Support
- Written summary letter of the GBOS meeting
- Owner authorization of representation
- Proposed Preliminary Plat Layout
- Existing Zoning Exhibit, Proposed Zoning Exhibit and MOA Zoning Map

Thank you for considering this request. Please let me know if you have any questions or comments regarding this request.

Sincerely

Tony Hoffman, PLS
The Boutet Company

ZONING MAP AMMENDMENT NARRATIVE

Project Location, Proposal and Background and Project Time frame

The project location is Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite.

This proposed rezone action is designed to eliminate the oddly shaped zoning line and allow the properties to be developed concurrently with a proposed 8 lot subdivision preliminary plat (to be heard concurrently).

Project construction is expected to begin in 2021, beginning with civil construction of roads, utilities and grading. Building construction will begin sometime later in 2021.

Existing Conditions

The subject site sewer available adjacent to the property along Alyeska Highway, and along the west boundary. Water is available on the south at Barren Avenue, and on the north side of Alyeska Highway.

The property is partially wooded, with a drainage feature and creek protection easement that runs through the south side of the property. Class "C" wetlands cover a large portion of the property.

Owner/Developer

The property is currently owned by Glacier View, LLC.

Public Involvement

The petitioner (Tim Cabana, Owner of Glacier View LLC) has made multiple appearances to discuss the platting request and rezone request at the Girdwood Board of Supervisors. Minutes from the presentations in November 2020, and January are attached, as well as a presentation summary. Additionally, a GBOS resolution supporting the variance from the secondary access is attached.

Approval Criteria (AMC 21.03.160 E)

1. *The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare;*

Response: This rezone will provide needed multi family lots in the Girdwood Valley. This zoning shift allows the property to be developed in a manner that creates standard shaped lots.

2. *The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s);*

Response: The special limitation (A.O. 2007-111) for the area being rezoned specifies that the S.L. area is not to exceed 8 d.u.a.. NONE of the property can be developed at this time, due to the split zone nature that was imposed by the MOA zoning ordinance.

3. *The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;*

Response: The proposed zoning will not change the zoning use or designation.

4. *The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities;*

Response: Again, because the proposed zoning will not change the zoning use or designation, it does not change any of the current zoning patterns or designations.

5. *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development;*

Response: As mentioned previously, all utilities are available immediately adjacent to the site. Since there's no change in property use, there is no change in the utility usage anticipated.

6. *The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated;*

Response: As we are not changing any of the existing permitted uses already allowed in the GR-4 zoning, there will be no change to the wildlife or environmental environments. All the existing environmental safeguards will be in place, and will not change.

7. *The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations;*

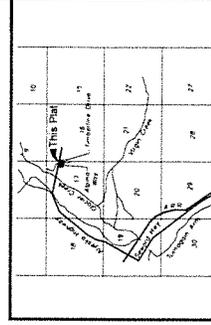
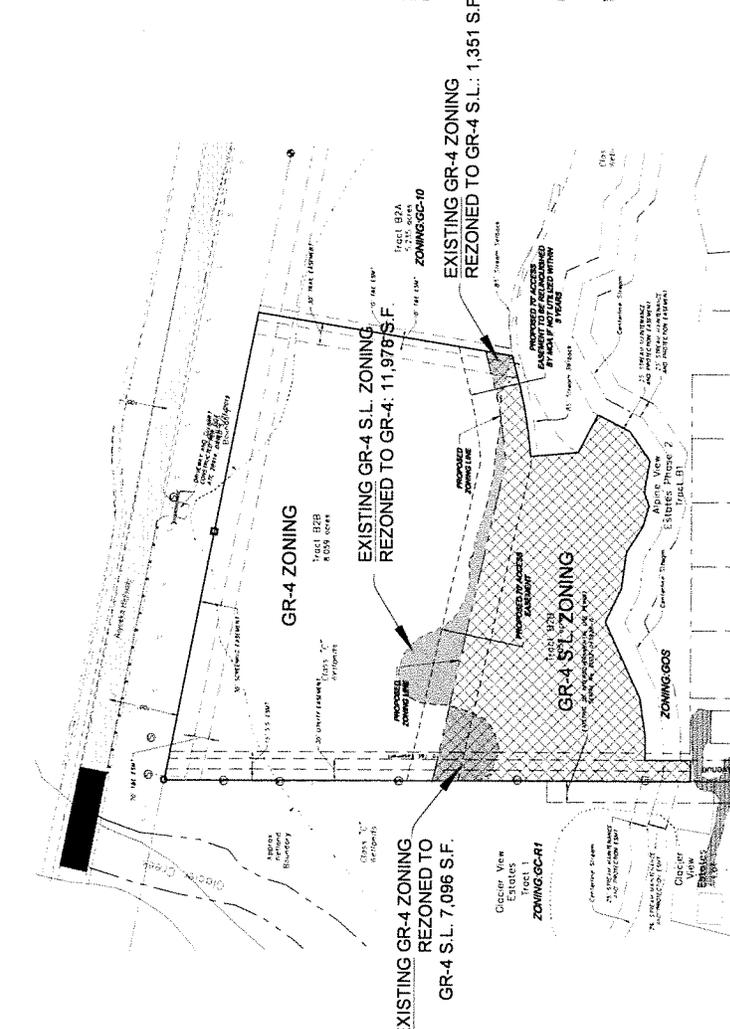
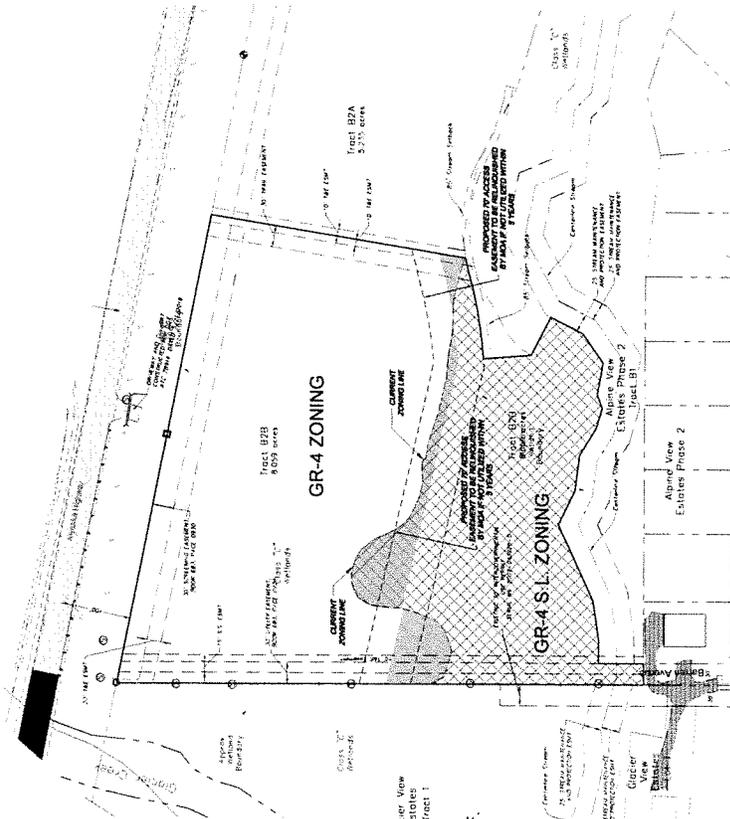
Response: The impact of single family homes on this site will not create any significant impacts on the surrounding residential housing. The 7 lots that will access off Alyeska Highway have no impact on the residential area to the south on Barren Avenue . And any use more intense than a two family detached dwelling requires an administrative site plan review (as a minimum).

8. *The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan;*

Response: The existing land use patterns are consistent with land use types already approved in Chapter 9 of Title 21.

9. *The rezoning shall not result in a split-zoned lot;*

Response: The proposed rezone will actually remove the existing split zone nature of the property as it exists now.



PROPOSED REZONE
Alpine View Estates
Phase 4
 Tract 1, Lots 1-7

Scale: 1" = 30'
 Drawn by/Checked: JZ
 Date: 12/17/2020
 Title: Alpine View Estates Phase 4

City of Boulder, Colorado
 Planning Department
 1000 13th Street, Suite 200
 Boulder, CO 80502
 Phone: 303.440.3474 Fax: 303.440.3478

LEGEND

	GR-4 ZONING
	GR-4 S.L. ZONING

PROPOSED ZONING

EXISTING ZONING

REVISED 5/22/2021

SHEET 1 of 1

Authorization Certificate

Date: 1/18/2021

Current Project Legal:

Tract B-2B, Alpine View Estates, Phase 3 Plat 2014-38

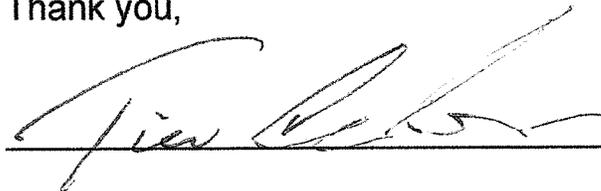
Proposed Legal: Lots 1-8 and Tract 1 **Alpine View Estates, Phase 4**

Type of Authorization: Preliminary Plat, Rezone

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting, Rezone and Variance Applications of the above described property.

Thank you,


_____ 1-18-2021



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

5/19/2021

Mike Edgington, Co-Chair
GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Subject: Tim Cabana Presentation to GBOS

Dear Mr. Edgington:

This letter will serve as the written summary of the presentation Mr. Cabana made to the GBOS regarding the future subdivision and rezone and for the proposed plat, Alpine View Estates, Tract 1 and Lots 1-7.

Roughly 28 people were in attendance at the zoom meeting Monday, May 17th 2021. During his presentation Mr. Cabana discussed the plat, rezone and status of the application. Some of the questions that were asked by the public were:

Is this a short plat? Response: yes

Is this the same design we've seen before? Response: There were some design changes made to create a design the Municipal Planning System could support. Those include the following: The lot count dropped from 8 to 7 so we could meet the 3:1 lot to width ratio. Also, the alignment of the 70' public use easement has changed from the previous alignment along the west side to the alignment currently shown on the north side of proposed Tract 1.

Will there be a public hearing? Response: No, an abbreviated plat (also known as a short plat) is approved administratively by the Platting Director.

Thank you for the opportunity to present the project again.

Please do not hesitate to contact either Tim Cabana (907-632-8467) or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbca.com



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THE BOULE COMPANY, INC.
601 E. 57TH PLACE, SUITE 102
ANCHORAGE, AK 99518

APR 26 2021



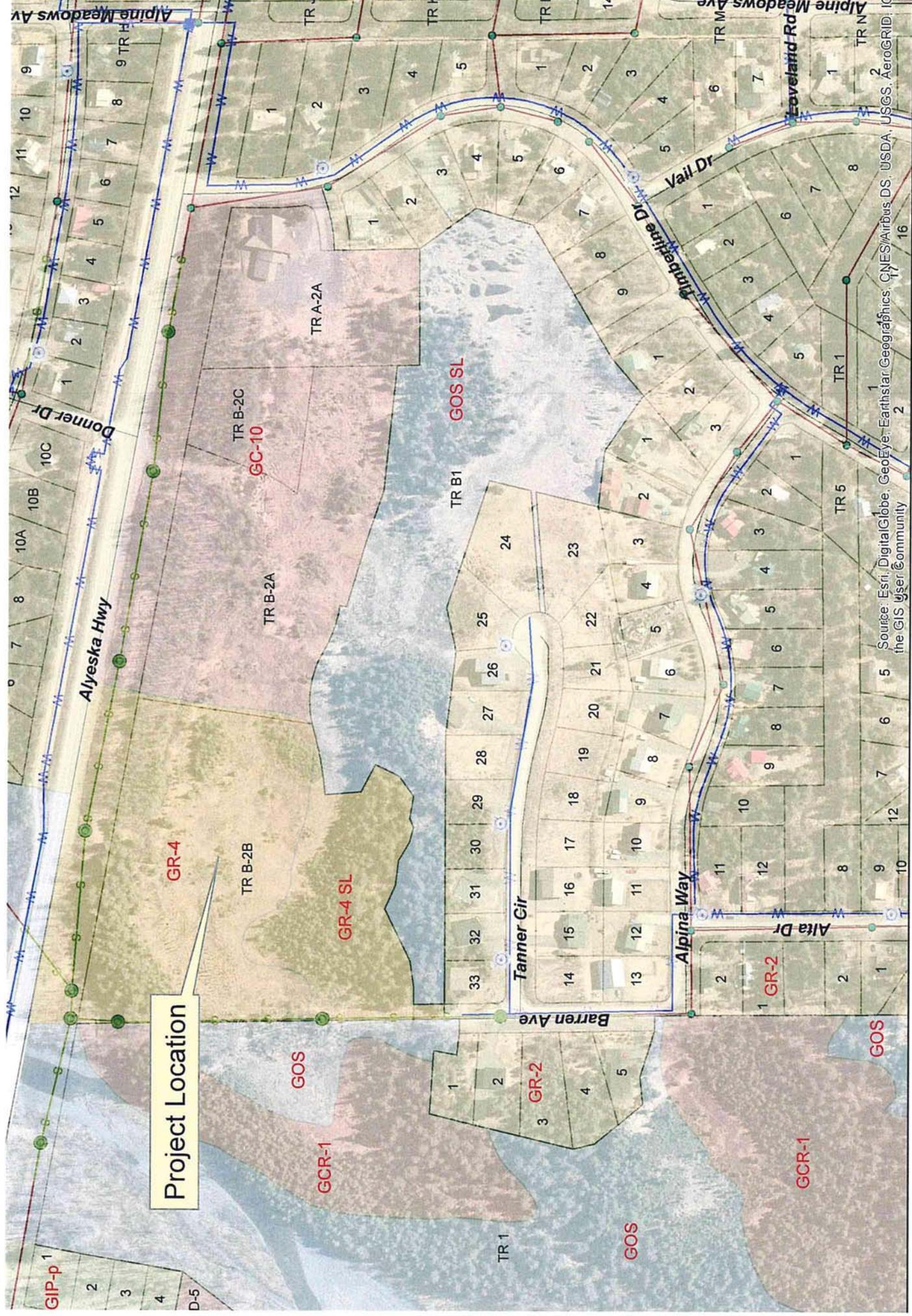
Public Meeting Announcement

You are invited to attend the Girdwood Board of Supervisors meeting to discuss a proposed replat and rezone of 1 parcel of land located south of Alyeska Highway and east of Glacier Creek. The legal description is ALPINE VIEW ESTATES PH 3 TR B-2B Plat 2014-38. The parcel i.d. number is 075-163-43-000. The purpose of the replat and rezone is to create lots suitable for GR-4 style development.

Girdwood Board of Supervisors Meeting

Event: Girdwood Board of Supervisors Meeting
Date: May 17, 2021, 7 p.m.
Location: Municipal meetings are taking place via Teams..
To attend, click on the "Click here to join the meeting" link associated with the meeting.
See GBOS Website at <http://www.muni.org/Departments/operations/streets/Service/Pages/GirdwoodBoardofSupervisors.aspx> for more information and directions to attend the meeting.
Or call in (audio only) +1 907-519-0237,,26555385#, United States, Anchorage Phone Conference ID: 265 553 85#
If you have any question, please contact Tim Cabana at (907) 632-8467

We Hope to see you there!!



Project Location



Legend

- Multiple Family Residential
- Single-Family Residential
- Public Lands and Institutions
- Dark

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, the GIS User Community



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Anchorage, Alaska 99518

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5/19/2021

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P.O. Box 390
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Is this the same design we've seen before? Response: There were some design changes to create a design the Municipal Planning System could support. Those include the following: The lot count dropped from 8 to 7 so we could meet the 3:1 lot to width ratio. Also, the alignment of the 70' public use easement has changed from the previous alignment along the west side to the alignment currently shown on the north side of proposed Tract 1.

Will there be a public hearing? Response: The plat is being processed as an abbreviated plat (also known as a short plat) and is approved administratively by the Platting Director. The rezone will be heard at Planning and Zoning later this summer, and is a full public hearing.

Thank you for the opportunity to present the project again.

Please do not hesitate to contact either Tim Cabana (907-632-8467) or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbcak.com

APR 26 2021

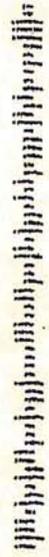


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THE BUULEI COMPANY, INC.
601 E. 57TH PLACE, SUITE 102
ANCHORAGE, AK 99518



Public Meeting Announcement

You are invited to attend the Girdwood Board of Supervisors meeting to discuss a proposed replat and rezone of 1 parcel of land located south of Alyeska Highway and east of Glacier Creek. The legal description is ALPINE VIEW ESTATES PH 3 TR B-2B Plat 2014-38. The parcel i.d. number is 075-163-43-000. The purpose of the replat and rezone is to create lots suitable for GR-4 style development.

Event: Girdwood Board of Supervisors Meeting

Date: May 17, 2021, 7 p.m.

Location: Municipal meetings are taking place via Teams..

To attend, click on the "Click here to join the meeting" link associated with the meeting. See GBOS Website at

<http://www.muni.org/Departments/operations/streets/Service/Pages/GirdwoodBoardofsupevrisors.aspx> for more information and directions to attend the meeting.

Or call in (audio only) +1 907-519-0237,,26555385#, United States, Anchorage Phone Conference ID: 265 553 85#

If you have any question, please contact Tim Cabana at (907) 632-8467

We Hope to see you there!!

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 14, 2007

CLERK'S OFFICE

Anchorage, Alaska

APPROVED

AO 2007-111

Date: 9-11-07

1
2
3
4
5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY TEN (10) ACRES:

7
8 A) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GR-2 (SINGLE
9 FAMILY AND DUPLEX DISTRICT) TO GOS (GIRDWOOD OPEN SPACE
10 DISTRICT); AND

11
12 B) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GCR-1
13 (COMMERCIAL RECREATION - GOLF/NORDIC SKI) TO GR-2 (SINGLE
14 FAMILY AND DUPLEX DISTRICT); AND

15
16 C) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) TO GR-4 (MULTI
17 FAMILY DISTRICT);

18
19 ALL AS SHOWN ON EXHIBIT 'A,' FOR ALPINE VIEW ESTATES SUBDIVISION,
20 PHASE 2, TRACT B AND A PORTION OF SUPPLEMENTAL CADASTRAL
21 SURVEY, TRACT 17C, GENERALLY LOCATED SOUTH OF ALYESKA HIGHWAY
22 AND EAST OF GLACIER CREEK.

23
24 (Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2007-082)

25
26 THE ANCHORAGE ASSEMBLY ORDAINS:

27
28 **Section 1.** The zoning map shall be amended by designating the following described
29 property as GOS, GR-2, GR-4 with Special Limitations:

30
31 Alpine View Estates Subdivision, Phase 2, Tract B and a portion of Supplemental
32 Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of
33 Glacier Creek, containing approximately ten acres, as shown on Exhibits "A," "B" and
34 "C." The approximate zoning district boundaries are shown on Exhibit "B."

35
36 **Section 2.** This zoning map amendment is subject to the following special limitations and
37 effective clauses:

38
39 1. Boundaries of the rezone and land exchange areas, as shown on Exhibit "A," are only
40 approximate at this time. The rezoning shall not become effective until:
41

1 a. The boundary area of the HLB Parcel 06-36 is surveyed to establish the
2 eastern most boundary of the Class A Wetland. Once the
3 Class A Wetland boundary has been more accurately established, the HLB
4 parcel shall be platted to establish a 25 foot boundary that extends beyond the
5 edge of the wetland. This 25-foot "buffer" shall remain in HLB ownership; other
6 boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to
7 Glacier View LLC.

8
9 b. The north boundary of the HLB parcel shall be platted to reflect a 75 foot
10 stream setback, except where adjacent to uplands, in which case the parcel
11 boundary shall have a 25-foot stream setback. The 25 and 75-foot setbacks shall
12 remain in HLB ownership.

13
14 c. After final surveying of parcel boundaries, the applicant shall resolve
15 water and sewer utility easements with AWWU.

16
17 d. Final alignment of internal local roads and perimeter collector roads will
18 depend on stream and wetland locations, soils suitability tests, and other
19 engineering requirements, and may result in minor changes to lot lines and
20 zoning district boundaries. Such changes will be subject to an Administrative
21 Review.

22
23 2. Special Limitations:

24
25 a. Alpine View zoning amendment areas #1 and #2 shall have a 75-foot stream
26 setback, except where adjacent to uplands, in which case the setback shall be 25
27 feet.

28
29 b. Due to stream, wetland, and other environmental considerations, density on
30 the 2.5 acre Amendment Area #2 GR-4 rezone shall be limited to a maximum
31 of eight dwelling units per acre, and subject to administrative site plan review.

32
33 3. All other requirements of AO 2005-72 (S), and the Land Exchange Agreement, dated
34 February 22, 2007, remain in effect.

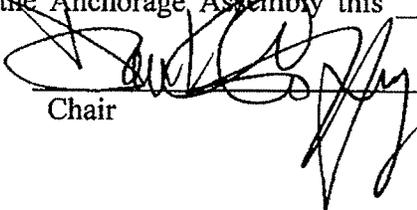
35
36 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
37 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided
38 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically
39 affected by a special limitation set forth in this ordinance shall apply in the same manner as
40 if the district classification applied by the ordinance was not subject to special limitations.

41
42 **Section 4.** This ordinance shall become effective within ten (10) days after the Director of
43 the Planning Department has received the written consent of the owners of the property
44 within the area described in Section 1 above to the special limitations contained herein.
45 The rezone approval contained herein shall automatically expire and be null and void if the
46 written consent is not received within one hundred twenty (120) days after the date on

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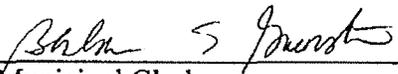
which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 11th
day of September 2007.



Chair

ATTEST:



Municipal Clerk

8



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 473 -2007

Meeting Date: August 14, 2007

From: Mayor

Subject: Planning and Zoning Commission Case 2007-082 recommendation of approval to rezone a total of approximately ten (10) acres for Alpine View Estates Subdivision, Tract B and a portion of Supplemental Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of Glacier Creek:

- a) From GOS (Girdwood Open Space District) and GR-2 (Single Family and Duplex District) to GOS (shown as area "1" on the attached map); and
- b) From GOS and GCR-1 (Commercial recreation – golf/Nordic ski) to GR-2 (shown as HLB parcel on the attached map); and
- c) From GOS to GR-4 (Multi family District) (shown as area "2" on the attached map).

1
2 This is a request by Glacier View, LLC to rezone several tracts totaling
3 approximately ten acres. The rezoning request involves a land trade between the
4 Municipality and Glacier View LLC. The land trade has been approved by the
5 Municipal Assembly and Heritage Land Bank subject to the applicant rezoning and
6 replatting the properties. There are also other requirements with which the applicant
7 must comply. The land exchange agreement is attached. Glacier View LLC is
8 required to rezone and replat the properties as part of the land exchange, and pay all
9 the costs (floodplain studies, stream mapping, etc.) associated with the rezone and
10 replat.

11
12 An amendment to the Girdwood Area Plan (GAP) is also required which has been
13 approved by the Planning and Zoning Commission and will be scheduled for
14 Assembly approval in the near future.

15
16 In summary, the applicant will be giving the Municipality approximately
17 8.7 acres of GOS and GR-2 (to be rezoned GOS) property. In exchange,

1 the applicant will maintain ownership of a 2.5-acre parcel, rezoned from
2 GOS to GR-4, and will gain a 1.9-acre parcel from the Municipality
3 rezoned from GOS and GCR-1 to GR-2.
4

5 The Planning and Zoning Commission recommends rezoning the property with the
6 Special Limitations and Effective Clauses and all other requirements of the Land
7 Exchange Agreement. The vote was 6 ayes, 0 nays.
8

9 The request is in compliance with the *Girdwood Area Plan* and the proposed uses are
10 compatible with the surrounding area. The Girdwood Land Use Committee and
11 Board of Supervisors support the land exchange and rezoning.
12

13 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
14 COMMISSION RECOMMENDATION FOR THE REZONING.
15

16 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

17 Concur: Tom Nelson, Director, Planning Department

18 Concur: Mary Jane Michael, Executive Director, Office of Economic and
19 Community Development

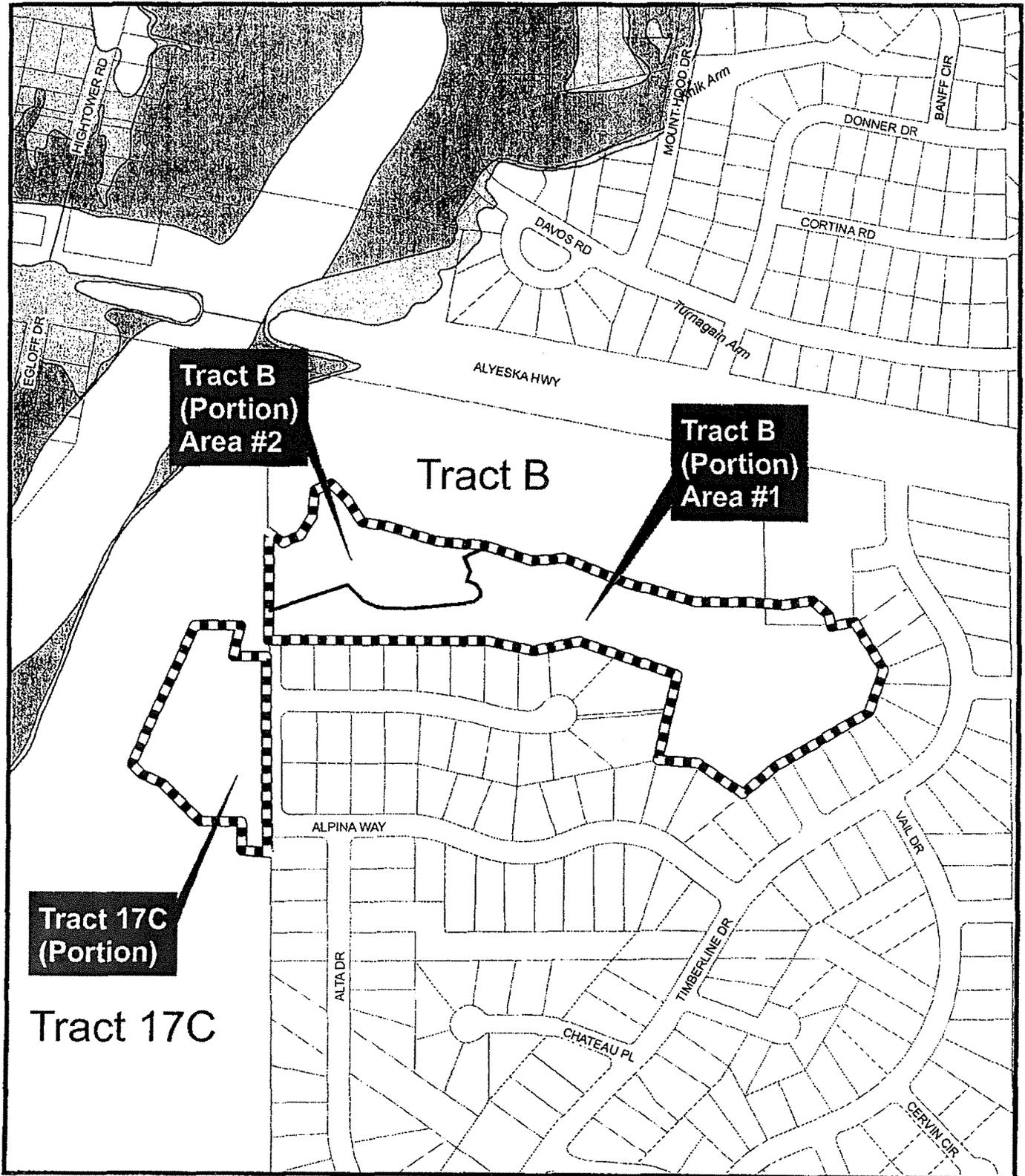
20 Concur: James Reeves, Municipal Attorney

21 Concur: Denis C. LeBlanc, Municipal Manager

22 Respectfully submitted, Mark Begich, Mayor
23

REZONE 2007-082

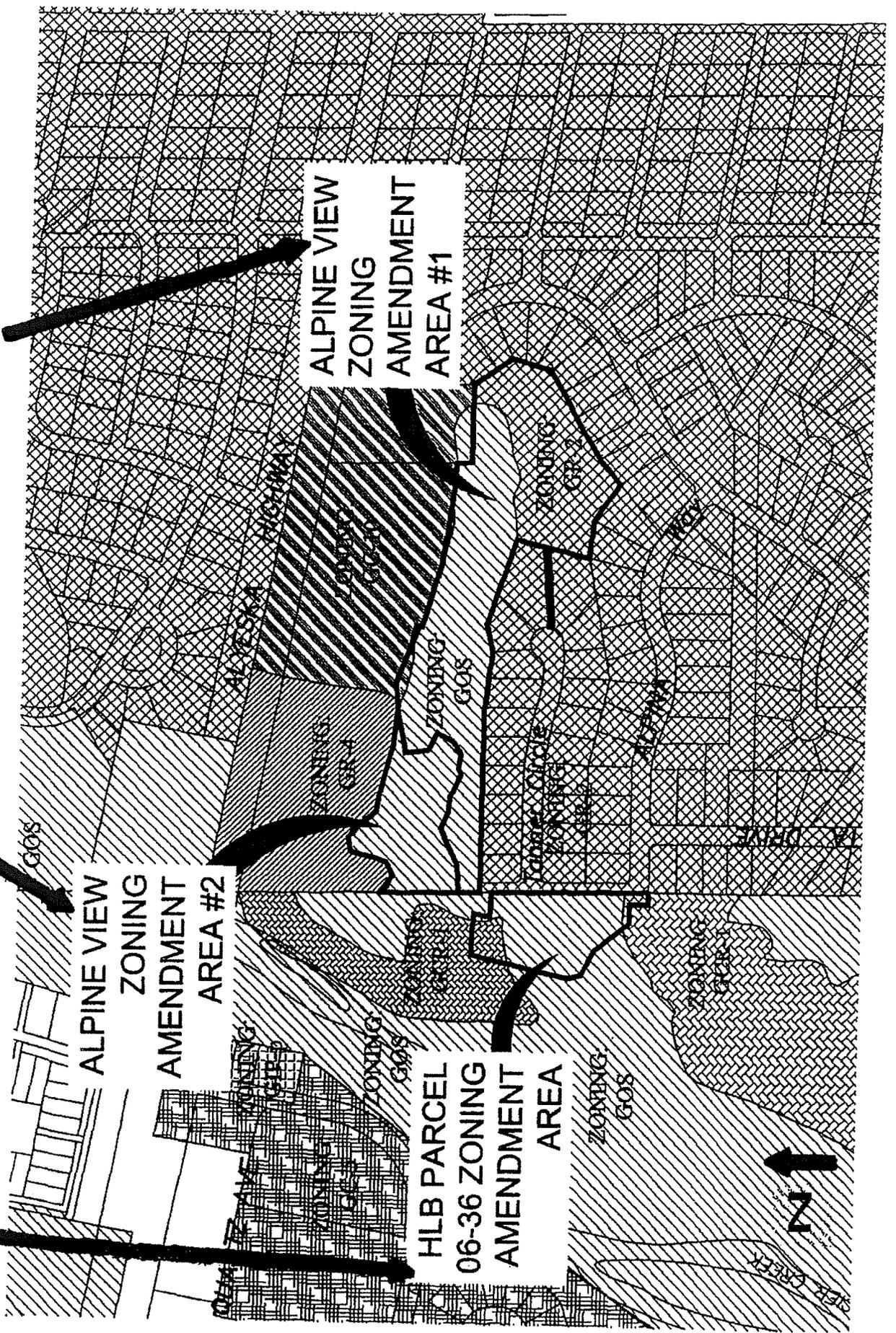
Exhibit A



HLB 1.93 acres
GOS & GCR-1
TO GLACIERVIEW
TO BECOME GR-2

AREA 2
TO BECOME GR-4

AREA 1 8.74 acres
GOS & GR-2
TO THE MUNI
TO BECOME GOS



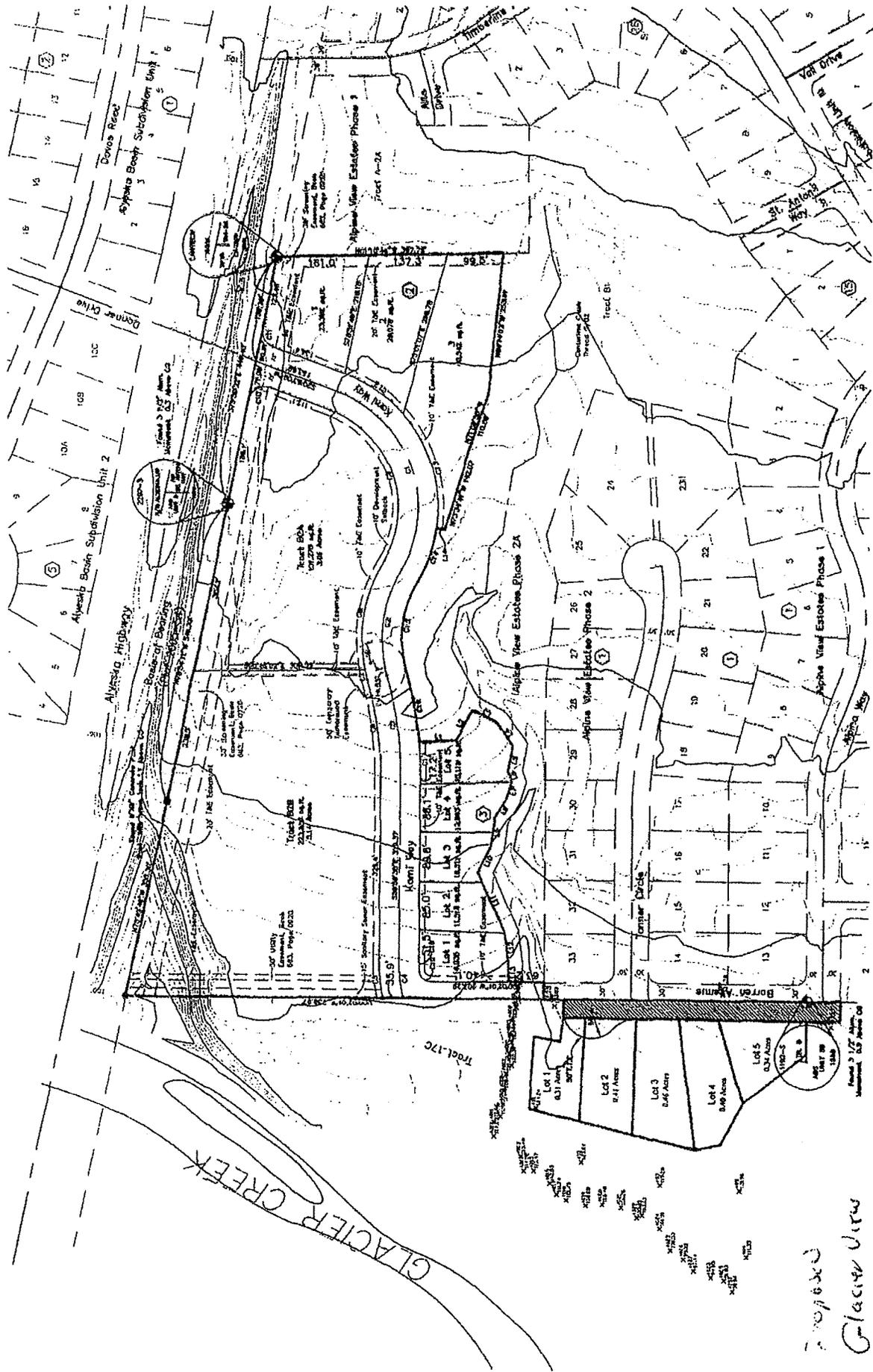
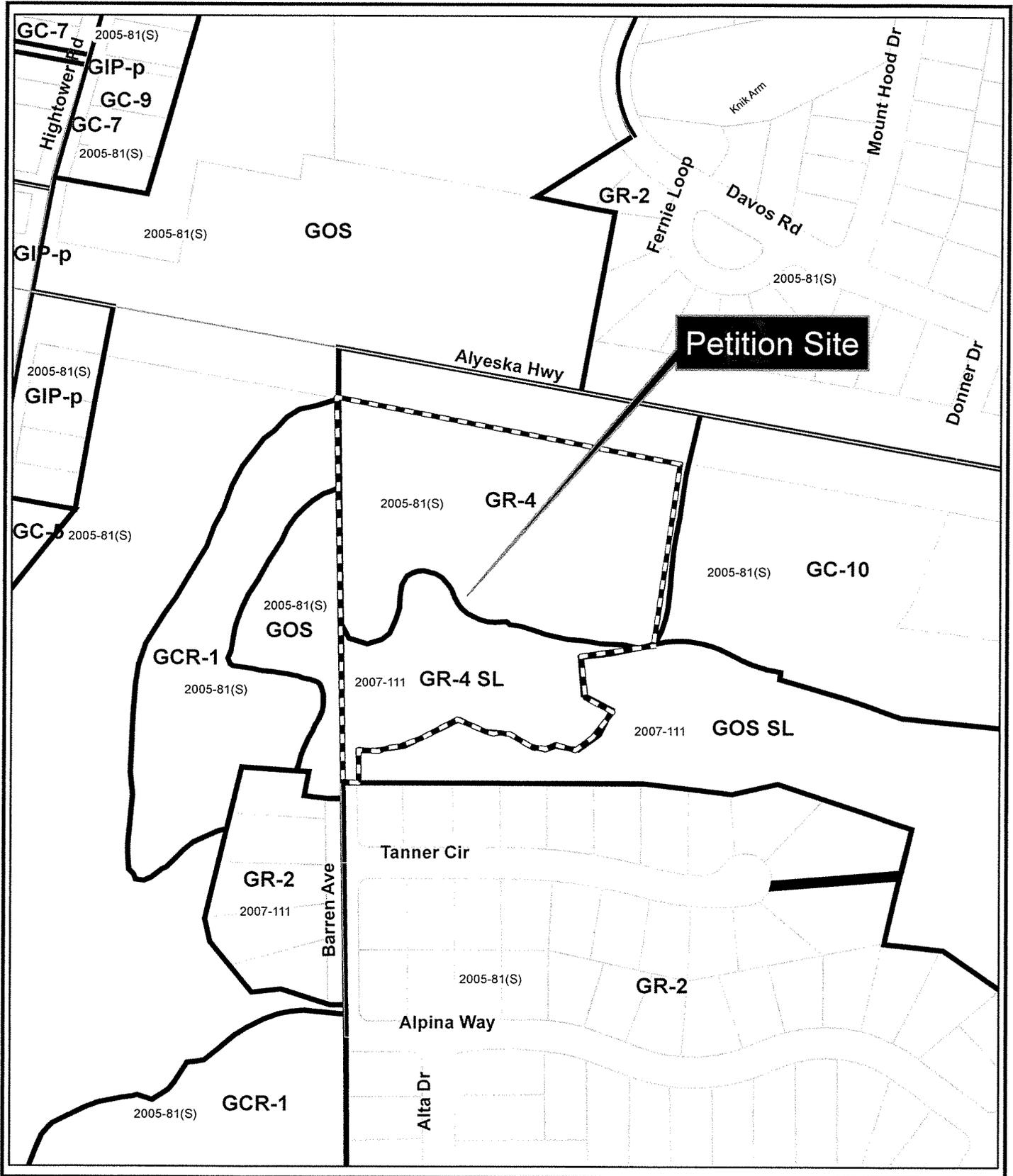


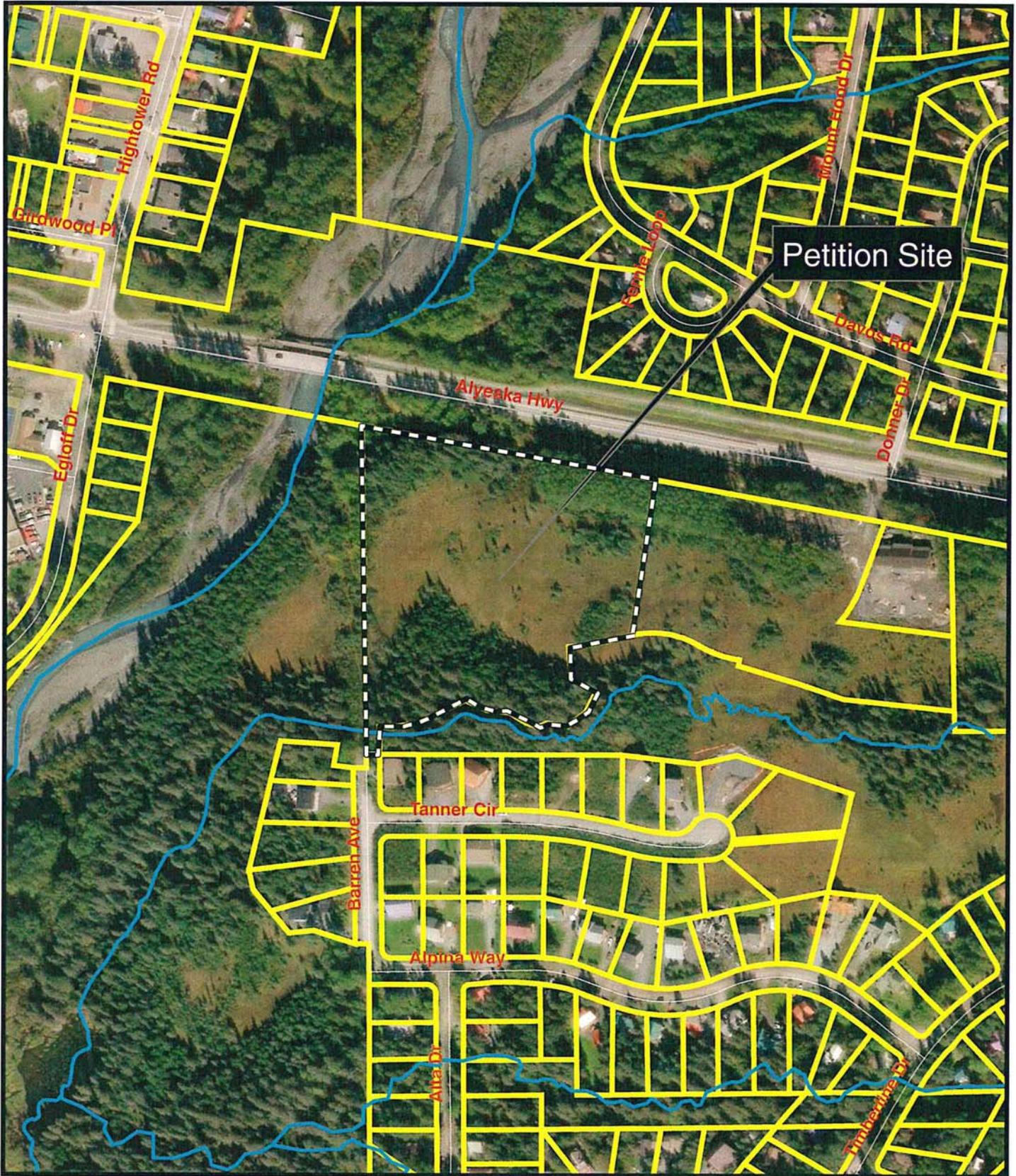
Exhibit C

Proposed
 Glacier View
 Subdivision
 S-11593-1
 Approved 7-18-2007

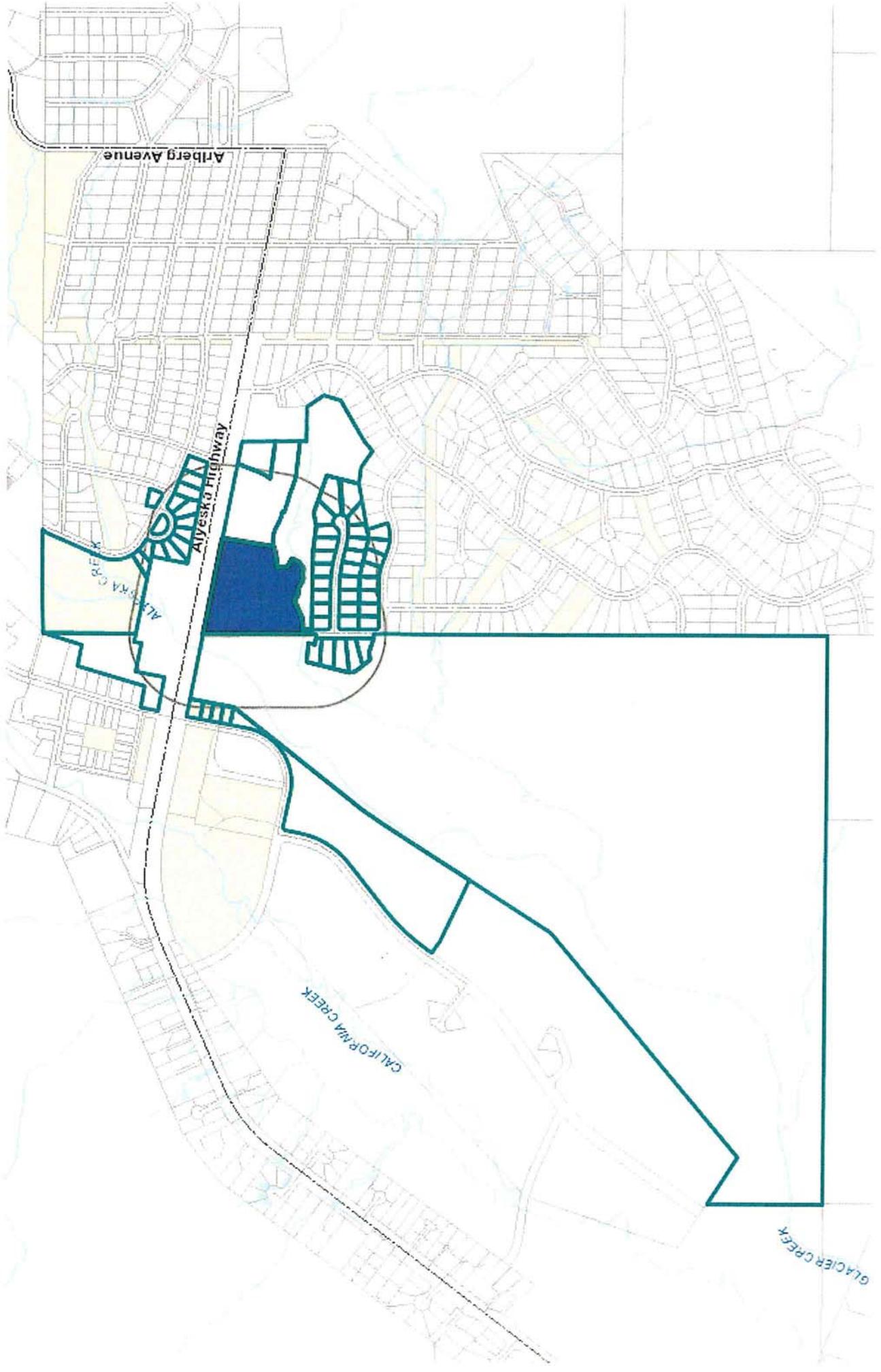
2021-0067



2021-0067



Anchorage



2021-0067 PHN map
Distance = 500' (59 parcels)

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Mike Edgington & Briana Sullivan, Co-Chairs

Jennifer Wingard, Amanda Sassi, Guy Wade

July 1, 2021

Attn: Girdwood Land Use Committee

RE: Review of LUC and GBOS votes Re: Housing Working Group request for GBOS Resolution of Support for amendment of AMC21.09.050C.2 (Amendment to Code for Accessory Dwelling Units (ADUS in Girdwood))

At the June 14 LUC Regular meeting, the Girdwood Land Use Committee heard the above request and voted to return the ADU code amendments to the Housing Working Group to be revised based on concerns expressed in the LUC meeting by a vote of 7 in favor, 2 opposed, and 4 abstaining.

At the June 21 GBOS Regular meeting, the Girdwood Board of Supervisors heard the above request of the Housing Working Group (HWG) and discussed the concerns expressed at the LUC. After discussion the GBOS moved to “eventually” provide a Resolution of Support for amendment to AMC212.09.050C.2 regarding ADUs in Girdwood, by a vote of 3 in favor and 1 opposed.

Disagreements between the Land Use Committee and the Girdwood Board of Supervisors are addressed in the GBOS Rules and Procedures and the LUC Operating Principles, with a process to reach a consensus position over additional meetings if possible, otherwise to forward the opinion of each body to the decision making body. As there is no imminent time restriction on this item, the GBOS is to write this letter to LUC explaining the reasons for their dissenting action and seeking common understanding with the intent of a mutually satisfactory conclusion.

The specific concerns expressed at the LUC and GBOS meetings and the reasoning for the GBOS decision are outlined in the following pages.

In addition to comments made and considered during agenda item discussion at July 12 regular LUC meeting, individuals may submit written comments via email to GBOS (gbos@muni.org) at any time. At both regular LUC and GBOS meetings, board members seek to utilize language clarifying the resolutions proposed or revised in order to move the Girdwood community in a unified path toward desired outcome.

If the proposed code change is supported by the Girdwood local process, it will be submitted as a formal code change request to the Planning Department and go through additional Public Hearings at Planning & Zoning Commission and Anchorage Assembly over the next several months. There will be multiple opportunities for comment before any code adoption.

In conclusion, the GBOS requests that the Girdwood Land Use Committee re-engage on this topic and consider the additional information presented in this letter. If needed, the GBOS and LUC may schedule a joint meeting to review, discuss and vote on this item.

A handwritten signature in blue ink, appearing to read "Briana", is positioned above the typed name of the signatory.

Briana Sullivan
GBOS Co-Chair

The discussion at LUC centered on the following items:

- Lack of Regulation and Enforcement of ADUs and STRs. Various elements of enforcement and regulation were discussed, ranging from speeding and dust on roads to noise and neighbor conflicts caused by increased density on residential lots. Girdwood has no formal enforcement of building code, and while it does have enforcement of land use code, these are rarely proactive and usually based on response to specific complaints. Therefore, land use code violations are reactive in nature and rarely restore issues fully. The solution to this is for those who build to follow Girdwood Land Use Code, and for the community to jointly hold construction to the permit standards.

Changes to ADU code are intended to improve the quality of housing solutions by bringing a more existing properties within conformance and modestly increasing the number of available properties. STR regulation is a separate issue that is also under discussion at the Housing Working Group, who are creating a recommendation for code amendment.

- Impact of higher density on neighborhoods
Lack of Enforcement for items related to higher density living issues, including traffic laws, bear issues, noise: higher population density does impact neighbors. Proactive solutions have come about through Girdwood Bear Aware, Neighborhood watch, or some other community-based collaboration.
ADU amendment specifies that the owner of the property resides on site.
Reactive solutions are available through policing.
- Unclear benefit to the community of increased housing density in neighborhoods compared to negative impact of higher density.
The benefit to making more long term housing available is to keep the community thriving with people who live here, work here, and have kids in the school. Employers are struggling to fill jobs in Girdwood at all levels – from skilled professionals to entry level. This includes architects, teachers, fire and EMS providers, police, grocery clerks, hotel and restaurant service workers, lift operators and mechanics.

The GBOS also held a robust discussion with the following concerns expressed:

- This effort could have the reverse impact than its intended purpose, while increasing negative impact. Cost of new construction is high and this cost would be passed on to renters.
This may be the case for some but not necessarily fits all the ADU situations. There is value in bringing existing ADUs within code. Meeting the needs of community in supplying additional housing will increase density, while the goal is to spread it out in several different ways (ADUs, new construction, enforcement of STRs, incentivizing long term rental)
- Lack of long-term renters in upper wage bracket in Girdwood to fill more expensive new housing.
This is not what has been heard at HWG and other meetings. Alyeska Resort, Z Architects and other employers have stated that they cannot keep professional level staff.
- ADUs increase the value of the home they are attached to and continues to price new home buyers out of the home buying market.
Income from rental units are often the mechanism that allows home-buyers to afford a hefty mortgage.
- Restricting size to 2 bedroom limits multiple roommate scenarios that are used by many in Girdwood to afford rental.
Restriction to 2 bedroom and inclusion of on-site owner/landlord helps with negative impact to neighbors of increased density.
- Allowing ADUs on any size lot promotes overdevelopment on lots of all sizes, trees cut, green space eliminated, walls of homes instead of the woodsy neighborhoods that are characteristic.
This is already a possibility with attached ADUs - this code change is only to include detached ADUs in consideration and other conforming qualities must be met. Private land owners already are able to develop their property as they desire to the edge of their property. Removal of smaller homes in order to maximize buildable space is already occurring in Girdwood.
- Formal restriction of dry cabins is negative to renters. Renters are looking for the least expensive option and dry cabins meet that need.

Dry cabins are already not legal; this code update would not change it. Dry cabins have the potential to impact neighbors heavily and negatively.

Elements that weighted the GBOS consideration are:

- Community members discuss housing shortage and lack of attainable housing at community meetings, including Imagine! Girdwood (GAP update) and are frequent topics within informal discussion groups including Girdwood Facebook pages.
- Girdwood business owners including Alyeska Resort, Jack Sprat, Z Architects, Girdwood Brewing Co, and Chugach Adventures have voiced this concern to GBOS, LUC, and/or the Housing Working Group. Some of these businesses have taken extraordinary measures to secure housing for their employees in order to remain operational. All have requested solutions to the housing issues in Girdwood through local public process.
- HWG formed in September 2018 for the purpose of studying and addressing housing issues in Girdwood. Three years and a Pandemic later, Girdwood is only more severely impacted by constraints on available housing for long term rental and ownership.
- The proposed ADU changes have been presented as one of several approaches to housing issues; others include changes to Short Term Rental regulation, encouraging development for a variety of housing options and at various price points, local tax incentive schemes and promoting awareness of housing shortage and its impact on Girdwood as a community.
- The Proposed ADU changes are expected to bring about less than 10 new units of ADU per year to Girdwood, based on study of similar 2018 code change in the Anchorage Bowl. The primary benefit of the proposed ADU changes is to bring non-confirming housing within code.
- The June 2021 LUC and GBOS meetings were sparsely attended compared to recent virtual meetings. The June meetings were the first in-person of both bodies in over a year. Returning this topic to HWG, as recommended by LUC, is not productive. The GBOS believes that this topic should move forward to have more community discussion, which would occur as the public process for amendment to code.