

HLBAC website:

[Real Estate Department Heritage Land Bank \(muni.org\)](http://Real Estate Department Heritage Land Bank (muni.org))

HLB Girdwood Resident report:

No update really, The March HLB meeting was cancelled. We will see what is on the agenda in a couple of weeks for the next planned HLB meeting to be held Thursday April 25th.

Thanks! Tim



RANDY SULTE
DISTRICT 6 | SOUTH ANCHORAGE

MEG ZALETEL
DISTRICT 4 | MIDTOWN

Anchorage Assembly Approves Ordinance to License Short-Term Rentals

March 20, 2024

Last night, the Anchorage Assembly approved [AO 2023-110\(S-1\)](#), As Amended, an ordinance sponsored by Member Randy Sulte and Vice Chair Meg Zaletel to create a program to license short-term rentals. The license requirements will go into effect no earlier than September 15, giving the Municipal Clerk time to set up licensing procedures and work with local operators to register.

“A goal of this ordinance is to safeguard the renter, the property and neighborhood value,” said ordinance co-sponsor **Assembly Member Randy Sulte**. “Currently, neighbors of short-term rentals have little recourse for dealing with problem properties. This ordinance puts into place a system to enforce existing public safety requirements and require short-term rental owners respond to problems in a timely manner.”

Ordinance co-sponsor **Vice Chair Meg Zaletel** added, “our community is in the midst of a housing crisis and we simply don’t have the data to understand how short-term rentals are effecting our housing market. This program will give us data that is currently held tightly by the rental platforms to make informed decisions in the future.”

About the Licensing Program

- Applies to property owners who rent out units for less than 30-day increments; the license fee is waived for deployed military, operators who rent for less than 15 rental days per year, owners who live

on site or a neighboring property as their primary residence, and STRs that also rent long term for more than 180 days per year.

- A \$200 to \$400 annual license fee with a 1- or 2-year period determined by the Clerk upon implementation and evaluated annually to cover administrative cost.
- Requirement of \$500K minimum insurance coverage, comparable to a bed & breakfast of similar size, which is waived for insurance provided by several major platforms.
- Requires 24/7 On-Call Manager AND/OR an alternate to respond within 24hours through a variety of means.
- Requires short-term rental owners and guests abide by all applicable existing municipal noise, housing, public health, trash storage and disposal, and fire and safety ordinances.
- The Municipal Clerk has no less than 180 days to develop licensing procedures.

As the licensing program is established, information can be found on the [Municipal Clerk's licensing site](#).

Contact

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Meg Zaletel | District 4, Midtown Anchorage
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Legislative Services

Anchorage Assembly | Municipality of Anchorage

907-343-4125

www.masls@anchorageak.gov



Municipality of Anchorage
Mayor Dave Bronson

Office of the Mayor

Date: March 20, 2024
To: Anchorage Assembly
From: Mayor Dave Bronson
Subject: Veto of Ordinance No. 2023-110

Today, in accordance with Section 2.30.100 of the Anchorage Municipal Code (AMC) and Section 5.02 of the Municipal Charter, I am issuing a veto for AO 2023-110, an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 10 to add a new chapter for the licensing and regulation of short-term rental operations in the municipality and amending AMC section 14.60.030, the Municipal Fine Schedule, to add corresponding fines. This ordinance was approved during the Assembly's regular meeting of March 19, 2024.

The Anchorage Assembly should not be meddling in an individual property owner's ability to make a living for themselves and their families. Private property owners deserve to continue to be able to provide valuable housing offerings within the municipality on AirBnB, VRBO, and other outlets. Regulating, licensing, notification requirements, taxation and fining of private property owners will further minimize options in the Anchorage housing market.

Homeowners have worked hard to sustain their investments over the course of many years and should be provided any opportunity to earn further income because of their hard work and home ownership.

For the above reasons, I hereby veto AO No. 2023-110.

Amend AMC 21.09 to allow Temporary Workforce Housing on Commercial Land Until Permanent Workforce Housing is Constructed in Girdwood

Briana Sullivan, Co-Chair, GBOS

Mike Edgington, Housing and Economic Development Supervisor, GBOS

Context

- There is an increasing unhoused population in Girdwood, most of whom are employed locally and/or have established connections to the community. Some unhoused residents are tent camping, but many are in vehicles and RVs.
- While shelter options in Anchorage can provide an emergency stop-gap, they are not compatible with employment in Girdwood.
- The number of long-term rentals (LTRs) has decreased over the last several years as many have been converted to Short-Term Rentals (STR). According to commercially available data, almost 20% of Girdwood's housing stock was involved in the STR market over the past 12 months compared to a rate of under 1.5% in the rest of the MOA.
- While permanent housing is the long-term solution, Girdwood, unlike Anchorage, does not have a reservoir of underutilized buildings that can be converted quickly to lower-cost housing.
- Constructing new workforce housing is a 2-3 year project even if funding was available.

Goals

- Establish policy(s) to bridge the current situation until lower-cost housing can come on line (~3 years).
- Encourage employers to be part of the solution, as the lack of housing affects them directly by limiting the employee pool.
- Build upon unofficial approaches already underway.
- Include a sunset trigger mechanism, since temporary housing is not the long-term solution.
- Limit allowable use to the provision of workforce housing, not for additional visitor accommodation.

Proposal

Key features:

- Amend AMC 21.09 to allow temporary housing units and/or RV use on existing commercially zoned land, if they are used for primary residential occupation.
- Sunset provisions in ~~October 2026~~, October 2027 ~~or later when a specific number of new workforce housing units become available.~~
- Prohibit use as STR and require primary occupation, but also allow tenants to move into permanent housing without penalty.
- Required to be "affordable" based on Federal definition

Implementation details

AMC 21.05.080 already allows “temporary structures” to be occupied when they are on the same parcel as a residential building under construction, so code already allows temporary structures for residents with enough capital resources to own land and fund construction. Conceptually, this policy does the same thing at a community level.

Add a definition for *Temporary Workforce Housing* as a new section in 21.09.050 B.4 (Commercial Uses) to include RVs, cabins without permanent foundations and similar temporary structures, to be used as residential housing.

- Prohibit use as short-term rentals or other visitor accommodations.
- Define “affordable” as no more than 30% of gross income for rent+utilities at 80% of AMI, using individual AMI for studio sized units, and household AMI for larger units.
- If the structure/RV is owned by the resident, then limit ground rent to half the above amounts.
- An affidavit from the land owner, and property manager if applicable, is required

Amend the Use Table (Table 21.09-2) by adding a row for Workforce Housing as a new Use Category and Temporary Workforce Housing as a Use Type under the Commercial section. Enter an “S” for Administrative Site Plan review for the following zones:

- GC-2 (Old Girdwood by Mall)
- GC-3 (Old Girdwood)
- ~~GC-4 (Alyeska Highway)~~
- GC-5 (South Townsite)
- GC-6 (Lower Crow Creek Rd)
- GC-8 (Behind Post Office)
- GC-10 (near Brewery)
- GRST-2 (resort)

Expiration

Add clause into 21.09.050 B.4.f that the allowed use will expire on Nov-1 2027.

Justification for temporary vs permanent changes:

- This is a temporary reprieve while permanent workforce housing is developed and constructed.
- The Girdwood Comprehensive Plan is anticipated to be adopted in Fall 2024, which will lead to an overhaul of zoning within 2-3 years. The public review draft allows housing (mixed use) within commercial districts. Approaches for temporary housing which are successful can be incorporated into new zoning.

Draft code amendment

21.09.050 - Use regulations.

B. *Use-specific definitions and standards.* The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

4. *Commercial uses.*

f. Temporary Workforce Housing

i. Definition.

ii. Use specific standards

iii. Expiration

DRAFT

Add a new row to Table 21.09-2

		Residential						Commercial									Ind.		Resort		Other							
Use Category	Use Type	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	G	G	G	Definitions and Use Specific Standards
		R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	C	I	I	R	R	A	O	W	
		1	2	2	3	4	5	1	2	3	4	5	6	7	8	9	1	1	2			S	S			S		
				A																								
COMMERCIAL																												
<u>Workforce Housing</u>	<u>Temporary Workforce Housing</u>							<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>		<u>S</u>		<u>S</u>								<u>21.09.050</u> <u>B.4.f.</u>	

Concerns / comments heard so far

- Concerns about RV parks along Alyeska Highway
- Commercial land owners might abuse this flexibility
- Could the sunset clause create an incentive for those investing in temporary housing to oppose permanent housing?
- Many businesses with employees don't have commercial land in the identified zones and vice versa
- Should the resort zones be included?
 - GRST1 - Daylodge & Olympic Mountain Loop
 - GRST2 - Hotel area
- How do we ensure that the temporary housing is safe?

DRAFT

Updates based on community feedback

- Applicable commercial zones: gC-2, gC-3, gC-5, gC-6, gC-8, gC-10, GRST-2
 - Excludes gC-4 - these are isolated lots along Alyeska Hwy, surrounded by residential uses
 - Added GRST-2 (resort area)
- Simplify expiration to a date certain (30-Oct-2027)
 - originally required “X units of workforce housing”, but that made it harder to define risk/benefit for owners of commercial land
- No specific employment requirements
 - *Workforce Housing* is Federally defined at housing “affordable” for household income of 60%-120% of Area Median Income (this income range is too high for Section 8 vouchers or Low Income Housing Tax Credit financing)
 - *Affordable* is Federally defined as expenditure on rent + essential utilities of no more than 30% of gross income
 - Land owner can add specific additional requirements if they are consistent with Federal and State laws and Municipal anti-discrimination code
- Add density/size limit: limit of 20 du/a with a maximum of 12 units per parcel;
- Application paperwork & process:
 - sworn affidavit from land owner / manager
 - safety inspection from Fire Dept
 - administrative site plan review (provides formal notice to GBOS/LUC and formal action by Planning Dept)

Justification for temporary vs permanent changes:

- This is a temporary reprieve while permanent workforce housing is developed and constructed.
- The Girdwood Comprehensive Plan is anticipated to be adopted in Fall 2024, which will lead to an overhaul of zoning within 2-3 years. The public review draft allows housing (mixed use) within commercial districts. Approaches for temporary housing which are successful can be incorporated into new zoning.

Update on Temporary Workforce Housing proposal (Edgington/Sullivan).

Amendments to the Workforce Housing proposal have been incorporated into the draft document included in the meeting packet. LUC recommended the proposal to GBOS with addition of a performance bond. In this discussion, edits to the language in the context portion and implementation details of the proposal was recommended and accepted by the proposers.

Amended Motion:

GBOS moves to support the Workforce Housing Proposal criteria, amended to add on-site sanitation facilities, and to have a formal draft AO produced by MOA Legislative Services for Assembly review and process.

Motion by ME/BS

Motion carries 4-1 in roll call vote (JW votes against)

Concerns expressed at this meeting are mainly regarding inclusion of specific language about handling sanitation and concerns about maximum potential density that might create RV parks on commercial lots.

Amendment to original motion:

includes "amended to add sanitation"

Amendment to motion ME/BS (2nd by GW after chair change)

Amendment #1 to motion passes 5-0 in roll call vote

Amendment to original motion:

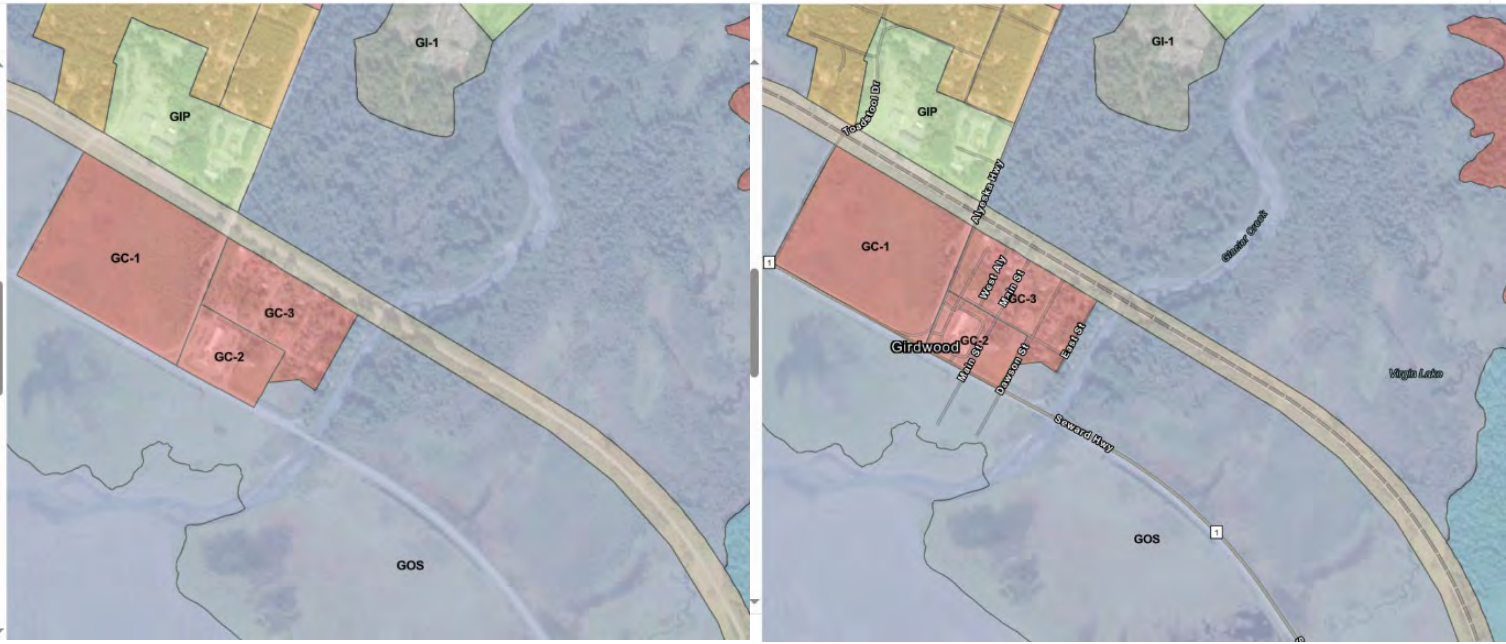
include "amended to add performance bond"

Amendment to motion by ME/GW

Amendment #2 to motion fails 2-3 in roll call vote: (JW and GW vote in favor)

In discussion, ME states opposition to this additional criteria because is not implemented in any other land use code within the MOA.

Amendment #1 is incorporated into the motion and passes. It is noted that the recommendation from LUC to add the performance bond is not reflected in the language of the motion passed at GBOS.



[Chapter 21.09 - GIRDWOOD \(NEW CODE - Effective January 1, 2014\) | Code of Ordinances | Anchorage, AK | Municode Library](#)

b.
gC-2 (Girdwood Station/Seward Highway Commercial) district.

i.
Location. The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii.
Intent. The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. **Because of the proximity to the Seward Highway, residential uses are not appropriate in this district.** Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii.
District-specific standards. Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

c.
gC-3 (Old Townsite Commercial/Residential) district.

i.
Location. The gC-3 district is comprised of the land north of the gC-2 district, east of the Alyeska Highway, south of the Alaska Railroad, and west of Glacier Creek at the entrance to Girdwood Valley.

ii.

Intent. This district reflects the development pattern of early Girdwood, with a mix of houses and small businesses on small lots creating the appearance of a small, historic town. There are still many vacant lots in this district to be developed with either residences or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii.

District-specific standards.

(A)

Residential character. To maintain overall neighborhood integrity, new nonresidential development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.

(B)

Parking. On-street parking may satisfy parking requirements; excessive on-site parking is discouraged. Up to 50 percent of the width of the front setback may be used for parking, provided parking lots allow for sidewalks so pedestrians may comfortably and safely walk by parking stalls.

(C)

Accessory structures and outdoor storage. Uses shall adhere to residential district standards for outdoor storage and accessory structures.

Application for Dimensional Variance

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

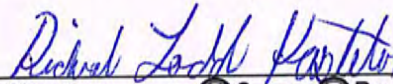
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Alaska Serendipity, LLC		Name (last name first) Richard Todd Kasteler/Wendy Moe	
Mailing Address 10351 Kew Ct		Mailing Address 10351 Kew Ct	
Anchorage, AK 99507		Anchorage, AK 99507	
Contact Phone – Day 907 301-0342	Evening 907 301-0342	Contact Phone – Day 907 301-0342	Evening 907 301-0342
E-mail Todd@kcialaska.com		E-mail Todd@kcialaska.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): 076-021-22-000		
Site Street Address: 158 Northland Dr		
Current legal description: (use additional sheet if necessary) ALYESKA #1 BLK 18 LT 10		
Zoning: GR2	Acreage: 0.30	Grid #: SE 4916

PETITIONING FOR
Request to encroach 15 feet on either side of the existing 25 foot waterbody setback for a single family home on the east side and an ADU garage on the west side, including a walking bridge across the setback for safe access between the two structures.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Zoning Board of Examiners and Appeals for administrative reasons.


2/16/2024
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Richard Todd Kasteler
 Print Name

Accepted by: 	Poster & Affidavit: 1+1	Fee: \$ 710.00	Case Number: 2024-0031	Meeting Date: ZBEA: 04/11/24
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CODE CITATIONS
AMC 21. 21.07.020 (B)
AMC 21.

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS
(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)
1 copy required: <input checked="" type="checkbox"/> Signed application (original)
16 copies required: <input checked="" type="checkbox"/> Signed application (copies)
<input checked="" type="checkbox"/> Variance narrative, addressing:
<input checked="" type="checkbox"/> The need for the variance, including when the need for the variance was discovered
<input checked="" type="checkbox"/> The effect of granting the variance
<input checked="" type="checkbox"/> An analysis of how the proposal meets the variance standards below
<input checked="" type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old)
<input checked="" type="checkbox"/> Proposed plot plan or site plan, to scale (new construction)
<input checked="" type="checkbox"/> Topographic map of site
<input checked="" type="checkbox"/> Photographs
(Additional information may be required.)

VARIANCE STANDARDS
The Zoning Board of Examiners and Appeals may only grant a variance if the Board finds that all of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.
<ul style="list-style-type: none"> a. There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district; b. Because of these physical circumstances, the strict application of the code creates an exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance; c. The hardship is not self-imposed, special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience; d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code; e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies; f. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality; g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and h. The variance granted is the minimum variance that will make possible a reasonable use of the land.



**158 Northland Drive, Girdwood, AK
Variance Standards Narrative**

The following document presents a narrative of the eight Variance Standards that are required to be substantially met by the Applicant(s). Responses and Attachments below present details of how the property's condition and development plans satisfy the variance standard.

The need for variance, including when the need for the variance was discovered.

The need for variance arises from an evolving set of observations and circumstances at the subject property including the following:

- The need for updated energy efficient construction at the lot
- The need to continue providing local housing
- The need for emergent erosion protection and flood control
- The need for safe access to the domicile structure

The granted variance would culminate in an improved plan for the property providing long term stability for the lot, streambed preservation, and improved habitable space for the property and the community.

This variance request is made with the full understanding of-and compliance with-21.07.020 NATURAL RESOURCE PROTECTION (A). Richard Todd Kasteler, Civil P.E., and Wendy Moe, hereinafter referred to as "Applicants" appreciate and will uphold the natural features and amenities of Girdwood in general and the neighborhood specifically, including streams, natural drainages, wildlife habitat areas along with significant amounts of native forest, tree and vegetative cover, and open space, which enhance Northland Drive's character, quality of life, and property values.

Through development of this property, the purpose of 21.07.020 (B) is desired by Applicants and will be upheld including "to promote, preserve, and enhance the important hydrologic, ecological, and aesthetic functions provided by watercourses, water bodies, and wetlands" and we agree that "Natural setbacks protect water quality and quantity and property values."

This variance request for limited stream setback encroachment in no way diminishes the intent of the Natural Resource Protection code but serves as a compliant, complimentary, and aesthetic means to allow reasonable development adjacent to the small unnamed second-order stream within the property while upholding the natural values that exist on the property.

The need for variance was discovered in 2021 as described in the following paragraphs. The property was purchased by Applicants from the original owner in the summer of 2021 with the initial plan to rehabilitate the 50-year old structure and continue to provide existing long term rental services for a local working family. Numerous subsequent discoveries of substandard and failing conditions within the



structure along with emerging issues were observed during the fall of 2021.

- During the fall of 2021 the structure was discovered to have multiple critical functional issues including low-standard insulation in the floor, walls, and roof and electrical and plumbing problems. Other issues included differential settlement of the concrete foundation piers which intensified as the ground began to freeze, and ice buildup on the existing home access walkway.
- A property survey was commissioned and the plotting of a 25' stream setback through the property was included in the survey (Attachment A)
 - It was observed that the setback constraints as plotted would preclude any reasonable new construction on the lot
 - Grandfather rights to the footprint within the setback are questionable due to the fact that the property was developed in 1972, and no clear records exist regarding the original permit or MOA communication
 - During the October 29th- November 3rd 2021 rainfall event, bringing 17.71 inches of rainfall to Girdwood, our tenant observed the subject stream breaching its bank next to the house and water coursing under the structure, undermining the foundation and creating a preferential stream overflow pathway under the house

The effect of granting the variance

The effect of granting the variance would include increased erosion protection of the lot, structure modernization of the dwelling unit, preservation of local worker family housing, and increased aesthetic neighborhood/community appeal.

An analysis of how the proposal meets the variance standards below

The following analysis presents information demonstrating the details of how the variance proposal meets the standards listed below.

a. There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district;

The plot plan of the property presents the location of the streambed flowing through the property and the respective 25-foot stream setback boundaries. The second-order stream, which flows onto the property through an 18-inch diameter culvert under Northland Drive, essentially bisects the 100-foot wide lot diagonally. This setback is not applicable to other lots in the zoning district as the stream does not bisect other lots in the manner it does with this subject property.

b. Because of these physical circumstances, the strict application of the code creates an



exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance;

As stated in Part (a) above, the strict application of the code would render any further development of the property impossible to consider due to the large central portion of the property under setback restrictions, leaving small fragments of disconnected property available for development. By granting the variance, the property would be able to be developed responsibly in accordance with 21.07.020 (A) and (B).

Adjacent properties in the neighborhood currently demonstrate variance to the setback code. Attachment B presents nearby property locations with inset photographs of stream setback variance examples enjoyed by other properties in the same district under the same zoning ordinance.

c. The hardship is not self-imposed, special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience;

The hardship is not self-imposed as the existing bridge and home encroaches into the waterway. Applicant wishes to upgrade the current dwelling structure to protect against emerging flooding and erosion issues and enact positive and limited construction measures for safe access, property protection, and dwelling modernization.

d. The variance, if granted, will not adversely affect the use of the adjacent property as permitted under this code;

The variance will not adversely affect the use of adjacent properties; specifically streamflow velocity and channel alignment will not be affected. Additionally, the proposed encroachment would retain original and existing vegetation consisting of elderberry bushes, ferns, blueberries, and raspberries along with young Sitka spruce and mountain hemlock. This vegetative barrier within the revised setback will be carefully protected and left in place undisturbed to eliminate adjacent (downstream) affects.

e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;

The character of the GR2 zoning district will not be changed, except enhanced and improved through upgrading the dwelling, adding safe access, and protecting the lot from erosion.

The requested variance is in keeping with the intent of the code to "promote, preserve, and enhance the important hydrologic, ecological, and aesthetic functions provided by watercourses, water bodies, and wetlands. Natural setbacks protect water quality and quantity and property values." The reduced setback variance would not diminish the intent of the code in any way and is in keeping with the intent of the code.



The requested variance does not permit or encourage any use not otherwise permitted as the request is the minimal variance necessary to permit responsible dwelling unit construction, it does not permit streambed destruction through vehicle traffic, or stream flow disruption through increased access to lower portions of the property.

f. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality;

The variance would not in any way impact health, safety, or welfare of the people of the municipality, rather enhances health, safety, and welfare by improving dwelling conditions, improving flood control measures, and contributing to overall aesthetic improvement in the neighborhood.

g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA and reasonable accommodation); and

By granting this variance, ADA access and accommodation is rendered possible through pad size increase for both exterior and interior maneuverability. Currently, no ADA allocations or accessibilities exist at the property, but will be incorporated into new construction plans.

h. The variance granted is the minimum variance that will make possible a reasonable use of the land.

The planned development footprint of the land is presented in Attachment C, Plot Plan. The general intent is to develop one pad on either side of the stream, outside the requested setback variance. One pad would accommodate a garage structure and the other would accommodate the house structure. The pad development would consist of the following steps:

- Pad grubbing with vegetation staged for replacement following pad construction
 - 5,000 maximum total SF pad construction
 - 12,500 SF total lot size
 - 40% of lot would be built up for elevated pads above observed Nov 3, 2021 flood stage levels
 - All mature and healthy young trees will be undisturbed to the extent practicable.
 - Applicants are aware of the benefits of mature Sitka spruce and mountain hemlock, and are truly disappointed when surrounding Girdwood lot development includes wholesale mature tree removal
 - The pad and structure planning incorporate existing trees to enhance the final construction product as well as preserve the natural beauty of the lot
- Underground water service and sanitary sewer utility upgrade and/or installation:
 - Excavation including dewatering planning
 - Tie in to mains under Northland Drive



- Service line installation and stub ups at house and garage locations
- Bedding, backfill, and compaction to subgrade elevation
- Import fill:
 - 100 cy of rip rap and 500 cy of pitrun would be imported, placed, and finished
 - Pad perimeter construction would consist of rip rap boulders selectively installed to buttress pad development
 - Pit run gravel would accompany boulder placement in horizontal lifts
 - Final grade will be at the same elevation for each pad and is above base flood elevation
 - Final elevation will coincide with Northland Road elevation at the SE property corner
 - Total elevation differential across the lot is nine-feet
 - Total elevation differential across the planned pad locations is five-feet
 - The maximum rock wall height is five-feet at the NW house pad
 - The rock wall slope will be no greater than 1H:1V
 - Hand excavations on the property indicate that gravel and clay layers are present at the first three feet of depth across the lot. This material is not suitable for stable foundation construction. Due to this fact, the following structural measures will be taken:
 - Minimal unsuitable soil removal will take place
 - Gravel pad installation will occur to permit construction mobility across the pads
 - Following pad construction The rock walls will be backfilled/covered with previously grubbed vegetation
 - The primary plant species will be ferns, blueberries, and elderberries
 - The imported fill will result in two permeable pads with vegetated rock perimeter reinforcement
- Structural Compensation
 - The installation of helical piles will occur to adequately compensate for clay material in the foundation footprints
 - The piles will embed into monolithic slabs on grade
 - The slabs will be properly insulated below and peripherally
 - The slabs will be heated hydronically
- Dwelling Unit Construction
 - The intent of the construction product is to match Girdwood mining, skiing, and modern theme architecture with tasteful and thoughtful planning
 - Currently, only conceptual models exist for the structure, however, the final footprint will not change from this application
 - A bridge structure would connect the garage to the house in similar footprint as the current bridge
 - The bridge would consist of both interior and exterior walkways
 - Appendix D presents conceptual images developed to date

Applicants believe that the variance request is in keeping with reasonable use of the land, and the variance will result in improved values for the lot and the community. Applicants are experienced in

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ADEC Certified Environmental Engineering Professionals
10351 Kew Ct. Anchorage, AK 99507
An Alaska Owned and Operated Small Business Since 2012



high quality development of properties, are teamed with top-end Girdwood contractors, and are looking forward to carefully and thoughtfully developing 158 Northland into a welcomed addition to both Girdwood and the Municipality of Anchorage.

Sincerely,

A handwritten signature in purple ink, which appears to read "Todd Kasteler", is positioned below the "Sincerely," text.

Richard Todd Kasteler
Principal Engineer/Owner,
Kasteler Consulting, Inc.
Date 04/22/2022

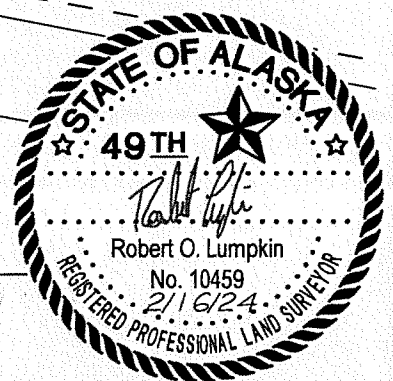
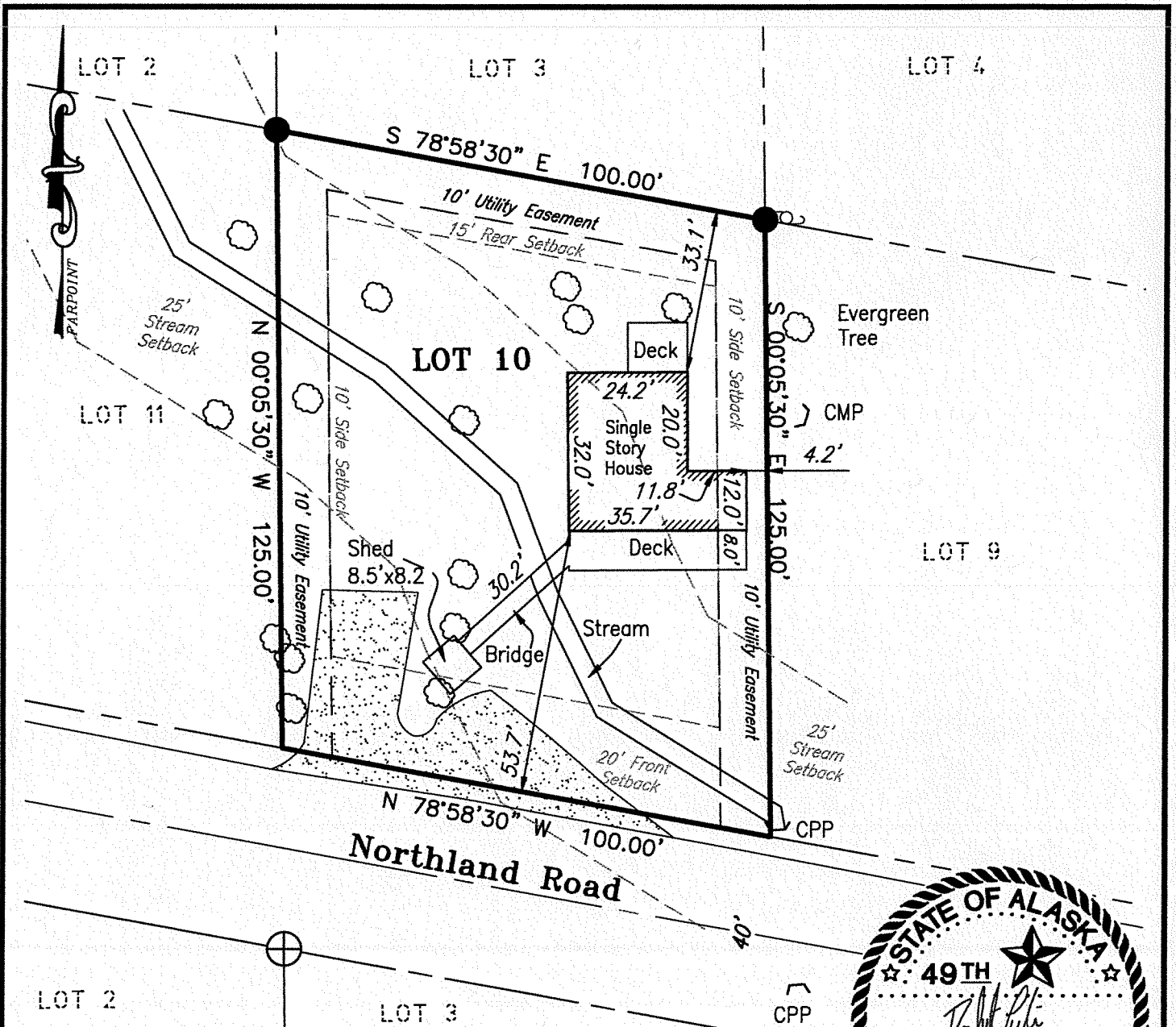
Attachments:

- Attachment A: Farpoint Services, LLC. As-Built Survey
- Attachment B: Surrounding Property Setback Variance Examples
- Attachment C: Plot Plan including Topographical Map
- Attachment D Conceptual Images and Photographs

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Attachment A: Farpoint Services, LLC. As-Built Survey



NOTES

1. Bearings and distances are record per referenced plat unless otherwise noted.
2. Sufficient boundary evidence was recovered to establish the subject parcel on the ground. Not all controlling evidence is shown hereon.
3. Unnamed Stream approximately 2' Wide
4. 25' Stream Set back OHW/Bank



Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS

1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
 FarpointAK.com • (907) 522-7770 • survey@farpointak.com

LEGEND

- Monument
- ⊠ Septic Vent
- ⌚ Power pole

— x — x — x —
Existing Fence

ASBUILT SURVEY OF:
 L 10, Blk 18, Ayeska Subd. First Add.,
 Plat No. 64-3
 Anchorage, Alaska

SURVEY CERTIFICATION: FARPOINT has conducted a physical survey of the subject property, the improvements situated thereon are within the property lines as shown.

EXCLUSION NOTES: It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the Plat used for this survey. NOTE: Under no circumstances should any data hereon be used for construction or for the establishing of property lines.

PREPARED FOR:
 Todd Kasteler

WORK ORDER NO 20523	DATE: Feb. 16, 2024	SCALE: 1"=30'	ZONING: GR2
	DRAWN: CB	CHECKED: ME	GRID No: SE4916 FB BOOK/PAGE: 140/33-34

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Attachment B: Surrounding Property Setback Variance Examples

SE4916 Grid Map

- Parcel Line
- Dashed Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Easement Centerline
- Road Centerline
- Private Road Centerlines
- Section Line
- Railroad
- Stream Centerline
- Monument
- BLM Monument
- Witness Corner
- Bearing Break
- 1 Lot Number
- 2 Block Number
- 3 Subdivision Name
- 4 BLM Lot Number
- 4 Section Number
- ADRFN



This map is derived from Geographic Information System (GIS) data provided by the Alaska Department of Natural Resources (ADNR). The ADNR is not responsible for any errors or omissions in this map. The user assumes all liability for any use of this map. The map is not to be used for any purpose other than the one intended. The map is not to be used for any purpose other than the one intended. The map is not to be used for any purpose other than the one intended.



Map prepared by
 Professional Surveyors
 License No. 1000000000
 Alaska State Board of Geomatics
 License No. 1000000000



Section Property
 The Northwest 1/4
 Section 19

SE SW
 120 150 180 210
 168°S (T) 60°57'19"N, 149°7'3"W ±52ft ▲ 278ft

25 Oct 2021 09:44:09

ALYESKA
 BASIN
 UNIT 7B

MOA 1/4 Section Grid Map
 SW 1/4 Sect16 T10N R2E
 850021 GRID SE4916

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Attachment C: Plot Plan including Topographical Map

ALYESKA SERENDIPITY

TODD KASTELER AND WENDY MOE
158 NORTHLAND DRIVE, GIRDWOOD, AK 99587

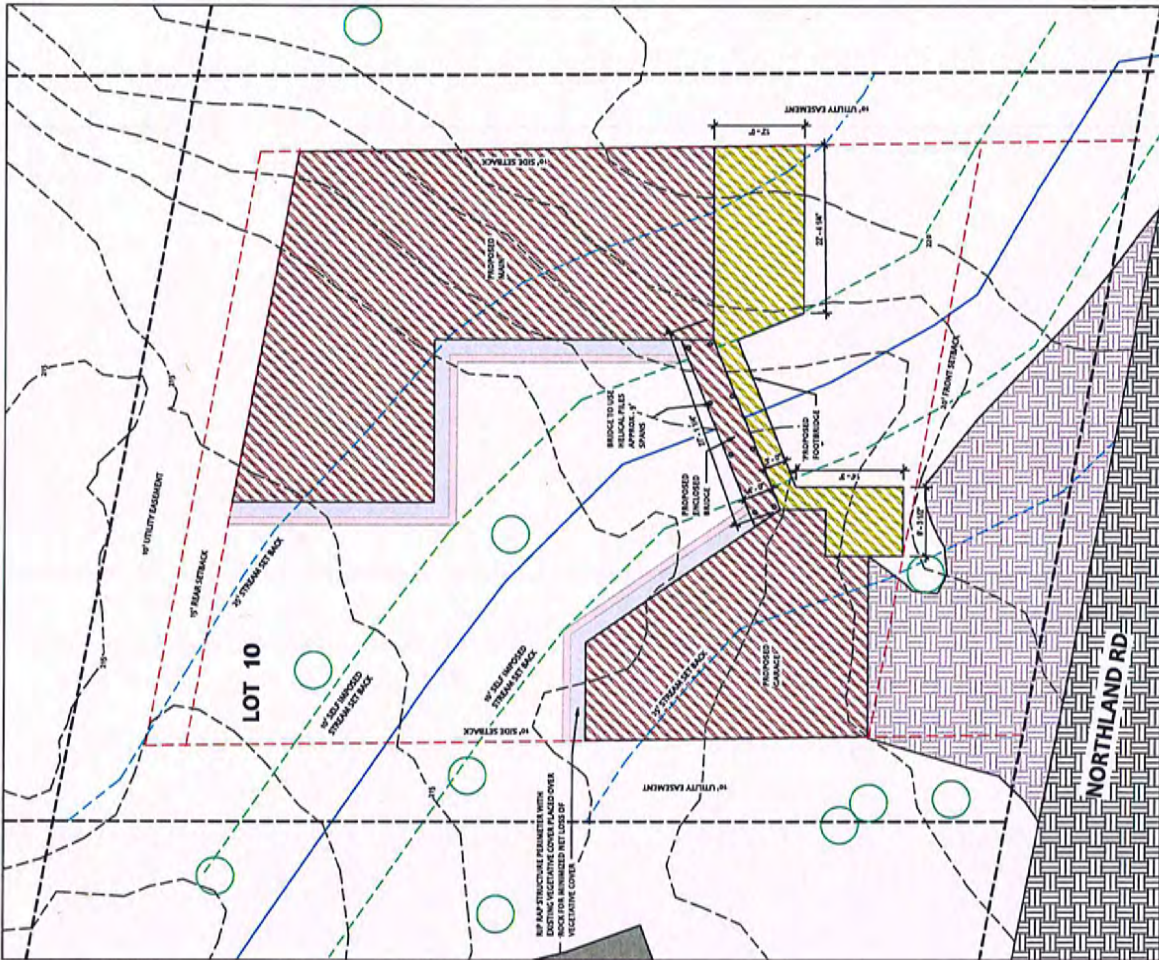
VARIANCE SET
Issue Date: 2/13/24



WILLOWRIDGE
CONSTRUCTION COMPANY

6339 B Street, Suite 101
Anchorage, AK 99518
907-929-3336

SITE LEGEND	
[Symbol]	EXISTING VARIANCE
[Symbol]	PROPOSED INCREASED VARIANCE
[Symbol]	EXISTING VARIANCE TO BE UTILIZED
[Symbol]	PERVIOUS SURFACE OF VARIANCE
[Symbol]	INTERVIOUS SURFACE OF VARIANCE
[Symbol]	PROPOSED HOUSECHANGE
[Symbol]	PROPOSED 2' SIDEWALKWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING HOUSECHANGED
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY/ROAD
[Symbol]	TREE
[Symbol]	TOPOG LINE
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY SETBACK OR EASEMENT
[Symbol]	5' ADA STREAM SETBACK
[Symbol]	10' SELF-IMPOSED STREAM SETBACK
[Symbol]	STREAM
[Symbol]	EXISTING BUILDING OUTLINE
[Symbol]	NEW BUILDING AND PAD OUTLINE



1. PROPOSED SITE PLAN
 1/2\"/>

ALYESKA SERENDIPITY

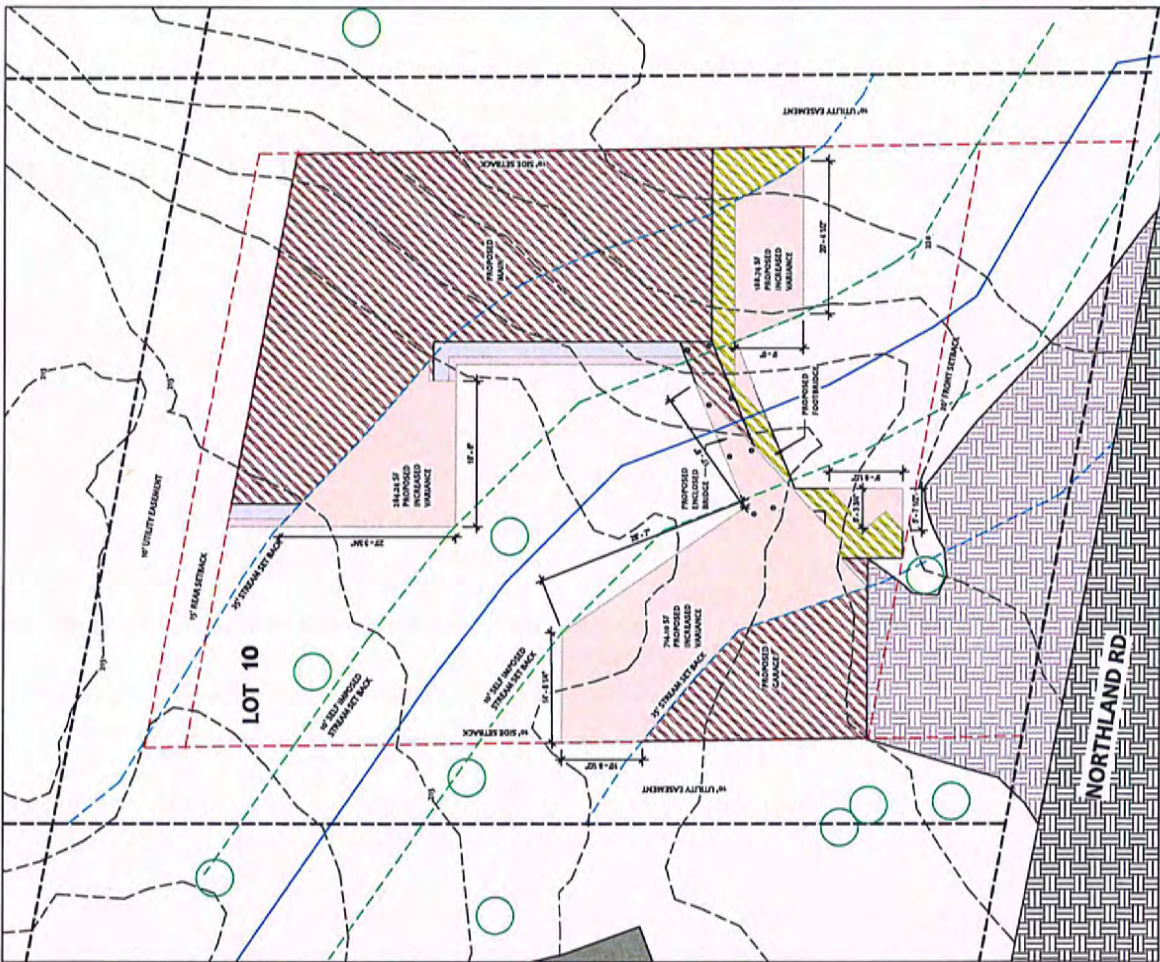
PROPOSED INCREASED VARIANCE

Date: 10/24/2024
 Project: Alyeska Serendipity
 Checked: L.L.
 Prepared: B.L.

Permit Documents
 NOT FOR CONSTRUCTION
 PROPOSED INCREASED VARIANCE

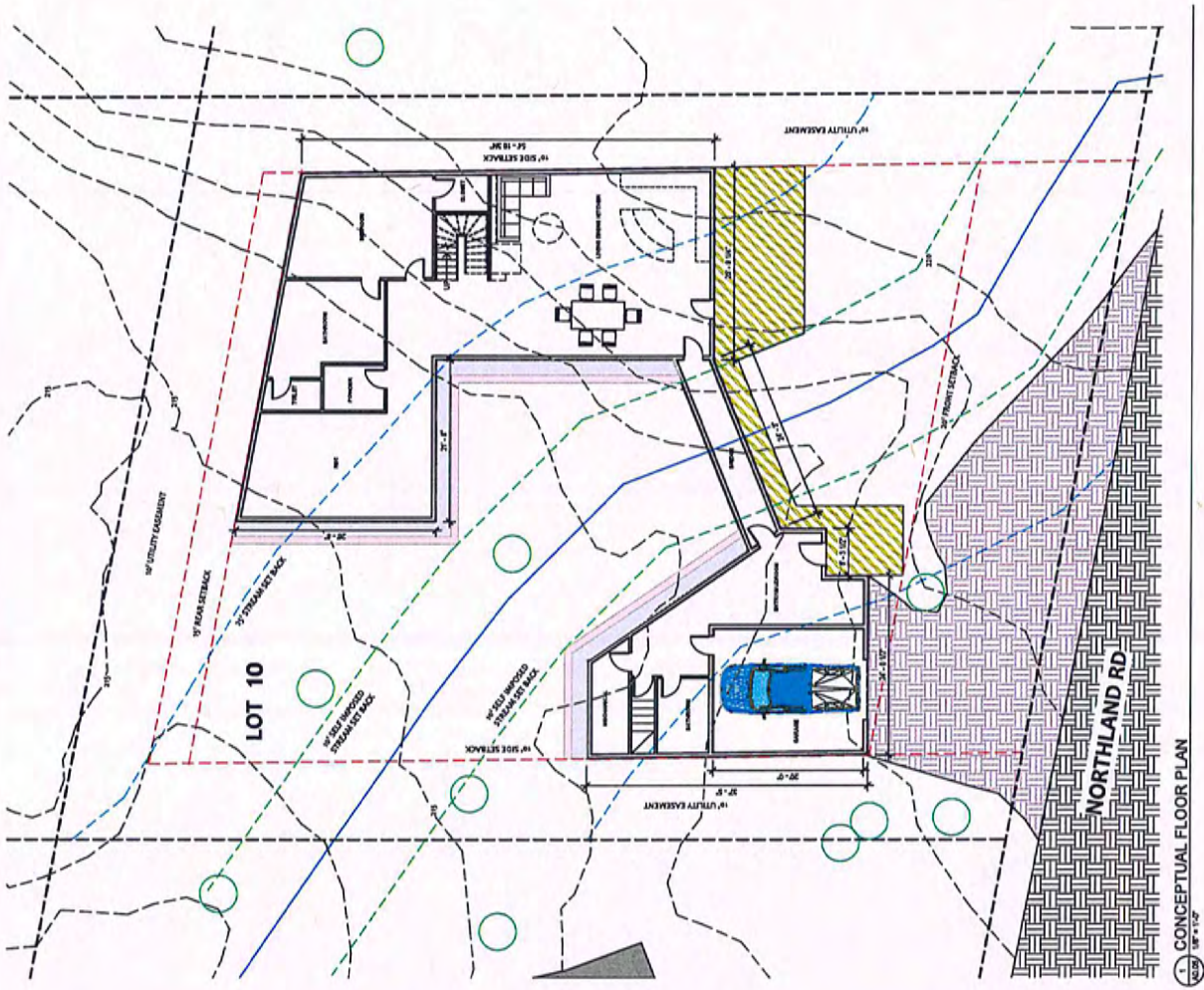
A0.04

SITE LEGEND	
[Light Blue Box]	EXISTING VARIANCE
[Light Red Box]	PROPOSED INCREASED VARIANCE
[Light Green Box]	EXISTING VARIANCE TO BE UTILIZED
[Light Purple Box]	PREVIOUS SURFACE OF VARIANCE
[Light Blue Box]	IMPROVED SURFACE OF VARIANCE
[Diagonal Lines Box]	PROPOSED HOUSING/CHANGE
[Diagonal Lines Box]	PROPOSED 1' DECK/WALKWAY
[Diagonal Lines Box]	PROPOSED DRIVEWAY
[Diagonal Lines Box]	EXISTING HOUSING/IMPROVED
[Diagonal Lines Box]	EXISTING FENCE/ROOF
[Diagonal Lines Box]	EXISTING DRIVEWAY/ROAD
[Green Circle]	TREE
[Dashed Line]	TOP OF LINE
[Solid Line]	PROPERTY LINE
[Red Dashed Line]	PROPERTY SETBACK ON EASEMENT
[Blue Dashed Line]	5' SIDE STREAM SETBACK
[Green Dashed Line]	5' SIDE IMPOSED STREAM SETBACK
[Blue Solid Line]	STREAM
[Black Dashed Line]	EXISTING BUILDING OUTLINE
[Black Solid Line]	NEW BUILDING AND PAD OUTLINE



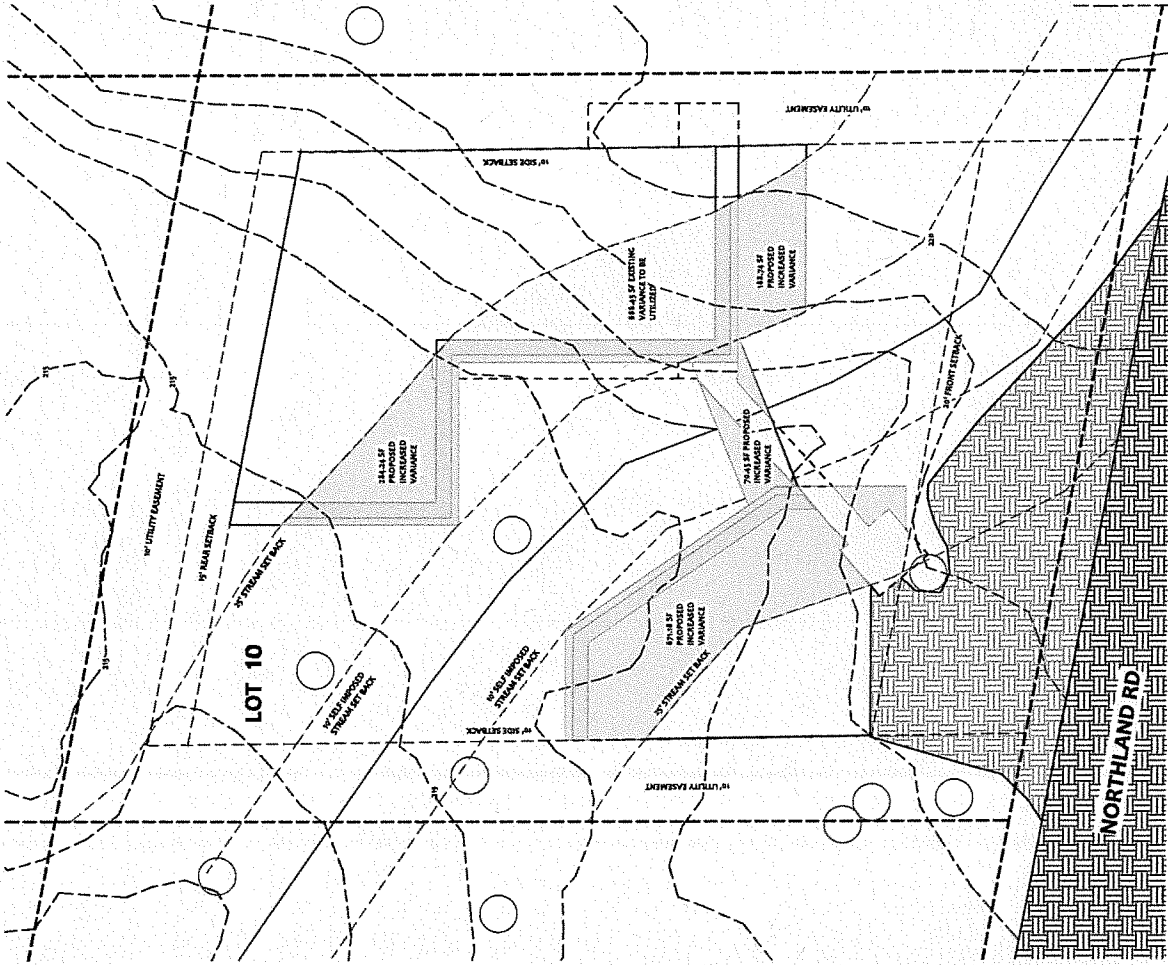
1. PROPOSED INCREASED VARIANCE
 1/8" = 1'-0"

SITE LEGEND	
[Light Blue Box]	EXISTING VARIANCE
[Light Red Box]	PROPOSED INCREASED VARIANCE
[Light Green Box]	EXISTING VARIANCE TO BE UTILIZED
[Light Purple Box]	PERVIOUS SURFACE OF VARIANCE
[Light Blue Box]	IMPERVIOUS SURFACE OF VARIANCE
[Diagonal Hatching]	PROPOSED PAVEMENT
[Diagonal Hatching]	PROPOSED PAVEMENT
[Diagonal Hatching]	PROPOSED DRIVEWAY
[Diagonal Hatching]	EXISTING HOUSING
[Diagonal Hatching]	EXISTING DECKING
[Diagonal Hatching]	EXISTING DRIVEWAY
[Diagonal Hatching]	EXISTING DRIVEWAY
[Circle]	TREE
[Dashed Line]	TOPOLINE
[Dashed Line]	PROPERTY LINE
[Dashed Line]	PROPERTY SETBACK OR EASEMENT
[Dashed Line]	2' WEA SETBACK
[Dashed Line]	4' UNIMPROVED STREAM SETBACK
[Dashed Line]	STREAM
[Dashed Line]	EXISTING BUILDING OUTLINE
[Dashed Line]	NEW BUILDING AND PAD OUTLINE



1. CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

VARIANCE AREA TOTALS		
SQUARE FOOTAGE	% OF TOTAL EASEMENTS LOT AND SETBACKS	% OF TOTAL EASEMENTS LOT AND SETBACKS
12,500 SF	—	—
5403.65 SF	43.2%	51.5%
5098.99 SF	40.8%	48.5%
10502.64 SF	84%	100%
898.71 SF	7.2%	8.6%
686.43 SF	5.5%	6.5%
PROPOSED ADDITIONAL VARIANCE		
MAIN BRIDGE	472.98 SF	3.8%
BRIDGE	70.45 SF	0.6%
GARBAGE	671.18 SF	5.4%
TOTAL ADDITIONAL VARIANCE PROPOSED	1214.61 SF	9.7%
TOTAL VARIANCE TO BE UTILIZED (EXISTING+PROPOSED)	1901.06 SF	15.2%
		18.1%



SITE LEGEND	
[Pattern]	EXISTING VARIANCE
[Pattern]	PROPOSED INCREASED VARIANCE
[Pattern]	EXISTING VARIANCE TO BE UTILIZED
[Pattern]	PREVIOUS SURFACE OF VARIANCE
[Pattern]	PREVIOUS SURFACE OF VARIANCE
[Pattern]	PROPOSED VARIANCE
[Pattern]	PROPOSED 1' DECK/WALKWAY
[Pattern]	PROPOSED DRIVEWAY
[Pattern]	EXISTING HOUSE/PAVING
[Pattern]	EXISTING DRIVEWAY
[Pattern]	EXISTING DRIVEWAY/ROAD
[Symbol]	TREE
[Symbol]	TOPO LINE
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY SETBACK OR EASEMENT
[Symbol]	10' MAIN STREAM SETBACK
[Symbol]	10' SELF-IMPURED STREAM SETBACK
[Symbol]	STREAM
[Symbol]	EXISTING BUILDING OUTLINE
[Symbol]	NEW BUILDING AND PAD OUTLINE

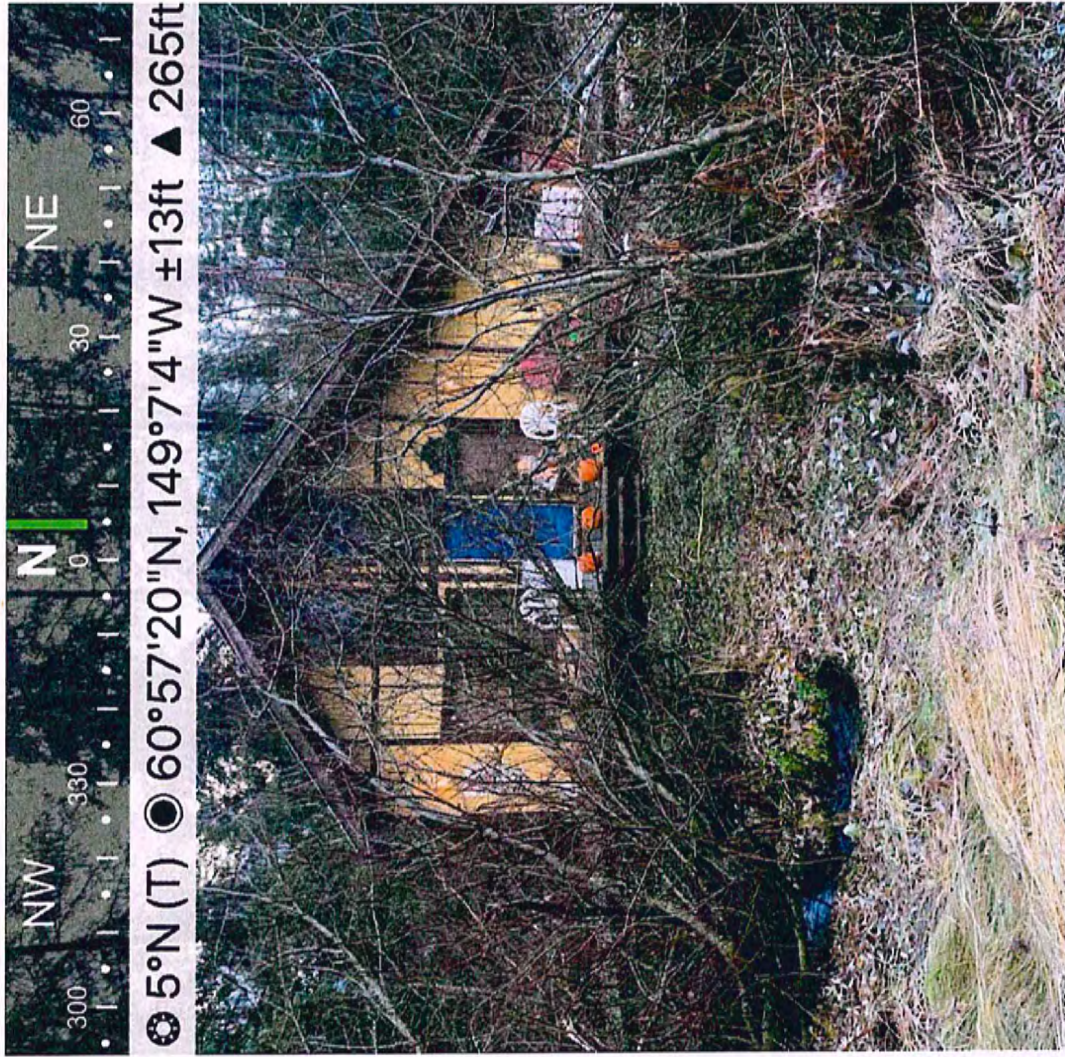


Attachment D Conceptual Images and Photographs



SERENDIPITY CREEK

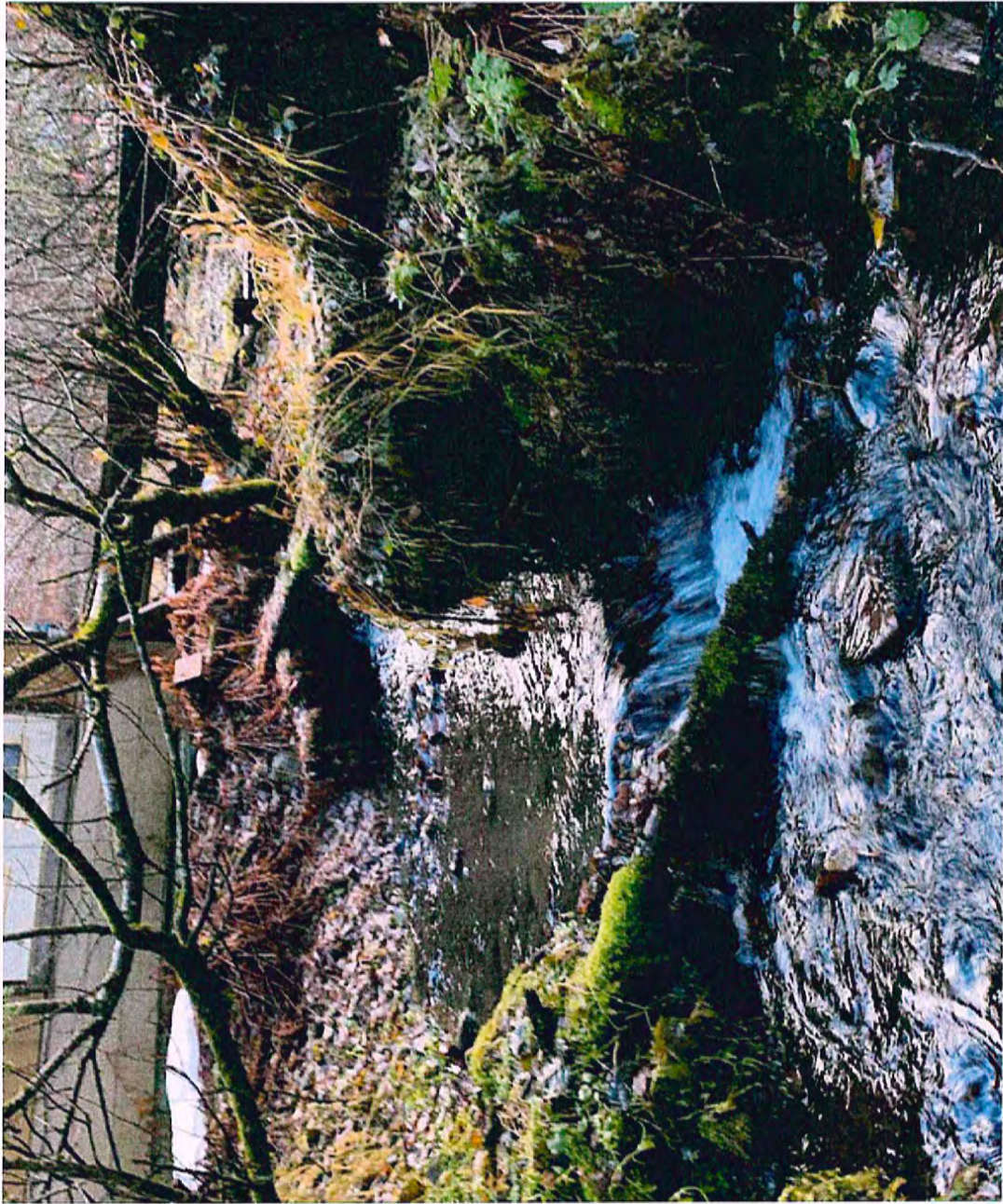
Planning Session

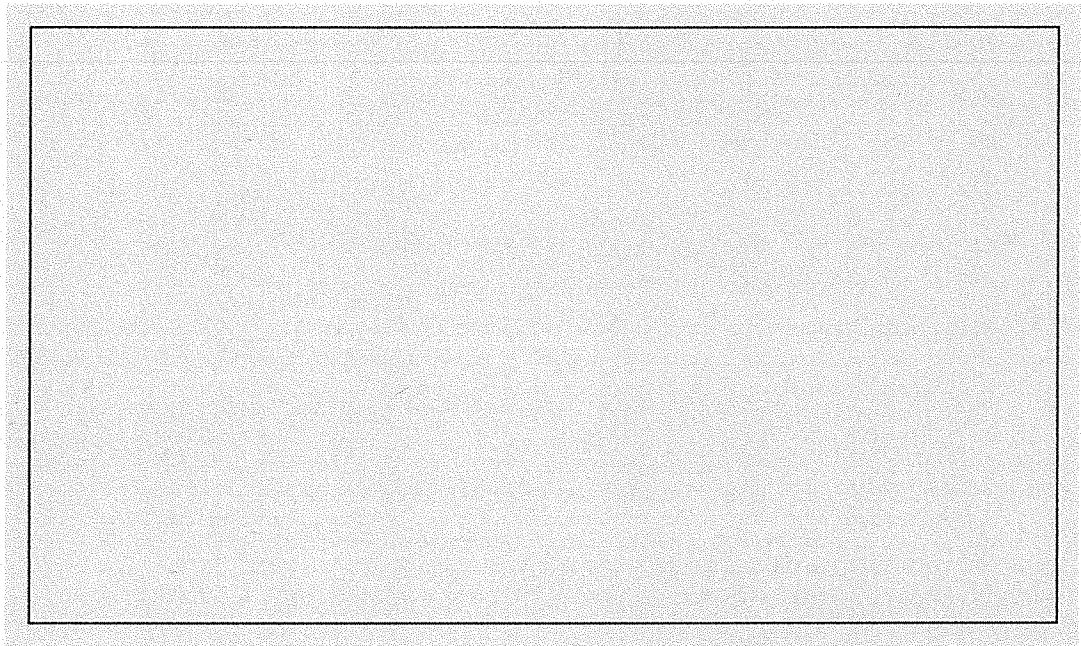


Initial Condition

2021

Creek and existing bridge





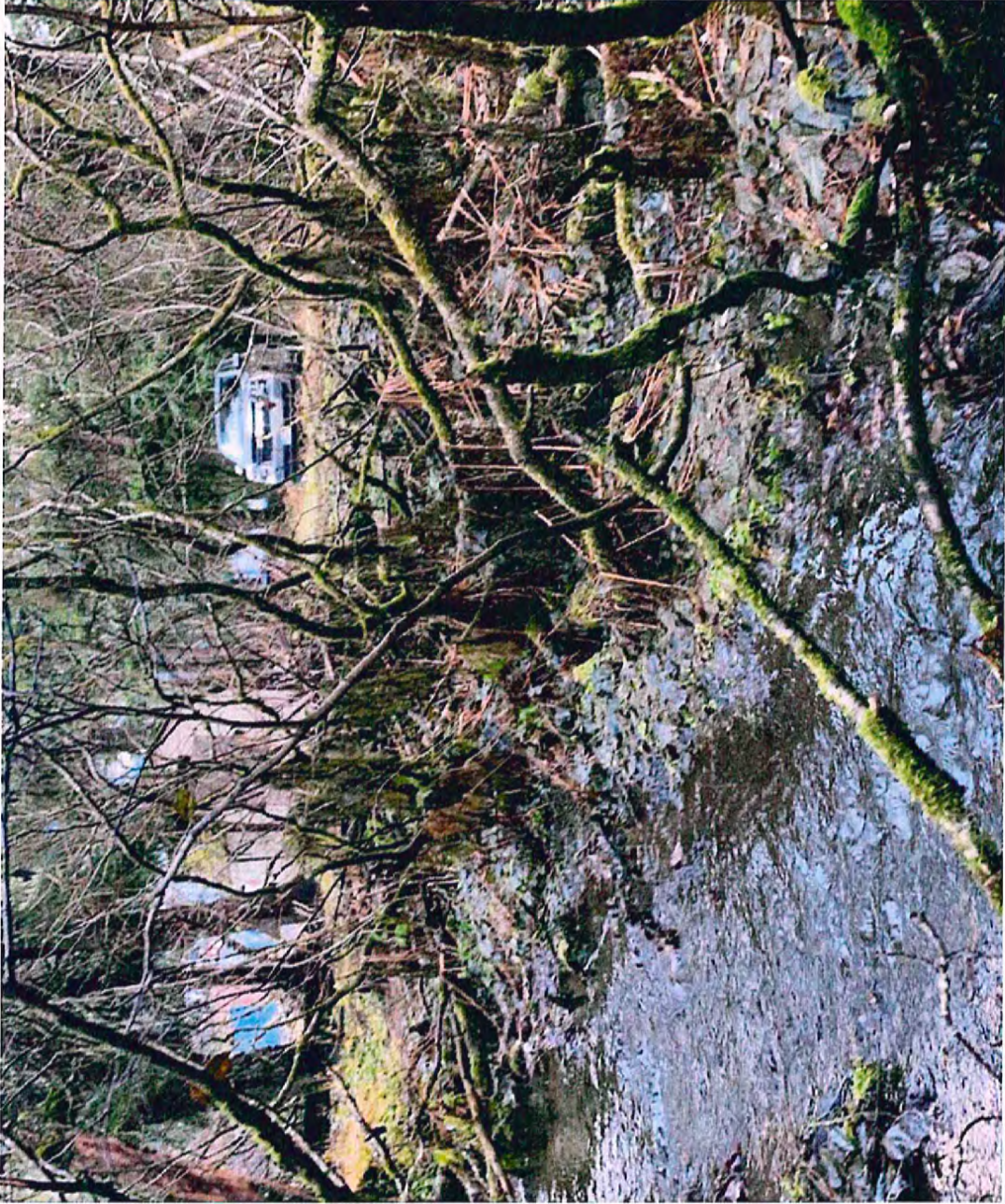
Lower lot at far
corner of main
house



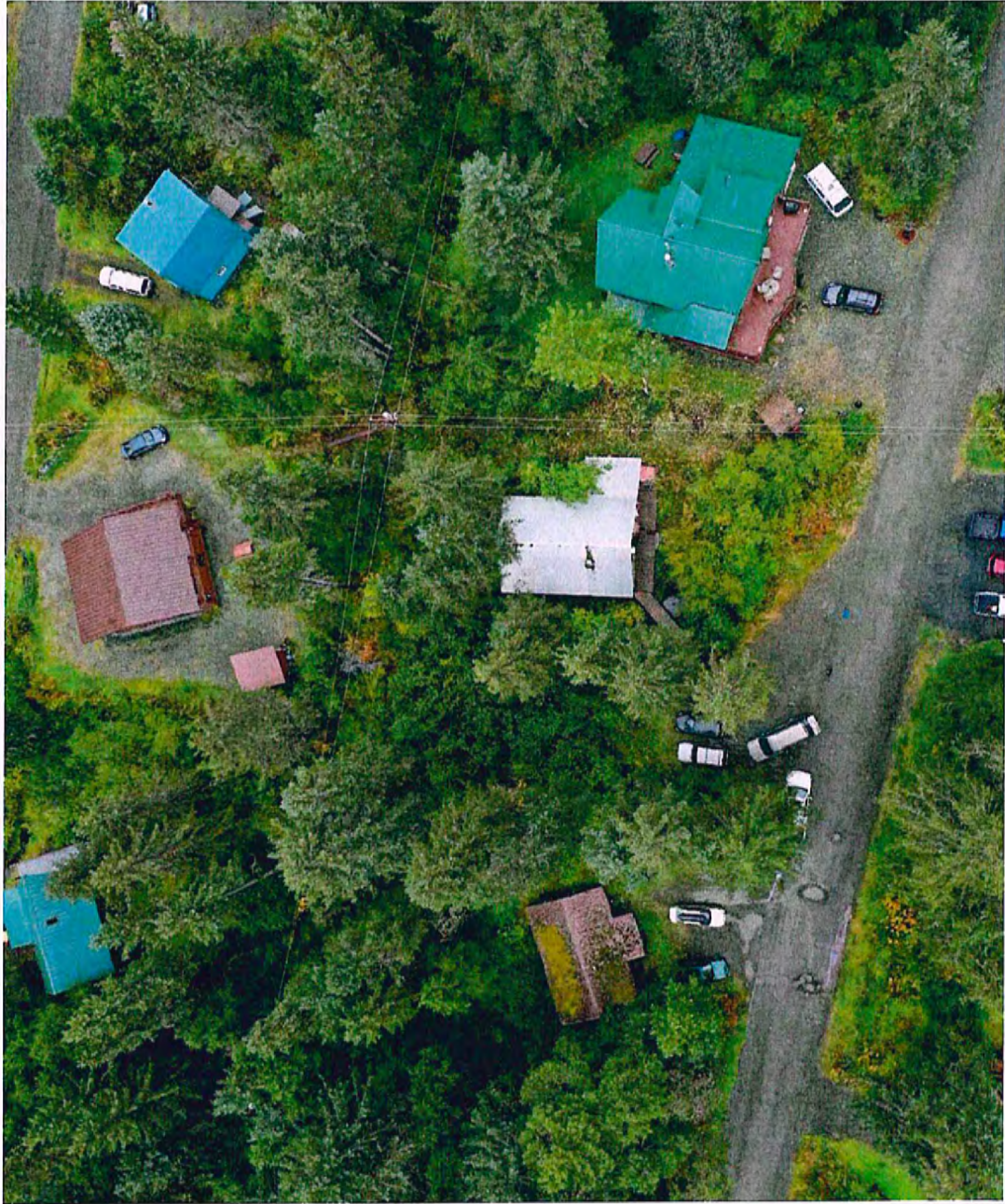
Garage
entrance



Creek at back
of garage



Aerial view
with
neighboring
structures



Lot with
easements
visible



Lot overlay



Conceptual Model

