Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

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Girdwood Board of Supervisors
PO Box 390
Girdwood, AK 99587

NOTICE OF PUBLIC HEARING: Monday, February 10, 2020

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2020-0018 99587$0390 B005

PETITIONER: Alyeska Resort Hotel Limited Partnership
REQUEST: Development Master Plan for Alyeska Resort Hotel Limited Partnership's development of the Alyeska Resort Nordic Day Spa.
TOTAL AREA: 4.22 acres
SITE ADDRESS: Vacant Land and 294 Tram Circle, Girdwood, Alaska 99587
LOCATION: Generally located east and south of Arlberg Avenue
CURRENT ZONE: GRST2 New Base Resort District
COM COUNCIL(S): Girdwood Board of Supervisors
LEGAL DESCR: Alyeska Subdivision Prince Addition, Tract A, Fragment Lots 10, 11, 12 & 13 (Plat 2008-126)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, February 10, 2020 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at http://www.muni.org/CityViewPortal. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: _____

Address: _____

_____

Comments: _____

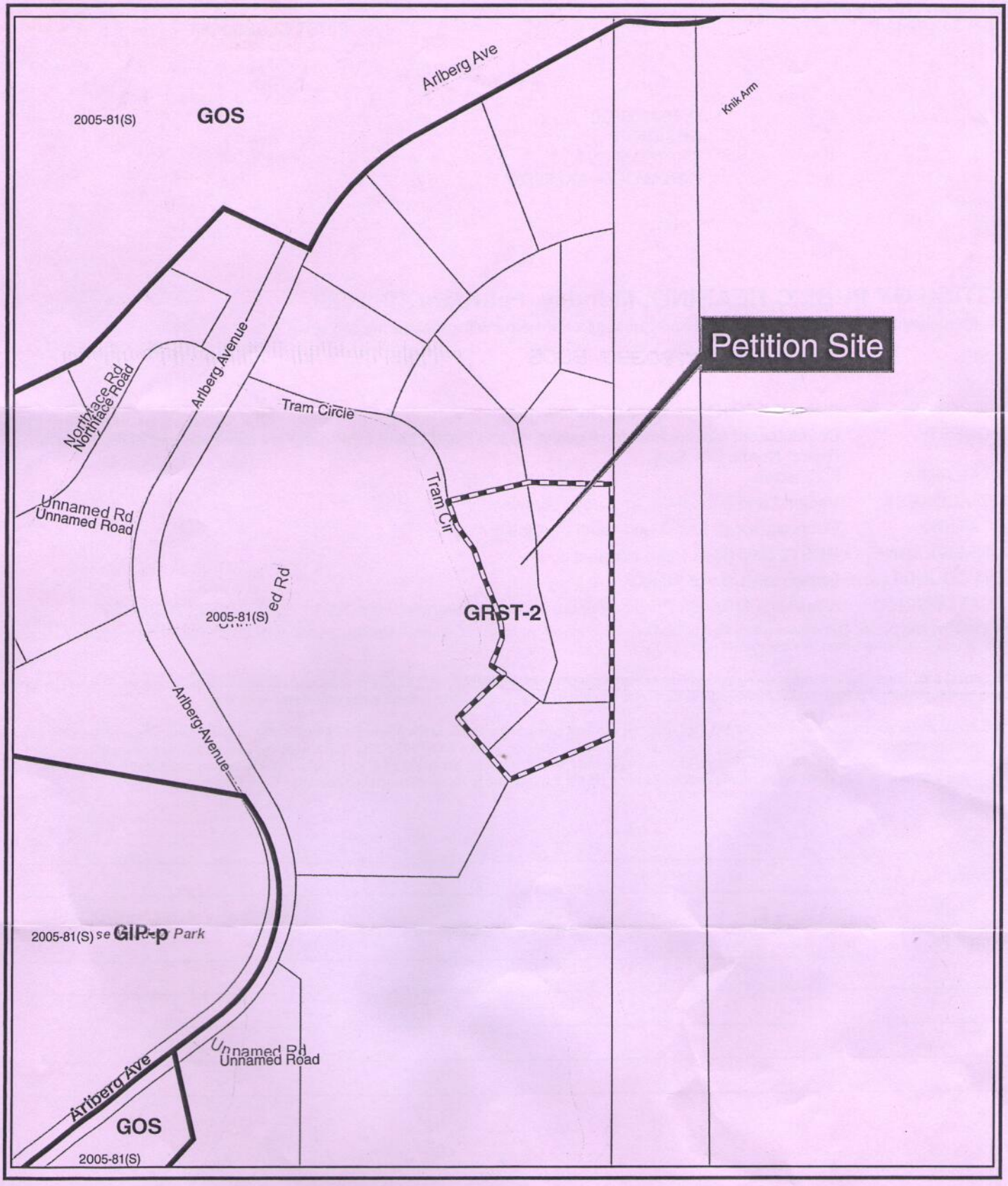
_____

_____

_____

_____

2020-0018

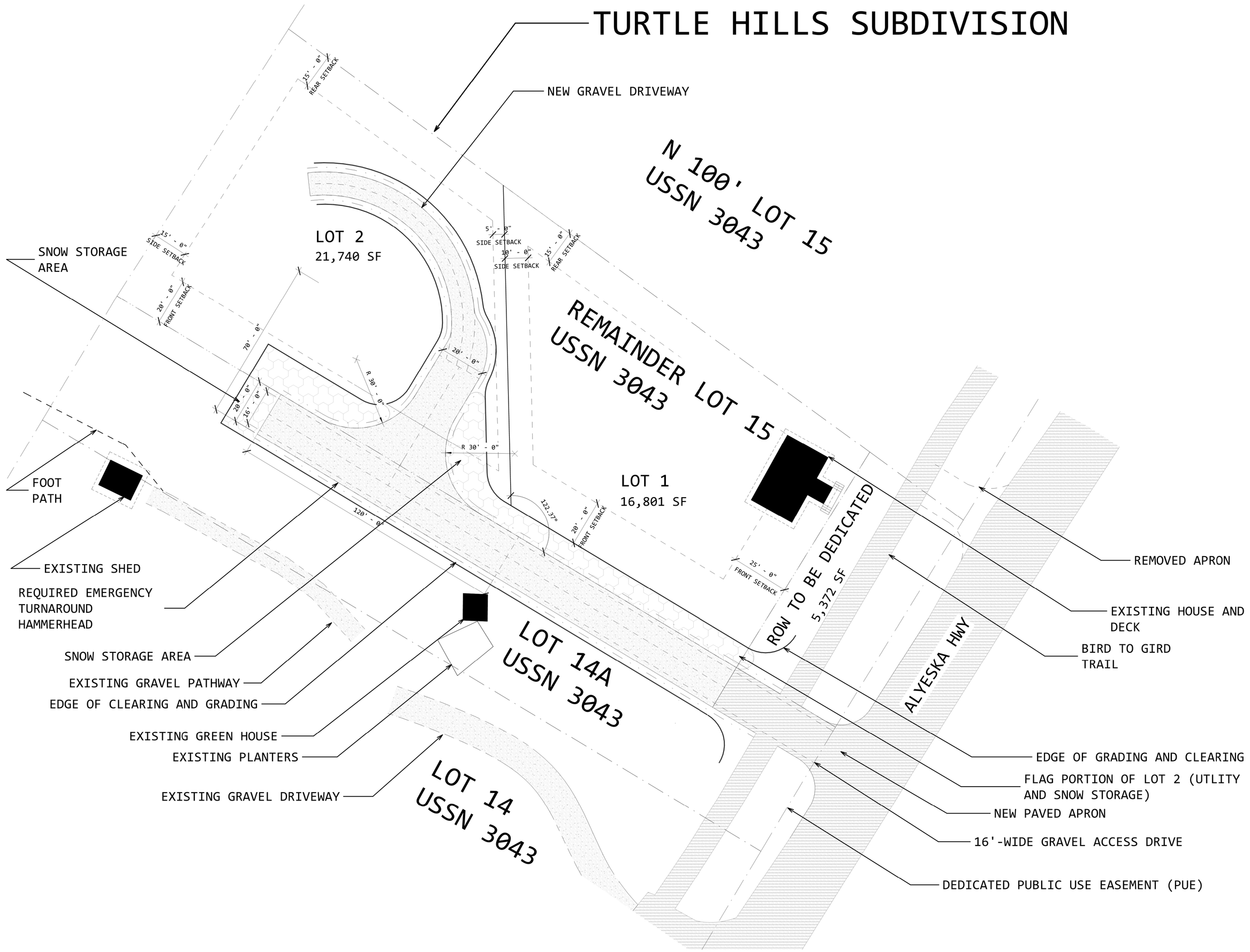


Municipality of Anchorage
Planning Department

Date: December 18, 2019

N

TURTLE HILLS SUBDIVISION



Site Concept:

The Turtle Hills Subdivision will be in Girdwood, Alaska, on the remainder of Lot 15 of United States Survey Number 3043, in Section 18 of Township 10 North, Range 2 East. The lot currently abuts the Alyeska Highway Right-of-Way as well as a dedicated Public Use Easement (Lot 14A).

The intent is to subdivide the portion of Lot 15 into two lots, one having an area of 16,801 sf and the other having an area of 21,740 sf. These sizes allow a single-family residence, single-family residence with an ADU, or a duplex, but are too small for multifamily structures. The development would use the Public Use Easement as its access. To reach the new Lot 2, the development would include construction of a 16’-wide gravel access drive and a new apron to Alyeska Highway. The existing apron to the remainer of Lot 15 would be removed.

To meet the requirements for emergency access, the drive would terminate in a “Hammerhead” turnaround. The drive would have two, two-foot-wide shoulders and drainage swales on either side. Addequate snow storage would mostly be on the new Lot 2, but some would occur at the end of the access drive in the PUE. No parking signs would be on either side of the drive, and at the end, preventing congestion and disruption to neighbors.

Turtle Hills Subdivision adds the potential for new housing at a scale sympathetic with neighboring lots. The access drive is as narrow as possible, and this allows for the least amount of clearing and site distrubance. Both lots would have driveways connecting to the access drive, instead of Alyeska Highway. Lot 2 would be a flag lot to allow a utilty service lines access to the residence, instead of developing a main line through the Public Use Easement.

Z Architects, LLC
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Drawn by: CWR
Checked by: MAZ

ZARCHITECTS
commercial • planning • interiors • residential

TURTLE HILLS SUBDIVISION
CONCEPT VISION
site plan, scale 1” = 25’-0”

13 JANUARY 2020

PO Box 978
Girdwood, Alaska 99587

December 19, 2019

Dear Neighbor,

My husband, Josh, and I are the new owners of 1011 Alyeska Highway. We propose subdividing the property into two single family lots, creating a new "subdivision" we are calling "Turtle Hills." We are working with Z Architects to design our proposed new single-family home.

We are required to host a community meeting prior to submitting our proposed preliminary plat to the Planning Department. As such, this proposed subdivision is an agenda item at the January 2020 Land Use Committee meeting:

DATE: Monday, 13 January 2020
TIME: 7:00 PM
LOCATION: 250 Egloff Drive, Girdwood, AK 99587 (our Community Room)

Legal Description: 1011 Alyeska Highway, Girdwood, AK 99587

Nature, scope, purpose of the proposed action: Turtle Hills subdivision proposes to subdivide the lot into two parcels for single family residences. We propose accessing both parcels via the adjacent public use easement. To do this, we propose variances to:

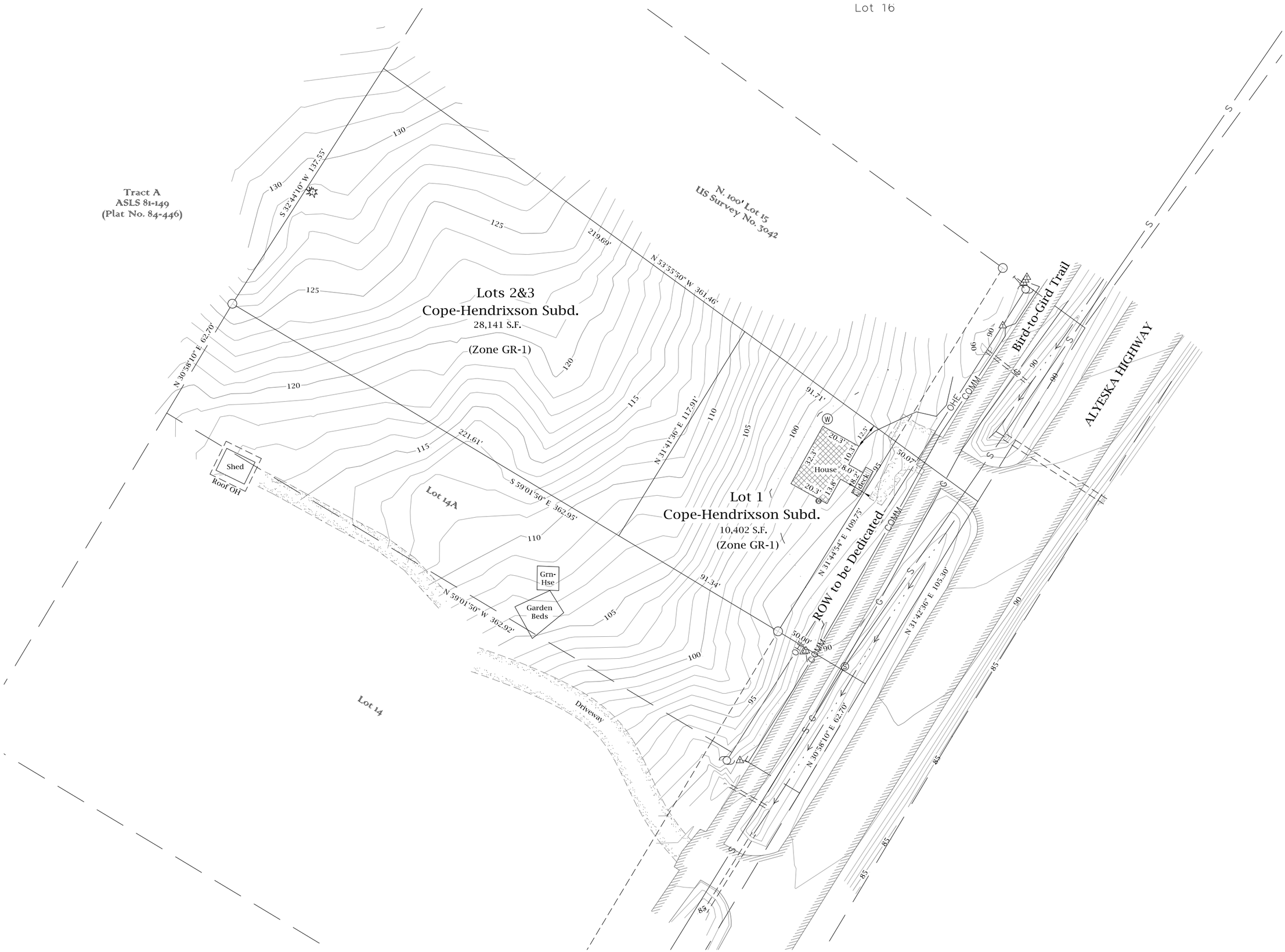
- AMC 21.08.030.L.1. – The requirement for a lot to have frontage on a dedicated right-of-way.
- AMC 21.09.070.f.5.f – The requirement for a minimum street width of 20 feet.
- AMC 21.09.070.f.5.d – The requirement for a pedestrian path/bikeway
- AMC 21.09.070.F.5.a – The requirement for local residential streets to be paved

At this meeting we welcome comments and questions. Otherwise, you are welcome to contact me directly for additional information: Christina Hendrickson at 907.575.4184.

Sincerely,

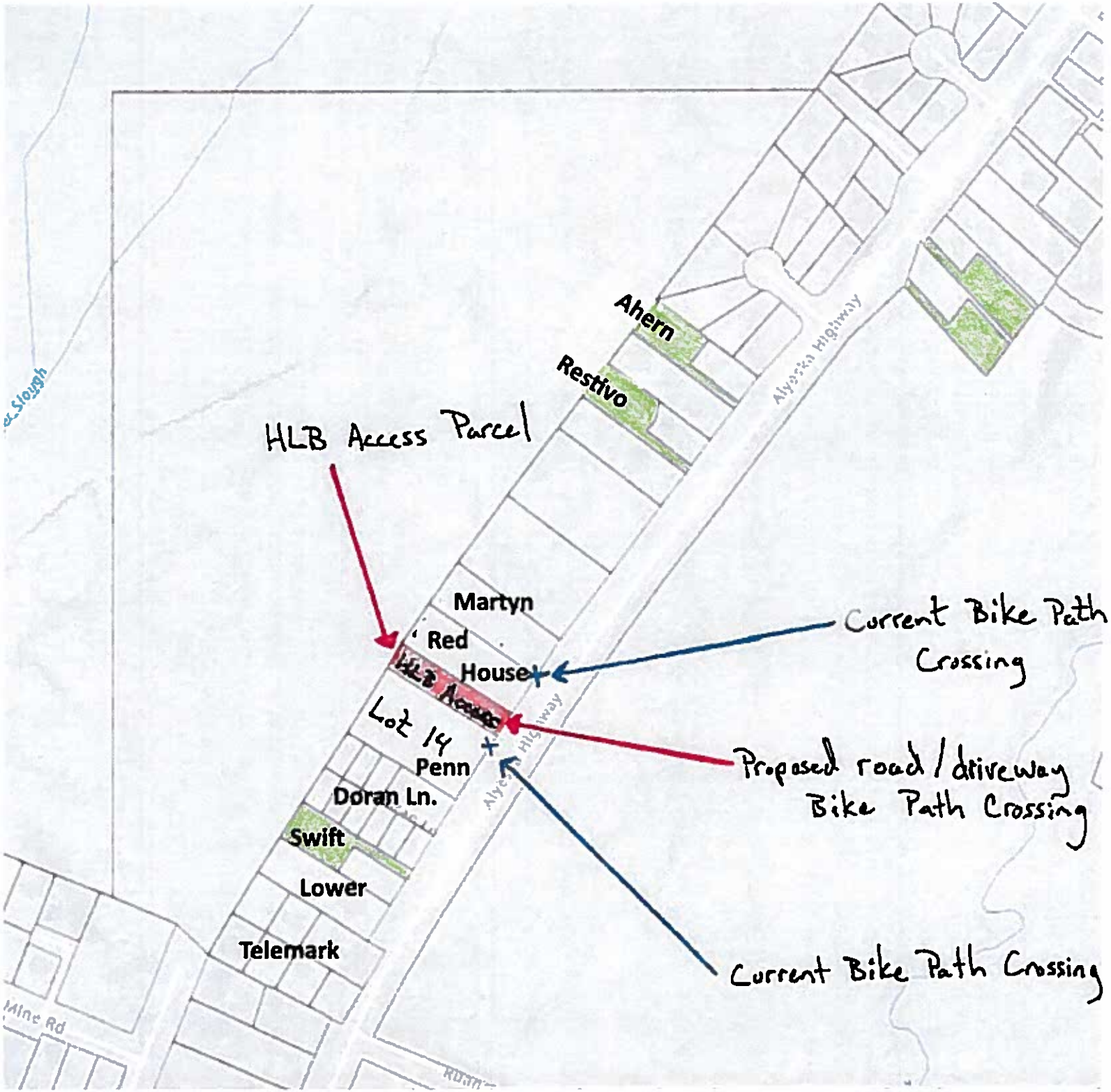
Christina C. Hendrickson

This notice satisfies the requirements set forth in AMC 21.03.020H



Lot 16
Tract A
ASLS 81-149
(Plat No. 84-446)
N. 100' Lot 15
US Survey No. 3042
Lots 2&3
Cope-Hendrixson Subd.
28,141 S.F.
(Zone GR-1)
Lot 1
Cope-Hendrixson Subd.
10,402 S.F.
(Zone GR-1)
Lot 14A
Lot 14
Shed
Roof OH
Grn-Hse
Garden Beds
House
deck
Driveway
ROW to be Dedicated
Bird-to-Gird Trail
ALYESKA HIGHWAY
OHE
COMM
S 32°44'10" W 137.55'
N 30°58'10" E 62.70'
N 53°55'50" W 361.46'
N 31°41'36" E 117.91'
S 59°01'50" E 362.95'
N 59°01'50" W 362.92'
N 31°44'54" E 109.75'
N 31°42'36" E 105.30'
N 30°58'10" E 62.70'
219.69'
221.61'
91.71'
91.34'
50.07'
50.00'

3D


Ahern
Restivo
Alyeska Highway
HLB Access Parcel
Martyn
Red
House
HLB Access
Lot 14
Penn
Doran Ln.
Swift
Lower
Telemark
Current Bike Path Crossing
Proposed road / driveway Bike Path Crossing
Current Bike Path Crossing

Ken Waugh:

I have concerns about the proposed development of a new access road from Alyeska Highway across the existing bike path to private property. I am a huge advocate for the bike path and trails in and around Girdwood. The ability to get outdoors and enjoy the nature that surrounds this community is one of my primary reasons for my living here. The ability to do this in a safe manner is, I feel, of paramount importance.

I use the bike path in this area at minimum once a day and sometimes as much as three or four times. The problems we had with vehicles using the bike path as a frontage road seems to have diminished with publicity and community involvement. However the problem of drivers inattentively crossing the bike path and looking only forward until they try to meld onto highway traffic is still very real.

I was close to being struck only last week so this crossing safety threat is a large concern to me. It occurs not due to slick roads and the inability to control the vehicle but rather hast and carelessness of the driver. It seems to me to be a needless infringement on public safety to add another access across the bike path just adjacent to the existing access. It provides no community benefit instead only benefiting the private property owner. Why raise the risk of pedestrian/bike interaction with poorly driven vehicles by constructing yet one more crossing that public does not need but must navigate.

There is also the issue of the disruption of path use during the construction phase and the impact it presents. I see no viable reason to bring potential harm to many for the benefit of one. I am opposed to this proposed development.

Sincerely

Ken Waugh MS, PA-C

Matt and Katra Wedeking:
For Land Use Committee Meeting, Jan 13, 2020.
We do not feel that the HLB land should be used to access the private property located at 1101 Alyeska Highway. An easement through the existing private property would be the best choice to access the proposed new parcels. Additionally, another crossing of the bike path seems unnecessary and unsafe.
Thank you,
Matt and Katra Wedeking

Sue Liebner:
I am not able to attend the Land Use Committee meeting tonight but I'd like to express my concern for an item on the agenda. LUC 1912-05

I live along the Alyeska Hwy and use the bike path frequently. My concern is that more development of new access roads along the bike path just adds more danger to the already existing danger of multiple road crossings.
I'm not opposed to property owners subdividing their own land but I am very concerned if property owners want to add more roads when properties can use existing access roads.
Please keep our bike path safe for our community and encourage property owners to continue to use existing access roads.
Thank you.
Sue Liebner, home owner
138 Brenner Circle

Girdwood

Received 1/15:
Tim Lydon
Hi,

I attended last night's Land Use Committee meeting but had to leave before getting an opportunity to speak. I would like to be on record as opposing the variances requested for new access to the Hendrickson property. I oppose the request based on the impacts to the bike path, impacts to the neighbors' properties & access, and on my understanding that the proposed access would commit public resources to the personal gain of one property owner.

Thanks for an informative meeting last night.

Tim Lydon
POB 963
Girdwood