Girdwood Trails Committee: GTC approved proposed narrow gauge grooming of the improved section of the Lower Iditarod NHT, Bird-Gird Trail to the first rest rooms, and Beaver Pond Trail. The 2' pack track is intended to increase access for all trail users on these trails. The November Master plan and Trails Committee meetings have been rescheduled to October 27.

Cemetery Committee: Nov 1 Day of the Dead event is being planned for Town Square Park. Cemetery Committee will have materials on the Girdwood Cemetery proposal and there will be information available regarding wills, Advanced Health Care Directives, etc. Cemetery Committee is moving forward with possible bond initiative for 2021 spring municipal election in conjunction with a similar effort in Eagle River.

T21C9 has provided commercial parking revision recommendations to MOA planning to review.

Housing Working Group (HWG) HWG re-started September 16 with overview of Housing topics and updates on status of projects. Session on Oct 14 will focus on Community Land Trust discussion.

HLB Report for Land Use: Report pending for October 8 meeting.

Imagine! Girdwood approved the draft Vision-Goals-Policies document at their Aug-26 meeting. This document is the core component of the new Girdwood plan. Image! Girdwood will be presenting it to the community at a Virtual Town Hall on Nov-10 to get feedback and suggestions and it will also be available online as a self-guided presentation. Background sections of the draft plan are being written with the goal of having a complete draft by Spring. Agenda and minutes are available at imaginegirdwood.org

Girdwood Board of Supervisors: GBOS received a presentation from R&M Consultants and DOT regarding the Seward Highway/Alyeska Highway Intersection. Project is in the initial phases. A public town hall meeting on the project is expected to be held in December and comments will be accepted through the project website.

Municipality of Anchorage

P.O Box 390

Girdwood, Alaska 99587

http://www.muni.org/gbos

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Jerry Fox & Robert Snitzer, Co-Chairs

Eryn Boone, Mike Edgington, Christina Hendrickson

Procedure for considering Out of Area Requests for hearing and action

Introduction & Overview:

Anchorage Municipal Code 2.40.030.E: The municipality recognizes the Girdwood Board of Supervisors as the community council ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090.

Occasionally there are requests for action not related to Girdwood Valley Service Area budget items of: parks and recreation, roads, cemetery, public safety and fire department and/or pertaining to items originating outside of the Girdwood Valley. These items must be represented a community sponsor*; action is voted on at Land Use Committee (LUC), and passed to the Girdwood Board of Supervisors (GBOS) for further consideration and action. This process typically requires two months (four meetings) and a majority vote of both LUC and GBOS to complete.

Process:

Petitioner must determine if they are seeking group action from LUC/GBOS or if they are seeking action by individuals in the area. If individual action is requested, the petitioner should speak under Public Comment at the Girdwood Public Meetings requesting that individuals take action. Public comment is limited to 3 minutes.

If action from the LUC/GBOS is requested, the item will follow LUC/GBOS procedures:

A. Introduction at LUC and GBOS as New Business

Item will be brought to the LUC and GBOS as New Business for introduction. This introduction should not last more than 5 minutes, plus Questions/Answer period. If the item does not have a community sponsor*, the petitioner must find one before it can be brought back to LUC and GBOS as Old Business for a potential vote.

B. Hearing at LUC and GBOS as Old Business

After one month, items with a community sponsor can come back for hearing and review by the LUC and GBOS to request action as Old Business. At least one week prior to the LUC meeting, the community

sponsor must provide draft language of the Resolution of Support. LUC will hear the topic and will vote whether or not to recommend action by the GBOS. If LUC votes in favor of the action, the draft resolution language will be reviewed by a member of the GBOS and the community sponsor to create a final draft. At the GBOS Old Business hearing, the topic will be discussed, including the recommendation of the LUC and proposed final language.

In the event that LUC and GBOS disagree on the outcome, a special meeting to resolve their differences will be called, as outlined in the GBOS Rules and Procedures and LUC Operating Principles.

*A community sponsor is any member in the community who meets the requirements as a voting member of the Girdwood Land Use Committee. A voting member is any person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

Approved by the LUC March 11, 2019
Approved by the GBOS March 18, 2019

GIRDWOOD LAND USE COMMITTEE
OPERATING PRINCIPLES

Statement of Purpose - To advise the Girdwood Board of Supervisors (GBOS) on land use issues based on research and community input. We encourage all those in Girdwood Valley to take part in discussing land issues facing the community by attending the meetings. It is hoped that in this way, we will reach the goal of representing the community on routine and controversial land use issues in a broader way.

Collaborative Process - The Land Use Committee (LUC) aims to apply the principles of the Collaborative Process, which is becoming common across the country for successfully solving community concerns. The Collaborative Premise states, "If you bring the appropriate people together in constructive ways with good information, they will create authentic visions and strategies for addressing the shared concerns of the organization or community." Necessary conditions for successful collaboration include a group of participants who are broadly representative of the community, and a credible, open process that is not dominated by any one group or sector.

Girdwood Valley is the area defined as "the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in AMC Section 2.40.090". Girdwood Valley includes the community of Girdwood and the Upper Crow Creek neighborhood. As defined in this document, Girdwood Valley extends beyond the boundary of the Girdwood Valley Service Area (GVSA) tax district.

Members – A Qualified Member is any person eighteen (18) years of age or older who is

a) a current resident and/or property owner, business owner or designated representative of a non-profit association, and;
b) who has resided in, owned property in, owned a business located in, or operated as a non-profit association for the preceding ninety (90) days or longer in Girdwood Valley.

Businesses and nonprofit entities not otherwise represented at the Girdwood Land Use Committee and who meet one of the following criteria may designate one (1) representative to be a voting member of the Girdwood Land Use Committee:

a) The business is a corporation operating in Girdwood Valley but without the representation of a director or corporate officer who otherwise meets the membership criteria.
b) The business is a partnership with all partners residing outside Girdwood Valley but operating in Girdwood Valley.
c) The business is a limited liability company with all member(s) residing outside Girdwood Valley but operating in Girdwood Valley.
d) The business is a sole proprietorship with the proprietor residing outside Girdwood Valley but the business operates in Girdwood Valley.
e) The nonprofit entity is a corporation duly qualified under a subsection of IRC 501 and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.
f) The nonprofit entity is an association duly organized under Internal Revenue Code and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.

Businesses and nonprofit organizations that qualify as described above may designate one (1) representative for the calendar year. The written request must be made January 1 thru 31 of each year or when commencing operations in Girdwood Valley. The written request must be delivered to the Land Use Committee Chair and duly recorded by the Land Use Secretary.

Designated representatives have one (1) vote on any issue regardless of whether they qualify for Land Use Committee membership under other categories.

Anyone may inquire of any person who purports to meet the membership requirements in order to determine their eligibility to be a member of the Girdwood Land Use Committee.

Officers - Officers must meet the Membership requirement. Officers are comprised of three members in the positions of Chair and two Vice-Chairs. Duties include:
Chair: set and post an agenda 7 days prior to meetings in coordination with GBOS Chair and/or GVSA Administrative Officer, facilitate meetings, present a summary of the meeting at the next GBOS meeting; uphold these Operating Principles.
Vice-Chairs: Assist and/or fill in for Chair as necessary.

Secretary - The Secretary role is a non-officer position performed by the GVSA Administrative Officer when that position is filled. Otherwise a Secretary will be elected from the Membership and considered a LUC Officer. The Secretary will take minutes and publicly post them before the next GBOS meeting, set out and retain (for historical records) a sign-in sheet for each LUC meeting.

Agenda and Minutes – Agenda and minutes are to be posted at the Post Office, the Library, and the Girdwood Community Center bulletin boards. Agenda and minutes are also posted on line at www.muni.org/gbos. PSAs on KEUL and/or Girdwood/MOA website shall be utilized to disseminate information whenever possible.

Election of Officers - Each year at the January meeting, nominations will be taken from the floor and all officers elected for the following year.

Meetings – Land Use Committee Meetings are scheduled for the 2nd Monday of each month at 7PM in the Girdwood Community Room. Meetings must be held at least every other month.

Presentations – Petitioners seeking variances, etc., municipal representatives or others who are seeking public input on a land use issue are requested to present their case at the LUC meeting. Presenters will address the LUC and GBOS boards and public from the front of the room at each meeting. Presenters should expect between 10-30 people in attendance.

Electronic copies of materials to be presented are requested to be provided to staff 1 week prior to the meetings at: gbos@muni.org.

Maps and drawings should be printed in a large enough format to be easily viewed by the entire room, or provided in electronic format to be displayed on screen.

Handout materials should be copied and provided at the back of the room for public (approx 20 copies) and for the LUC Officers (3), GBOS members (5), and staff (2).

Presentations should be clear and concise, not lasting longer than 15 minutes. After presentation, the board members will ask questions and will invite the public to ask questions and speak about the project.

Initial Presentation - Initial presentation is to be scheduled by the petitioner at the LUC and GBOS Regular monthly meetings.

LUC meetings are held the 2nd Monday of every month.

GBOS meetings are held the 3rd Monday of every month.

It is necessary for the petitioner to begin at the LUC, with the GBOS meeting the following week.

How to schedule initial presentation - Petitioner must schedule the initial presentation at least

one week in advance of the LUC Regular Monthly meeting. Exceptions to be approved by the Land Use Committee Chair. Requests are to be made by email: gbos@muni.org or by calling 343-8373. Name of the project, location, and name of the individual(s) who will present are needed. The item will appear on the agenda as New Business at each of these meetings, unless special meetings need to be called due to time sensitivity.

Relationship Between the Girdwood Land Use Committee and Girdwood Board of Supervisors - The Girdwood Board of Supervisors is designated as the Girdwood Community Council ex-officio by the Anchorage Municipal Assembly. Because of this, Girdwood is not recognized as a Community Council District in Municipal Code 2.40.040.D – Establishment of community council districts. With the adoption of 2.40.035.B on August 12, 2003, the Girdwood Community Association Rules and Bylaws were over-ruled and suspended.

Municipal Code 2.40.035.B Recognition of community councils; special ex officio community council recognition for Girdwood Board of Supervisors, states:
"Girdwood recognized; special provision. The municipality recognizes the Girdwood Board of Supervisors as the community council, ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090."

The LUC is a one-person one-vote organization, whereas GBOS business is voted upon by only the 5 board members. In consort with the ideals of community councils being the voice of the people with one-person one-vote, the LUC is designated by the GBOS to be the public hearing process for the GBOS.

In the event that the voting in LUC and GBOS do not match each other, the rules under **Voting Conclusions**, below, will be followed.

Discussion - All viewpoints are valid and welcome. Discussion is to be held in a respectful manner. It is the aim of the LUC to have broad citizen participation, therefore discussions can not be monopolized by a few individuals. Comments should be limited to two minutes. The facilitator is generally the Committee Chairperson, however, another officer or individual may be designated in his/her place. If discussion becomes contentious or out of hand the facilitator will choose who speaks next by "going around the room" – or via a sign up sheet, giving every person present the opportunity to speak. Additionally, prior to voting on major issues, it is recommended the facilitator close the discussion by going around the room for final comments. The facilitator will work cooperatively with all present to decide when thorough discussion is complete and/or when it is time to move on. In November 2001, it was decided that the Federation of Community Councils' sheet titled "Parliamentary Procedure, A Reference Guide to Moving the Meeting Along" would be used as a facilitating guide.

Issues Needing A Vote – Issues needing a vote (action items) require a minimum of two presentations at two different meetings at least a month apart. At the first meeting the issue will be introduced as new business with as much information as possible and requested. This provides the community with enough time to digest the information and come to the next meeting with an informed opinion prepared for a vote. The second meeting presentation will provide all information necessary to visualize and comprehend the entire nature and scope of the project and any other special requirements. An exception may be an issue of extreme importance of a timely nature beyond the control of the principals and/or representatives, in which case only one meeting is necessary and the rules for second presentation apply.

Conclusion of Business and Guidelines for Process – There are three conclusions that may be used for deciding the outcome of a petitioner's presentation. Land Use can vote to

recommend that the GBOS write a:

Letter of Objection:	When the vote is not in favor
Letter of Non-Objection:	When the vote is in favor, with no strong opinion or cause to write a:
Resolution of Support:	Used when the issue is of great concern and importance to the community.

A Letter of Non-Objection (LONO) or Resolution of Support should be provided to the GVSA Administrative Officer by the petitioner. This will be re-drafted to reflect the ideas and outcome of the discussions and final vote. These final actions will be passed to the GBOS along with comments from the LUC and the final vote count.

Voting - Every eligible member (described under "Members" above) is qualified to vote ("one person, one vote"). There shall be a sign-in sheet displayed at each meeting (and maintained by the LUC Secretary). Votes are taken by a show of hands. Absentee voting by proxy is not allowed, but absent members are encouraged to submit written comments which will be read at the LUC and passed on to the GBOS. Discussion of major land use issues may require more than one meeting and every attempt must be made to ensure that the broad community has had ample opportunity to review and comment on issues before a vote is taken. The exact number of yeas and nays will be presented at the GBOS meeting.

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. Either the Land Use Committee or the GBOS chair may ask the other group to reconsider their action in view of the additional and/or new information. An issue can be sent back to either group one (1) time for reconsideration, and the issue in question must appear on the following month's agendas.

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 GBOS/LUC 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.

Education - It is the goal of the LUC that members become well educated on regulations, agencies, and other topics of importance to understanding land use issues. Community members are encouraged to give brief educational presentations to the LUC in their area of expertise.

Coordinating with the GBOS - The GBOS Supervisor assigned to Land Use as an area of responsibility is encouraged to attend LUC meetings to assist coordination and communication between the two groups.

Guiding Principles and Continuous Review and Refinement of this Document - The Girdwood LUC is a voluntary citizen’s committee. These principles are meant to guide the process, but may also require flexibility. Success depends on broad participation from the community and the continual review and refinement of these principles.

Adopted by the Land Use Committee - 10/12/98
Approved by the GBOS - 10/19/98
Minor revisions - 4/12/99, 2/25/02, 12/07/03
Adopted by Land Use Committee 1/05
Attendance and other Revisions – 8/14, 10/16
Adopted by Land Use Committee, 12/19/16
Revision to chair and vice chairs – 3/18
Revision to clarify GVSA boundary and membership – 12/19

J. Pascale - 4/12/99
J. Jonas – 2/25/02, 12/07/03
L. Leonard 12/19/16

Appendix A
Conditional Use Process

Timeline and Number of Presentations – Timeline follows the general LUC Presentation Process.

What to bring to the initial LUC and GBOS presentations:

- Preliminary Site Plan
- Floor Plan
- Elevations all around
- Zoning status of that site and lands abutting the site
- Statement of projected positive impacts
- Statement of possible negative impacts
- Road development plans
- Statement of any expected requests for variances from zoning regulations

Second Presentation - The Second Presentation will be scheduled once the petitioner's Planning and Zoning (P&Z) Department packet is received by Girdwood Municipal Staff. Presentation must occur prior to the petitioner's P&Z hearing.

How to schedule second presentation - When petitioner's P&Z packet is received by Girdwood Municipal Staff, the petitioner will be notified and the 2nd presentation will be scheduled at the next LUC and GBOS meetings, unless special meetings need to be called due to time sensitivity. The item will appear on the agenda as Old Business at each of these meetings.

What to bring to the Second LUC and GBOS Presentations:

- 35%-65% design plan with drawings, engineering, grading and drainage, watershed report, parking
- Updated versions of all items from the initial presentation
- Specific request for and draft language of Letter of Non-Objection/Resolution of Support

With this information, the public will be able to consider and comment on the project in time for the P&Z hearing.

At the LUC meeting, the petitioner will present their project and make known their request for a LUC recommendation that GBOS to write a Letter of Non-Objection (LONO)/Resolution of Support to P&Z.

The LUC and public will ask questions of the petitioner. LUC will take note of the public's comments regarding the project and will call for a vote of the public in attendance at this meeting

regarding the LONO/Resolution of Support. This information and vote tally will be forwarded on to the GBOS.

At the GBOS meeting the following week, the petitioner will present their project, addressing the comments heard at the LUC meeting, and will make a formal request for a LONO/Resolution of Support to be written to P&Z. GBOS and public in attendance will ask questions of the petitioner. After hearing the presentation and public comment, and considering the input provided from LUC, the GBOS will vote on the request for a LONO/Resolution of Support.

Conflict Resolution of Conditional Use Permit Items - In the event that the votes in LUC and GBOS are not in agreement, LUC and GBOS will schedule a separate public meeting with the petitioner to discuss the project. Whether the LUC and GBOS come to agreement or not, the positions of both LUC and GBOS will be forwarded to MOA Community Planning Department within three (3) working days. A copy of the correspondence forwarding the GBOS/LUC votes shall be given to all GBOS/LUC board members for review and comment before being sent to the MOA.

Note: Any changes to the Timeline and Number of Presentations for Conditional Use Permit Presentations in the LUC Operating Principles must be coordinated with the same document in the GBOS Rules and Procedures, and vice-versa.

Dear Community Council:

Notice:
On or before September 1 of each year, the Municipal Clerk is required to notify all Community Councils of liquor licenses located within their boundaries that will be reviewed by the Assembly for the upcoming liquor license renewals (AMC 2.30.120C). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the 2021-2022 liquor licenses which are anticipated to submit renewals and are sorted by community council for ease of review.

Public Hearings and Resolutions:
The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the Assembly on any liquor license renewals within their boundaries (AMC 2.30.120C). To request a public hearing, the Community Council must adopt a resolution asking the Assembly to hold a public hearing on the liquor license renewal and must send the resolution directly to the Office of the Municipal Clerk at munilicenses@muni.org<mailto:munilicenses@muni.org>.

The request for a public hearing should be in the form of a resolution and preferably containing the following information: Number of community council member votes in favor of the request and the number of votes opposed; specific facts, including dates; and supporting documentation. **The resolution must be received no later than October 15, 2020**.

664	2 Go Mart #54	Package Store	2020
1551	Double Musky Inn	Beverage Dispensary-Public Convenience AS 04.	2020
3449	The Sundry Shop at Alyeska	Package Store	2020
3558	Hightower Pub	Restaurant/Eating Place	2020
5210	Sakura Asian Bistro	Beverage Dispensary-Tourism Duplicate	2020
5211	The Pond Cafe	Beverage Dispensary-Tourism Duplicate	2020
5518	Girdwood Brewing Company	Brewery	2020
5758	Spoonline	Restaurant/Eating Place	2020

ahba
Anchorage Home Builders Association

To whom it may concern,

The Anchorage Home Builder's Association (AHBA) opposes several proposed amendments to the Title 23 code which would move the cost of buying a new home in Anchorage out of reach for thousands of Anchorage residents.

For the past several years, city planners and others have observed that Anchorage is well below the rate of construction we need simply to maintain our existing housing stock, let alone grow. Far from addressing this by making it easier to build homes, adding a variety of requirements in the interest of making future development in Anchorage more ideal has proven irresistible.

This trend continues with the proposed changes to Title 23.

23.10.104.9 – Building official may audit third party plan reviews. Third party plan reviews must submit their calculations to MOA.

- Third party plan reviews already require construction clients in Anchorage to pay extra, adding a layer of additional review/potential dispute without a corresponding demonstration of need or investigation of alternatives is counter to the public interest.
- We have already begun seeing examples of municipal employees reviewing plans for compliance with codes under review by independent plan reviewers.
    - Current code states: "it shall not be the responsibility of the building official or any other departments of the municipality to review the application for compliance with applicable building codes under review by the independent reviewing professionals"
    - The MoA interests are already fully protected by language requiring liability insurance for the credentialed and registered independent reviewers and waivers of claims against the MoA
    - This level of review is duplicitous and an inefficient use of municipal employees time when they are already facing backlogs

23.30.210.52 – Would require all new homes to rough-in Electric Vehicle (EV) charging stations.

- This attempt to drive consumer behavior ignores the possibility of changing market forces in the future.
- If not used, roughed in electrical will both harm housing affordability while increasing the carbon tab of new construction. This is an item better left to the market, with incentives if the market is failing to adjust for relevant incentives on its own.
- The savings (cost or carbon) of doing this at the time of initial construction vs as a retrofit is minimal.

8301 Schoon Street, Suite 200
Anchorage, AK 99518

ahba
Anchorage Home Builders Association

23.45.507.1 – Would require sprinkler systems on all homes more than 600 feet from a fire hydrant.

- This provision would single-handedly add a five figure premium to the minimum cost of construction on a majority of Anchorage's unbuilt lots.
- With a replacement rate of about 4%/decade, even in 20 years, fewer than 10% of Anchorage residents would be protected by mandated sprinklers, while many more will have been denied the ability to purchase a new home (or move into a nicer unit vacated by someone who built new).

23.85.R302.13 - MOA disregarded the code amendment approved by the committee regarding fire protection of the ceiling of a basement.

- The code committee is made up of experts, and while they understand and appreciate the need for safety; they also understand and appreciate the unique costs and other barriers faced in Anchorage and Alaska.
- The municipality deciding that the experts' recommendations are merely advisory to the true authority (municipal employees) regarding what is in the best interest of our community fundamentally undermines the role of the code committee.
- The municipality's recommendation will reduce the number of new houses built in Anchorage, we support the code committee's recommendation to allow more homes to be built.

23.85.R802.12 - AHBA supports the partial height truss blocking option.

- The option should be retained.

23.60.R101 through 23.60.R505- Adds the requirements of the energy code to the MOA code.

- AHBA supports building to energy efficiency standards, but is concerned this section could be construed as adding a redundant process to meet a standard there is an excellent and widely utilized process for.
- AHFC already has a process to ensure efficiency standards are met, and a VAST majority of homes are required to meet the standards by the financing institution or title company.
- AHBA supports making the AHFC process mandatory, but does not support the municipality introducing a separate mechanism for checking energy efficiency requirements.

Sincerely,

Eric Visser
President, Anchorage Home Builders Association

8301 Schoon Street, Suite 200
Anchorage, AK 99518

Resolution in Support of the Municipal Local Landmark Register Ordinance

Resolution No. 2020-_____

WHEREAS, Municipal Planning Department staff and/or members of the Anchorage Historic Preservation Commission (HPC) have attended our meetings and shared with the Girdwood Board of Supervisors the process and benefits of establishing a local landmark register, and

WHEREAS, the HPC was given the duty to prepare and submit to the Assembly, Mayor, and Planning and Zoning Commission, to be adopted by ordinance, a procedure for designating historic and cultural resources for inclusion into the Municipal Historic Inventory, and

WHEREAS, the recognition of cultural and historic resources gives the public valuable information about the people who came before, their struggles, successes, and ways of life; and

WHEREAS, local landmark registers are a foundational element of historic preservation programs throughout the world enabling communities to survey, recognize, and preserve their unique history and culture by inventorying and listing these resources in a local landmark register; and

WHEREAS, across our nation citizens appreciate historical, architectural, natural, and cultural character as being essential to the identity and unique character of their communities, and

WHEREAS, cultural and historic resources exist in each community council, village, or settlement area of the Municipality from important Dena'ina camps and fishing places, Russian fur and gold mining sites, homestead and farm areas, to ski hills, World War II bunkers, and beyond, and

WHEREAS, the Girdwood valley area contains historic and cultural resources including **[xxxxx]** that may qualify for recognition on the proposed local landmark register, and

WHEREAS, the residents of the Municipality of Anchorage expressed their support for the establishment of a local landmark register during the Municipal-wide historic preservation planning process initiated in 2017, and

WHEREAS, any ordinance set for Assembly approval must be shared with the community councils, villages, or boards for their comment and support.

Now therefore be it resolved that the Girdwood Board of Supervisors is in support of the Anchorage Assembly adopting the Municipal Local Landmark Register Ordinance. The Girdwood Board of Supervisors also looks forward to implementing this ordinance so that we can publicly recognize the unique history and culture found in our community and the Municipality of Anchorage.

_____ _____

Chair Secretary

Votes Yes: _____ Votes No: _____ Abstain: _____

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

FIRST CLASS MAIL

Girdwood Board of Supervisors
PO Box 390
Girdwood, AK 99587

NOTICE OF ADMINISTRATIVE DECISION: Thursday, November 5, 2020

The Municipality of Anchorage Community Development Director will consider the following:

CASE: 2020-0129 9555730350 8005

PETITIONER: Matthew P. Ketchum
REQUEST: Administrative Review to Rebuild Nonconforming Use or Structure (Duplex). **THIS IS NOT A PUBLIC HEARING**
TOTAL AREA: 0.28 acres
SITE ADDRESS: 626 & 628 Alyeska View Avenue, Girdwood, Alaska 99587
LOCATION: Generally located east of Alyeska View Avenue, south of Cortina Road, west of Arlberg Avenue and north of Alyeska Subdivision
CURRENT ZONE: gR-2 Single-Family/Two-Family Residential District
COM COUNCIL(S): Girdwood Board of Supervisors
LEGAL DESCR: Alyeska Subdivision, Block 2, Lot 1 (Plat 63-18)

The Director will issue a decision regarding the above matter on Thursday, November 5, 2020 in the Permit Center, 4700 Elmore Road, Anchorage, AK.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area.

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: _____

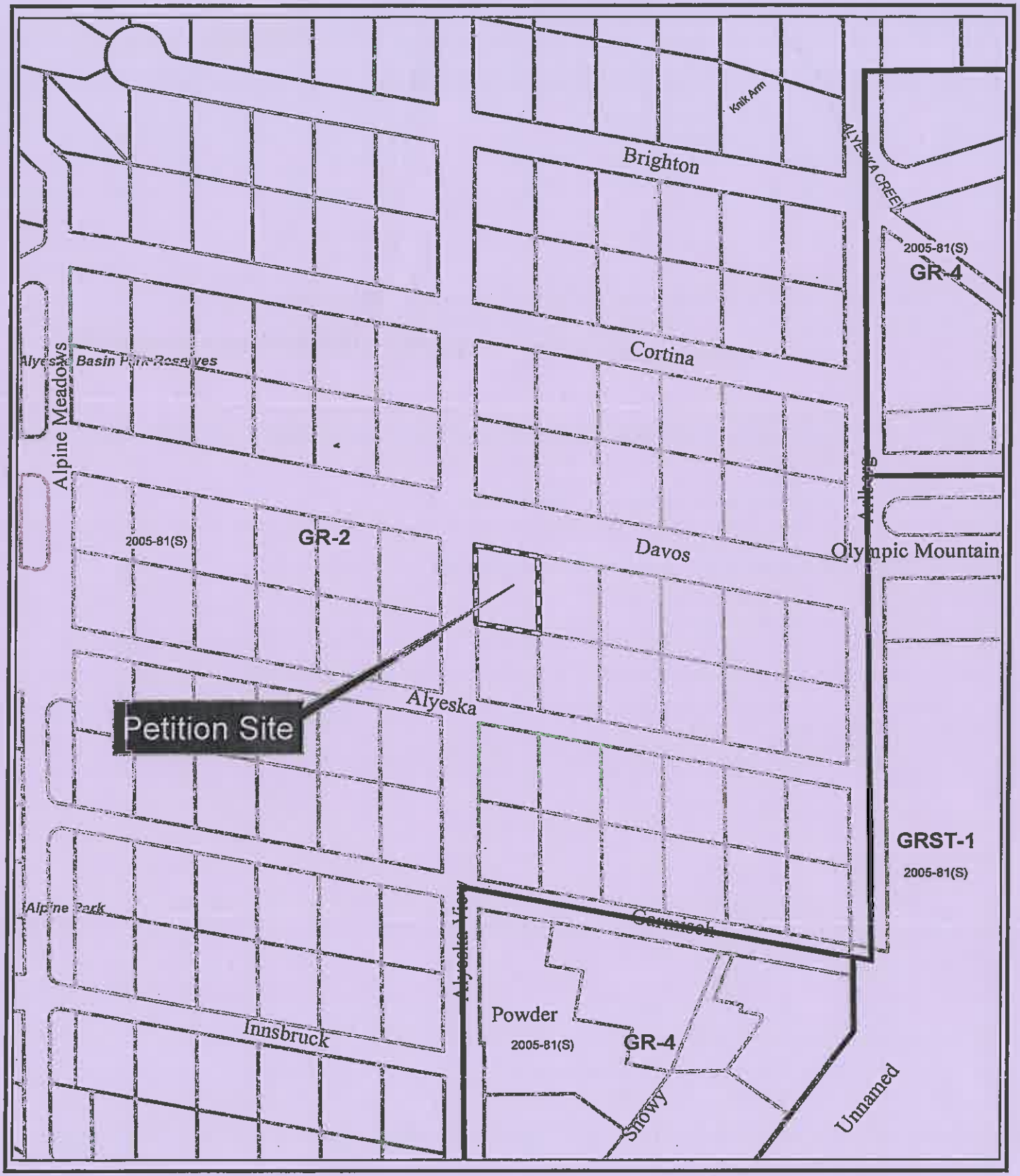
_____

_____

_____

_____

2020-0129



Municipality of Anchorage
Planning Department

Date: September 18, 2020

N

Application for Administrative Review to Rebuild Nonconforming Use or Structure

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

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) Ketchum, Matthew P.	Name (last name first)
Mailing Address 590 S Stamper Dr.	Mailing Address 590 S Stamper Dr.
Wasilla, AK 99654	Wasilla, AK 99654
Contact Phone – Day Evening (907)229-8558 376-2280	Contact Phone – Day Evening
Fax n/a	Fax n/a
E-mail matt@khcivil.com	E-mail

*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): 076-013-27-000

Site Street Address: 626 Alyeska View Ave., Girdwood, AK 99587

Current legal description: (use additional sheet if necessary)

Alyeska BLK 2 LT 1

Zoning: GR-2	Acreage: 0.28	Grid #: SE4816	Underlying plat #: 63-18

NONCONFORMING APPROVAL REQUESTED

Select one: ☐ Nonconforming Structure ☑ Nonconforming Use

Describe non-conformity:

Approved Nonconforming structure approved 8/21/2020 for a duplex in zoning GR-2.

Has the nonconforming use or structure been abandoned, discontinued, vacant or inactive for one year? Please explain.

No. It was razed in June, 2020

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review 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 site plan.

Matthew P. Ketchum — 9/4/2020

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

Matthew P. Ketchum

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:
SH	2+1	2973.75	2020-0129

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
- ☐ Preliminary Plat ☐ Final Plat - Case Number(s):
- ☐ Conditional Use - Case Number(s):
- ☐ Zoning Variance - Case Number(s):
- ☐ Land Use Enforcement Action for _____
- ☐ Building or Land Use Permit for New duplex
- ☐ Wetland permit: ☐ Army Corp of Engineers ☑ Municipality of Anchorage

SUBMITTAL REQUIREMENTS (continued on page 3)

1 copy required:

- ☑ Signed application (original)
- ☑ As-built survey with original signature from surveyor, less than 2 years old
- ☑ The letter of non-conforming determination from Land Use Review
- ☑ 8 ½" by 11" copy of site plan/building plans submittal

26 copies required:

- ☐ Signed application (copies)
- ☐ As-Built Survey less than 2 years old (copies)
- ☐ The letter of non-conforming determination from Land Use Review
- ☑ Project narrative explaining:
  - ☑ the project ☑ planning objectives
  - ☑ addressing the approval criteria on page 3 of this application
- ☑ Site plan to scale depicting, with dimensions:
  - ☑ building footprints ☑ parking areas ☑ vehicle circulation and driveways
  - ☐ pedestrian facilities ☐ lighting ☑ grading
  - ☑ landscaping ☐ loading facilities ☐ freestanding sign location(s)
  - ☐ required open space ☑ drainage ☐ snow storage area or alternative strategy
  - ☐ trash receptacle location and screening detail ☐ fences
  - ☑ significant natural features ☑ easements
  - ☑ project location
- ☑ Building plans to scale depicting, with dimensions:
  - ☑ building elevations ☑ floor plans ☑ exterior colors and textures
- ☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

APPROVAL CRITERIA

The Planning Director may only approve a request to replicate a nonconformity if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

AMC 21.12.030D.2. Approval Criteria for Nonconforming Uses

a. The nonconforming use is or shall be made compatible with uses allowed on adjacent properties, in terms of site design and operating characteristics (such as lighting, noise, odor, dust, and other external impacts);

b. The nonconforming use will not limit, impair, or impede the normal and orderly development and improvement of surrounding property for uses permitted on those properties;

c. Utilities, access roads, drainage, and other necessary facilities are sufficient to service the use, or will be provided;

d. Adequate measures have been or will be taken to provide ingress and egress that are designed to minimize traffic congestion on the streets; and

e. The nonconforming use will not result in the creation of additional nonconformities or the need for any variances.

AMC 21.12.040D.2. Approval Criteria for Nonconforming Structures

a. The nonconforming structure is or can be made compatible with uses allowed on adjacent properties, in terms of site design and operating characteristics (such as lighting, noise, odor, dust, and other external impacts);

b. The nonconforming structure will not limit, impair, or impede the normal and orderly development and improvement of surrounding property for uses permitted on those properties;

c. The parking, landscaping, and lighting either conform to the requirements of this title, or are moving towards conformity to the maximum extent feasible;

d. Utilities, access roads, drainage, and other necessary facilities are sufficient to service the use, or will be provided; and

e. Adequate measures have been or will be taken to provide ingress and egress that are designed to minimize traffic congestion on the streets.

Ketchum Duplex

626 Alyeska View Ave., Girdwood, AK

Permit #R20-1548

Project Narrative:

This property was purchased in 1993. The property has been used as a family weekend ski cabin and for nightly rentals since it was purchased. Deterioration and decay of the foundation and exterior walls became in issue in about 2008. Minor repairs and "patches" to the foundation, walls, and roof had occurred prior to about 2008, but became more frequent after 2008. In 2014 an exterior wall and foundation failure required immediate attention. We spent in excess of $30k to repair the failed foundation and exterior wall. We began to realize that more significant repairs would be needed to maintain the structures integrity and habitability. In November 2018, the major earthquake in South-Central Alaska exacerbated the foundation and decay issues of the structure. Temporary repairs to the roof were made in May to address damage from ice and snow damming. In July of 2019, several floor joists failed from decay/settlement and repairs were made them and the adjacent foundation. The structure, in fact, became potentially unsafe for our families and guests. In 2019 we decided to rebuild the duplex. The property was in use until January 2020 when signs of imminent structural failure became evident.

Rebuilding the duplex structure would mitigate many issues that had become concerning. They were as follows:

- Foundation settlement from the earthquake in 2018
- Foundation rot and decay from ground to wood foundation construction
- Replace rotted exterior walls that leaked and showed signs of structural failure
- Roof needing to be replaced (40+ yrs. old)
- Vacating utility easement encroachment on the east property line
- Improve utility consumption (gas & electric bills >$600/MO)
- Decrease structure footprint on our lot thus increasing parking, snow storage, huge cottonwood trees, privacy and space from our neighbors
- Upgrade exterior façade improving the property value and adjacent properties

In early 2020, we designed a new duplex structure for our parcel. In May 2020, we submitted our plans to the Muni for a building permit. We received a demolish permit (R20-1548) to demolish the existing duplex structure, bunk house cabin and deck. In August 2020 we were informed our lot was an illegal nonconforming property for GR-2 zoning and our permit was stalled. We completed an Application for Nonconforming Determination for our duplex and received an "approval" of a Legal Nonconforming Structure on our lot. We subsequently had our structure analyzed by a Professional Structural Engineer and determined that the structure would have required in excess of 50% of the structure value to repair the rot, decay and settlement damages mentioned above. Now we seek an Administrative Approval to rebuild and replace our duplex with a more energy efficient, modern, space saving and attractive structure.

Addressing the Approval Criteria:

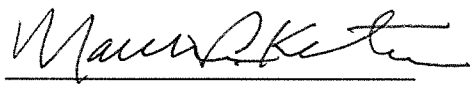
a.) The new structure will improve the adjacent properties by increasing the space between structures thus reducing manmade light annoyances, improving nature light, improving views, decreasing residence's noise, increasing parking area and snow storage areas on this corner lot.

b.) The improved property will have no impairment or impede any development from our neighbors and surrounding properties. In fact, our development will improve the neighbor hood with a more modern, attractive and energy efficient building.

c.) The parcel has service to AWWU water and sewer. Both utilities will be upgraded in the development. In fact, the 30+ year old water line will be replaced from the property line into the new structure. The sewer line will be exposed and insulated to prevent future frozen plugs or ruptures of the service line. This will benefit all our surrounding neighbor's quality of life.

d.) Our lot is a corner lot and has had a circular driveway for decades providing access on to both Davos Road and Alyeska View Ave. There is significant ROW on these streets for snow storage, parking, pedestrian access, bicycling, skiing and stormwater drainage. We have never experienced any access issues and maintain that the new structure will continue to provide excellent ingress and egress to our property and adjacent parcels.

e.) While our parcel is a Legal Nonconforming Structure (duplex), there are many similar structures/homes in the neighborhood that are duplexes, B&B's and nightly rental homes. We have no indication that our new building would create any additional nonconformities that would require a variance with the Muni.



Matthew P Ketchum, 9/4/2020

2 September 2020

Mr. Matthew (Matt) Ketchum
590 S Stamper Drive
Wasilla AK 99654
via email: matt@khcivil.com

Subject: Structural Assessment of Property Damage
626 Alyeska View Avenue, Girdwood AK

Mr. Ketchum:

Thank you for the opportunity to review the existing conditions of your duplex in Girdwood, AK. I understand that the existing structure was thought to be in extremely poor condition and therefore more economically feasible, and safer, to demolish in its entirety and rebuild a new structure, rather than to try to repair. For this reason, the duplex has already been demolished and my structural condition assessment is based off numerous photos you provided, prior to the demolition taking place. Some of the photos provided were during previous repairs that were performed trying to remedy portions of deteriorated structure. The previous renovation photos were most helpful as this showed structure that may have otherwise been hidden behind architectural finishes.

Some relevant items noted during review of the provided photographs:

- Portions of crawlspace with and without a vapor retarder/barrier.
- Wood framed foundation stem walls with earth directly against the plywood.
- Floor framing configuration varied in the crawlspace.
    - Some floor beams were supported with a combination of wood posts and bottle jacks.
    - Some floor beams were supported by wood shims directly on grade; these were subject to varying degrees of wood decay.
- Deteriorated/damaged edge beams along the perimeter of the floor framing
    - In some cases, the edge beam lost all structural integrity and appears to have several inches of deflection, including deflection of the supported wall above.
    - Other cases, a significant portion of a beam's cross section was missing, presumably from rot, leaving daylight between the top of the beam and bottom of the wall framing.
- Floor beams with crushed bearing seats, causing varying floor elevations.
- Deteriorated/damaged wall framing.
    - This most commonly occurred at the ends of half-round logs that protruded out from the building corners. However, the deterioration was not isolated at the ends of the logs and continued inside the building envelope, in some cases several feet of wall length within the living space.

    - Where excessive floor beam deflection had occurred, this buckled wood stud furring on this inside of the half-round logs.
- Weathered deck framing in varying degrees of repair
- Weathered roof fascia

The damage noted in the photographs appears to have been a combination of lumber deteriorated from dry rot, overloaded structural members, and differential settlement of the foundation. The November 2018 earthquake may have contributed to some of the damaged members, particularly if they were already partially compromised from wood decay. Since a structural assessment was not performed immediately before and after the November 2018 seismic event, it is not possible to determine how much of the damage can be attributed to the earthquake.

If the existing structures were to have been salvaged, it appears the existing foundation would have required replacement. In order to construct a new foundation, the existing superstructures would need to be lifted in place. So, in addition to the new foundation construction cost, there would be cost associated with the labor and specialized equipment to lift (aka jack) the structures off the existing foundation. Considering the wall deterioration noted above, structural reinforcement would likely be required for the buildings to survive the jacking forces. The new foundation construction would then take place in and around the hoisted superstructures, or the superstructures would have to be temporarily located offsite to allow for conventional construction activities. As a structural engineer, construction cost estimates are not part of my typical scope of work, however a ROM (Rough Order of Magnitude) construction cost for a new foundation, including building lifting/jacking, could be as much as $100k.

In addition to the foundation work, the deteriorated walls would require repair. I understand that a wall had been repaired several years ago and the cost was approximately $35k. This included removing wall finishes, removing adjacent flooring, removing the wall vapor barrier, insulation, replacing damaged wall stud furring, replacing deteriorated half-round logs, replacing supporting floor framing, and the foundation edge beam. This previous repair is likely indicative of what would be required for subsequent wall repairs. The wall assembly includes electrical and gas piping distribution depending on the wall location, in addition to framing insulation and finishes. Therefore, wall repairs can require multiple tradesmen to complete the work.

I understand that the appraised value of the duplex (structures, not land) was $264,400. With a ROM foundation construction cost of $100k, and wall repairs that are likely tens of thousands for each wall, the cost to salvage the existing structure would have quickly exceeded 50% of the assessed value of the duplex.

Since wood decay and water infiltration appeared to be an ongoing issue, there would have been risk of mold abatement, or additional deteriorated structure currently concealed in architectural finishes that would have further increased repair costs beyond the assumptions noted above. Furthermore, structures of this era were not constructed to building codes and standards we currently employ. Expensive repairs could have been made to the existing structure, but it still would have been deficient if compared to current building codes. By providing a new structure, health and safety of occupants will be improved.

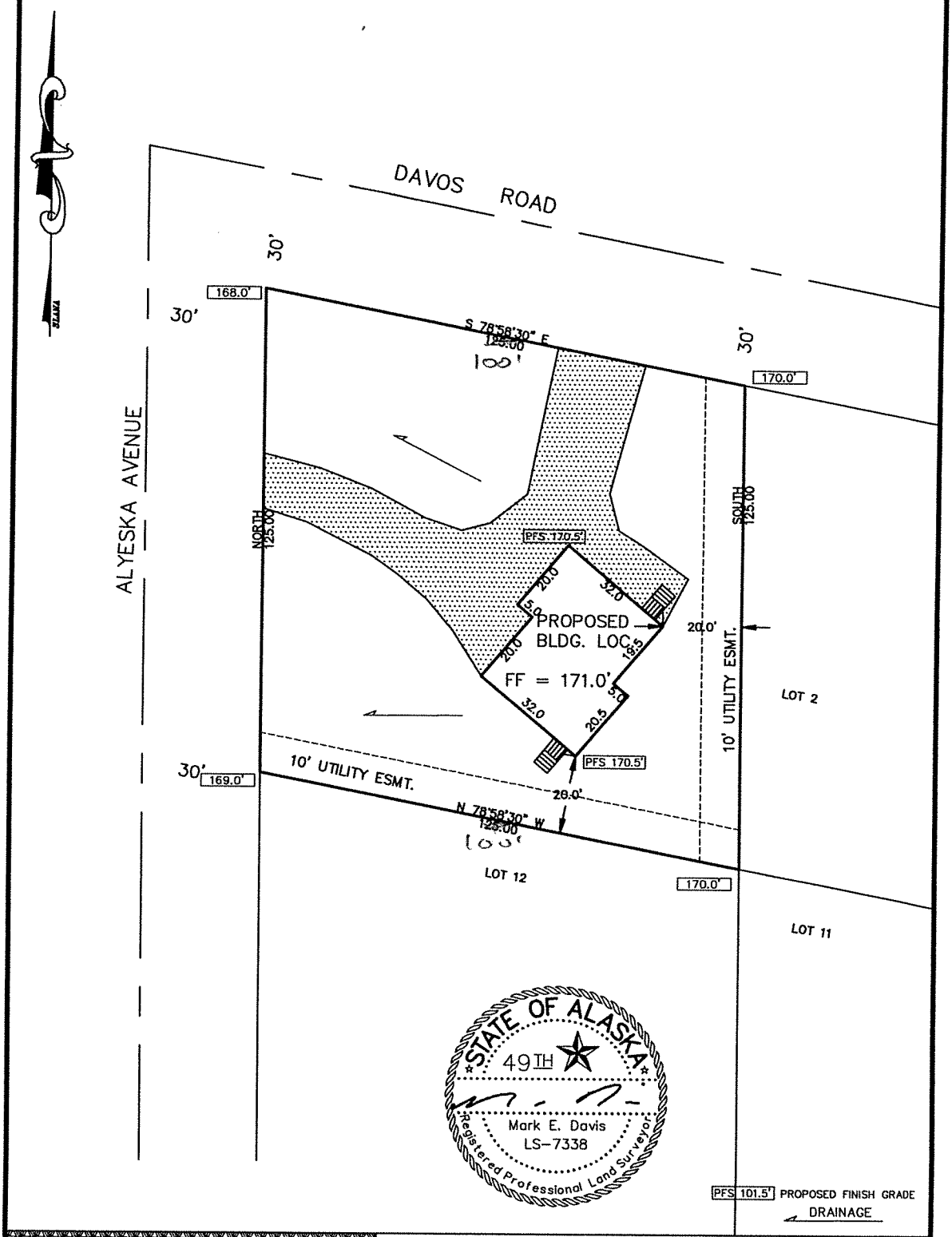
In summary, the deterioration/damage I observed of the existing structure photos appeared extensive and the cost of necessary repairs would have likely exceeded 50% the duplex's assessed value. It was prudent to demolish the existing structures and construct a new building(s), from a financial and a life safety perspective.

Please feel free to contact me if you have any questions on these findings.

Sincerely,

Matthew Stielstra, PE, SE

AK Professional Engineer No. CE 13651
AK Professional Engineer No. SE 13701
matthew.stielstra@gmail.com
c 907.315.6664



ORDERED BY:
Matt Ketchum

EXCLUSION NOTES: It is the owners' responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat. NOTE: It is the contractor's responsibility to check top of foundation grade and building setbacks in relation to lotlines and esm'ts.

LEGEND: SET FND
5/8"RB W/CAP ◉ 5/8" RB ○
3.25" AL.MON. ⊕ MONUMENT ⊕
HUB & TACK ⊡
FENCE— ——x—— x —
OVERHANG—
WOOD DECKS—
CONCRETE—
ASPHALT—
SEPTIC STANDPIPES— Ⓢ
WATER WELL— Ⓦ
ELEV.(NO DATUM)— 100.0'

SURVEY CERTIFICATION: LANTECH has conducted a physical survey of this property as shown on this drawing and to the best of our knowledge and abilities, all dimensions have been measured true and correct.

PLOT PLAN OF: LEGAL DESCRIPTION:

LOT 1, BLOCK 2, FIRST ADDITION ALYESKA SUBD.

SLANA SURVEYS INC.
LAND & CONSTRUCTION SURVEYORS
1200 E. 76th AVE. #1226 (fax) 929-3369
ANCHORAGE, ALASKA 99518 (907) 562-6103

WORK ORDER NUMBER:	DATE:		SCALE:	PLAT NUMBER:
99-L-999A	AUG. 5, 2020		1"=30'	64-3
	DRAWN BY: KLD.	CHECKED BY: t.	GRID NUMBER: 4816	BOOK/PAGE: 999/99

Verification of Nonconforming Status

ALYESKA

Block 2 Lot 1

Plat 63-18

Anchorage Recording District, Anchorage, Alaska

076-013-27-000

626 Alyeska View Avenue, Girdwood

SE4816

After recording return to:

Municipality of Anchorage, Planning Department
Land Use Review Section
4700 Elmore Road / P.O. Box 196650
Anchorage, Alaska 99519-6650

MUNICIPALITY OF ANCHORAGE

Planning Department
Current Planning Division

Phone: 907-343-7909
Fax: 907-343-7927

Mayor Ethan Berkowitz

VERIFICATION OF NONCONFORMING STATUS

August 21, 2020

Matthew P Ketchum
590 S Stamper Drive
Wasilla, Alaska 99654

Mr. Ketchum:

This letter is in response to your request for a determination of the nonconforming status of the property located at 626 Alyeska View Avenue, Girdwood, Alaska. Grid: SE4816, Parcel: 076-013-27-000, Legal Description: **Lot 1, Block 2, Alyeska Subdivision**

This determination is based upon the as-built survey provided with your request, building permit records, tax assessment records, our research, and the applicable Municipal Ordinances in place presently and at the time of construction.

The following facts were established:

April 9, 1963 Lot 1, Block 2, Alyeska Subdivision was created by Plat 63-18.

1964 The MOA Property Appraisal record shows the property was assessed with a structure.

April 2, 1969 MOA Property Appraisal estimate of structure's interior.

June 2, 1972 MOA Property Appraisal record shows inspection of building's exterior. An open porch was added to inventory.

November 1978 Photographs in the MOA Property Appraisal record show there are two cabins on the lot.

July 20, 1979 MOA Property Appraisal inspection of exterior only.

January 8, 1980 adoption of the 1979 Turnagain Arm Comprehensive Plan (AO 79-208).

January 11, 1983 Anchorage Ordinance 82-162 created the R-11 Turnagain Arm District.

December 13, 1983 the area was zoned R-11 Turnagain Arm District (AO 83-213). AMC 21.40.117B. permitted all principal uses and structures in conformity with the land use patterns and densities of the Turnagain Arm Comprehensive Plan.

November 1, 1986 MOA Property Appraisal record shows a new addition was made to the original 21×22-foot cabin and its use changed from single family structure to a duplex. Exterior inspection only. Property photographs show a metal roof on the duplex, mature

vegetation and trees surrounding the building, a small detached cabin, and a gravel driveway.

April 7, 1987 the updated Turnagain Arm Comprehensive Plan was adopted by AO 87-22. The property's designation, Area C, allowed for single family homes and duplexes at a density of 3-5 dwelling units per acre. Duplexes could be allowed on a lot of at least 16,800 square feet if it met other standards for the use. Multi-family development was prohibited.

June 9, 1988 MOA Property Appraisal records show no change to property inventory.

An as-built survey dated **November 23, 1993**, by Mark E. Davis, a Registered State of Alaska Land Surveyor, shows an existing house and cabin on the lot, and wood decking connecting the structures. The house is 0.7 feet from the east side lot line; 23.7 feet from the south side lot line; 40.8 feet from the west front lot line at Alyeska Avenue; and 36.6 feet from the north front lot line at Davos Road.

March 1994 The Girdwood Area Plan was adopted by AO 94-238.

November 1, 2005 the area was re-zoned gR-2 Single-Family/Two-Family Residential District.

May 13, 2020 Building Permit R20-1548 is in review for a new 3,600-square-foot duplex.

June 27, 2020 Building Permit R20-2002 was issued for a complete house demolition.

August 6, 2020 Written statements provided by Mr. Ketchum explain he purchased the property in 1993. In summary, a two-family structure and a small cabin were on the lot. The cabin and portions of the duplex were built on wood foundations and the structures were severely decayed, rendering them unsafe and uninhabitable. Mr. Ketchum razed the structures in 2020 due to the damage and unsafe conditions and desires to rebuild a new duplex. Mr. Ketchum requested a determination of nonconforming status of a 12,500-square-foot lot (with sewer) for a duplex.

Municipal property appraisal record currently indicates the property is a *12,270*-square-foot lot occupied by a two-family residence. The year built indicates 1965, with an effective year date of 1983. A 196-square-foot cabin was added to inventory in 1978.

The following conclusions are drawn from the established facts and findings:

A two-family residence is a permitted use in the gR-2 District; however, AMC 21.09.060, Table 21.09-5, requires a lot size of at least 16,800 square feet in area for a duplex. Lot 1, Block 2, Alyeska Subdivision is 12,500 square feet in area with public sewer; the property has less than the minimum lot size required for a duplex. The use of Lot 1 for a duplex was conforming with the density requirements between 1979 and 1986 and was created legally prior to the adoption of AO 87-22 establishing a minimum lot size of 16,800 square feet (with sewer) for a two-family dwelling, and; therefore, **the use Lot 1, Block 2, Alyeska Subdivision for a duplex is a legal nonconforming use of land**. Nonconforming uses of land or structures may continue, subject to the general provisions of AMC 21.13.010 provided in AMC 21.13.030A. and D.

Per AMC 21.13.030D., any person wishing to replicate a nonconforming use that has been damaged or destroyed to an extent of more than 50 percent of the replacement cost at the time of destruction shall obtain administrative approval to rebuilding a nonconforming use.

Site conditions and structural setbacks were not reviewed for nonconformities because the damaged structures were demolished in 2020. No rights are recognized for the lack of design standards or other characteristics of use for a two-family structure.

Administrative approval requests should be directed to the Director of Planning Division in accordance with AMC 21.13.030 and 040D.1. This office is located a 4700 Elmore Road. The telephone number is 907-343-7931.

Anchorage Municipal Code of Ordinances, Title 21, effective January 1, 2014, as amended, and relevant to this determination are as follows:

AMC 21.09.060 Dimensional Standards, Table 21.09-5: gR-2: Single-family/two-family residential district: Dwelling, two-family:

Minimum lot size and width requirements:

Lot size	16,800; or 50,000 without sewer
Lot width	70 feet; 100 feet without sewer

Minimum setback requirements:

Front	20 feet
Side	10 feet
Rear	15 feet; or 20 feet for lots > 1 acre

Maximum lot coverage: 25 percent for lots larger than 15,000 sf; 30 percent otherwise

AMC 21.09.070E.3. Landscaping, Vegetation, and Tree Retention: Except for subsection 6.b. and 8, these standards shall not apply to existing single-family lots or in the gR-1, gR-2, gR-2A, and gR-4 districts.

AMC 21.09.070L.1. Off-Street Parking Standards: Generally, parking shall be provided in accordance with section 21.07.090, except as specified in this section. The director may waive an off-street parking requirement if sufficient public parking in the district satisfies off-street parking requirements.

AMC 21.09.080D. Building Design Standards: Two-Family Dwelling Building Style: A two-family structure shall appear to be a single-family dwelling unit in architectural form, style, materials, and color. "Mirror image" two-family dwellings are prohibited. There shall be a common front entrance or, if separate entrances are desired, the entrances shall be on different side of the building.

AMC 21.09.070N.2. Driveway Standards: 20-foot wide maximum (applied to the length of the driveway within a setback and public right-of-way), using compactible material suitable for intended use. Surface course or pavement of any type is optional.

AMC 21.12.060 Characteristics of Use

A. Developments Are Conforming

1. Development that was legally established before January 1, 2014 that does not comply with the district-specific standards of chapters 21.04, 21.09, and 21.10; the use-specific standards of chapters 21.05, 21.09, and 21.10; or the design and development standards of chapter 21.07 (except for section 21.07.020B., Stream, Water Body, and Wetland Protection) shall be considered conforming on January 1, 2014, and subject to this section. The standards for development that do not conform to section 21.07.020B., Stream, Water Body, and Wetland Protection, are contained in 21.12.045., Nonconforming Encroachments into Watercourse, Water Body, and Wetland Setbacks.
2. No change shall be made to any development unless the change is in the direction of conformity to the requirements of this title.

This determination is based on the information listed above, which was provided by the applicant or was in the files of the department. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the department may revise or revoke this determination.

Anchorage Municipal Code, Title 21, is available on the internet at www.municode.com.

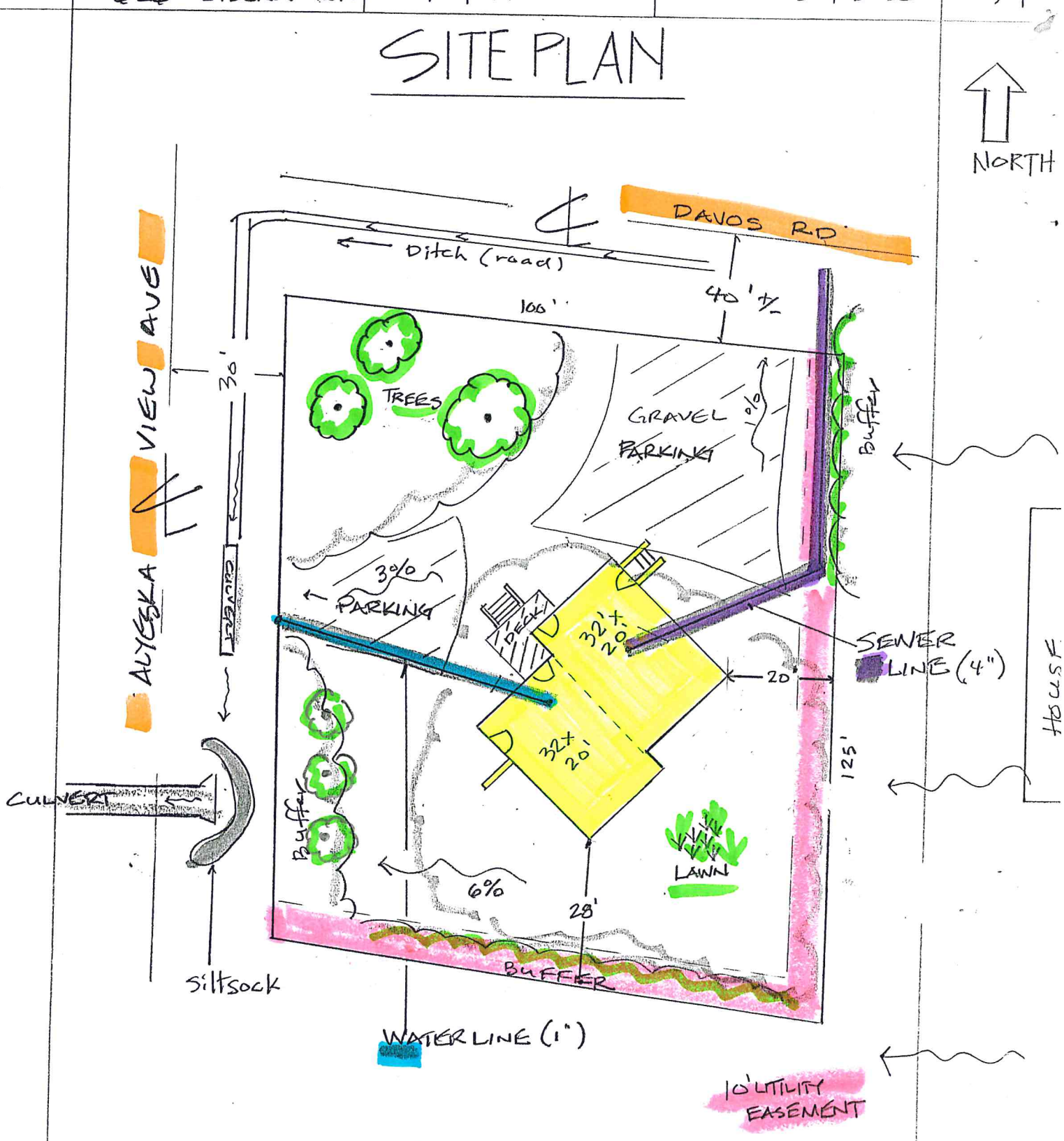
Respectfully,

Laura Jo Moeller
Land Use Plan Reviewer
(907) 343-8332

Appeal: This determination may be appealed to the Zoning Board of Examiners and Appeals (ZBEA) in accordance with AMC 21.03.050B. The appeal may be brought by any party of interest for the application no later than 20 days after the date of service of the decision. The appeal fee is $1,130 and is required to be paid at the time the appeal is submitted. If the ZBEA fully overturns the decision of the director, then the fee will be returned. If the ZBEA overturns the decision of the director in part, then half of the fee will be returned. Please contact the Current Planning Section for more information.

626 ALYESKA VIEW	KETCHUM	8.1.2020	1/1

SITE PLAN



KETCHUM DUPLEX

GIRDWOOD, AK

T1- INDEX

ARCHITECTURAL
- A1- ARCHITECTURAL NOTES
- A2- ELEVATIONS
- A3- 1ST FLR LAYOUT
- A4- 2ND FLR LAYOUT
- A5- 3RD FLR LAYOUT
- A6- CROSS SECTIONS A & B
- A7- CROSS SECTIONS C & D

STRUCTURAL
- S1- STRUCTURAL NOTES
- S2- FOUNDATION PLAN
- S3- 2ND JOISTING PLAN
- S4- 3RD JOISTING PLAN
- S5- ROOF PLAN
- S6- 1ST FLR FRAMING
- S7- 2ND FLR FRAMING
- S8- 3RD FLR FRAMING
- S9- 1ST FLR SHEARWALLS
- S10- 2ND FLR SHEARWALLS
- S11- 3RD FLR SHEARWALLS

DETAILS
- D1- DETAILS

FRONT ELEVATION

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

SQUARE FOOTAGE

	UNIT / BUILDING
1ST FLOOR:	630 / 1260 SF
2ND FLOOR:	630 / 1260 SF
3RD FLOOR:	700 / 1,400 SF

DESIGNED BY:
STACY CARPENTER
SENIOR BUILDING DESIGNER
STACY@HULTQUISTHOMES.COM
HULTQUISTHOMES.COM
PHONE: 907-522-3004

HOMEOWNERS:
KETCHUM FAMILY
626 ALYESKA VIEW AVE
GIRDWOOD, AK 99587
907-952-1368 -JOHN
JOHN.KETCHUM@BP.COM

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: INDEX

SHEET: T1

PRINTED: 8/21/2020

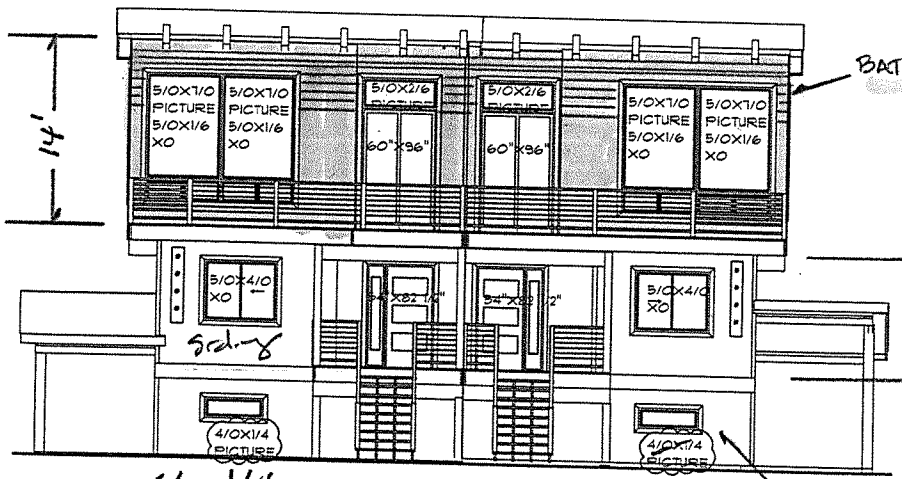
*** GENERAL NOTES ***

1. STEPPING A FOUNDATION FOOTING IS OK, TOP OF FOUNDATION WALL TO REMAIN AT FLOOR DIAPHRAGM HEIGHT. NO MORE THAN 5'-0" DIFFERENTIAL IN FILL FROM EXTERIOR TO INTERIOR.

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

DESIGNER

8/21/2020
DATE

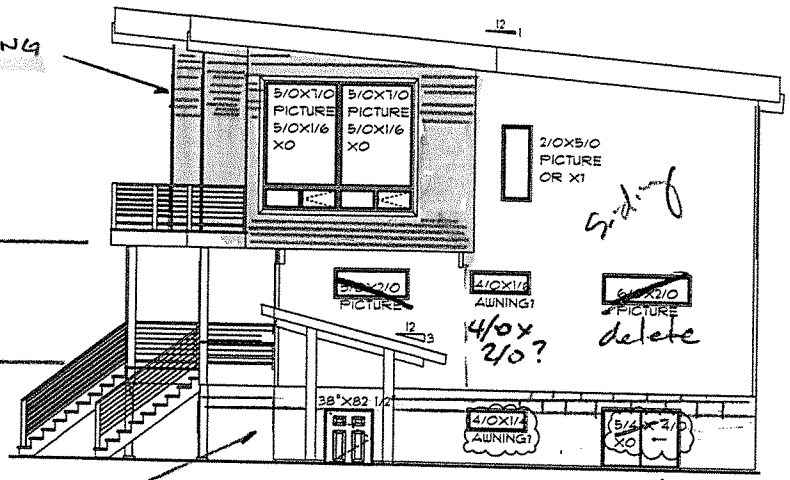


BATH SIDING

5/4 x 1/4 FRONT ELEVATION 5/4x1/4

SCALE: 1/8" = 1'-0"

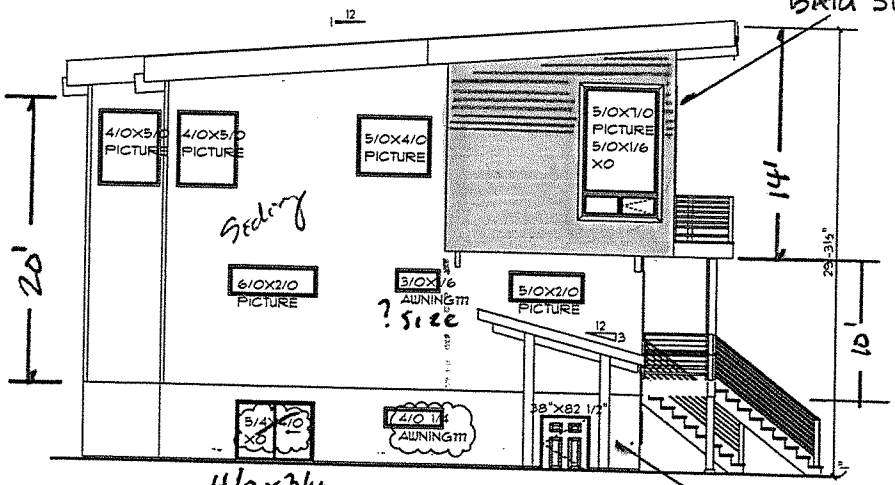
GROUND FACE CMU



RIGHT ELEVATION 4/0x3/4

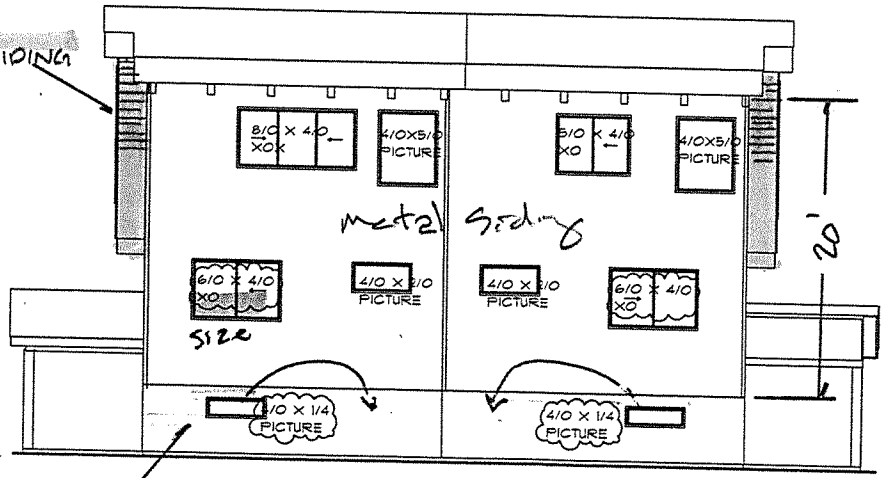
SCALE: 1/8" = 1'-0"

BATH SIDING



4/0 x 3/4 LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

GF CMU

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

DESIGNER 8/21/2020 DATE

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

SQUARE FOOTAGE

UNIT / BUILDING	
1ST FLOOR:	630 / 1,260 SF
2ND FLOOR:	630 / 1,260 SF
3RD FLOOR:	700 / 1,400 SF
TOTAL LIVING:	1,960 / 3,920 SF

DESIGNED BY: STACY CARPENTER
SENIOR BUILDING DESIGNER
STACY@HULTQUISTHOMES.COM
HULTQUISTHOMES.COM
PHONE: 907-522-3204

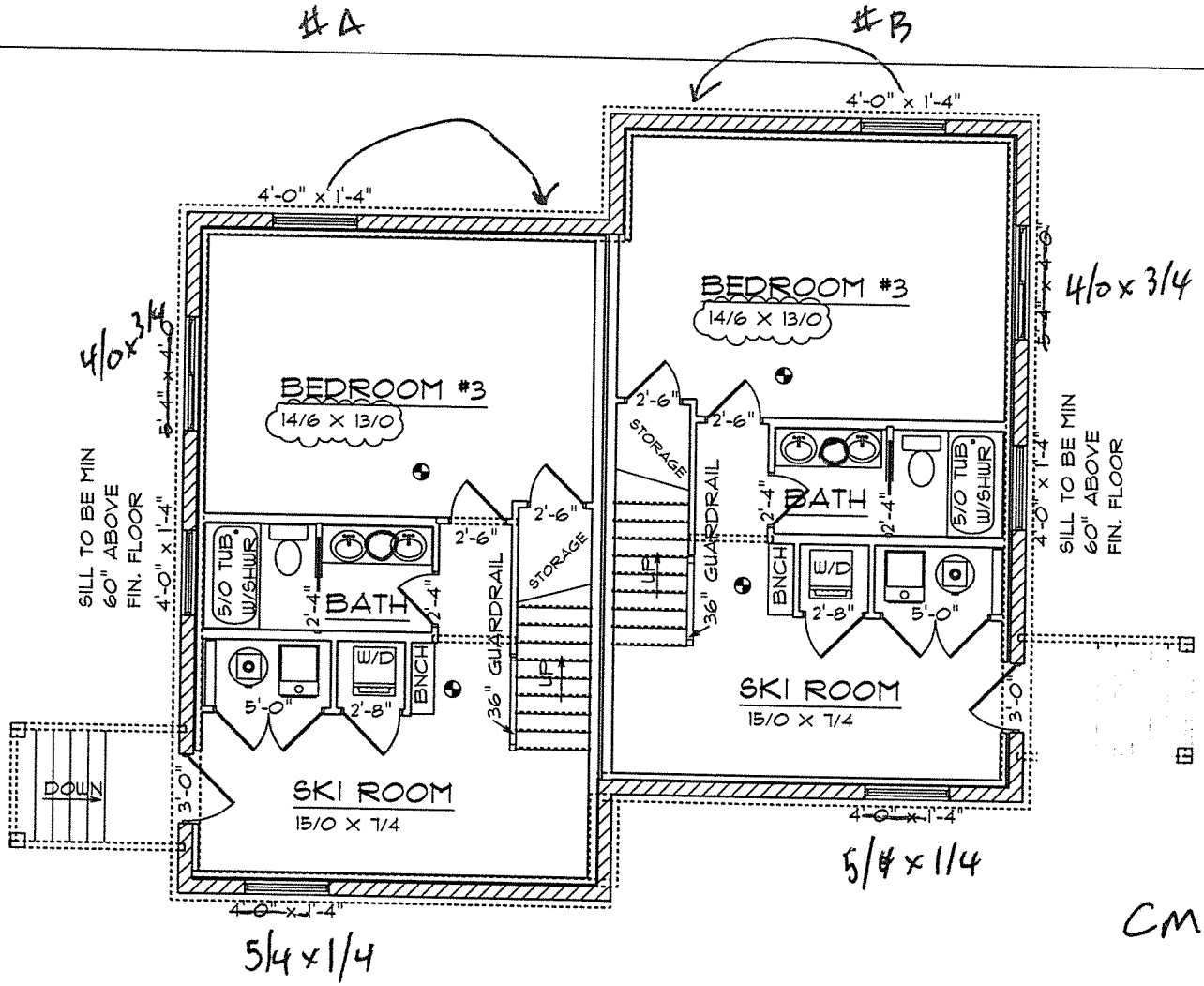
HOMEOWNERS:
KETCHUM FAMILY
626 ALYESKA VIEW AVE
GIRDWOOD, AK 99587
907-952-1368 ~JOHN
JOHN.KETCHUM@BP.COM
MATT@KHCIVIL.COM

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: ELEVATIONS

SHEET: A2

PRINTED: 8/21/2020



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

DESIGNER

8/21/2020
DATE

SQUARE FOOTAGE

	UNIT / BUILDING
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TOTAL LIVING:	1,360 / 3,920 SF

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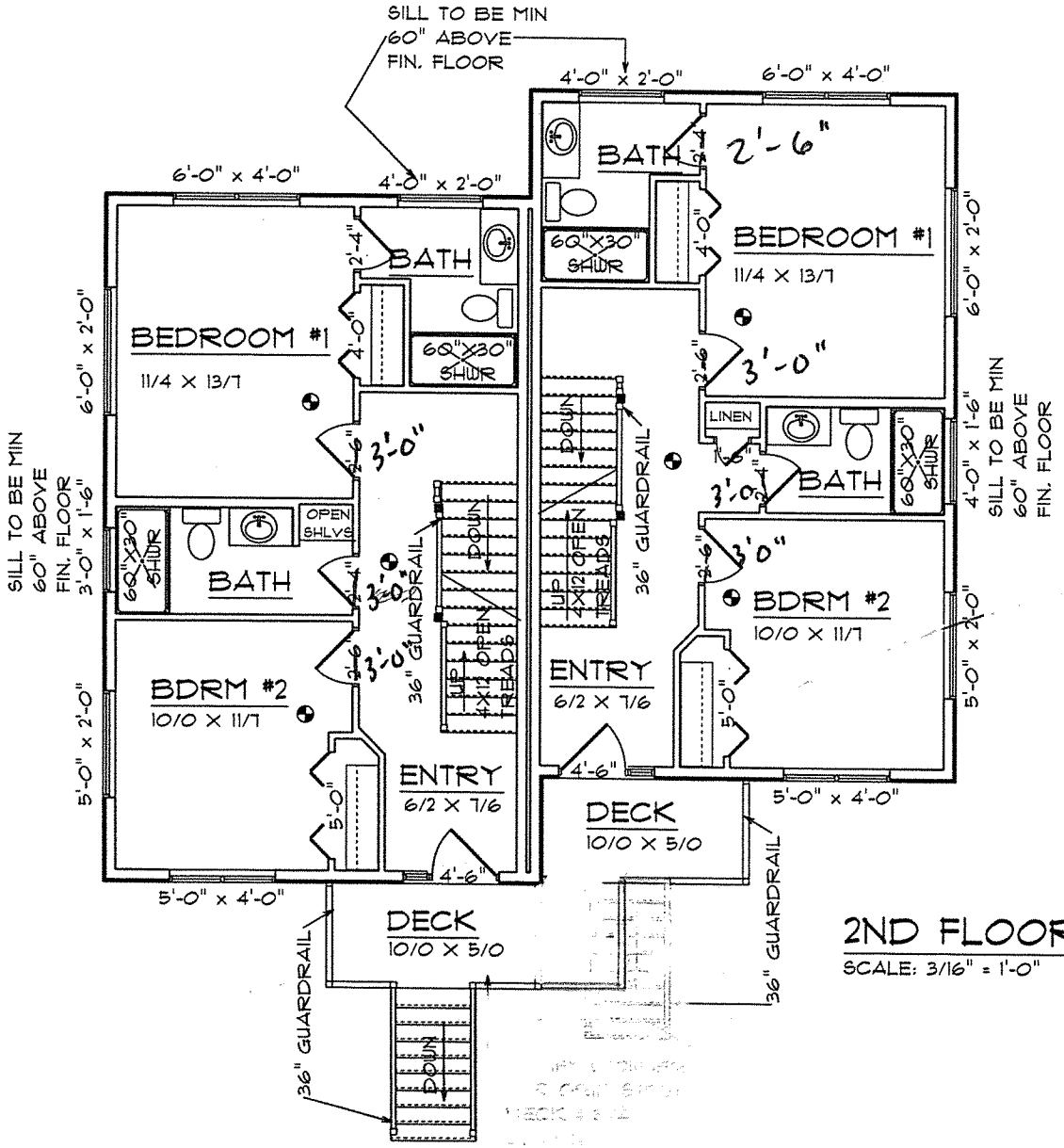
907-952-1368 -JOHN
JOHN.KETCHUM@BP.COM
MATT@KHCIVIL.COM

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: 1ST FLOOR LAYOUT

SHEET: A3

PRINTED: 8/21/2020



2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

Center Stairs →

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

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DESIGNER

8/21/2020
DATE

SQUARE FOOTAGE

	UNIT / BUILDING
1ST FLOOR:	630 / 1,260 SF
2ND FLOOR:	630 / 1,260 SF
3RD FLOOR:	700 / 1,400 SF
TOTAL LIVING:	1,960 / 3,920 SF

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HOMEOWNERS:
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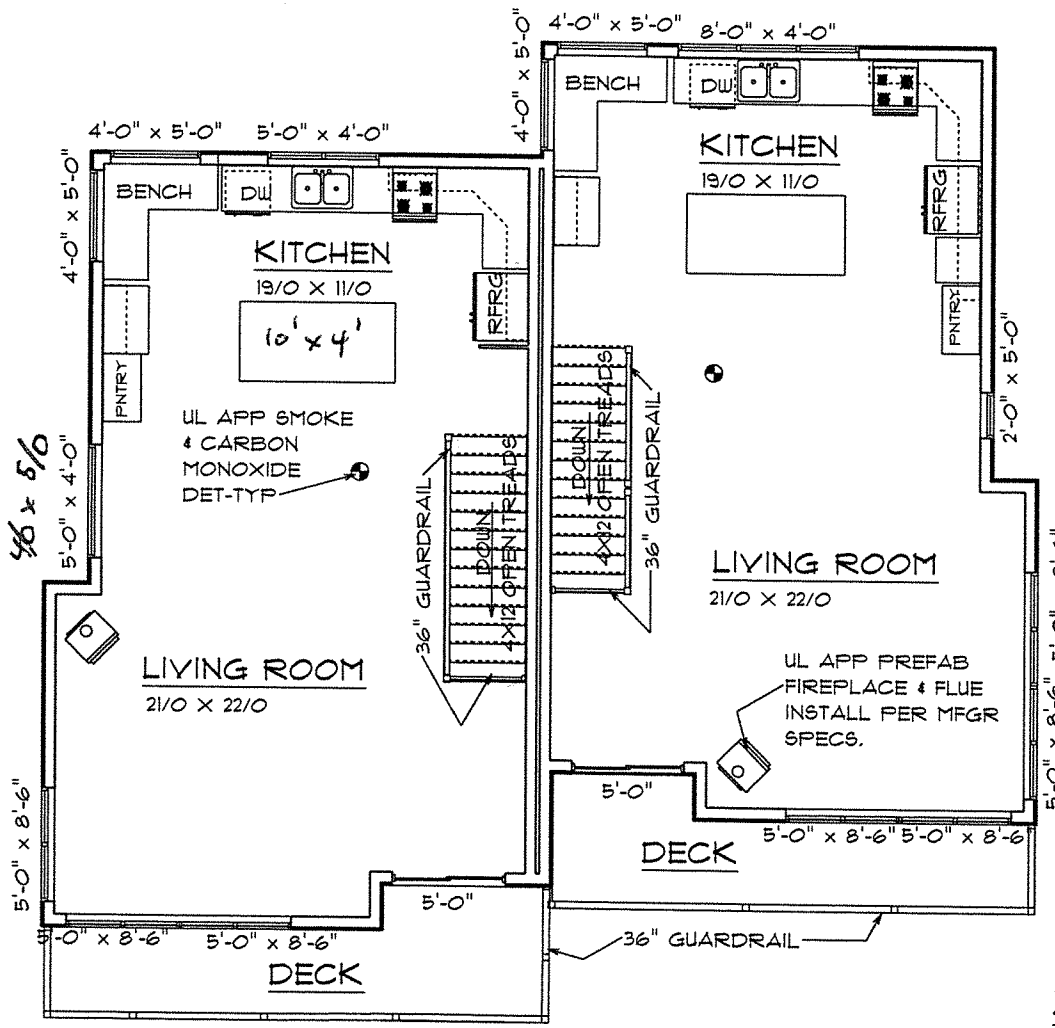
626 ALYESKA VIEW AVE
GIRDWOOD, AK 99587
907-952-7368 -JOHN
JOHN.KETCHUM@BP.COM
MATT@KHCIVIL.COM

PROJECT NAME:
KETCHUM DUPLEX

SHEET NAME:
2ND FLOOR LAYOUT

SHEET:
A4

PRINTED:
8/21/2020



3RD FLR PLAN

SCALE: 3/16" = 1'-0"

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

DESIGNER

8/21/2020
DATE

SQUARE FOOTAGE

	UNIT / BUILDING
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2ND FLOOR:	630 / 1,260 SF
3RD FLOOR:	700 / 1,400 SF
TOTAL LIVING:	1,960 / 3,920 SF

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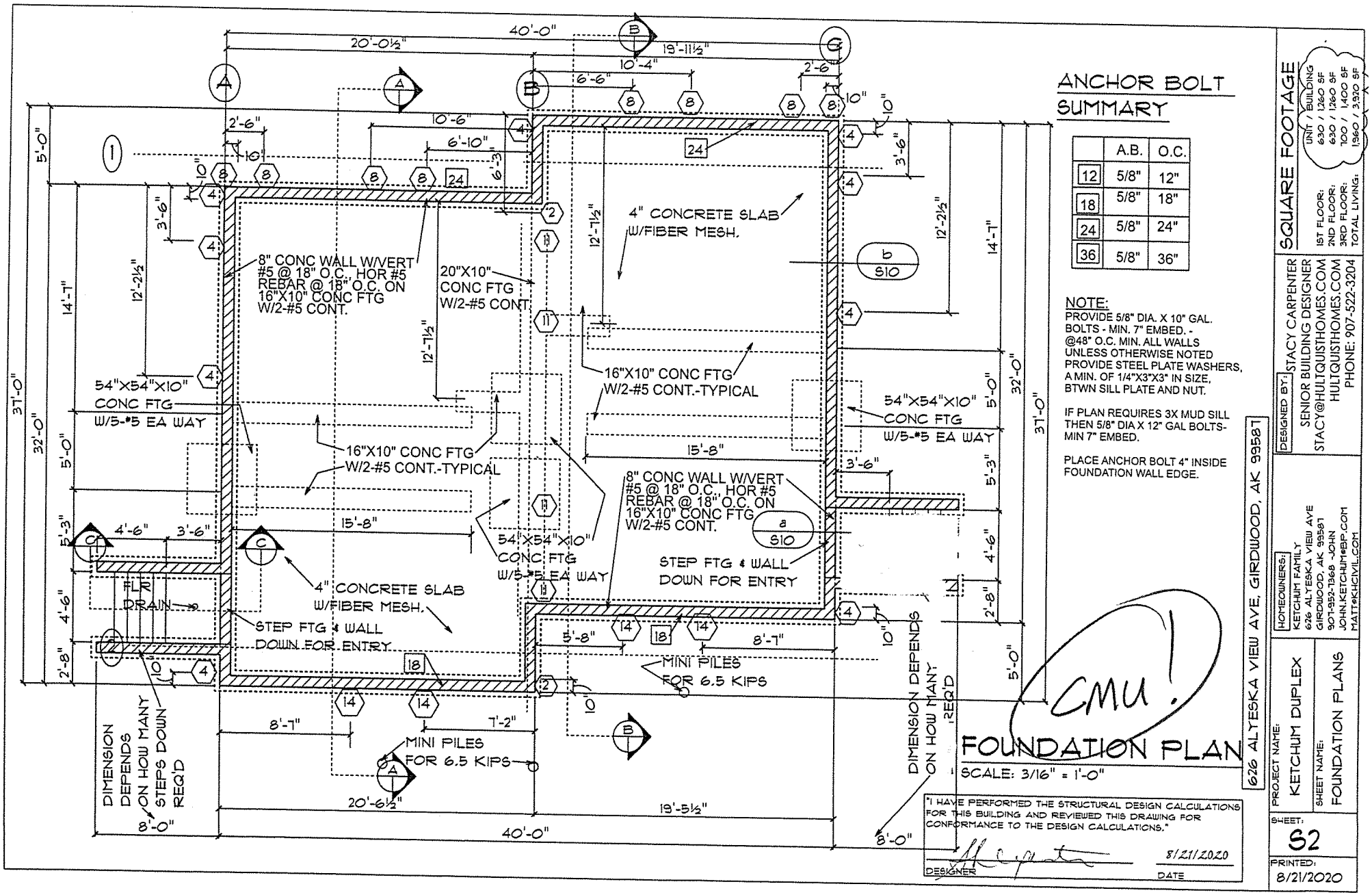
GIRDWOOD, AK 99587
907-952-1368 -JOHN
JOHN.KETCHUM@BP.COM
MATT@KHCIVIL.COM

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: 3RD FLOOR LAYOUT

SHEET: A5

PRINTED: 8/21/2020



ANCHOR BOLT SUMMARY

	A.B.	O.C.
12	5/8"	12"
18	5/8"	18"
24	5/8"	24"
36	5/8"	36"

NOTE:
PROVIDE 5/8" DIA. X 10" GAL. BOLTS - MIN. 7" EMBED. - @48" O.C. MIN. ALL WALLS UNLESS OTHERWISE NOTED
PROVIDE STEEL PLATE WASHERS, A MIN. OF 1/4"X3"X3" IN SIZE, BTWN SILL PLATE AND NUT.

IF PLAN REQUIRES 3X MUD SILL THEN 5/8" DIA X 12" GAL BOLTS- MIN 7" EMBED.

PLACE ANCHOR BOLT 4" INSIDE FOUNDATION WALL EDGE.

CMU !

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

DESIGNER _____ 8/21/2020 DATE

SQUARE FOOTAGE

	UNIT / BUILDING
1ST FLOOR:	630 / 1260 SF
2ND FLOOR:	630 / 1260 SF
3RD FLOOR:	100 / 1400 SF
TOTAL LIVING:	1360 / 3920 SF

DESIGNED BY:
STACY CARPENTER
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HULTQUISTHOMES.COM
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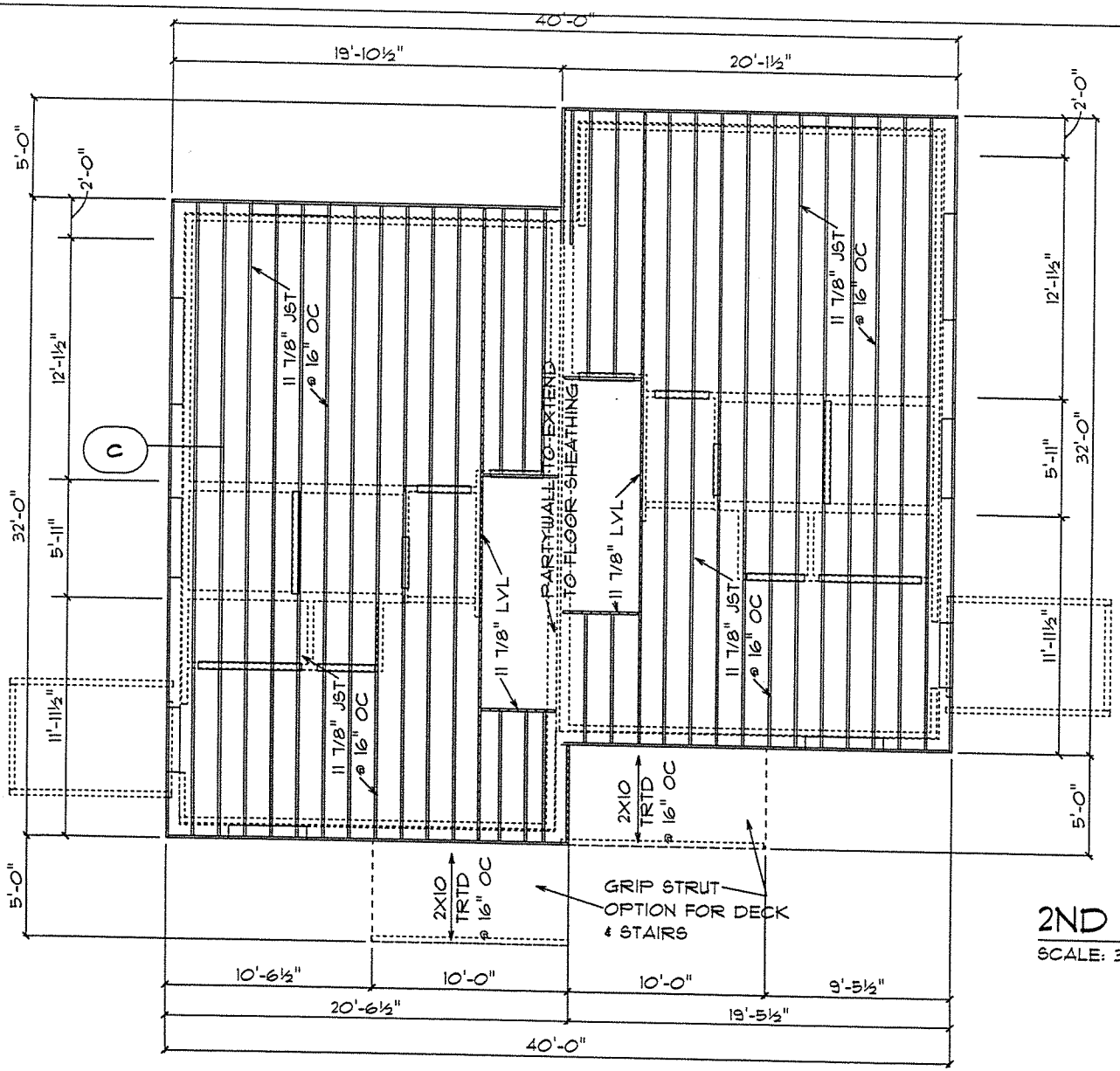
MATT@KHCIVIL.COM

PROJECT NAME:
KETCHUM DUPLEX

SHEET NAME:
FOUNDATION PLANS

SHEET:
S2

PRINTED:
8/21/2020



FLOOR DIAPHRAGM:

USE 3/4" T&G OSB OR PLYWOOD WITH 10d NAILS(3"X0.148"). NAIL @ 6" O.C. AT BOUNDARIES AND 6" O.C. OTHER PANEL EDGES. NAIL MUST PROVIDE 1-1/2" PENETRATION INTO FRAMING MEMBER FASTEN INTERMEDIATE FRAMING MEMBERS AT 12" O.C. BLOCKING NOT REQUIRED UNLESS OTHERWISE NOTED ON PLANS.

2ND FLR JOISTING

SCALE: 3/16" = 1'-0"

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

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DESIGNER _____ 8/21/2020 DATE

SQUARE FOOTAGE

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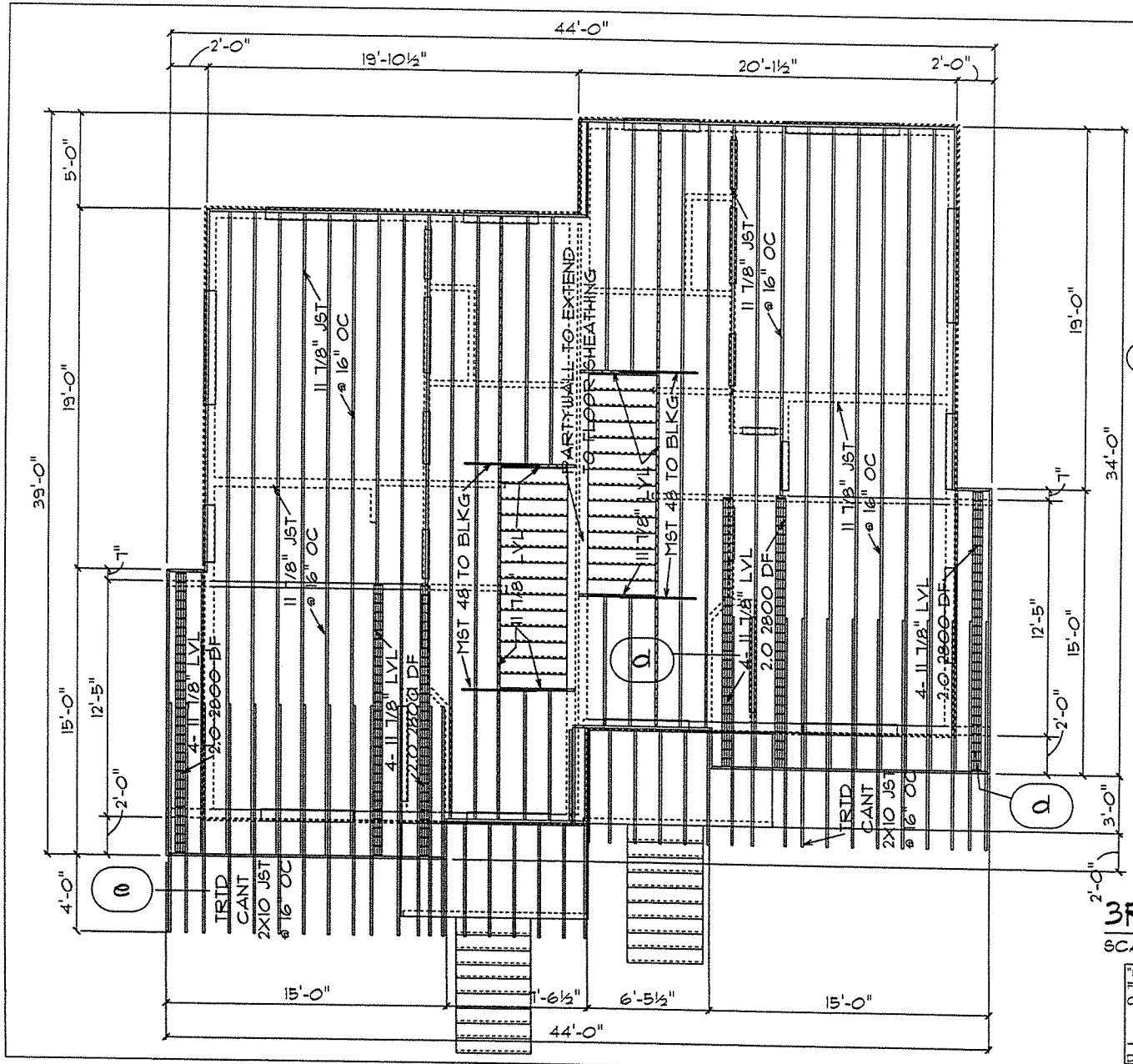
MATT@KHCIVIL.COM

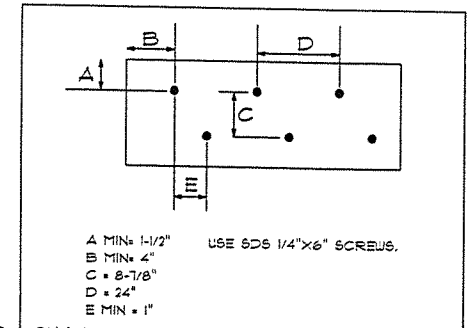
PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: 2ND JOISTING PLAN

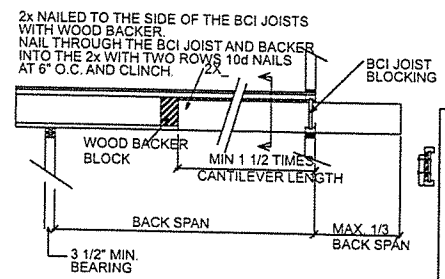
SHEET: S3

PRINTED: 8/21/2020





d QUADRUPLE VERSA-LAM CONNECTION



e CANTILEVER DECK DETAIL
NO SCALE

3RD FLR JOISTING

SCALE: 3/16" = 1'-0"

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DESIGNER 8/21/2020 DATE

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907-952-7368 -JOHN
JOHN.KETCHUM@BP.COM
MATT@KHCIVIL.COM

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: 3RD FLR JOISTING

SHEET: S4

PRINTED: 8/21/2020

KETCHUM DUPLEX

GIRDWOOD, AK

T1- INDEX

ARCHITECTURAL
- A1- ARCHITECTURAL NOTES
- A2- ELEVATIONS
- A3- 1ST FLR LAYOUT
- A4- 2ND FLR LAYOUT
- A5- 3RD FLR LAYOUT
- A6- CROSS SECTIONS A & B
- A7- CROSS SECTIONS C & D

STRUCTURAL
- S1- STRUCTURAL NOTES
- S2- FOUNDATION PLAN
- S3- 2ND JOISTING PLAN
- S4- 3RD JOISTING PLAN
- S5- ROOF PLAN
- S6- 1ST FLR FRAMING
- S7- 2ND FLR FRAMING
- S8- 3RD FLR FRAMING
- S9- 1ST FLR SHEARWALLS
- S10- 2ND FLR SHEARWALLS
- S11- 3RD FLR SHEARWALLS

DETAILS
- D1- DETAILS

#A #B

5/4 x 1/4 FRONT ELEVATION 5/4 x 1/4

SQUARE FOOTAGE

	UNIT / BUILDING
1ST FLOOR:	630 / 1260 SF
2ND FLOOR:	630 / 1260 SF
3RD FLOOR:	700 / 1,400 SF

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HULTQUISTHOMES.COM
PHONE: 907-522-3201

HOMEOWNERS:
KETCHUM FAMILY
626 ALYESKA VIEW AVE
GIRDWOOD, AK 99587
907-952-1368 JOHN
JOHN.KETCHUM@BP.COM

626 ALYESKA VIEW AVE, GIRDWOOD, AK 99587

PROJECT NAME: KETCHUM DUPLEX

SHEET NAME: INDEX

SHEET: T1

PRINTED: 8/21/2020

*** GENERAL NOTES ***

1. STEPPING A FOUNDATION FOOTING IS OK, TOP OF FOUNDATION WALL TO REMAIN AT FLOOR DIAPHRAGM HEIGHT. NO MORE THAN 5'-0" DIFFERENTIAL IN FILL FROM EXTERIOR TO INTERIOR.

"I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS."

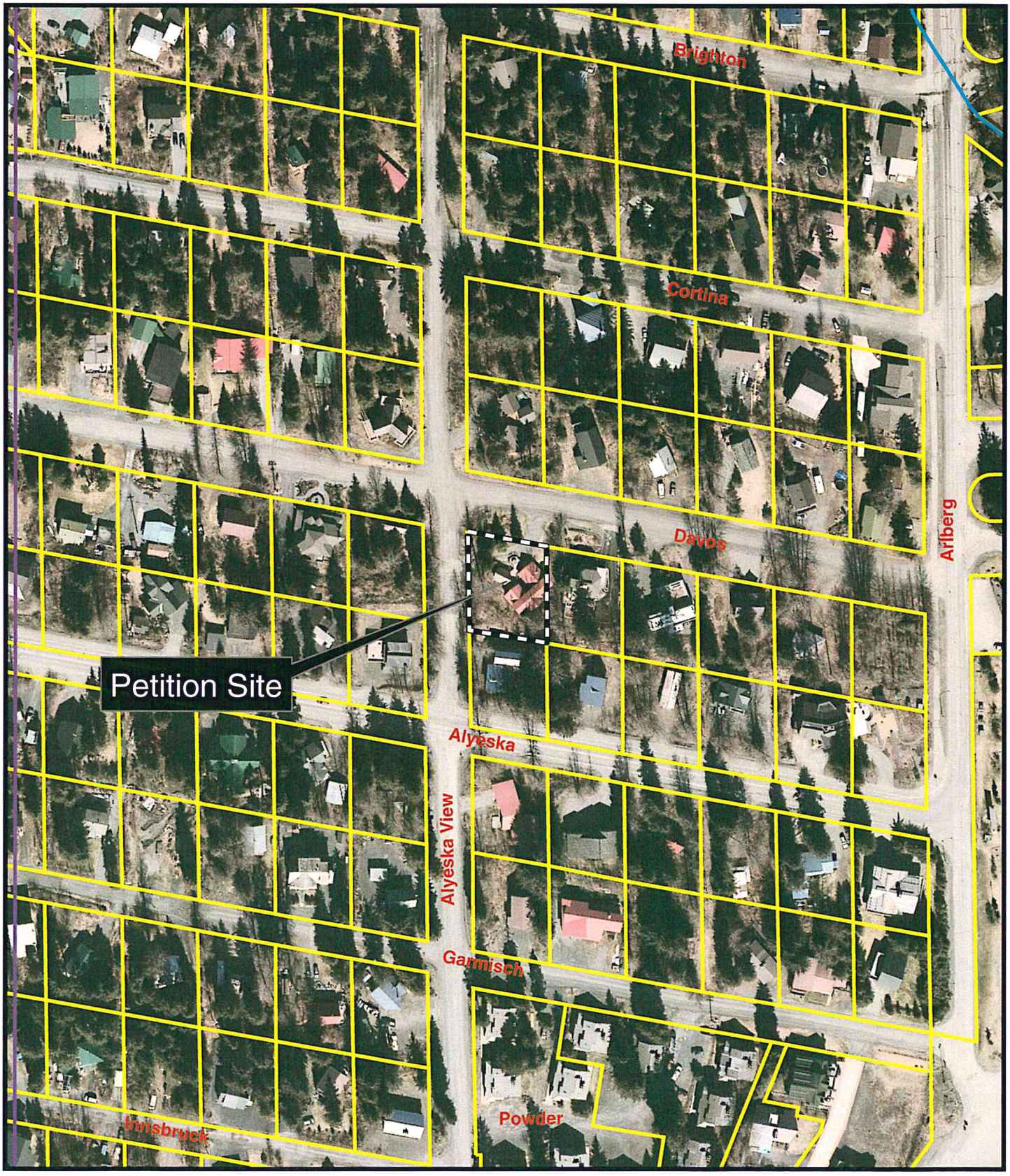
DESIGNER

8/21/2020
DATE

METAL SIDING - 2nd & 3rd FLR

BATH SIDING - 3rd FLOOR

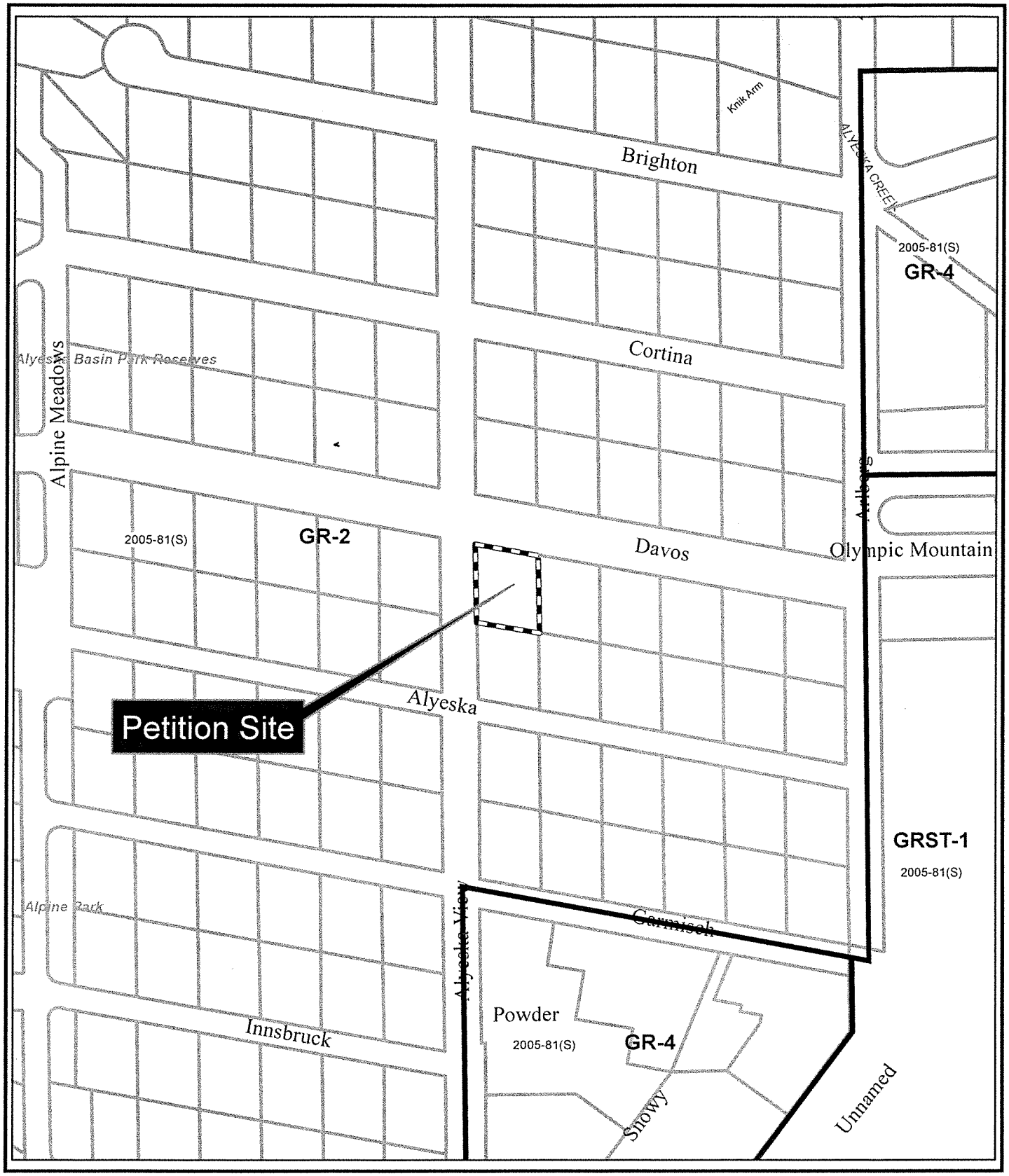
2020-0129



Municipality of Anchorage
Planning Department
Date: September 18, 2020

N

2020-0129



Municipality of Anchorage
Planning Department

Date: September 18, 2020

N

Anchorage

2020-0129 PHN map
Distance = 500' (77 parcels)

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

FIRST CLASS MAIL

U.S. POSTAGE » PITNEY BOWES
ZIP 99501 02 4W 0000368435 SEP 22 2020 $ 000.50⁰

Girdwood Board of Supervisors
PO Box 390
Girdwood, AK 99587

NOTICE OF PUBLIC HEARING: Thursday, November 5, 2020

The Municipality of Anchorage Platting Board will consider the following:

CASE: S12579 9958730390 B005

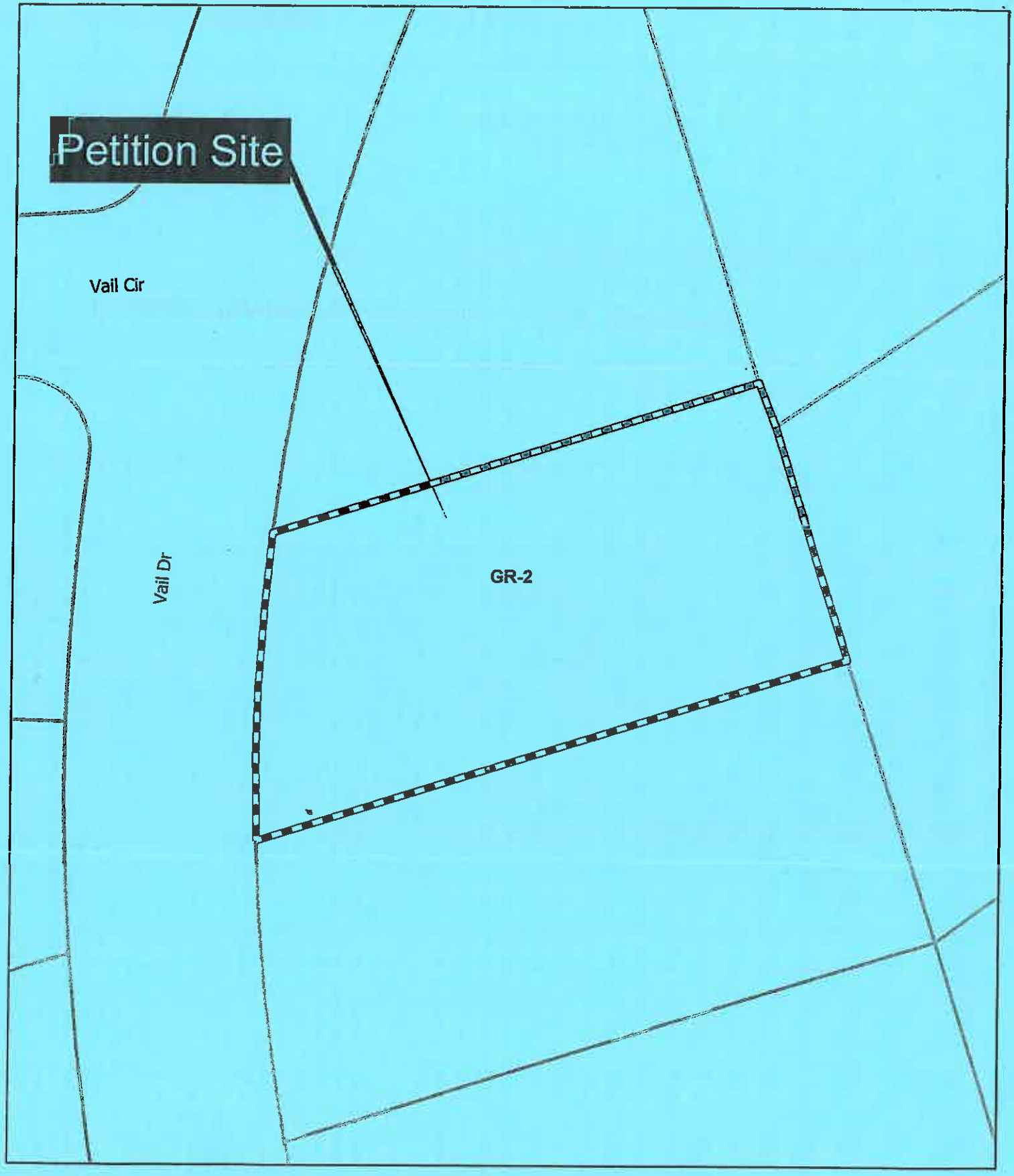
PETITIONER: Gorrell Steven Jay & Bonnie Kay Revocable Trust Gorrell S J & B K / Ttes
REQUEST: To remove plat note #5 from Plat 74-41 (20-foot creek easement).
TOTAL AREA: .35 acres
SITE ADDRESS: 515 Vail Drive
LOCATION: Generally located north of Alpine Meadows Avenue, east and south of Vail Drive, and west of Stowe Drive.
CURRENT ZONE: GR2 Single-Family/Two-Family Residential District
COM COUNCIL(S): Girdwood Board of Supervisors
LEGAL DESCR: ALYESKA BASIN #6 BLK 22 LT 22

New Public Hearing Process: The Platting Board will hold a **remote** public hearing on the matter stated above no earlier than 6:30 pm on November 5, 2020. The hearing will be broadcast live on both Channel 9 and at http://www.muni.org/watchnow. To provide verbal testimony, email PlanningTestimony@anchorageak.gov by 2:00 p.m. the day of the meeting with your name, phone number, and requested agenda item(s). The subject line should read "Phone Testimony". The Secretary will phone you during the public hearing at the number you provide. Individuals will have 3 minutes to testify, and representatives of groups will have 5 minutes.
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.

ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT www.muni.org/watchnow.
FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927

Comments:

S12579



Municipality of Anchorage
Planning Department
September 14, 2020

30 15 0 30 60 90 120 Feet

N

ZARCHITECTS LLC
commercial · planning · interiors · residential

Marco Zaccaro
PO Box 842
Girdwood, AK 99587

1.907.783.1090
1.907.230.3044 cell
zarchitects@alaska.net

27 August 2020
Attn: David Whitfield
david.whitfield@anchorageak.gov
MOA Planning Department
4700 Elmore Road
Anchorage, Alaska 99519-6650

Subject: Plat Note Removal; Plat 74-41, Plat Note #5

Mr Whitfield,

The owners of 515 Vail Dr. in Girdwood have authorized me to write this letter requesting application to remove Plat Note #5 from Plat 74-41 for the subject property. This plat note defines a "20 ft wide easement located 10 feet on each side of the centerline of existing creeks within this subdivision [...] for the purpose of protecting and preserving said watercourses." The property at Lot 22, Block 22, of the Alyeska Basin Subdivision, Unit VI, with address 515 Vail Dr. has a structure that encroaches in this easement. A letter of verification of nonconforming status dated 18 August 2020 indicates that the structure and deck are in violation of this plat note, but are legally nonconforming in regards to AMC 21.13.045A. The letter recommends "applying for a platting action to remove the stream easement." Because adoption of AMC 21.07.020B provides the protection to the stream that Plat Note #5 required, the Platting Board should remove this note.

The protections of watercourses that AMC 21.07.020B establishes, such as stream setbacks, were not previously applied to such watercourses in the Municipality of Anchorage, including at the time of the subdivision plat and the construction of the encroaching structures (8 April 1983). Plat notes afforded protections to trails, waterways, and other features in the absence of these in land use code. The intent of AMC 21.07.020B is to "promote, preserve, and enhance the important hydrologic, ecological, and æsthetic functions provided by watercourses [...]", which is the express purpose of Plat Note #5. The allowances of AMC 21.13.045A recognize that the protections of AMC 21.07.020B would make many existing structures and uses noncompliant, and provide a path for the continuation of these because of the undo burden their removal would cause land owners.

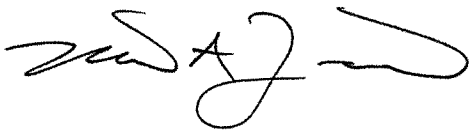
Additionally, the codified protections apply comprehensively to all natural features in the Municipality, and the values in Table 21.07-1 come from currently accepted best practices for resource protection. The code specifies the streamside zone extend from the ordinary high water mark of a watercourse, and for this particular stream requires a greater distance (25 feet instead of 20 feet) than Plat Note #5 establishes for a setback or easement. With the added widths of the stream and additional setback, it seems AMC 21.07.020B provides greater protection than Plat Note #5 provides. As a result, this section of Title 21 renders the Plat Note duplicative and less-restricting than code.

While at the time of construction the structure violated Plat Note #5 of Plat 74-41, current code provides a means for determining nonconforming structures legal in accordance with AMC 21.13.045A, in regards to AMC 21.07.020B. In this case, the 18 August letter finds the structures legally nonconforming, and allowed to continue. With AMC 21.07.020B requiring greater protections for the stream, and specifying the allowed uses of the streamside zone, the Plat Note becomes obsolete. Removal of such would not reduce protections of the stream, nor would apply a less-restrictive code to this property, and others in the subdivision.

It is worth noting that in the 37 years since its construction, the building has had the same owners. They and their neighbors can attest that in that same period of time, the encroachment of the building into the easement has not caused flooding, or impeded the stream in any way. In that time, there has not been any disturbance to the watercourse.

Many structures in Girdwood, and throughout the former Greater Anchorage Borough, were built with little governmental oversight and review, or with few restrictions from land use codes. As a result of improvements in all these, previous methods of protection or regulation—covenants and plat notes—can become obsolete. The 18 August letter details how 515 Vail Dr. is an example of this situation. The letter both finds the building legally nonconforming in regards to current code and violating the plat note; removing the plat note solves this contradiction and does not place burden on the property owners, or the Municipality.

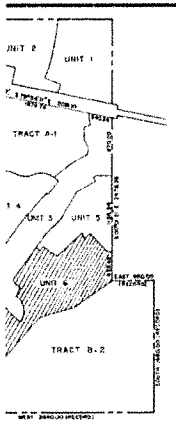
Sincerely,



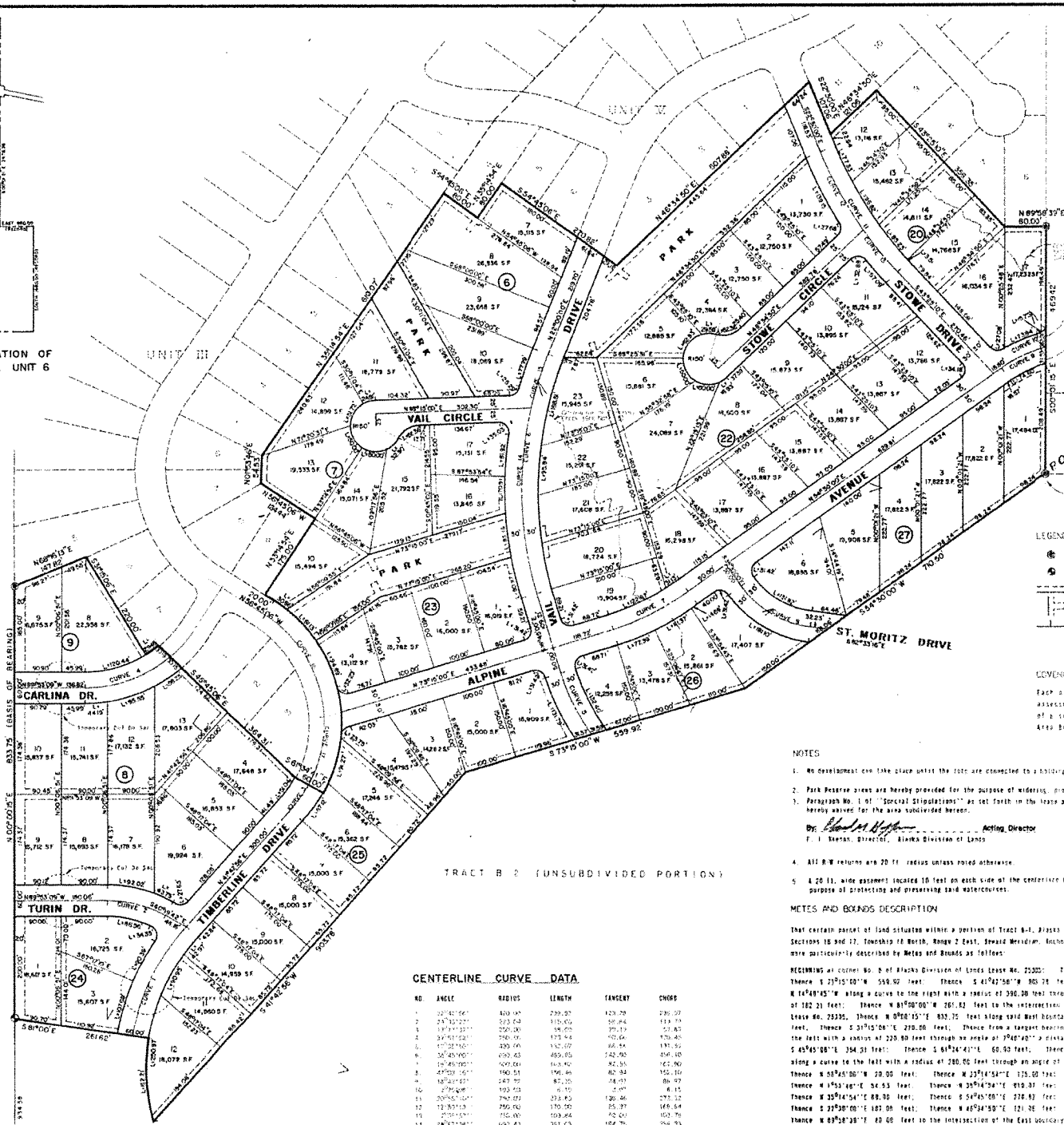
Marco Zaccaro, AIA, NCARB

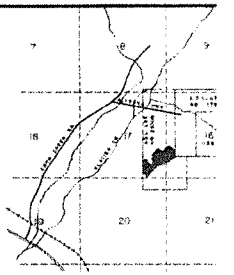
Attachments:

1. Plat 74-41
2. 11 April 1983 Notice of Completion
3. 11 April 1983 Warrantee Deed
4. 9 July 2020 As-Built Survey
5. 18 August 2020 Nonconformity Verification



SHOWING LOCATION OF
A BASIN SUBD UNIT 6
1"=1000'





VICINITY MAI
SCALE: 1"=2000'

CERTIFICATE OF OWNERSHIP &

I, THE UNDERSIGNED, HEREBY CERTIFY TI
DIRECTOR, ALASKA DIVISION OF LANDS, A
OF ALASKA IS THE OWNER AND LESSOR OF
SHOWN AND DESCRIBED HEREON. I HEREBY
SURVEY AND PLAT FOR THE STATE OF ALA
EASEMENTS AND RESERVE AREAS DEDICATED
USE.

DATE 2/14/74 By

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME TH
OF 1974.

Notary for Alaska

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY
LICENSED TO PRACTICE LAND SURVEYING
ALASKA, AND THAT THIS PLAT REPRESENTS
UNDER MY DIRECT SUPERVISION, AND THAT
SHOWN THEREON ACTUALLY EXIST AS DESCR
ALL DIMENSIONS AND OTHER DETAILS ARE

DATE

Registered
U.S. Survey
745 I Street
Anchorage, Alaska

LEGEND

- INDICATES BRASS CAP MONUMENT RECOVERED THIS SURVEY
- INDICATES BRASS CAP MONUMENT SET THIS SURVEY
- INDICATES 10 FT WIDE UTILITY EASEMENT
- INDICATES 10 FT X 20 FT ANCHOR EASEMENT
- 1" X 2" HUB AND TACK SET AT ALL LOT CORNERS

COVENANT

Each of the lots in this subdivision shall be subject to assessments for future road improvement and the installation of a sewerage system as required by the Greater Anchorage Area Borough.

NOTES

1. No development can take place until the lots are connected to a holding tank as public sewer is not available.
2. Park Reserve areas are hereby provided for the purpose of widening, protecting or improving drainage areas for utility or recreational purposes.
3. Paragraph No. 1 of "Special Stipulations" as set forth in the lease agreement (A.D.L. Lease No. 25305) pertaining to minimum lot sizes is hereby waived for the area subdivided hereon.

By: Acting Director
F. I. Seeman, Director, Alaska Division of Lands

Cheney, King and Chevalier

4. All R/W returns are 20 ft. radius unless noted otherwise.
5. A 20 ft. wide easement located 10 feet on each side of the centerline of existing creeks within this subdivision is hereby dedicated for the purpose of protecting and preserving said watercourses.

METES AND BOUNDS DESCRIPTION

That certain parcel of land situated within a portion of Tract B-1, Alaska Division of Lands Lease No. 25305, Sections 16 and 17, Township 12 North, Range 2 East, Seward Meridian, Anchorage Recording District, Alaska, more particularly described by Metes and Bounds as follows:

BEGINNING at corner No. 6 of Alaska Division of Lands Lease No. 25305; Thence S 54°39'09"W 710.50 feet; Thence S 73°15'00"W 599.92 feet; Thence S 41°42'56"W 865.78 feet; Thence from a tangent bearing N 14°48'45"W along a curve to the right with a radius of 390.00 feet through an angle of 22°48'49" a distance of 182.21 feet; Thence N 81°00'00"W 261.62 feet to the intersection of the West boundary of A.D.L. Lease No. 25305; Thence N 9°00'15"E 833.75 feet along said West boundary; Thence N 89°18'13"E 147.82 feet; Thence S 31°15'00"E 278.08 feet; Thence from a tangent bearing N 58°44'54"E along a curve to the left with a radius of 220.00 feet through an angle of 7°48'40" a distance of 29.48 feet; Thence S 45°45'08"E 354.31 feet; Thence S 61°26'47"E 60.90 feet; Thence from a tangent bearing N 28°33'22"E along a curve to the left with a radius of 280.00 feet through an angle of 85°10'22" a distance of 416.28 feet; Thence N 68°16'00"E 20.00 feet; Thence N 25°14'54"E 175.00 feet; Thence N 56°45'06"W 124.44 feet; Thence N 1°53'49"E 54.53 feet; Thence N 25°14'54"E 419.07 feet; Thence S 34°45'06"E 60.00 feet; Thence N 25°14'54"E 88.80 feet; Thence S 64°45'06"E 276.62 feet; Thence N 48°34'50"E 507.88 feet; Thence S 22°30'00"E 187.08 feet; Thence N 46°34'50"E 121.96 feet; Thence S 43°25'10"E 358.35 feet; Thence N 69°56'39"E 80.00 feet to the intersection of the East boundary of A.D.L. Lease No. 25305; Thence S 9°00'15"E 468.42 feet along said East boundary to the POINT OF BEGINNING.

Said parcel of land containing an area of 49.555 Acres more-or-less.

CENTERLINE CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1	32°30'00"	400.00	226.87	116.28	223.77
2	23°30'00"	523.68	215.00	109.04	213.49
3	13°31'00"	250.00	58.99	29.69	58.85
4	31°45'00"	250.00	173.44	90.04	170.45
5	17°28'00"	350.00	152.07	76.84	150.91
6	36°45'00"	250.00	160.43	83.00	157.70
7	19°48'00"	500.00	172.80	87.35	171.90
8	47°00'00"	250.00	205.07	108.84	199.34
9	36°45'00"	250.00	160.43	83.00	157.70
10	19°48'00"	500.00	172.80	87.35	171.90
11	20°00'00"	250.00	87.27	44.10	86.81
12	12°30'00"	250.00	54.54	27.38	54.43
13	20°00'00"	250.00	87.27	44.10	86.81
14	29°30'00"	250.00	128.71	65.79	127.30
15	8°30'00"	250.00	37.12	18.59	37.08
16	56°00'00"	250.00	244.35	133.49	234.84
17	30°00'00"	250.00	130.90	67.02	129.42

74-41

RECORDED - FILED
Anchorage, Alaska

DATE March 6, 1974
TIME 4:45 P.M.
REQUEST OF Cheney, King and Chevalier
FEE

DATE OF SURVEY	NAME
BEGINNING SEPT. 1, 1973	R. G. B.
ENDING NOV. 1, 1973	ANCH.

STATE OF ALASKA
DEPARTMENT OF NATURAL
DIVISION OF LA
ANCHORAGE, ALASKA

ALYESKA BASIN SUBDIV

SITUATED WITHIN A PORTION OF TRACT "B"
PROTRACTED SECTIONS 16 & 17, T10N,

DRAWN BY	APPROVAL RECOMMENDED
KEN FRANCH	ACTING DIRECTOR
DATE APPROVED	APPROVED
SCALE 1"=100'	CHECKED

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH ASSEMBL
THIS 19 DAY OF Dec
ASSEMBLY OFFICIAL

OWNERS
NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN, pursuant to A. S. 34.35.070(d) that Zbigniew A. Piekarski and of Box 461, Girdwood, AK 99587 is the owner of the following described property:

LOT TWENTY-TWO (22), BLOCK TWENTY-TWO (22), ALYESKA BASIN SUBDIVISION, UNIT VI, according to the official plat thereof filed under Plat No. 74-41, records of the Anchorage Recording District, Third Judicial District, State of Alaska

That on the 8th day of April , 1983 , work was completed on the construction of the building located thereon by Zbigniew A. Piekarski the original contractor.

Zbigniew A. Piekarski and being first duly sworn, upon oath, disposes and says:

I have read the foregoing Notice of Completion, know the contents thereof, all and singular, and the statements contained therein are true as I believe.

Zbigniew A. Piekarski

This is to certify that on this 8 day of April, 1983 before me, the undersigned Notary Public in and for Alaska, personally appeared Zbigniew A. Piekarski and known to me to be the individuals herein named, and acknowledged to me that he executed the foregoing document freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Official Seal the day and year last above written.

Notary Public in and for Alaska
My Commission expires: May 19 1985

83-023816

RECORDED-FILED
ANCHORAGE REC.
DISTRICT
Apr 11 11 00 AM '83
REQUESTED BY
ADDRESS LAND TITLE CO.

L-13374

WARRANTY DEED
CREATING TENANCY BY THE ENTIRETY

ZBIGNIEW A. PIEKARSKI, an unmarried person, Grantor, for Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, conveys and warrants to STEVEN JAY GORRELL and BONNIE K. GORRELL, husband and wife, Grantees, as TENANTS BY THE ENTIRETY with right of survivorship, that real property situated in the State of Alaska, Third Judicial District, Anchorage Recording District, which is more particularly described as follows:

> Lot Twenty-Two (22), Block Twenty-Two (22), ALYESKA BASIN SUBDIVISION, UNIT VI, according to the official plat thereof, filed under Plat No. 74-41, records of the Anchorage Recording District, State of Alaska.

SUBJECT HOWEVER to any easements, reservations, covenants, conditions, restrictions, plat notations, patent reservations and exceptions, rights-of-way, and agreements of record.

For himself, his heirs, successors, representatives and assigns, the Grantor covenants with and for the benefit of the Grantees, their heirs, devisees, successors, representatives and assigns as follows: (1) That the Grantor is at the time of the making and delivery of this deed lawfully seized of an indefeasible estate in fee simple of the above-described premises; (2) that the Grantor has the right and power to convey the premises; (3) that at the time of making and delivery of the deed the premises are free from encumbrances except as specified above; (4) that Grantor warrants the quiet and peaceable possession of the premises; and (5) that the Grantor will defend the title to the premises against all persons claiming the premises.

DATED this 8 day of April, 1983.

GRANTOR:

Zbigniew A. Piekarski

ZBIGNIEW A. PIEKARSKI

Address of GRANTEES:

Nan Vail Drive (3352 Wiley Post Loop)
Firdwood (Anchorage) Alaska
Zip Code 99587 (99503)

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 8 day of April, 1983, before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn, personally appeared ZBIGNIEW A. PIEKARSKI, known to me and to me known to be the individual named in and who executed the foregoing instrument and he acknowledged to me that he signed the same freely and voluntarily, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Karen L. [illegible]
NOTARY PUBLIC in and for Alaska
My Commission Expires: May 19, 1985

LAW OFFICES OF
BARTLETT & DODGE

FNBA KAREN LOBBY

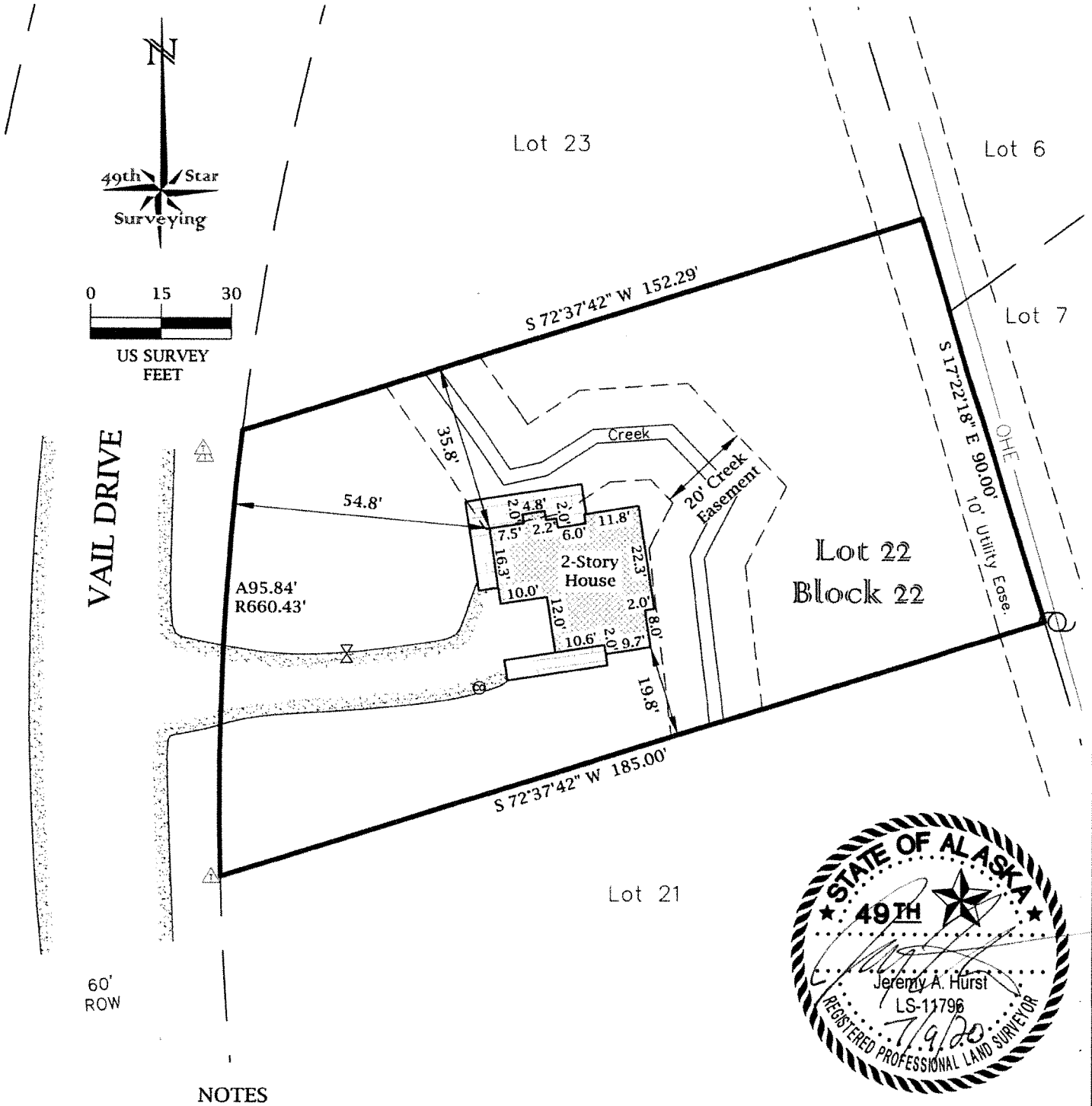
83-023847-1

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

April 11 11 49 AM '83

REQUESTED BY LAND TITLE CO.

ADDRESS



NOTES

-All dimensions shown are grid bearings and ground distances, record boundaries are per Plat No. 74-41.
-49th Star has conducted a physical survey of the property and all details shown on this Asbuilt Survey are correct. Under no circumstances should any data hereon be used for establishment of property lines.
-It is the owners responsibility to determine the existence of any easements, covenants, or restrictions; no title research performed.

AS BUILT SURVEY Lot 22, Block 22, Alyeska Basin Subdivision, Unit VI, Girdwood, AK	LEGEND Water Valve Pedestal Power Pole Clean Out	49th Star Surveying LLC 321 Fireoved Drive Anchorage, AK 99508 (907)891-6111 Jeremy@49thStarSurveying.com W.O. 2029 DATE: 7/9/20 SCALE: 1"=30'

Verification of Nonconforming Status

ALYESKA BASIN #6

BLOCK 22 LOT 22

Plat 74-41

Anchorage Recording District, Anchorage, Alaska

075-181-38-000

515 Vail Drive, Girdwood

SE 4915

After recording return to:

Municipality of Anchorage, Planning Department
Land Use Review Section
4700 Elmore Road / P.O. Box 196650
Anchorage, Alaska 99519-6650

MUNICIPALITY OF ANCHORAGE

Planning Department
Current Planning Division

Phone: 907-343-7909
Fax: 907-343-7927

Mayor Ethan Berkowitz

VERIFICATION OF NONCONFORMING STATUS

August 18, 2020

Steven Gorrell
7688 West Lower Fork Court
Boise, Idaho 83709

Mr. Gorrell:

This document establishes the nonconforming status of property described as **Lot 22, Block 22, Alyeska Basin #6 Subdivision,** per **Plat 74-41**, located in the Anchorage Recording District, Third Judicial District, State of Alaska. Site Address: 515 Vail Drive, Girdwood, Alaska, Grid: SE 4915, Parcel ID: 075-181-38-000.

The determination, requested on your behalf by Erin Eker, is based upon the as-built survey provided with the request, building permit records, tax assessment records, our research, and the applicable Municipal ordinances in place presently and at the time of construction.

The following facts were established:

March 6, 1974 Lot 22, Block 22, Alyeska Basin #6 Subdivision was created by Plat 74- 41. Plat note #5 states "A 20 ft. wide easement located 10 feet on each side of the centerline of existing creeks within this subdivision is hereby dedicated for the purpose of protecting and preserving said watercourses."

October 5, 1974 aerial photo (Flight 2, Frame 4) in the Land Use Review files shows a vacant lot with a stream running south-to-north through Lot 22.

August 19, 1983 Property Appraisal photograph shows a house located on Lot 22. The image shows a deck located across the entire west front side of the house.

December 13, 1983 the area was zoned R-11 (Turnagain Arm) District. (AO 83-213).

January 1, 1984 prior record of nonconforming use shows a residential duplex located on Lot 22.

2004 MOA GIS aerial photo shows a house located on Lot 22.

November 1, 2005 the area was re-zoned gR-2 (Single-Family/Two-Family Residential) district.

July 17, 2017 Property Appraisal photograph shows a house located on Lot 22 with a deck extending across the entire west front side of the house.

An as-built survey signed **August 11, 2020**, by Jeremy A. Hurst, a Registered State of Alaska Land Surveyor, shows an existing 2-story house located 54.8 feet from the west front lot line, 35.8 feet from the north side lot line and 19.8 feet from the south side lot line. A deck along the west and north sides of the house is located 49.1 feet from the west front lot line and 28.8 feet from the north side lot line. There is a deck along the southwest side of the house. A gravel driveway provides access to Vail Drive. There is a 10-foot utility easement along the east side lot line. A creek is through the center of the lot with a 10-foot creek easement on either side of the creek. The house is located ±7 feet from the high water mark of the creek. The north deck is located ±2.5 feet from the high water mark of the creek.

Municipal property appraisal records currently indicate the property is a 15,291- square- foot lot with a 1,413-square-foot house, **built in 1983**. Listed property inventory includes a 545-square-foot wood deck.

Building permits were searched; no records were found for the construction of the building or site's original development.

The following conclusions are drawn from the established facts and findings:

Lot 22, Block 22, Alyeska Basin #6 Subdivision has more than the minimum lot area and width required by the GR-2 (Single-family/two-family residential) District; therefore, **Lot 22 is a legal conforming lot of record**.

The house encroaches 2 feet and the northern deck encroaches 7 feet into the 20-foot creek easement **and is in violation of note #5 on plat 74-41.** The violation may be remedied by applying for a platting action to remove the stream easement, or by removing the encroaching portions of the structures. The Planning Department serves as staff for the Platting Board. The address for the Planning Department is 4700 Elmore Road. The phone number is 343-7931.

Portions of the house and both of the decks (all built in 1983) encroach within the 25-foot stream setback required by AMC 21.07.020B and Table 21.07-1. The house and decks were legally established prior to October 9, 2018; therefore, in accordance with AMC 21.13.045A, **the house and decks located within the 25-foot stream setback are legal nonconforming structures and are permitted to remain subject to this section.**

Anchorage Municipal Code of Ordinances, Title 21, effective January 1, 2014, as amended, and relevant to this determination are as follows:

AMC 21.06.020A. Table of Dimensional Standards: GR-2 (Single-family/two-family residential) District: Dwelling, single-family detached:

Minimum lot size and width requirements:

Lot size	10,400 square feet with sewer, 50,000 square feet without sewer
Lot width	70 feet with sewer, 100 feet without sewer

Minimum setback requirements:

Front	20 feet
Side	10 feet
Rear	15 feet, 20 feet for lots larger than one acre

Maximum lot coverage: 25% for lots larger than 15,00 square feet, 30% otherwise

This determination is based on the information listed above, which was provided by the applicant or was in the files of the department. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the department may revise or revoke this determination.

Anchorage Municipal Code, Title 21, is available on the internet at www.municode.com.

Respectfully,

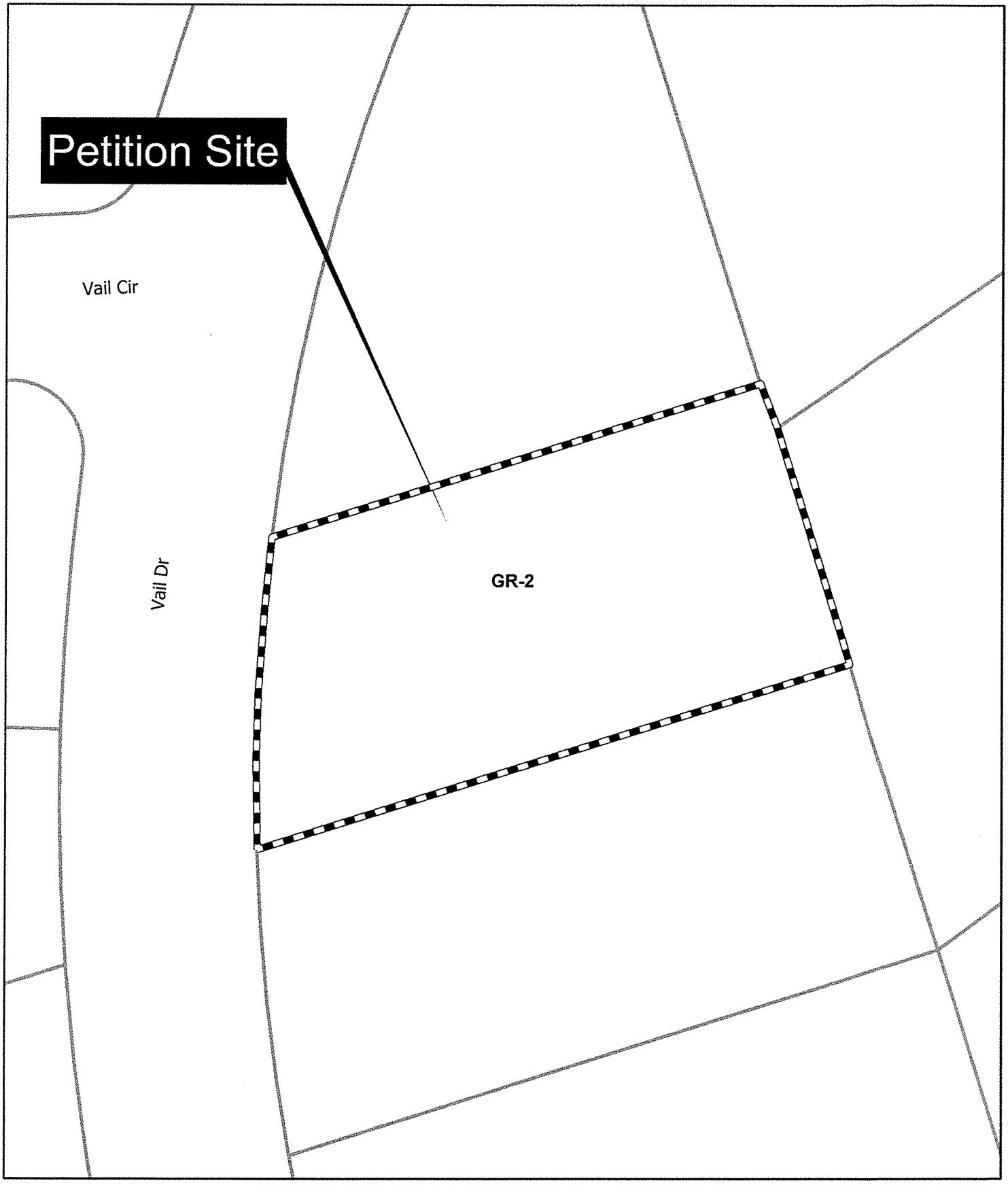
Sonnet Calhoun

Sonnet Calhoun
Land Use Plan Reviewer
(907) 343-8353

Appeal: This determination may be appealed to the Zoning Board of Examiners and Appeals (ZBEA) in accordance with AMC 21.03.050B. The appeal may be brought by any party of interest for the application no later than 20 days after the date of service of the decision. The appeal fee is $1,130 and is required to be paid at the time the appeal is submitted. If the ZBEA fully overturns the decision of the director, then the fee will be returned. If the ZBEA overturns the decision of the director in part, then half of the fee will be returned. Please contact the Current Planning Section for more information.

SC/SH

S12579



Municipality of Anchorage
Planning Department
September 14, 2020

30 15 0 30 60 90 120
Feet

N

S12579

Municipality of Anchorage
Planning Department
September 14, 2020

30 15 0 30 60 90 120
Feet

N

DocuSign Envelope ID: CFDA72CE-8C59-49CE-9EEE-26B2D7B80E82

August 27, 2020

To Whom It May Concern,

I, Steven Gorrell, give authorization to Z Architects to work on my behalf to obtain a plat note removal for my property located at Alyeska Basin #6 L22 B22 (515 Vail Dr).

Sincerely,

DocuSigned by:
Steven Jay Gorrell
624CA98A821E474...

Steven Gorrell
7688 West Lower Fork Court
Boise, ID 83709

AFFIDAVIT OF POSTING

CASE NUMBER: S1 2579

I, Connor Scher of Z Architects, LLC hereby certify that I have posted a **Notice** as prescribed by **Anchorage Municipal Code 21.03.020H.5.** on the property that I have petitioned for Plat Note Removal. **The notice was posted on** 1 Sept. 2020 **which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.**

Affirmed and signed this 2nd **day of** Sept. 2020, **20**20.

Signature

LEGAL DESCRIPTION

Tract or Lot: 22

Block: 22

Subdivision: Alyeska Basin VI

Legend:

- ■ Found 6"X6" Concrete Monument
- Found Monument, As Described
- Found 5/8" Rebar, As Described
- (N00°02'01"E) Record Information per Plat 2005-54
- [N00°02'01"E] Record Information per Plat 2008-16
- [R&M] Record and Measured Data per Plat 2008-16
- Set 3-1/4" Aluminum Cap on 2 1/2"x30" Aluminum Post Monument
- Set 2" Aluminum Cap on 5/8"x30" Rebar
- T&E Telecommunication and Electric
- C.B. Chord Bearing
- DTP Dedicated to The Municipality of Anchorage This Plat
- CH. Chord Length
- × Nothing Found, Nothing Set. Position Falls in a Wetland

AVE PH. 3 ○ LS 9020 2014

Typical Set 2" Aluminum Cap on 5/8"x30" Rebar

AVE PH. 3 ROW TR TR B2B B2A LS 9020 2014

Glacier Creek

Alyeska Highway

100'

S78°49'55"E 355.77'

S0°00'59"W 226.79'

96.3 81.4 91.3 77.7

60' DEDICATED ROW (FUTURE)

30' SHARED ACCESS ESMT DEDICATED THIS PLAT

60' DEDICATED ROW (FUTURE)

30' SHARED ACCESS ESMT DEDICATED THIS PLAT

S88°04'10"E 341.98'

S0°00'59"W 205.63'

100.7 85.5 80.4 72.9

S89°59'01"E 329.55'

71.9

N0°00'59"E 890.70'
(N00°02'01"E 890.80')

Glacier View Estates Tract 1

S3°37'08"W 194.59'

S9°40'13"W 167.10'

45.0

N78°54'11"W 291.92'

108.2 81.9 104.0 95.3 102.4

228.55'

S9°27'32"W 360.28'

50.00'

C1 C2 C3 C4 C5 C6

154.0

79.4

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18

30' INTERGOVERNMENTAL USE PERMIT SERIAL No. 2003-043926-0

30' DEDICATED ROW

25' STREAM MAINTENANCE AND PROTECTION ESMT

25' STREAM MAINTENANCE AND PROTECTION ESMT

Alpine View Estates Phase 2A Tract B1

Alpine View Estates Phase 2

Glacier View Estates

Barren Avenue

Tanner Circle

153.85'
(153.85')

30' 30'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CH.
C1	99.35	255.00	22°19'24"	N70°41'40"W	98.72 [R&M]
C2	165.44	205.00	46°14'18"	N82°39'08"W	160.98 [R&M]
C3	131.72	680.00	11°05'54"	S79°46'40"W	131.51 [R&M]
C4	153.31	205.00	42°50'53"	N80°57'25"W	149.76
C5	12.13	205.00	3°23'26"	S75°55'26"W	12.13
C6	87.72	255.00	19°42'39"	N30°44'29"E	87.29

Line Table		
Line #	Length	Direction
L1	30.00	N89°57'59"W
L2	63.23	S0°02'01"W
L3	34.40	S89°15'14"W
L4	52.95	S81°50'43"W
L5	117.86	S65°20'35"W
L6	52.84	N64°13'56"W
L7	50.66	N82°31'54"W
L8	43.64	N58°10'01"W
L9	29.65	N74°10'20"W
L10	19.88	S70°06'35"W
L11	45.21	N80°04'28"W
L12	49.75	S55°28'18"W
L13	50.73	S27°20'55"W
L14	60.00	S62°39'05"E
L15	66.76	S4°40'23"E
L16	15.60	N8°08'38"E
L17	142.07	N73°34'41"W
L18	110.86	N71°08'55"W

Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Timothy Cabana

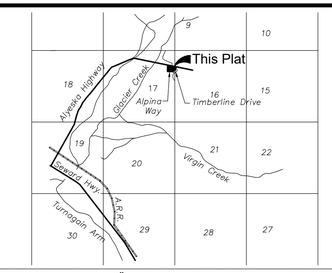
Owner: *Glacier View, LLC* *Registered Agent*
P.O. Box 201
Girdwood, Alaska 99587

ZONING NOTES:

1. Per AO 2007-111, GR-4 S.L. is limited to 8 D.U.A., and is subject to an Administrative Site Plan Review.
2. Per AMC 21.09. GR-4 is allowed up to 20 D.U.A. and is subject to Site Plan Review.

Notes

1. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
2. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
3. The 30' screening easement along the north boundary of Tract B-2A and B-2B shall retain existing, undisturbed vegetation and is exclusive of any utility easements.
4. Tract B-2A is split zoned GR-4 and GC-10. Tract B-2B is split zoned GR-4 and GR-4 S.L. per A.O. 2007-111.
5. This property contains wetlands per a Corp of Engineers determination. Any development within the wetlands shall be in conformance with a wetlands permit approved and issued by the Corps of Engineers.
6. Portions of this subdivision are situated within the Flood Hazard District as it exists on the date hereof. The boundaries of the Flood Hazard District may be altered from time to time in accordance with the provisions of section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the Flood Hazard District shall conform to the requirements of A.M.C. 21.60.
7. Within the stream maintenance and protection easements, all structures, and use of land and structures, shall conform to AMC 21.45.210.
8. The location of the centerline of stream, and the jurisdictional offsets shown, are per plat 2008-16.
9. Distances shown to the foot are to that foot (i.e. 50'=50.00').
10. Easements being shown by Book & Page are not being dedicated this plat.



Vicinity Map Scale: 1" = 1 Mile T10N R2E Seward Meridian

PROPOSED REZONE AND REPLAT

Alpine View Estates Phase 4

Tracts B-2B-1, B2B-2, B2B-3 and B2B-4

A Subdivision of:
Tract B2-B, Alpine View Estates Phase 3 (Plat 2014-38), Located within the NW 1/4, Section 16 and NE 1/4, Section 17, T10N, R2E, Seward Meridian, Anchorage Recording District, Alaska. Creating 4 Tracts in approximately 8.059 acres.

Grid:	SE4815 & SE4816
Scale:	1"=50'
Drawn: TH / Checked:	JZ
FB/Page:	2014/9-10
Date:	8/30/2020
MOA Case No.:	N/A
SHEET	1 of 1

The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779