

## Apparatus Loan through Key Bank

Based on \$900k to replace Engine 41.

If GBOS approved using \$400k as down payment for the apparatus and borrow \$600,000 they would have two option of paying it back over 5 years or 7 years.

Below is the estimated Amortization Schedule for the different repayment periods:

### 5 year Term of Loan

Annual Interest Rate: 1.69%

Quarterly payment: \$31,348.64

Annual amount to be added to GFR budget for loan quarterly payments: \$125,394.56

Loan payments completed in 2026

### 7 year Term of Loan

Annual Interest Rate: 1.83%

Quarterly payment: \$22,879.28

Annual amount to be added to GFR budget for loan quarterly payments: \$91,517.12

Loan Payments completed in 2028

No penalty for early repayment of loan.

Description	Original Budget	Budget Change	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
511380 Repair & Maint Supplies	30,000.00	-	30,000.00	-	-	-	30,000.00	-
540640 Contractual Svcs Other	793,000.00	-	793,000.00	-	-	793,000.00	-	100.00
* Non Labor	823,000.00	-	823,000.00	-	-	793,000.00	30,000.00	96.35
580530 Contributions To Other Funds	74,121.00	-	74,121.00	-	-	-	74,121.00	-
* Contributions to Other Funds	74,121.00	-	74,121.00	-	-	-	74,121.00	-
** Direct Cost Modified Accrual	897,121.00	-	897,121.00	-	-	793,000.00	104,121.00	88.39
600740 IGC AFD Operations Management	90,057.00	-	90,057.00	-	-	-	90,057.00	-
600750 IGC Office of the Fire Chief	16,035.00	-	16,035.00	-	-	-	16,035.00	-
600770 IGC AFD Finance	11,440.00	-	11,440.00	-	-	-	11,440.00	-
600780 IGC AFD Data Systems Management	24,474.00	-	24,474.00	-	-	-	24,474.00	-
600790 IGC AFD Shop	55,516.00	-	55,516.00	-	-	-	55,516.00	-
601010 IGC Facilities-Girdwood	42,819.00	-	42,819.00	-	-	-	42,819.00	-
601470 IGC PW Communications	14,955.00	-	14,955.00	-	-	-	14,955.00	-
601650 IGC Fire Comm Non-E911	21,517.00	-	21,517.00	-	-	-	21,517.00	-
** Intra Governmental Charges	276,813.00	-	276,813.00	-	-	-	276,813.00	-
*** 355000 Girdwood Fire & Rescue	1,173,934.00	-	1,173,934.00	-	-	793,000.00	380,934.00	67.55
**** BALANCE	1,173,934.00	-	1,173,934.00	-	-	793,000.00	380,934.00	67.55

# Girdwood Community Land Trust

## Girdwood Recycle Project

The concept is that a connex space is available for recycling drop off. We will accept plastic and glass.

**Connex Donated to Girdwood, Inc. by:** Matson. Ready for delivery in January 2021

**Desired Location:** ALPINE VIEW ESTATES PH 3 TR B-2A

**Zoning:** GC-10

Machines are being locally assembled in Girdwood to break down these plastics and re-purpose the material into new products! Precious Plastic, is the model we will build upon and utilize their open source design plans. Many examples of products which have been created are available to view on their site: [www.preciousplastic.com](http://www.preciousplastic.com).

We intend to allow entrepreneurs access to the connex. After receiving training, they will be allowed to break down plastic and store in bins for their use. A user would sign up to utilize the space during a time block. They are required to sign a liability waiver prior space utilization. A user would invest by purchasing molds to create a particular product they are interested in creating.

Girdwood Community Land Trust may make some products for fundraising including:

- Girdwood Snow Shovel
- Plates, Cups, Bowls
- Furniture
- Geodesic domes for gardening purposes

### **Girdwood Community Land Trust Agrees to the following terms and conditions:**

- Daily checks on connex.
- Maintain a clean and organized space.
- Create proper signage for which materials are accepted, drop off times, etc.
- Be responsible for scheduling any users of the connex.
- Responsible for collecting Liability Waiver from each and every user, prior to connex use.

We intend to only accept clean plastic and glass. All other recycling delivered that is not in a condition we can utilize will be brought to Anchorage, as what happens now. We intend to have clear signage explaining what can be dropped, explanation that unclean recyclables will be thrown away and launch an education campaign with videos as to what we are intaking. We hope

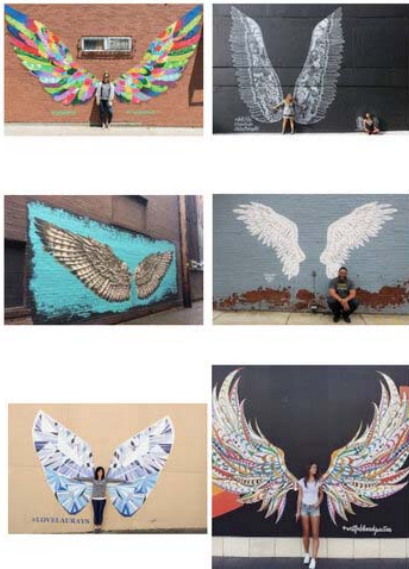
to work the Girdwood School students and encourage them to get involved by properly cleaning recyclables and participate in workshops.

**Girdwood as a model:** Girdwood is a great community to test out this kind of recycling project. With a small-scale population, this should limit the donations to what can be managed while beginning operation over the next year. Once a functional working model has been established, other Community Councils or nonprofits can replicate this model in various parts of Anchorage and can tour our “proto-type facility.” Benefits include low startup costs with potential to shift the way recycling is done, by never having to ship it out of state or country. We can keep landfills free of plastic wastes and transform the materials directly into functional products by local entrepreneurs and artists.

We intend to place a large wing mural on the connex, so it becomes a destination to be photographed at, while promoting recycling. Additional artwork on the connex will also feature our Sponsors for this project.

Here are some wings that inspire us!

## Wing Art Examples Girdwood Recycling Project



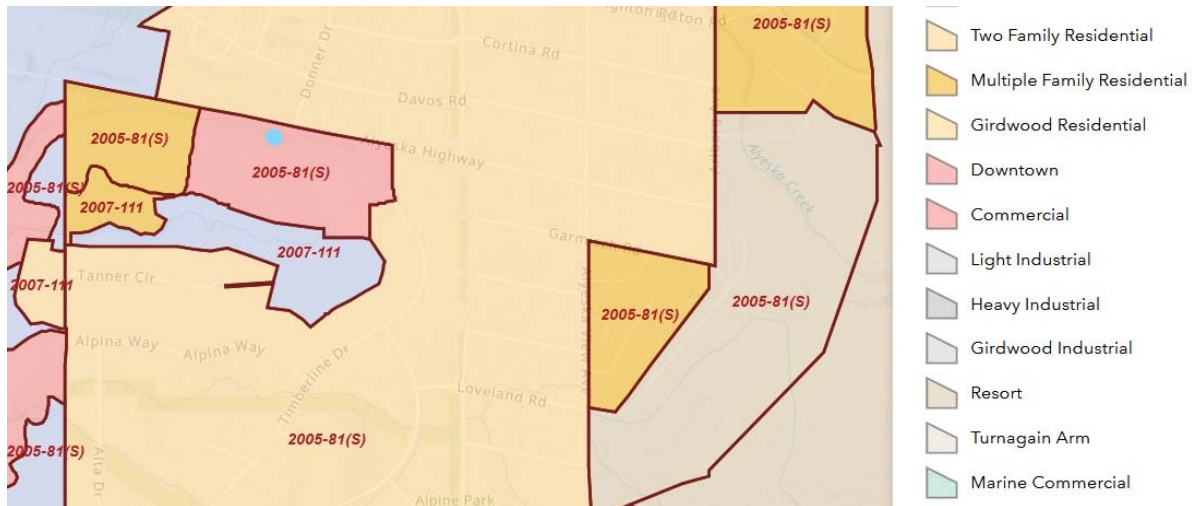
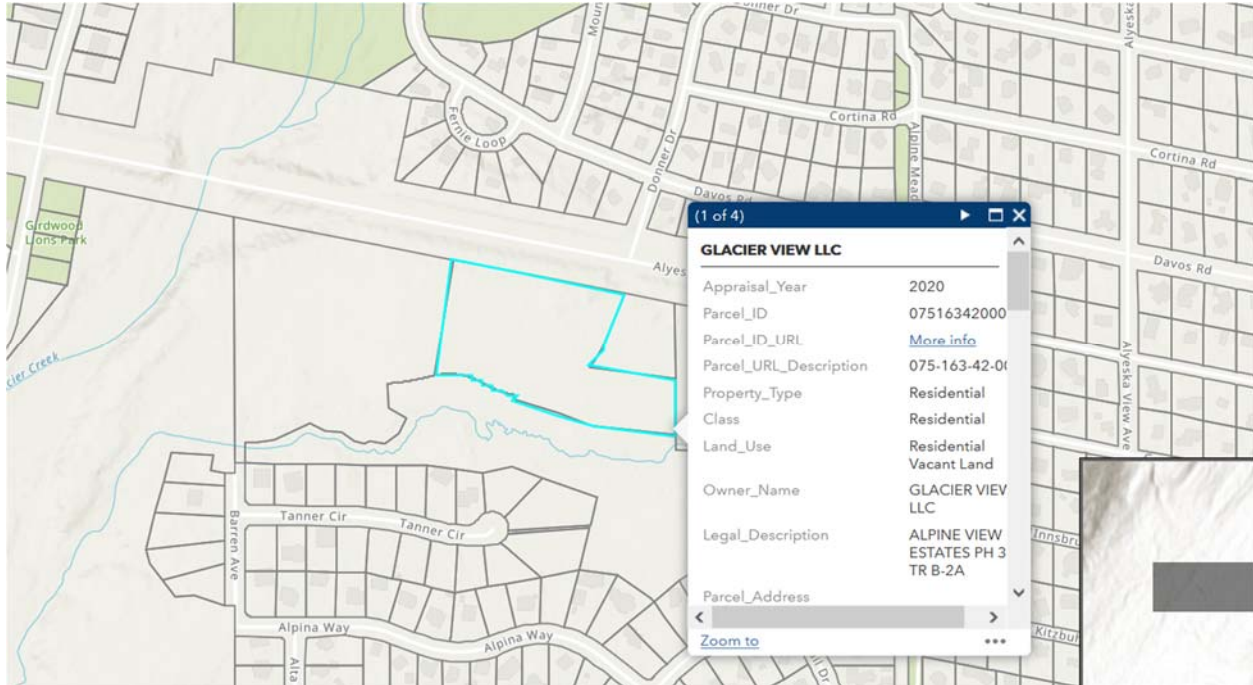
Some examples of products which have already been created using these machines:

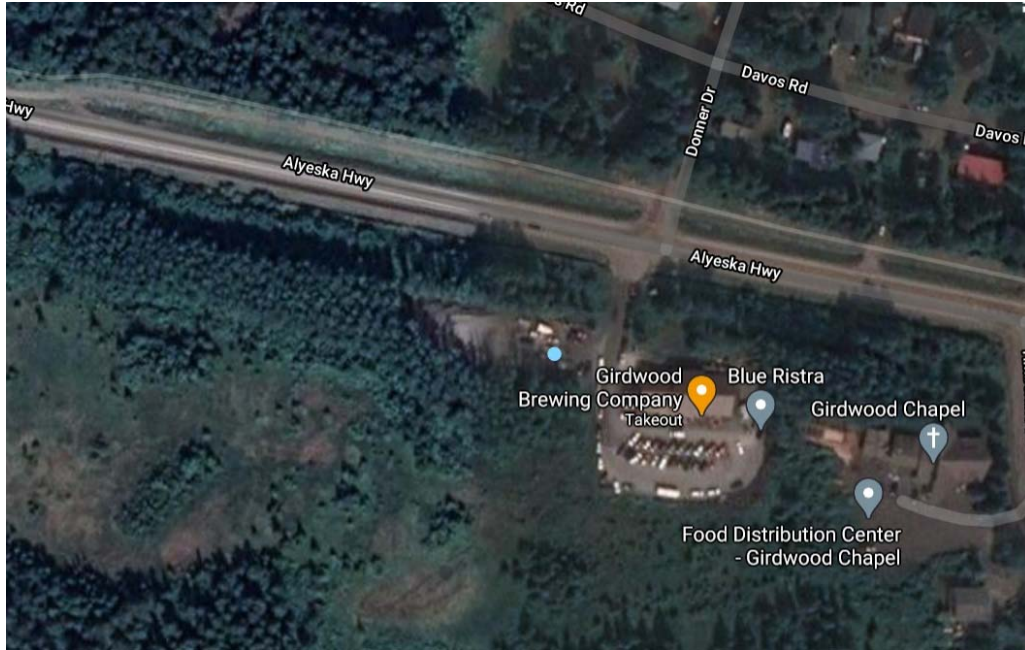






## Location Details:





UAA Student Emily Haas will be the Student Project Lead and will be conducting a “recycling audit.” This will allow us to better understand the demand in our valley and evaluate our needs going forward.

This is her undergraduate research project and she has a UAA facility mentor for this project.

Her analysis will help to formulate a longer-term plan for recycling in Girdwood.

We are actively working out permitting and land use requirements to allow this project to come to fruition.

**We are seeking LUC Recommendation for GBOS Resolution of Support for text amendment to allow use of recycling on GI, GC-7 and GC-10 with an additional subscript that GC-7 lots are limited to 200 SF for recycling drop off.**

**You can find more information and videos about this project at [www.girdwoodlandtrust.org](http://www.girdwoodlandtrust.org)**



E. Haas  
GIRDWOOD RECYCLING PROJECT ABSTRACT

The purpose of the Girdwood Recycling Project (GRP) is to obtain qualitative and quantitative data from the community of Girdwood on recycling. This will be done by conducting a community outreach survey and a preliminary recycling audit for the community of Girdwood.

The preliminary recycling audit will determine the volume and contents of the recycling stream generated by the community of Girdwood. The community outreach survey will assess the wants and needs expressed by the community.

The survey and audit record period will be March 1st 2021 to May 1st 2020. The results from both the survey and the audit will be used to provide community data and establish the community's want and need for recycling services.

The objective of this project is to produce data that will aid in the request to the Municipality of Anchorage for providing recycling services to the community of Girdwood.

The main focus of the project is to determine the recycling stream generation numbers but the project also focuses on educating the community on both the concept and process of recycling as well as practical ways to implement recycling practices to effectively communicate the positive changes as a direct response to community actions.

This project is a joint effort to achieve goals while linking all members of the community.

E. Haas  
GIRDWOOD RECYCLING PROJECT ABSTRACT

The results will be obtained by utilizing both engineering and empirical analysis on the data collected and on data provided by the Municipality of Anchorage's Solid Waste Services Division.

The final products include a final project report, project presentation and project poster communicating the results to the community of Girdwood and UAA.

Additionally, the products produced from this project can be built upon to highlight the economic benefit to the Municipality of Anchorage that establishing recycling in Girdwood would provide, as well as how the diversion of refuse increases the longevity of the Anchorage Regional Landfill. This project aspires to have the necessary information to improve the recycling services provided to the community of Girdwood.

This project is the first qualitative approach will be used to estimate the current waste stream from the Girdwood community and its corresponding impact on the environment.

This study is unique in the sense that its conclusions are formulated not only on the empirical data & results but on the wants and needs expressed by the community.

**Keywords:** Recycling, Recycling Composition Study, Civic Engagement, Waste diversion

# Municipality of Anchorage



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

***Austin Quinn-Davidson,  
Mayor***

***GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Jerry Fox & Mike Edgington, Co-Chairs  
Eryn Boone, Briana Sullivan, James Glover, Jr.***

## Resolution 2021-

### Of the Girdwood Board of Supervisors

#### **RESOLUTION OF SUPPORT FOR TEXT AMENDMENT REGARDING RECYCLING OPTIONS IN GIRDWOOD**

Whereas, residents of Girdwood have come together to express interest in expanding recycling options in the Girdwood community; and

Whereas, Girdwood Board of Supervisors Rules and Procedures constitute the 5 member board to function in the manner prescribed in this chapter [AMC, Chapter 27.20] in the exercise of solid waste services; and

Whereas, within the Municipality of Anchorage Integrated Solid Waste Master Plan, the term “recycling” is referenced a total of 676 times; and the plan lists several goals to increase recycling and reduce unnecessary waste into the landfill; and

Whereas, Recycling Drop Off is not specifically listed as a permitted use under any zoning area within the Girdwood Valley; and

Whereas, Recycling Drop Off was likely unintentionally omitted when Title 21 Chapter 9 was written; and

Whereas, in Anchorage, Recycling Drop Off is permitted under the following zones: B-1A, B-1B, B-3, I-1, I-2, PLI; and

Whereas, Girdwood Community Land Trust (GCLT) Board of Directors is seeking to incubate recycling opportunities; and

Whereas, GCLT has partnered with University Student, Emily Haas, seeking a Bachelors of Science degree with both Civil and Environmental Engineering majors to conduct a Recycling Audit in Girdwood as her senior project; and

Whereas, her project has been University-sponsored under Civil Engineering, Environmental Engineering and Civic Engagement; and

Whereas, Emily Haas has previously completed a project focused on extending the life of the Anchorage Landfill which won the UAA Civil Engineering Senior Design Competition and UAA College of Engineering Senior Design Competition; and

Whereas, a space has been offered on private land, zoned ~~gGC-10~~, as a temporary site (under 12 months) to utilize for recycling ~~drop off~~ purposes, and it seems prudent to add recycling drop off on a permanent basis to the industrial area adjacent to the Girdwood Transfer Station, land zoned gI-1; and

Whereas, time is of the essence to utilize Emily Haas' skills, knowledge and expertise in the recycling audit; and

Whereas, the findings of the audit will be shared with Girdwood Board of Supervisors, Municipality of Anchorage, Solid Waste Services and others who request it; and

Whereas, the Girdwood Land Use Committee has reviewed presentations regarding the suggested text amendment and has recommended to the Girdwood Board of Supervisors to write this Resolution of Support by a vote of ~~14X~~ in favor, ~~0X~~ opposed and ~~2X~~ abstaining at the February 8, 2021 regular meeting.

Therefore, the Girdwood Board of Supervisors resolves support for a text amendment of Title 21 Chapter 9 to allow Recycling Drop Off in the following zones: ~~gGI-1 (Ruane Road Industrial District Girdwood Industrial)~~, ~~GC-7~~ and ~~gGC-10 (Upper Alyeska Commercial District)~~ and requests support from Municipal agencies and departments to help facilitate and expedite this student-led and community supported recycling project.

Mike Edgington, Land Use Supervisor, GBOS

Date

Attest



# Application for Dimensional Variance

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



PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) HAWES CAROLYN	Name (last name first) SCHER CONNOR
Mailing Address 9655 BANYON ST ALTA LOMA, CA 91737	Mailing Address P.O. BOX 842 GIRDWOOD, AK 99587
Contact Phone – Day +1.909.837.7921	Contact Phone – Day +1.907.952.6105
Evening	Evening
Fax	Fax
E-mail HAWESAC@YAHOO.COM	E-mail CONNOR@ZARCH-AK.COM

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

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 075-183-33-000		
Site Street Address: 1051 TIMBERLINE DR		
Current legal description: (use additional sheet if necessary) LOT 13B, BLOCK 25, ALYESKA BASIN #7		
Zoning: gR-2	Acreage: 0.25	Grid #: SE4915

PETITIONING FOR
DIMENSIONAL VARIANCE FROM MINIMUM LOT AREA AND LOT WIDTH.

CODE CITATIONS
AMC 21. 09.060B.1. (TABLE 21.09-5)
AMC 21.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Zoning Board of Examiners and Appeals for administrative reasons.

30 DEC 2020

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

Date

CONNOR SCHER

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
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**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 NONCONFORMING DETERMINATION
- ☐ Building or Land Use Permit for
- ☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

**SUBMITTAL REQUIREMENTS** (Only one copy of applicable items is required for initial submittal)

- 1 copy required: ☒ Signed application (original) **INCLUDES ATTACHMENTS**
- 34 copies required: ☒ Signed application (copies)
- ☒ Variance narrative, addressing:
- ☒ The need for the variance, including when the need for the variance was discovered
  - ☒ The effect of granting the variance
  - ☒ An analysis of how the proposal meets the variance standards below
- ☒ As-built survey showing existing conditions, to scale (no more than 2 years old)
- ☒ Proposed plot plan or site plan, to scale (new construction)
- ☒ Topographic map of site
- ☒ Photographs

(Additional information may be required.)

**VARIANCE STANDARDS**

The Zoning Board of Examiners and Appeals may only grant a variance if the Board finds that **all** of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district;
- b. Because of these physical circumstances, the strict application of the code creates an exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance;
- c. The hardship is not self-imposed, special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience;
- d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;
- e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;
- f. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality;
- g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and
- h. The variance granted is the minimum variance that will make possible a reasonable use of the land.



Connor Scher  
PO Box 842  
Girdwood, AK 99587

1.907.783.1090  
1.907.952.6105 cell  
[connor@zarch-ak.com](mailto:connor@zarch-ak.com)

11 January 2021  
Municipality of Anchorage Planning Department  
4700 Elmore Road  
Anchorage, Alaska 99519-6650

**Subject:** Application for Dimensional Variance for Minimum Lot Area and Lot Width,  
1051 Timberline Dr., Girdwood, AK 99587

<b>Legal Description of Property</b>	ALYESKA BASIN #7 BLK 25 LT 13B
<b>Site Address</b>	1051 Timberline Dr., Girdwood, AK 99587
<b>MOA Property Appraisal ID Number</b>	075-183-33-000

To who it may concern,

The owner of 1051 Timberline Dr. in Girdwood has authorized me to write this letter requesting application for a dimensional variance for minimum lot area and lot width for the subject property, Lot 13B of Block 25 of the Alyeska Basin #7 Subdivision. This application is for a variance to allow the addition of living area and attached accessory garage to a legally nonconforming two-family dwelling. Once the commissioners make a determination, we will apply for a Land Use Permit. In this letter I will outline the need for the variance, the effect of granting the variance, and how the proposal meets the variance standards.

Before pursuing a variance, we established the following facts:

- **25 April 1975:** Greater Anchorage Area Borough approves Plat 75-87, creating Lot 13, Block 25, Alyeska Basin #7 Subdivision.
- **13 December 1983:** The area is zoned R-11, Turnagain Arm District.
- **19 July 1984:** Municipality of Anchorage approves Plat 84-223, creating Lots 13A and 13B from Lot 13, Block 25, Alyeska Basin #7 Subdivision.
- **6 December 1984:** August M. Zaccaro completes construction of the building.
- **6 December 1984:** August M. Zaccaro grants four individuals deed to the property and building.

- **November 2005:** The area was re-zoned to gR-2 (Single-Family/Two-Family Residential) District.
- **23 January 2015:** The owners of the property grant Carolyn Hawes, and her husband Alvin, deed to the property and building. There have been additions to the west side of the building in the preceding years.
- **July 2020:** Z Architects, LLC begins architectural design services for Carolyn Hawes.
- **24 July 2020:** Connor Scher of Z Architects determines the existing building does not conform to current Title 21 Land Use Code, finding the building violates the minimum lot area and width.
- **10 August 2020:** Michael J. Horne of Farpoint Land Services, LLC completes an as-built survey of the property at request of Z Architects.
- **10 December 2020:** Connor Scher on behalf of Carolyn Hawes, applies to Richard Novy in MOA Land Use Enforcement for a nonconforming determination.
- **22 December 2020:** Connor Scher determines from Sonnet Calhoun in a series of e-mails that development of the proposed addition will require a variance from the minimum lot area (and minimum lot width), as the addition proposes living space.
- **January 2021:** The MOA Planning Department determines the property to be a legal nonconforming use of a structure or property.

The need for the variance is to add living space to one of the dwelling units to provide the owner a master suite that better accommodates decreased mobility. Similarly, adding a toilet room to the top level of the dwelling reduces the need for trips between floors. The current dwelling unit has three bedrooms and one shared bathroom on the lower level (second floor of the building). Living at the property, she will be close to her children and grandchildren who live next door. The owner would like to host members of her family, and their families, and have an additional private master suite for herself, with accommodations for aging that allow her to continuing living at the property.

The variance will not negatively affect neighboring properties, and will enhance the quality of life of the owner. Further, proposed improvements to the building seek to increase the functional life of the building, and continue to provide much-needed housing in Girdwood. These will include an attached accessory garage—an highly-valued amenity in Girdwood—and exterior decks and new roof systems providing better protection for the building and access thereto from rain and snow. The building has an average condition and currently the snow and rain drains down a series of shallow roofs towards the west. The eaves of these do not provide enough clearance from the walls, and snow accumulates at the base of the first level wall. Additionally, exterior steps to the second level are rotting and need replacement. The addition and improvements proposed will improve these conditions, as the new roofs will drain away from the building and exterior steps.



Granting the variance gives the owner the same ability to add living space to her duplex that other lots in the zoning district and subdivisions currently enjoy, as they are on lots of suitable size. Additional living space will allow the owner to live at the property and be an active member of the community.

We believe the proposed addition of living space meets the variance standards, as shown below:

- a. The property has a lot area and width smaller than currently permitted for two-family dwellings, which is a permitted use in the zoning district. This constitutes an exceptional physical circumstance not commonly shared with other lots in the district and subdivision. All lots to the south along Timberline Dr. are large enough for duplexes; one currently with that use. Two lots in close proximity to 1051 Timberline Dr., to the north, have duplexes on lots of conforming dimensions.
- b. These nearby properties all have the ability to add living space to the duplexes without applying for a variance from the minimum lot area and width that currently impedes development of 1051 Timberline Dr. Strict application of these standards creates an exceptional hardship that deprives the owner from rights others enjoy.
- c. The owner has held the property in good standing for six years and has not created the hardship. The determination of legal nonconforming use indicates that the circumstances that cause the property to be nonconforming occurred prior to current zoning code and prior to the applicant taking ownership of the property. The owner bought and maintained the property without knowledge of the nonconformities, and with the impression a future addition was possible.
- d. The proposed two-story addition does not adversely affect uses of adjacent property. The addition complies with setback standards for the zoning district, providing adequate buffer to neighboring lots, and does not propose a roof higher than that of the existing building, which meets the maximum height limit. The owner has met with neighbors to the north and south throughout the design process to ask for approval of the proposed addition, and we have diligently incorporated their opinions, especially in regards to views and solar access.
- e. Several buildings in the zoning district and subdivision have similar uses and there is a diversity of architectural styles reflecting different periods of development, often within the same building. As a result, the neighborhood has houses of heterogeneous character. The proposed addition compliments this, and does not change the character of the zoning district while keeping with the intent of the code.
- f. The proposed addition does not pose threats to the public, and granting the variance does not create a hazard. Improvements to the roofs of the building will increase safety from falling snow for residents and visitors.
- g. The proposed addition intends to provide greater access and amenities for persons with disabilities. The owner is aging and experiences decreased

mobility. The master suite will meet standards for accessible units, and the area currently containing stairs from the garage to the living area is large enough for an elevator, if the need should arise.

- h. As a legal nonconforming use, we are not able enlarge the use to a “greater area of land than was occupied”. The proposed addition has a total gross floor area of 1627 sf that includes 692 sf of garage and 935 sf of living area. The additional living area requiring a variance translates to 644 sf of footprint (some floors overlap), which we consider to be a minimal addition. The proposal also includes a two-car garage, which we have kept to a small 692 sf, that would not require this variance to develop.

Because the property is legally nonconforming, and any changes to the building occurred before the current owner, it is not her fault that she can not add living space to the existing building. It would be an unfair burden to require strict adherence to current Land Use Code, as most of her neighbors enjoy development rights. The proposed addition is small, with a total footprint of only 911 sf, and increases the livability and accessibility of the property. We believe this application meets the required standards for a variance, and hope the Zoning Board of Appeals will as well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connor Scher', with a long horizontal flourish extending to the right.

Connor Scher

Attachments:

1. 2020 Letter of Authorization
2. 2020 As-Built Survey
3. Architectural Site Plan (shows site topography), Floor Plans, and Elevations
4. 2020 Site Photographs

Subject: Letter of Authorization for Permitting

To whom it may concern,

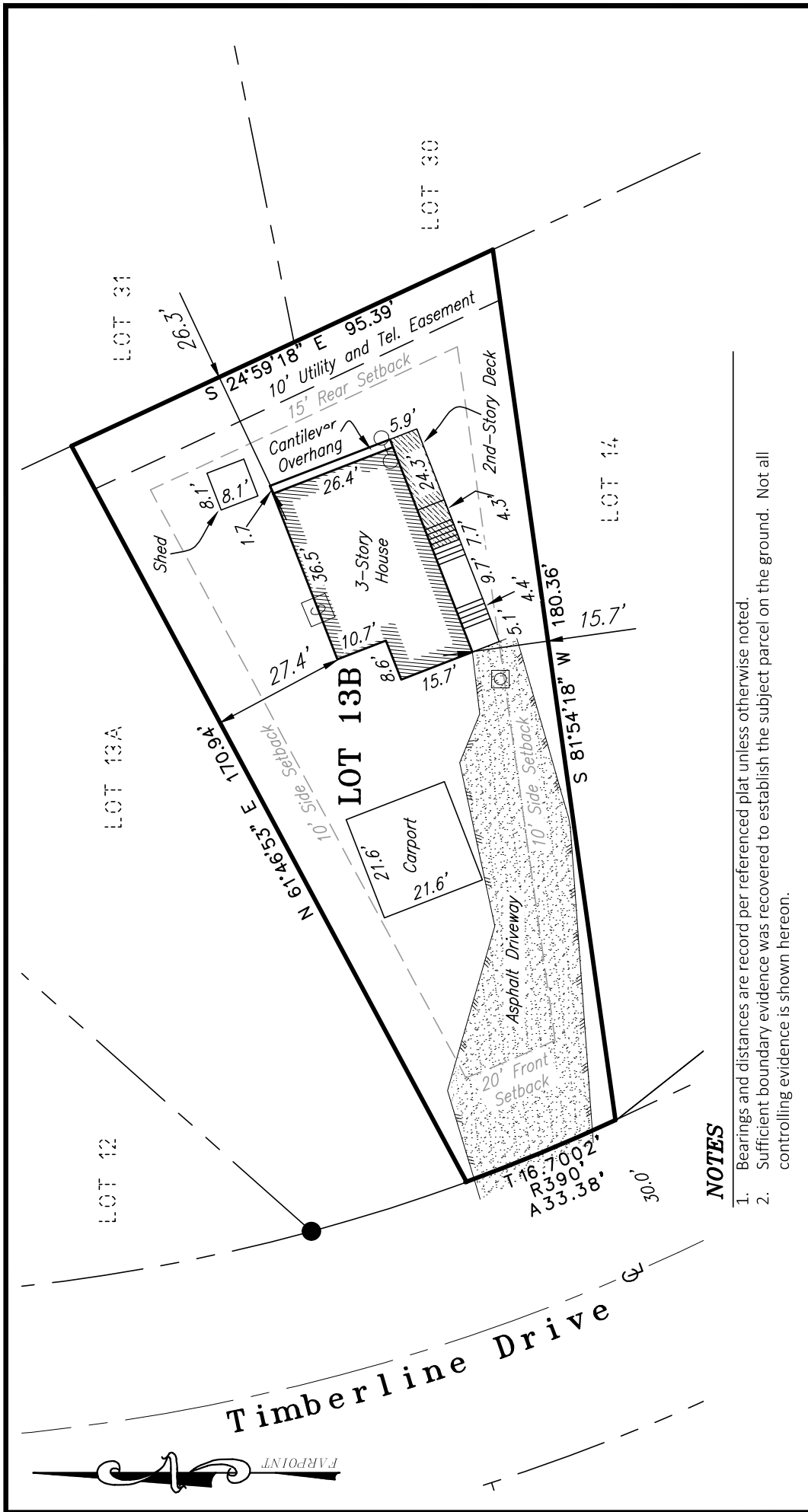
This letter serves as authorization for Z Architects, LLC, and staff members thereof, to act on my behalf for permitting applications and procedures through the Municipality of Anchorage for my property at Lots 13B of the Alyeska Basin Subdivision, Unit #7 in Girdwood, Alaska.

Sincerely,

Sincerely,  
Carolyn Hayes


Carolyn Hawes



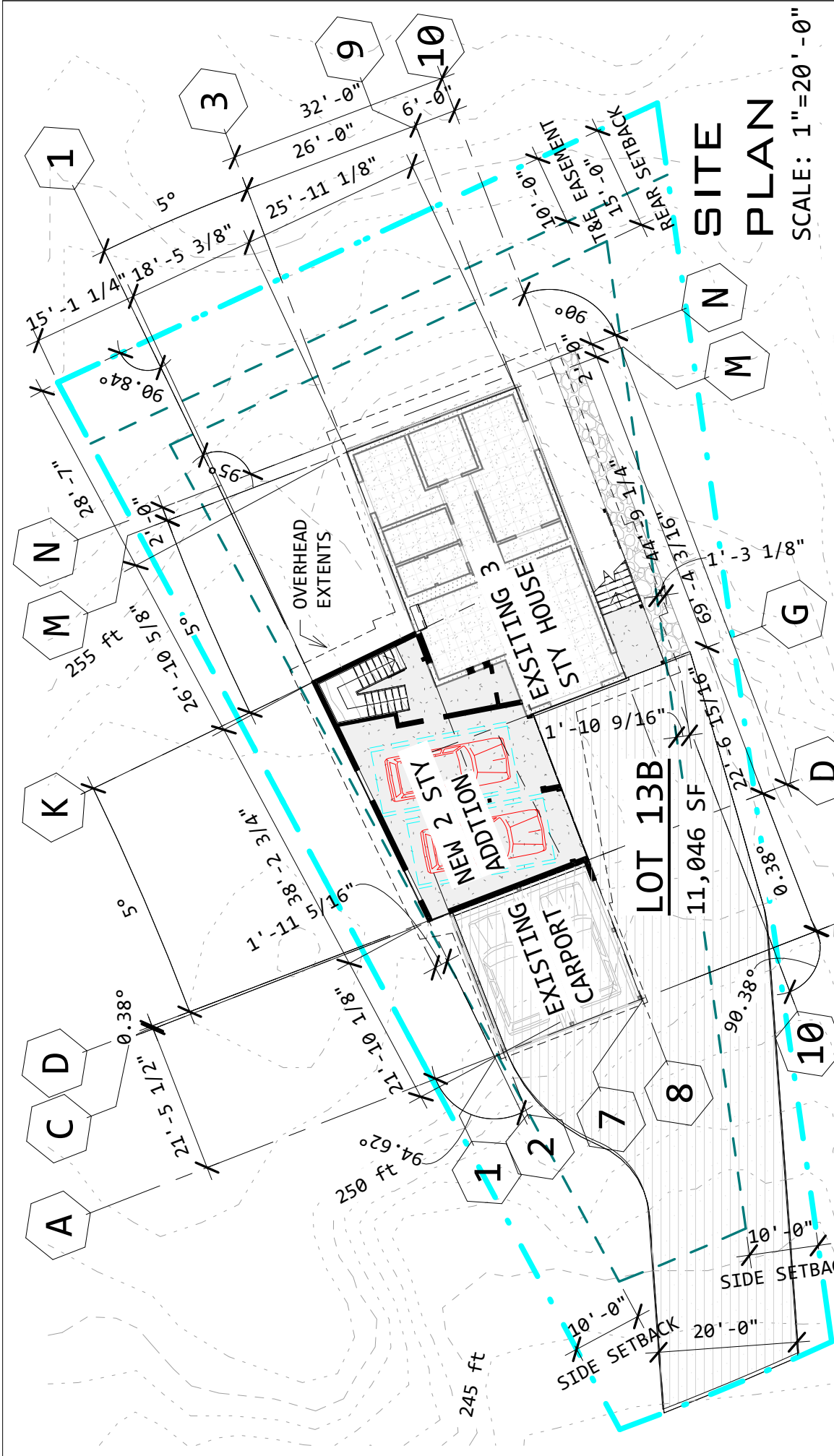


# NOTES

1. Bearings and distances are record per referenced plat unless otherwise noted.
2. Sufficient boundary evidence was recovered to establish the subject parcel on the ground. Not all controlling evidence is shown hereon.

<div><div><div><b>Farpoint Land Services, LLC</b></div><div>SURVEYING, MAPPING, LAND PLANNING, GIS</div><div>1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518</div><div>FarpointAK.com • (907) 522-7770 • survey@farpointak.com</div></div></div>				<b>LEGEND</b> <div><div>●</div>Recovered Mon</div> <div><div>⊞</div>Septic Clean-Out</div> <div><div>○-○</div>Elec. Meter</div> <div><div>⊞</div>Gas Meter</div>		PREPARED FOR: Z Architects	
ASBUILT SURVEY OF: Lot 13B, Block 25, Alyeska Basin Subd. #7 Plat No. 84-223 Girdwood, Alaska		SURVEY CERTIFICATION: FARPOINT has conducted a physical survey of the subject property, the improvements situated thereon are within the property lines as shown.		EXCLUSION NOTES: It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the Plat used for this survey. NOTE: Under no circumstances should any data hereon be used for construction or for the establishing of property lines.			
WORK ORDER No:		DATE: Aug 6, 2020	SCALE: 1"=30'	ZONING: GR2			
20097		DRAWN/CHECKED: JMD	GRID No: ME	FB BOOK/PAGE: 147/73			





# SITE PLAN

SCALE: 1"=20'-0"

## HAWES ADDITION



SUBMITTAL: 01.07.2021  
 1051 TIMBERLINE DR.  
 GIRDWOOD, AK 99587

REVISIONS

DRAWN BY: CWR  
 CHECKED BY: MAZ

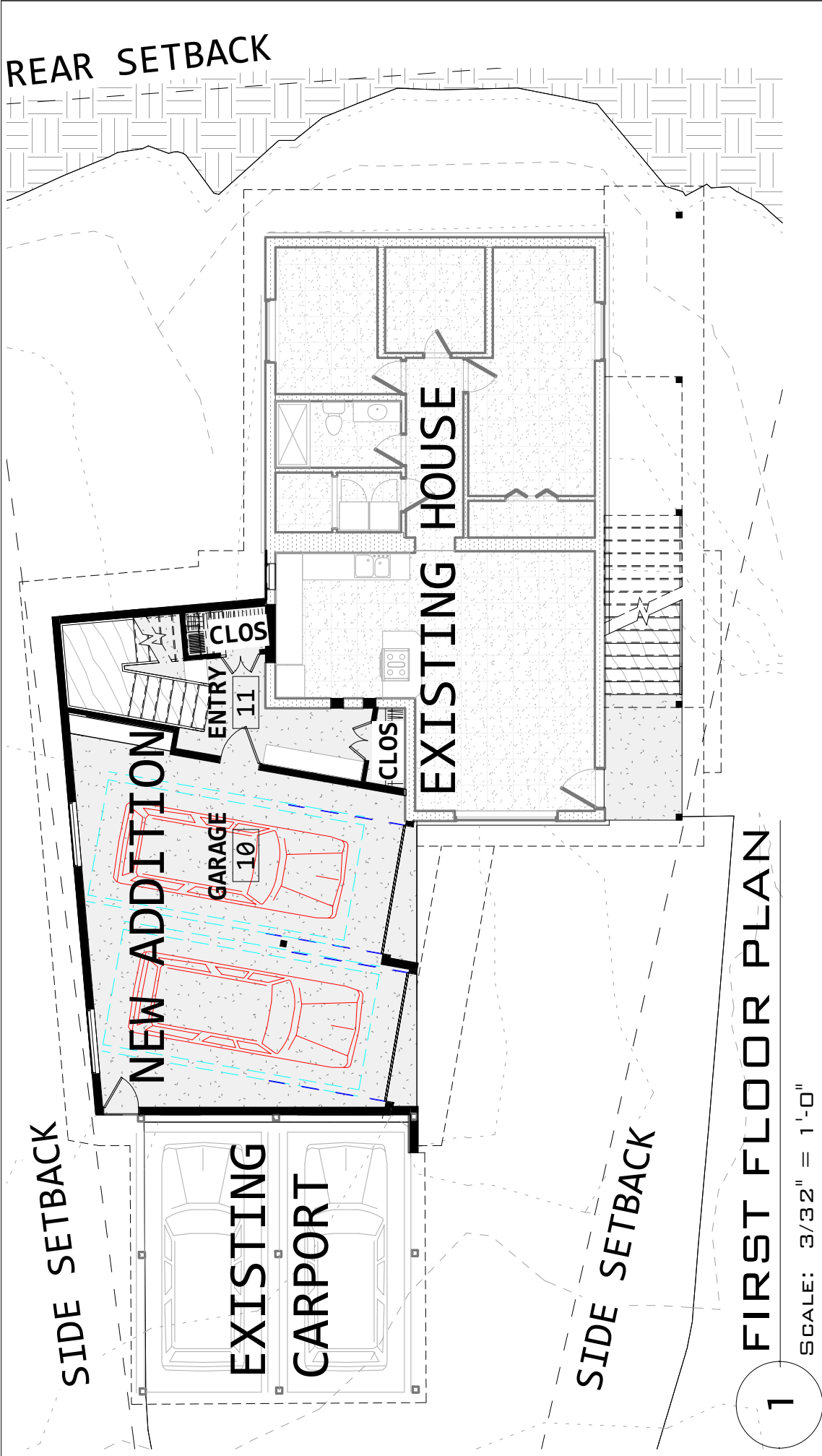
REV. #	REV. DESCRIPTION	REV. DATE

Z#18-48 COPYRIGHT: 2020

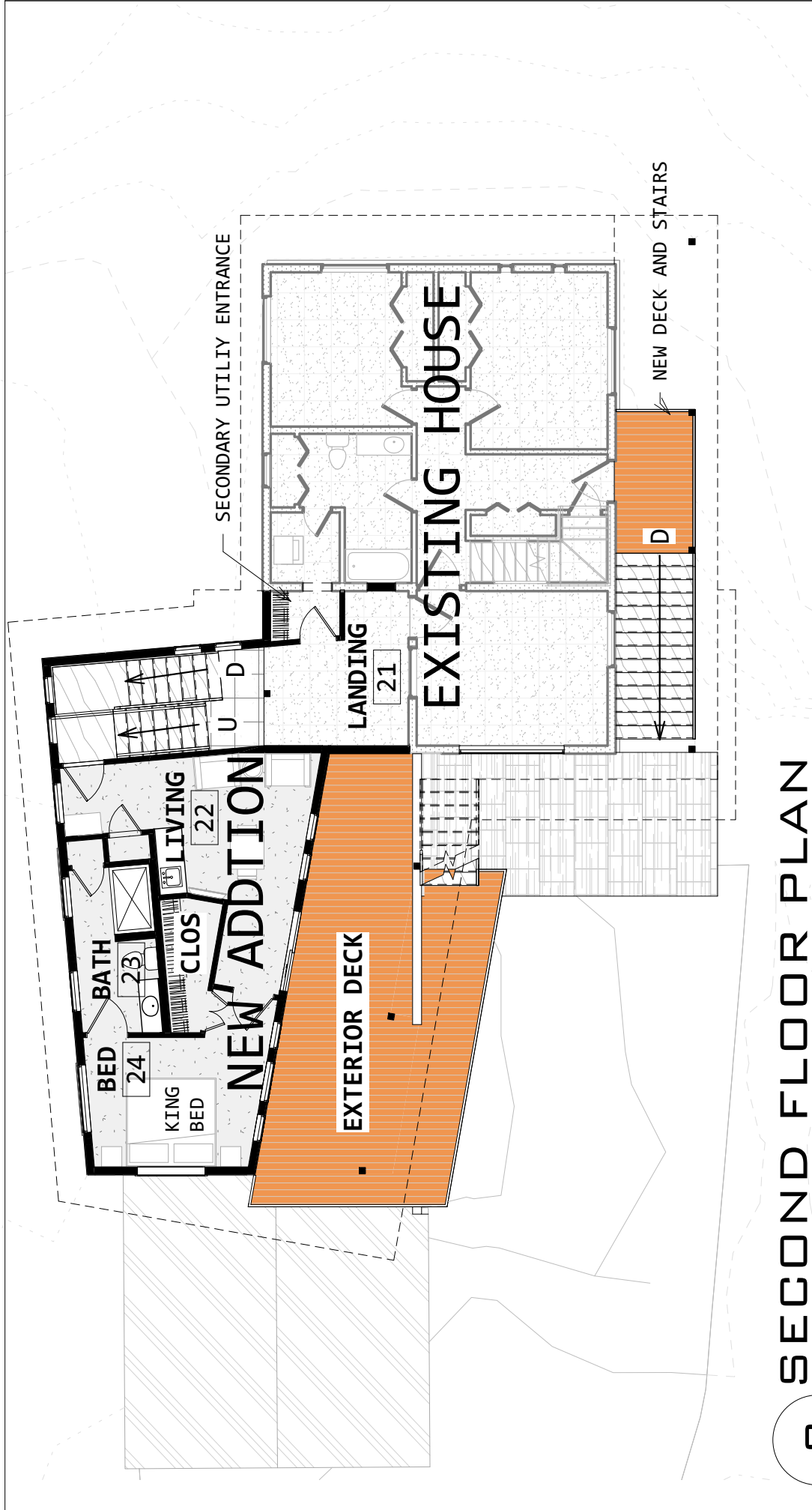
DRAWN ON LETTER-SIZED PAPER.  
 VARIANCE APPLICATION

APO.1 SITE PLAN

NOT FOR CONSTRUCTION



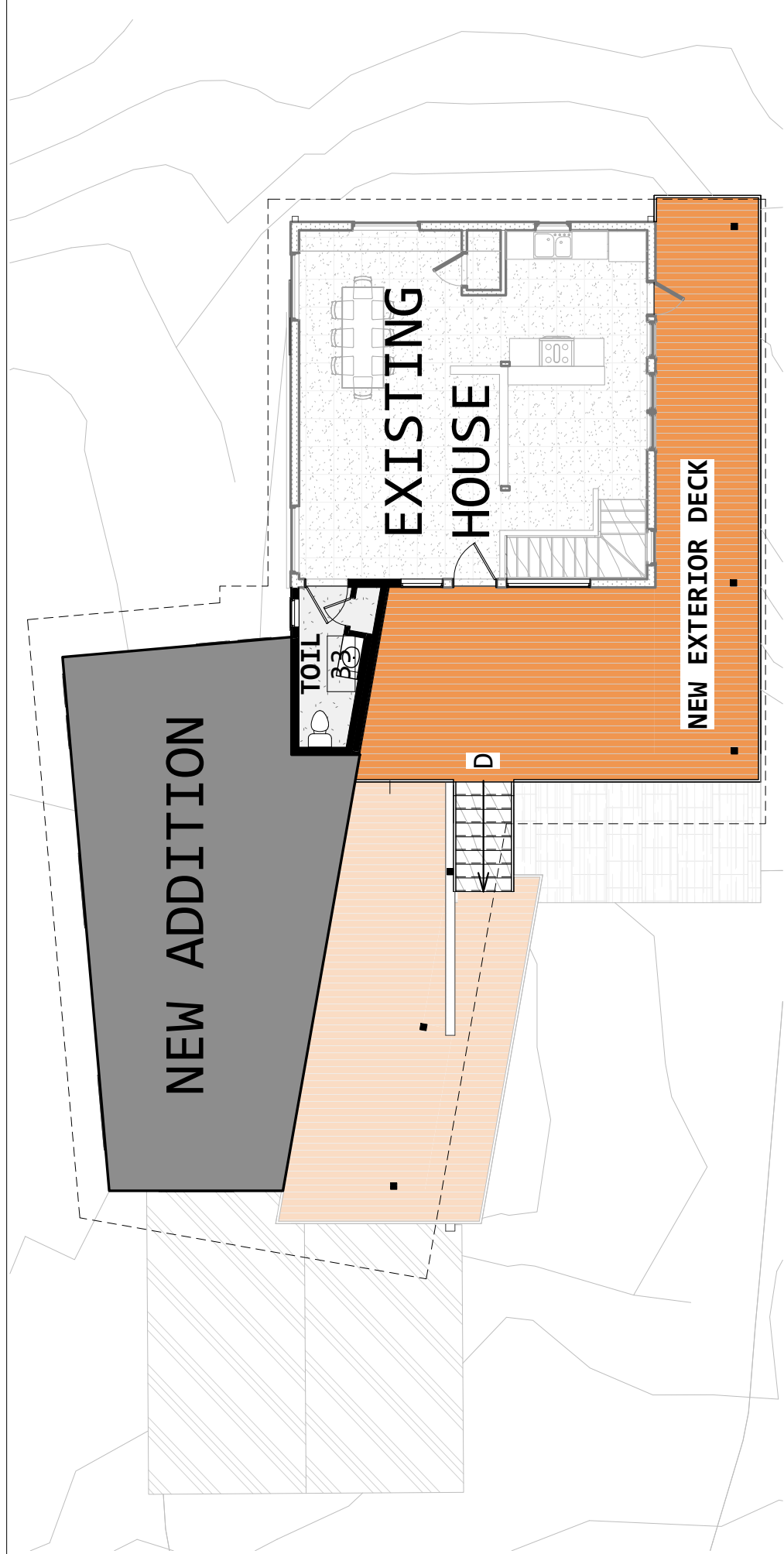
<div>NOT FOR CONSTRUCTION</div>	<div>HAWES ADDITION</div>			<div>SUBMITTAL: 01.07.2021</div>			<div>1051 TIMBERLINE DR.</div>				
				<div>DRAWN BY: CWR</div>			<div>GIRDWOOD, AK 99587</div>				
				<div>CHECKED BY: MAZ</div>							
				<div>Z#18-48</div>			<div>COPYRIGHT: 2020</div>				
				<div>DRAWN ON LETTER-SIZED PAPER. VARIANCE APPLICATION</div>							
<div>Z ARCHITECTS LLC</div> <div>commercial • planning • interiors • residential</div>		<div>REVISIONS</div>									
<div>REV. #</div>		<div>REV. DESCRIPTION</div>			<div>REV. DATE</div>						
		<div>AP1.1</div>							<div>FIRST FLOOR PLAN</div>		



# 2 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION	HAWES ADDITION		Z ARCHITECTS LLC commercial • planning • interiors • residential	
	SUBMITTAL: 01.07.2021 DRAWN BY: CWR CHECKED BY: MAZ Z#18-48 COPYRIGHT: 2020		REVISIONS	
	1051 TIMBERLINE DR. GIRDWOOD, AK 99587		REV. #	REV. DESCRIPTION REV. DATE
	DRAWN ON LETTER-SIZED PAPER. VARIANCE APPLICATION		AP1.2 SECOND FLOOR PLAN	

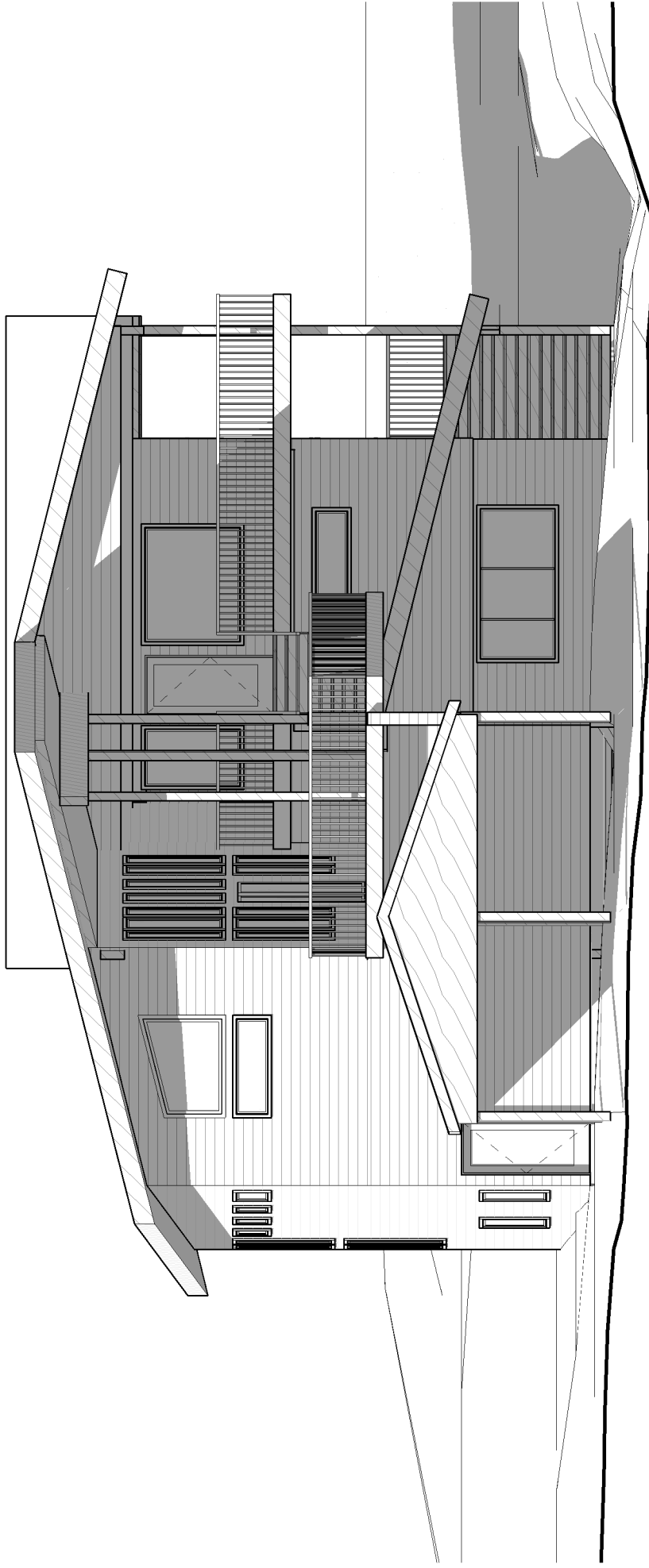


# THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

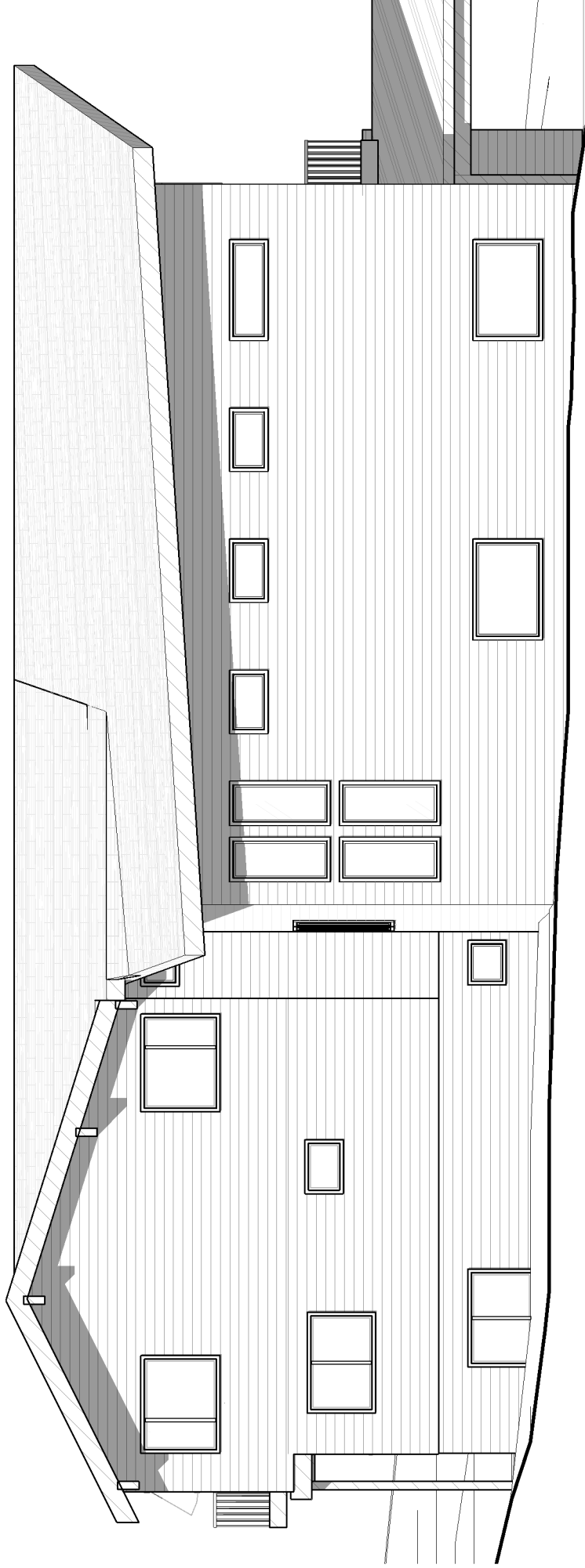
HAWES ADDITION	Z ARCHITECTS LLC <small>commercial • planning • interiors • residential</small>	
	REVISIONS	
	REV. #	REV. DESCRIPTION    REV. DATE
NOT FOR CONSTRUCTION	SUBMITTAL: 01.07.2021 DRAWN BY: CWR CHECKED BY: MAZ Z#18-48    COPYRIGHT: 2020	
	1051 TIMBERLINE DR. GIRDWOOD, AK 99587	
DRAWN ON LETTER-SIZED PAPER. VARIANCE APPLICATION		
AP1.3    THIRD FLOOR PLAN		



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

NOT FOR CONSTRUCTION	HAWES ADDITION		Z ARCHITECTS LLC commercial • planning • interiors • residential	
	SUBMITTAL: 01.07.2021 DRAWN BY: CWR CHECKED BY: MAZ Z#18-48 COPYRIGHT: 2020	REVISIONS		
	1051 TIMBERLINE DR. GIRDWOOD, AK 99587	REV. #	REV. DESCRIPTION	REV. DATE
DRAWN ON LETTER-SIZED PAPER. VARIANCE APPLICATION		AP2.1 WEST ELEVATION		





# NORTH ELEVATION

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

1

## HAWES ADDITION

SUBMITTAL: 01.07.2021  
DRAWN BY: CWR  
CHECKED BY: MAZ

Z#18-48 COPYRIGHT: 2020

NOT FOR CONSTRUCTION

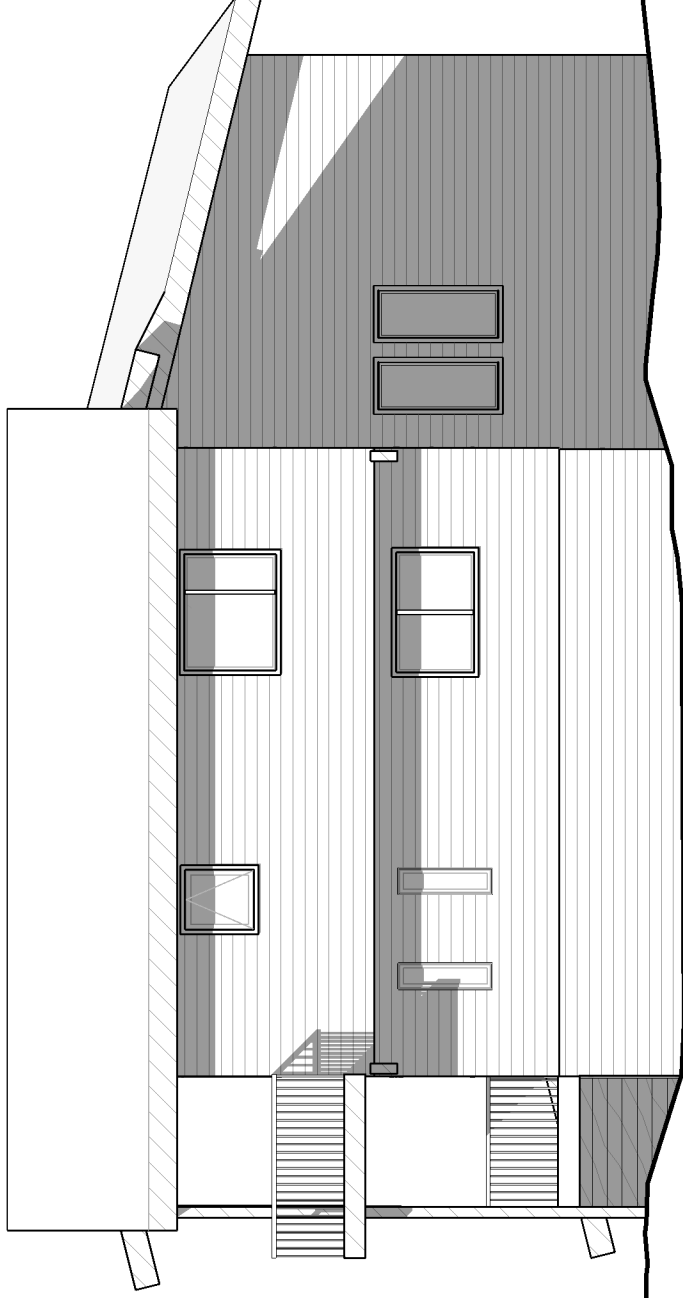
DRAWN ON LETTER-SIZED PAPER.  
VARIANCE APPLICATION



### REVISIONS

REV. #	REV. DESCRIPTION	REV. DATE

AP2.2 NORTH ELEVATION



# EAST ELEVATION

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

## HAWES ADDITION

SUBMITTAL: 01.07.2021  
DRAWN BY: CWR  
CHECKED BY: MAZ

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VARIANCE APPLICATION

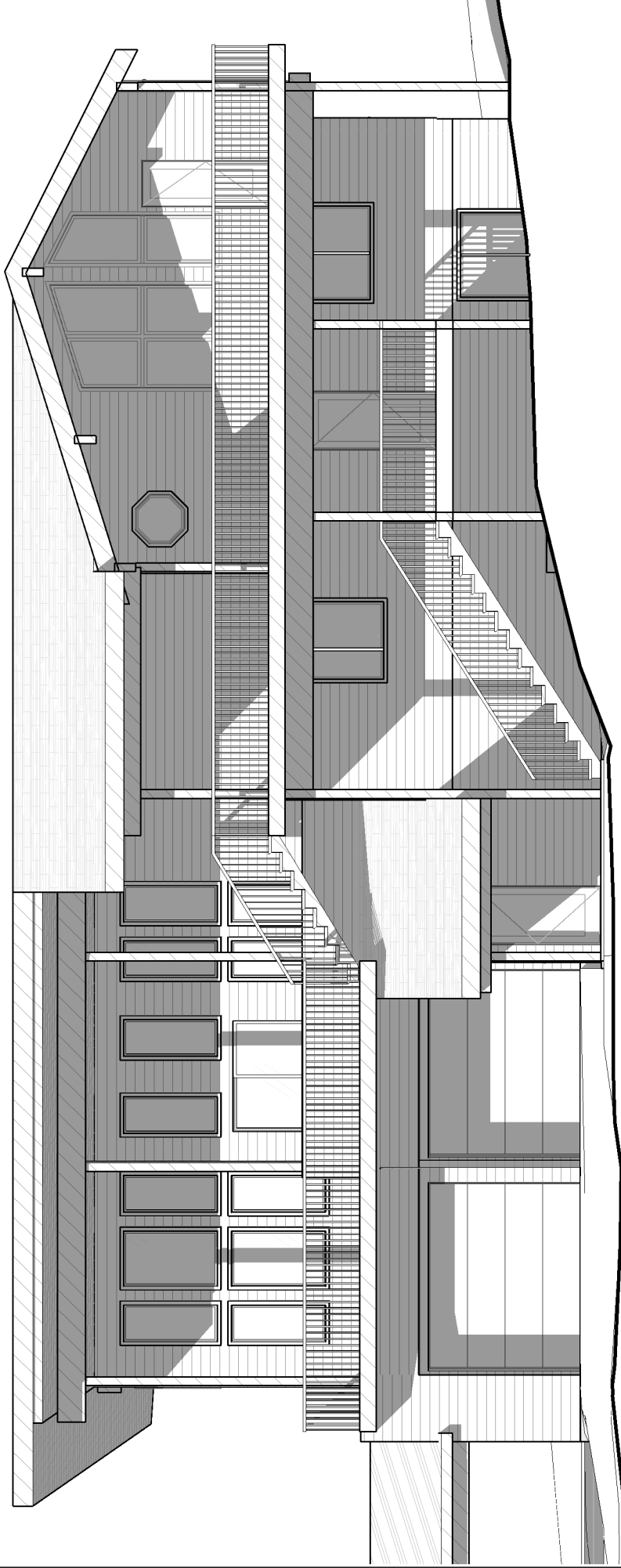
NOT FOR CONSTRUCTION



### REVISIONS

REV. #	REV. DESCRIPTION	REV. DATE
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AP2.3 EAST  
ELEVATION



# 1 SOUTH ELEVATION

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

## HAWES ADDITION

SUBMITTAL: 01.07.2021  
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VARIANCE APPLICATION

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### REVISIONS

REV. #	REV. DESCRIPTION	REV. DATE
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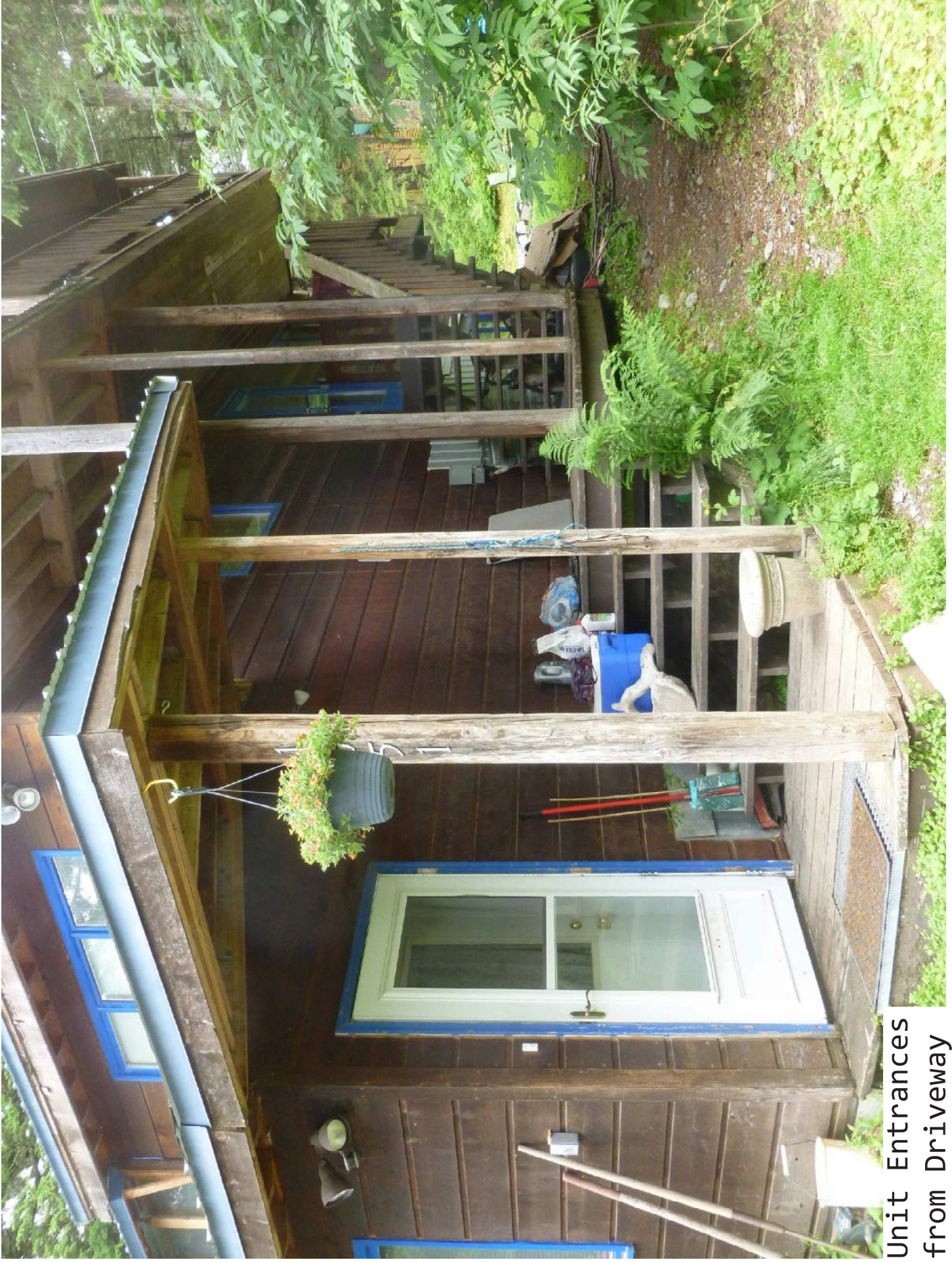
AP2.4 SOUTH ELEVATION





Exterior from  
Driveway





Unit Entrances  
from Driveway





Carport from  
Timberline



# Municipality of Anchorage



P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
**Austin Quinn-Davidson,**  
**Acting Mayor**

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**  
**Jerry Fox & Mike Edgington, Co-Chairs**  
**Eryn Boone, Briana Sullivan, James Glover, Jr.**

## Resolution 2021-~~02XX~~

### Of the Girdwood Board of Supervisors

#### **RESOLUTION OF SUPPORT FOR REQUEST FOR VARIANCE FROM AMC 21.09.060B.1. TABLE 21.09-5 (DIMENSIONAL STANDARDS) AT 1051 TIMBERLINE DRIVE**

Whereas, Girdwood is a small and densely developed community within the Municipality of Anchorage with very limited land for development of new housing units and long-term rentals of duplex units provide a sustainable and affordable housing option for the community; and

Whereas, historical development in Girdwood has created some lots of sizes smaller than currently required for duplexes, which are difficult or impossible to redevelop to suit the needs of modern use for year-round housing within current code; and

Whereas, the existing duplex at 1051 Timberline Drive was built prior to requirements of municipal codes, has 2,719 square feet total living area, and occupies a lot with an area of 11,046 square feet, 5,754 sf less than the 16,800 square feet currently required for the use; and

Whereas, the Municipal Planning Department has determined the property to be a legal nonconforming use of land as a duplex on a legally conforming lot of record; and

Whereas, because the total area of land occupied by a legal nonconforming use of land can not otherwise be enlarged, Carolyn Hawes, the owner of 1051 Timberline Dr., is requesting a dimensional variance from the minimum lot area and width required for a duplex in AMC 21.09.060B.1. Table 21.09-5 in order to expand the living area of the existing building; and

Whereas, additions of living area to existing duplexes is a right enjoyed by nearby properties that have larger lots; and

Whereas, Carolyn Hawes is experiencing decreased mobility and the proposed modifications will improve accessibility of the building and improve the livability for all occupants; and

Whereas, the proposed addition is 1,627 sf, of which 935 sf is living area, is as small as possible while providing the owner a more accommodating dwelling unit and safer access thereto, and takes foreseeable negative impacts to neighbors' use of property, proximity, and viewsheds into consideration; and

Whereas, outreach to the neighbors has included personal discussions via phone and e-mail, mail-in comment forms, physical posting of variance hearing information, and public meetings at the Girdwood Land Use Committee 11 January 2021 and 8 February 2021 regular meetings, and Girdwood Board of Supervisors 18 January 2021 and 15 February 2021 regular meetings, with no negative feedback received; and

Whereas, the Girdwood Land Use Committee, at their Regular Meeting on 8 February 2021, voted ~~12XX~~ in favor, ~~0-XX~~ opposed and ~~XX~~ abstaining to recommend that the GBOS provide this Resolution of Support.

Therefore, Girdwood Board of Supervisors supports the request for variance from AMC 21.09.060B.1. Table 21.09-5 (Dimensional Standards) at 1051 Timberline Drive by a vote of X to X at their Regular Meeting on 15 February 2021.

Mike Edgington, Land Use Supervisor, GBOS

Date

Attest

DRAFT

Municipality  
of  
Anchorage



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

Austin Quinn-Davidson,  
Acting Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Jerry Fox & Mike Edgington, Co-Chairs  
Eryn Boone, James Glover, Jr., Briana Sullivan

Resolution 2021-~~03~~XX

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR AMENDMENT TO TITLE 21 CHAPTER 9  
COMMERCIAL PARKING CODE

WHEREAS, Girdwood is a small, compact residential and outdoor recreation community with a desire to maintain a pedestrian friendly environment, as outlined in the 1995 Girdwood Area Plan and extensively shown in community surveys undertaken as part of the ongoing Comprehensive plan rewrite, and

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WHEREAS, although adequate parking is necessary to support local commercial activity, excessive parking accommodation both detracts from the scenic qualities of Girdwood and encourages motorized vehicle use, and

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WHEREAS, the Girdwood Land Use code in Title 21 Chapter 9, defers to the municipal-wide code of Title 21 Chapter 07 for commercial parking standards, despite the very different geography, land use regulations and transportation usage patterns of Girdwood; and

WHEREAS, meeting the current 21.07 parking standards has been an insurmountable hurdle for almost all commercial development or redevelopment in Girdwood since the new Title 21 adoption, and almost all current commercial uses in Girdwood rely on grandfathered parking rights; and

WHEREAS, the amount and distribution of existing parking capacity in Girdwood meets the community's usual needs outside of special events; and

WHEREAS, the Girdwood Land Use Committee has heard updates on the process used by the Title 21 Chapter 9 review subcommittee on several occasions and voted to recommend this GBOS Resolution of Support at their Feb 8, 2021 Regular Meeting by a vote of 14 in favor, 0 opposed and 2 abstaining.

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THEREFORE, Girdwood Board of Supervisors supports the process used by Girdwood's Title 21 Chapter 9 review subcommittee to use existing parking capacity as the basis for the parking needs of the community.

Passed and approved by a vote of -XX to XX by the Girdwood Board of Supervisors on this 15<sup>th</sup> day of February, 2021.

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Mike Edgington, GBOS Land Use Supervisor \_\_\_\_\_ Date

Attest



# Notes

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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. PERIPHERAL AND ACCESS STREET IMPROVEMENTS SHALL BE REQUIRED TO ABUTTING STREETS ALONG THE FULL TRACT FRONTAGE UPON DEVELOPMENT OF INDIVIDUAL TRACTS WITHIN THIS SUBDIVISION. STREET DIMENSIONS USED SHALL BE PER THE MOST CURRENT CODE REQUIREMENTS AT THE TIME OF DEVELOPMENT. STREET CLASSIFICATION SHALL BE PER THE MOST CURRENT OS&HP AT THE TIME OF DEVELOPMENT.
4. THE 200' STREAM SETBACK IS PER STATE OF ALASKA PATENT No. 5451, DATED JANUARY 30, 1981.
5. THE LOCATION OF THE MEAN HIGH WATER LINE OF GLACIER CREEK IS PER HI-RESOLUTION PHOTOGRAPHY DATED 2005. STREAM LOCATION WAS FIELD VERIFIED IN MULTIPLE LOCATIONS.
6. THE IDITAROD NATIONAL HISTORIC TRAIL AND ASSOCIATED SETBACKS ARE LOCATED ENTIRELY WITHIN THE 200' GLACIER CREEK SETBACK. THE EXACT LOCATION WILL NOT BE RESOLVED UNTIL CONSTRUCTION OCCURS.

- **15.110.030 - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Bear-resistant container* means a container that meets the requirements for such a container as certified by the Interagency Grizzly Bear Committee (IGBC), or the equivalent or greater as certified by the waste management provider.

*Containers* means all cans, dumpsters, or similar containers designed and used to hold trash, rubbish, recyclables, and all other waste.

*Rubbish* means non-putrescible solid wastes (excluding ashes) or recyclable material consisting of either: combustible wastes such as paper, cardboard, plastic, yard waste, grass clippings and wood; or noncombustible wastes such as metal, glass and crockery.

*Structure* means that which is built or constructed, an edifice or building of any kind, or any piece of artificially built up or composed of parts joined together in some definite manner.

*Temporary construction dumpster* means a dumpster rented or leased for less than 90 days for temporary use in collecting residential or commercial construction debris, yard waste, or other non-putrescible solid wastes.

*Trash* means any solid or liquid waste, whether combustible or noncombustible. Trash includes, without limitation, garbage, rubbish, rubble, refuse, industrial waste products, brush, vehicle tires, vehicle bodies or parts, household items, organic material, animal or vegetable waste resulting from the preparation, cooking, and serving of food, paper, ashes, cardboard, cans, cups, plastic, yard clippings, wood, branches, twigs, glass, rags, soiled diapers, and wearing apparel of any kind.

*Violator* means any person(s), organization, company, business, corporation, property owner, tenant, contractor, contractee, lessor, lessee or other entity that handles solid waste/garbage in a manner not in compliance with the requirements of this Code.

(AO No. [2019-74\(S\)](#), § 1, 6-18-19)

- **15.110.040 - Trash handling standards.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

All trash containers shall be rodentproof, insect proof, watertight, structurally strong to withstand handling stress, and easily filled, emptied and cleaned; shall be provided with tightfitting covers or similar closures; and shall be maintained at all times in a clean, sanitary condition.

1.

Plastic bags shall not be used without the container for on-site storage of trash except for bags containing only rubbish.

**Commented [A1]:** What exactly does this mean? Suggest clarifying.



2.

This provision shall not apply to temporary construction dumpsters.

B.

All trash containers shall be placed or stored in a manner to prevent the occurrence of spillage and littering and in the manner required by applicable provisions of this title, title 26 or state law relative to interim solid waste storage and solid waste collection. Where inconsistent, the more restrictive provision controls.

C.

The total capacity of all provided trash containers shall be sufficient to meet the reasonable ordinary household needs of the occupants of the dwelling.

D.

Locked bear-resistant trash containers may be placed for pick up no more than 12 hours prior to the day of collection and retrieved not later than 9:00 p.m. of the same day.

E.

All other trash containers shall be placed for pick up the morning of collection and retrieved not later than 9:00 p.m. of the same day. This provision shall not apply to temporary construction dumpsters.

F.

When not set out for collection, trash containers shall be stored inside a structure or within five feet of the principal (main) structure. This provision shall not apply to temporary construction dumpsters.

G.

No person shall place into the public right-of-way or yard setback any trash container that is not securely closed, regardless of whether it contains refuse attractants.

(AO No. [2019-74\(S\)](#), § 1, 6-18-19)

- **15.110.050 - Violations.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

In any instance where solid waste, trash/garbage or junk of any kind is placed, deposited in, on, under or adjacent a garbage can/refuse container not in compliance with this section, the owner of the property shall be responsible and is defined as a violator. If a violator, other than the property owner, handles solid waste/garbage in a manner not in compliance with the requirements of this Code as described above, both the violator and property owner may be defined as violators.

(AO No. [2019-74\(S\)](#), § 1, 6-18-19)

- **15.110.060 - Penalties.**

**Commented [A2]:** Would it be possible to add to STRZ that trash containers may not be set out before 5am? In areas of high bear activity, whether a can is bear resistant or not, the longer it is curbside, the likelihood it gets knocked around and possibly breached by a bear goes up.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

The department may seek any or all of the following penalties: Recover a fine as set forth in [section 14.60.030](#).

B.

Failure to comply with any of the standards in this chapter is defined as a violation for each day the violation exists.

C.

It is an affirmative defense to a citation under this section if the violator can show a good faith effort to obtain a compliant bear-resistant container from their solid waste service hauler or provider and the solid waste service did not supply them with one.

(AO No. [2019-74\(S\)](#), § 1, 6-18-19)

- **15.110.070 - Secure trash regulation zones.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

The municipal manager or designee may recommend that the assembly by resolution designate an area, neighborhood, or specific location to be a secure trash regulation zone when the municipal manager or designee determines:

1.

That the area, neighborhood, or specific location has experienced wildlife in trash, the presence of wildlife has greatly increased the likelihood of wildlife in trash, or any other potential wildlife-in-trash hazard exists; and

2.

The designation is in the best interests of the municipality.

B.

Requirements for secure trash regulation zones:

1.

All trash containers in a secure trash regulation zone shall be bear-resistant containers except temporary construction dumpsters.

2.

All trash collection providers shall offer bear-resistant containers in multiple sizes.

**Commented [A3]:** This may not be practical and could present a barrier for haulers. The resulting cost to customers between the two sizes is so marginal as to be negligible.

3.

No adult occupant of a single-family dwelling, duplex, triplex, or fourplex, no private owner, local agent or manager of any property, nor lessee leasing the entire premises shall fail to keep all trash in bear-resistant containers or securely stored within a house, garage, shed or other structure at least as secure as a bear-resistant container at all times, except when being transported and placed for pickup.

4.

No person shall place into the public right-of-way or yard setback any bear-resistant container that is not securely closed, regardless of whether it contains refuse attractants.

5.

No lessee or user of a temporary construction dumpster shall allow the disposal of any trash except residential or commercial construction debris, yard waste, or other non-putrescible solid wastes in a temporary construction dumpster.

6.

No private owner, local agent or manager of any property, nor lessee leasing the entire premises, or adult occupant of a single-family dwelling, a duplex, a triplex, or a fourplex shall fail to repair or replace a damaged bear-resistant container by the trash hauler's next scheduled delivery date after written notification by any municipal official, or such other time designated in the notice by the municipal official. No trash may be stored outdoors until the bear-resistant container is repaired to the working condition as designed or replaced.

a.

Notice under this subsection is sufficient if hand delivered, emailed, mailed, telephoned to such person, or by posting on the premises.

b.

It is not a defense to a violation of this section that a container or enclosure was damaged and the owner had not received the notice under this subsection.

c.

After designation of an area, neighborhood, or specific location as a secure trash regulation zone, the municipal manager shall cause notice to be given to owners and residents of real property in the manner indicated by the resolution designating the secure trash regulation zone.

**Commented [A4]:** This was perhaps a drafting error and this should apply to apply to the whole code rather than just item #6.

**MEMORANDUM OF UNDERSTANDING**  
**Between The**  
**MUNICIPALITY OF ANCHORAGE, GIRDWOOD VALLEY SERVICE AREA**  
**And**  
**ALASKA STATE PARKS, CHUGACH STATE PARK**

This MEMORANDUM OF UNDERSTANDING (MOU) is hereby made and entered into by and between the Municipality of Anchorage, hereinafter referred to as “MOA” on behalf of the Girdwood Valley Service Area (GVSA), hereinafter referred to as “MOA” and Alaska Department of Natural Resources, Alaska State Parks, Chugach State Park, hereinafter referred to as “Chugach State Park or CSP” collectively known as the “parties.”

Title: Girdwood Valley Trails Cooperation

**I. PURPOSE AND SCOPE.**

The purpose of this MOU is to document the cooperation between the parties to establish a framework for cooperation to identify, prioritize, develop, and maintain new and existing trails and outdoor recreation facilities located within the Girdwood Valley. This cooperation serves the mutual interest of the parties and the public and is in accordance with the following provisions.

**II. STATEMENT OF MUTUAL BENEFIT AND INTERESTS.**

Many trails in the Girdwood area cross multiple land ownerships and jurisdictions such as Chugach State Park lands or easements, federal lands, Municipality of Anchorage lands, and privately owned lands. Identifying, prioritizing, constructing, developing, and maintaining existing trails and associated recreation facilities is traditionally accomplished by the landowner. Efficiencies may be realized by working cooperatively on trails and recreation facilities in the Girdwood Valley.

Chugach State Park is responsible for administering, protecting, and improving recreational resources on Alaska State Park lands and easements. Public desire in the Girdwood Valley to use recreational trails and facilities creates a need to develop, provide, and maintain trails and other outdoor recreation facilities. Working with the MOA (GVSA Parks & Recreation and MOA Real Estate Department) expands Chugach State Park’s capabilities to identify, develop, and provide quality trails and recreation experiences and fosters continued support for all trails within the Girdwood Valley.

The MOA provides for the identification, prioritization, development, use, and proper maintenance of municipal land and trails in the GVSA. The Heritage Land Bank Division of the Real Estate Department may partner with Girdwood Parks and Recreation and Chugach State Park where trails cross HLB land and where trail development is identified in the Heritage Land Bank Work Plan. Working with

Chugach State Park and GVSA expands the MOA's ability to provide quality trails and recreation experiences for residents and visitors to the Girdwood Valley.

The Girdwood Board of Supervisors for GVSA, working with the Girdwood Trails Committee (Trails Committee), is responsible for recommendations to the MOA regarding new trails and the development, use, and maintenance of existing trails. Working with Chugach State Park and the MOA to provide recommendations on identification, development, maintenance, and operation of trails and outdoor recreation facilities expands the GVSA's ability to oversee quality trails and recreation experiences for residents and visitors to the Girdwood Valley.

Based on the above, the parties agree as follows:

### **III. PROVISIONS.**

#### **MOA AND GVSA Commitments:**

- A. Meet with Chugach State Park representatives, GBOS and Trails Committee to plan work projects, define specific tasks and responsibilities, and establish deadlines for work to progress in a timely, realistic manner.
- B. Review all plans for new trail construction.
- C. Work cooperatively with Chugach State Park, GBOS, Trails Committee, private property owners, and the community to identify trail and recreation facility needs to enhance the trail and outdoor recreation infrastructure in Girdwood.
- D. Work cooperatively with Chugach State Park, GBOS, Trails Committee, private property owners, and the community to identify the current use and the sustainable carrying capacities for trail and outdoor recreation facilities in the Girdwood Valley.
- E. Work cooperatively with Chugach State Park and GBOS to identify the need for trails in the Girdwood Valley.
- F. Participate in decision-making for prioritization of trail work.
- G. Prior to action, review and approve all trail work and construction plans, and seek approval, as necessary, from appropriate boards, commissions and the Assembly.
- H. Assist Chugach State Park, GBOS, and Trails Committee in recruiting volunteers for work events.
- I. Shall brush and perform regular trail maintenance meeting parameters as outlined in the Chugach State Park Trail Management Plan.

- J. Meet with the CSP CAB citizen advisory board (in addition to CSP representatives), for a new trail or other major project.
- K. Construct approved new trails and re-routes in line with the Chugach State Park Trail Management Plan and sustainable in design.
- L. Any improvements installed on Chugach State Park land become the property of the State of Alaska.

Chugach State Park Commitments:

- A. Meet with the MOA and GBOS/GVSA to plan work projects, define specific tasks and responsibilities, and establish deadlines for work to progress in a timely manner.
- B. Document and provide copies to the MOA and GBOS/GVSA of all decisions resulting from joint meetings with the Trails Committee.
- C. Report progress on any new Girdwood Valley projects at the Trails Committee's regular monthly meetings.
- D. Work with MOA and GVSA/GBOS to develop separate agreements to provide personnel, equipment, and/or materials on construction or maintenance projects of mutual interest. A separate agreement with proper authority will need to be issued prior to any exchange of funds or value. *See* Clause IV, D below.
- E. Work cooperatively with MOA and GVSA/GBOS to identify the current use of trails and related recreation opportunities and assist in determining the sustainable carrying capacities for these facilities in the Girdwood Valley.
- F. Work cooperatively with MOA and GVSA/GBOS to identify trails and related recreation facilities needs in the Girdwood Valley.



#### **IV. EFFECT OF AGREEMENT.**

- A. Any MOA or GVSA contributions made under this MOU do not, by direct reference or implication, convey Chugach State Park's endorsement of MOA or GVSA's products or activities.
- B. This MOU in no way restricts the Chugach State Park, MOA, or GVSA/GBOS from participating in similar activities with other public or private agencies, organizations, and individuals.
- C. This MOU creates no right, benefit, or trust responsibility, substantive or procedural, enforceable by law or equity. The parties shall manage their respective resources and activities in a separate, coordinated and mutually beneficial manner to meet the purpose(s) of this MOU. Nothing in this MOU authorizes any of the parties to obligate or transfer anything of value.
- D. Specific, prospective projects or activities that may involve the transfer of funds, services, property, and/or anything of value to a party requires the execution of separate agreements and are contingent upon numerous factors, including, as applicable, but not limited to: agency availability of appropriated funds and other resources; cooperator availability of funds and other resources; agency and cooperator administrative and legal requirements (including agency authorization by statute); etc. This MOU neither provides, nor meets these criteria. If the parties elect to enter into an obligation agreement that involves the transfer of funds, services, property, and/or anything of value to a party, then the applicable criteria must be met. Additionally, under a prospective agreement, each party operates under its own laws, regulations, and/or policies, and any CSP obligation is subject to the availability of appropriated funds and other resources. The negotiation, execution, and administration of these prospective agreements must comply with all applicable law.
- E. No easements or other conveyances of land or interests in land are created by this MOU or actions taken pursuant to this MOU. The State of Alaska retains ownership of all Chugach State Park lands. The Municipality of Anchorage retains ownership of all lands owned by the Municipality of Anchorage, including municipal park lands and Heritage Land Bank lands. The Municipality retains its interest in easements across non-state land.
- F. This MOU does not alter, limit, or expand any of the parties' statutory or regulatory authority.
- G. In order for MOA or GBOS to use the Chugach State Park insignia on any published media, such as a Web page, printed publication, or audiovisual

production, permission must be granted from the Parks Director's office. A written request must be submitted, and approval granted in writing by the Parks Director's office prior to use of the insignia.

- H. The parties acknowledge that this MOU and related records are public records subject to the Alaska Public Records Act under AS 40.25.
- I. MOA will take responsibility and liability for all work organized by the MOA or GVSA, especially on CSP land.

## V. CONTACT AND NOTICE

- A. Individuals listed below are authorized to act in their respective areas for matters related to this agreement.

### **Principal Municipality of Anchorage and Girdwood Valley Service Area Contacts:**

<b>MOA Girdwood Parks &amp; Recreation Contact</b>	<b>MOA Real Estate Department Contact</b>
Name: Kyle Kelley, GVSA Manager Address: PO Box 390 City, State, Zip: Girdwood, AK 99587-0390 Telephone: 907-343-8374 FAX: 907-249-7946 Email: Kyle.Kelley@anchorageak.gov	Name: Robin Ward, Director, HLB Address: PO Box 196650 City, State, Zip: Anchorage, AK 99519-6650 Telephone: 907-343-7536 FAX: 907-249-7763 Email: Robin.Ward@anchorageak.gov

### **Principal Chugach State Park Contacts:**

<b>Chugach State Park Contact</b>	<b>Contact</b>
Name: <u>Ben Corwin, Acting Park Superintendent</u> Address: 18620 Seward Highway City, State, Zip: Anchorage, AK 99516 Telephone: (907) 345-5014 FAX: (907) 345-6982 Email: <u>ben.corwin@alaska.gov</u>	Name: <u>Matt Wedeking, Division Ops. Mgr.</u> Address: <u>550 West 7<sup>th</sup>, Suite 1380</u> City, State, Zip: Anchorage, <u>AK 99501</u> Telephone: (907) 269-8702 FAX: (907) <u>269-8965</u> Email: <u>Matthew.Wedeking@alaska.gov</u>

- B. Any communications affecting the operations covered by this agreement given by Chugach State Park or MOA/GVSA is sufficient only if in writing and delivered in person, mailed, or transmitted electronically by e-mail or fax, as follows:

To the Chugach State Park Superintendent, at the address specified in the MOU.

To MOA/GVSA at MOA/GVSA's address shown in the MOU or such other address designated within the MOU.

Notices are effective when delivered in accordance with this provision or on the effective date of the notice, whichever is later.

## **VI. PERIOD OF AGREEMENT, TERMINATION, MODIFICATIONS**

- A. Modifications within the scope of this MOU must be made by mutual consent of the parties, by the issuance of a written modification signed and dated by all properly authorized, signatory officials, prior to any changes being performed. Requests for modification should be made, in writing, at least 30 days prior to implementation of the requested change.
- B. Any of the parties, in writing, may terminate this MOU in whole, or in part, at any time before the date of expiration.
- C. This MOU is executed as of the date of the last signature and is effective through December 31, 2025 at which time it will expire.

By signature below, each party certifies that the individuals listed in this document as representatives of the individual parties are authorized to act in their respective areas for matters related to this MOU. In witness whereof, the parties agree that this document represents the understanding between them.

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Anna Henderson, Municipal Manager  
Municipality of Anchorage

Date

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Matt Wedeking, Division Operations Manager  
Division of Parks and Outdoor Recreation  
State of Alaska

Date

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Robin Ward, Director  
MOA Real Estate Development Department

Date

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**Girdwood Trails Committee:** GTC discussed Alaska Long Trail concept (in Girdwood this is the Iditarod Trail Southern Trek route); ideas for KMTA 2021 grant cycle. The Memorandum of Understanding with Alaska State Parks is nearing completion, this will allow GTC to work on trail segments on Alaska State Park land. GTC reviewed history and requirements for reopening the Hand Tram, namely: safety improvements est \$60-100,000; Staffing to respond to issues @ est \$25,000; and professional qualified maintenance and inspection for conveyance system. There has been no response yet for request for this professional service, estimate for the cost is unknown. GTC is reviewing summer trail crew projects with increased staffing for 2021. GTC reviewed mapping of Virgin Creek Falls Trail and need to reroute the trailhead off private land and on to the existing adjacent easement. GTC approved narrow gauge grooming in a loop outside the existing groomed area in Moose Meadow, similar to the old dog mushing route. GTC was advised that Girdwood Parks and Rec is considering location for a dog park.

**Girdwood Trails Master Plan:** GTP group and contractor are working to compile and analyze community input. A draft Girdwood Trails Master Plan is expected to be released for review in late spring.

**Cemetery Committee:** The Girdwood Cemetery is assisting with the Eagle River /Birchwood effort to establish a cemetery in North Anchorage. HLB has given Eagle River a number of potential sites for their consideration. The number has been narrowed down to three possibilities. Our goal of putting forth a bond for construction of both cemeteries on the April 2021 Municipal ballot has been moved to April 2022 to allow Eagle River to catch up to Girdwood's shovel ready cemetery plan. Cemeteries like libraries are an area wide Municipal responsibility. Anchorage's cemetery has been under the Muni's Department of Health for the last 13 years. It has recently been transferred back under Parks and Recreation. New director of P & R, Josh Durand, has been brought up to speed with cemetery developments.

**T21C9** met Feb 8 to work through recommendations of the MOA Planning Department and to discuss supporting material for the proposed commercial parking ordinance.

**Housing Working Group (HWG)** Feb 10 meeting discuss broader elements of housing shortage in Girdwood.

**Imagine! Girdwood** feedback from the Nov-10 Open House and self-guided tour has been compiled. The Vision-Goals-Policies document is being updated in light of the comments. Background sections of the draft plan are being written with the goal of having a complete draft by Summer if funding can be secured. Agenda and minutes are available at [imaginegirdwood.org](http://imaginegirdwood.org)

**Public Safety Advisory Committee** no update, group will meet in early March.

**Land Use Committee** met Feb 8. LUC Recommended GBOS resolutions of support for:

- text amendments to allow Recycling Drop Off sites in gl-1 (long term) and in gC-10 (short term)
- Hawes Dimensional Variance
- concept behind commercial parking code changes.

LUC discussed community conversation regarding Native Land Acknowledgement and expects for a kickoff discussion in the next 6 weeks with Melissa Shaginoff, facilitated by KMTA.

**HLBAC Report:** Last Meeting was January 14<sup>th</sup>, nothing regarding Girdwood on the agenda. No HLBAC meeting in Feb.

HLB Staff work report has information regarding Girdwood:

- *Girdwood Nordic Ski Club (GNSC)*

GNSC set the two connexes for their equipment shed this fall and will complete the structure later this year.

- *Girdwood South Townsite*

Staff continues to seek opportunities to work with developers for commercial and residential projects. Girdwood Parks & Recreation has expressed an interest to pursue funding for a dog park and trailhead parking lot at the south end of Karolius (the constructed portion). Staff will work together to advance this interest. A conditional use permit and modification of plat note requiring road construction for any development will be needed.

Over the next year, staff intends to prepare a grant application (USDOT BUILD Planning Grant) for a route selection analysis to include public process/input and wetlands work, and design and engineering of the selected route. This will position HLB to have a near "shovel ready" project to pursue funding of construction.

- *Girdwood Industrial Park*

*Alaska Aquaponics, Inc.* has requested a permit to begin operations in 2021. The expected location will be on the west side in what will eventually be Phase II. Their operation will require no permanent foundation, which is well-suited to that location at this time (settling of the soil and stabilization is ongoing).

A site plan is being developed to assist staff in maintaining order within the permit areas, and to potentially allow leases in the un-platted remnant lot.

*Straight to the Plate* (Kurtis Kramer) declined to execute the permit offered to them at this time due to access challenges.

- *HLB 2021 Annual Work Program & 2022-2026 5-Year Management Plan*

An Assembly work session is scheduled Friday, February 19<sup>th</sup> at 11 am, with public hearing and adoption expected on Tuesday, February 23.

- *\*HLB 6-011, 6-016, 6-017 Holtan Hills*

Several groups have expressed interest in these parcels and staff plans to prepare a Request for Proposals for residential development of this area to be released later in February.

**Scott and Wesley Gerrish Library – now partially open!**

Computer use is now available for one hour a day. Call the phone number listed on our doors to be let in to use a computer. **You must wear a mask or face covering at all times while inside the building.**

All other library services will continue via curbside service.

Book drops are open, you can return your items in both of our book drops on either side of the building.

Want to check something out? Place a hold on an Anchorage Public Library item through our catalog

<http://www.anchoragelibrary.org/>.

Would you like us to pick something out for you? Use our new Personal Librarian service:

<http://www.anchoragelibrary.org/services/in-the-library/personal-librarian/>

Need internet? The building's wi-fi is on 24/7, or check out a MiFi!

If you're having an issue with your library card and can't access all of the library's online resources call 907-343-2975 or email [askalibrarian@muni.org](mailto:askalibrarian@muni.org)

For up-to-date information follow Anchorage Public Library on Facebook, Twitter and Instagram.

**MUNICIPALITY OF ANCHORAGE  
GIRDWOOD ROADS, FACILITIES,  
PARKS & RECREATION**



**DATE:** February 15, 2021  
**TO:** Girdwood Board of Supervisors  
**FROM:** Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation  
**SUBJECT:** Roads, Facility, Cemetery & P & R Monthly Report

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**Parks**

Maintenance such as trash removal and mutt mitt replacement is currently handled by year-round staff. Please let us know if something needs attention by calling 343-8373 or emailing: [tylerms@muni.org](mailto:tylerms@muni.org).

Summer Positions: We are current recruiting for Campground Hosts for summer 2021. Contact Margaret Tyler for more information: [tylerms@muni.org](mailto:tylerms@muni.org); 343-8373.

Summer Trails Crew: Planning to hire up to 4 crew members to work on trails/park projects in summer 2021. Positions will open this spring on the MOA jobs webpage and will be promoted on the GBOS and Girdwood Parks and Rec Facebook pages.

**COVID-19:** Community Center building remains closed to public. Some public service items have been scheduled.

**Parks, Fields, Trails:** Ball Field, Soccer Field, Skate Park, Disc Golf, Trails are all open, please follow guidelines regarding distance, handwashing and masks. Sports fields and pavilions may be permitted for use under guidelines and with COVID-19 Operations Plans.

**Hand Tram:** Hand tram is closed pending approval and installation of safety improvements, approval of Management Plan, and pending finding an insured, licensed entity to handle maintenance and inspections. Initiating work toward trail route study for trail alignment/bridge over the gorge and engaging State of Alaska Planners to discuss Federal Lands Access Program Grant.

**Trails:** Girdwood Trails (Master) Plan Subcommittee is at work as is the Girdwood Trails Committee.

Iditarod NHT phase 3 to connect to parking at the mouth of the valley are issues needing to be resolved via interagency partnership which may be handled with Alyeska Highway/Seward Highway Interchange project.

Trails will discuss summer trail work parties for mid/late summer.



**Trails Volunteers & Maintenance:** Let us know of blowdowns or other work that needs to be done on trails. Volunteer Winter Grooming is under way on the 5K, Moose Meadows (and a second single track loop with the SnowDog!) Upper Meadows, Beaver Pond Trail, Bird/Gird to the first restrooms, and Lower Iditarod NHT, based on snow accumulation and safety. Thank you to our awesome volunteer groomers!

**Parks & Amenities:** No dogs on the baseball field, playground, tennis courts, and skate park. Please clean up after dogs in all locations, mutt mitts and trash cans are strategically located. Rent-a-cans have been removed for the season.

ThrowDown ShowDown is scheduled for March 12/13. Thank you to Alyeska Resort for their ongoing support of the Friends of the Girdwood Skate Park!

GVSA and HLB are working on a location for a dog park, which may also open up location for a pump track and additional parking.

- *Playground:* Getting quieter with cooler weather
- *Lions Club Park:* Working on a plan to add a pavilion to the Lions Club Park, however funding is a hurdle.
- *Disc golf:* Initiating review of existing signage to update and replace and to add mapping and signage of back 9 holes.
- *Library/Community Center:* Closed
- *Tennis Courts:* In use by Little Bears for winter play space.
- *Skate Park:* Skate park group meeting to discuss 2021 plans and fundraising.



**GBOS Non-profit Grants:** 2020 end of year report forms were sent to grantees Nov 24 and due Feb 15. Year end report forms are due prior to of 2021 grant contract and will be presented in the end of year recap meeting. Review of 2022 grant cycle, application and review material is under way.

### **Other Grants:**

KMTA 2021 grant cycle opens January 11.

KMTA 2020 grant: GTC/GPR was awarded \$7,320 grant with \$8,980 match to work on the Virgin Creek Falls Trail. Project pending and slated for 2021.

2021 RTP Grant: No grant submission for Girdwood projects this grant cycle.

2020 RTP Grant: GTC/GPR awarded \$75,000 in RTP grant for Phase 2 of the Lower INHT. Trail work complete. GTC volunteers are working on interpretive signage for the Lower INHT. Expect installation and closeout of grant in summer 2021.

LWCF Grant: Program is not running in 2020.



**Social Media & Websites:** We are active on Facebook as Girdwood Board of Supervisors GBOS and Girdwood Parks and Recreation. Websites are: [www.muni.org/gbos](http://www.muni.org/gbos); [www.muni.org/gpr](http://www.muni.org/gpr).

GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIInprZEjhbVPIjOIEA>

### Roads

**Road Status:** Winter operations responding daily to snow removal, rain events and drainage needs.

### **Major project updates:**

#### **Alveska Highway & Egloff/Hightower Crosswalk Pedestrian Flasher system**

A second and final request of \$49,825.31 has been sent to the state for reimbursement of this system.

#### **Arlberg Avenue Repave:**

Plans have been finalized and will be put out to bid in February 2021.

#### **Expenses and Budget:**

**Undesignated Fund Balance for the Girdwood Service Area:** \$276,929 as of December 31, 2019.

#### **Roads: Road Expenditures by Month:**

Month	2019	2020	2021
January	\$45,726.50	\$67,133.76	\$78,859.68***
February	\$47,749.25	\$91,202.76	
March	\$35,402.11	\$50,309.82	
April	\$52,605.55	\$50,024.88*	
May	\$47,284.00	\$36,433.63	
June	\$54,060.25	\$18,730.00	
July	\$41,428.71	\$75,448.85	
August	\$81,497.30	\$32,027.00	
September	\$21,693.35	\$40,394.66**	
October	\$25,873.50	\$24,229.72	
November	\$18,289.38	\$44,072.00	
December	\$43,759.25	\$80,346.38	
Total thru December:	\$515,368.95	\$610,353.46	\$78,859.68

\*Includes the purchase of Calcium Chloride for Dust control

\*\* Includes the purchase of 200 tons of E-chips for winter traction

\*\*\*Includes the purchase of 250 tons of E-Chips for Winter Traction

Public works operation budget expended for 2020: \$101,498.51 of \$1,191,750.00 = 9%  
2020 Capital Roads Project fund (406): \$636,177.30

#### **Parks:**

2020 Expended Budget: \$4,111.47 of \$419,909.00 = 1%

2020 Capital Park Project (406) Reserve Fund available: \$135,310.10

2020 Community Room Capital Reserve Fund (406): \$74,000.00

Budget for the Ped Crosswalk light: \$185,142.84 of \$283,113.65

**Police:**

2020 Expended Budget: \$56,250.00 of \$691,423.00= 8%

**Fire:**

2020 Expended Budget: \$793,000 of \$1,173,934.00 = 67 %

2020 Fire Undesignated Capital fund (406) = \$274,297.28

**Request:**

**Set year end 2020 meeting for mid-Feb, after non-profit grantees have submitted year-end reports.**

**Set up meeting for follow up for non-profit grant discussion.**