

Dear Girdwood Board of Supervisors Members,

Thanks so much for being responsive to the community and at the same time willing to step up to the plate and assert the leadership needed to bring much needed land use regulation revisions to Girdwood.

My hat goes off to Tracy Knutson and Larry Daniels for running an orderly meeting while allowing people to share their opinions. Tracy thanks for asserting the leadership required to continue the process the board and MOA planning department have laid out to get Chapter 9, Title 21 implemented. What you are doing will be beneficial for the future of our community and assist those interested in developing property over the course of the next few years.

In regards to specific suggestions regarding revisions to the draft of the current Chapter 9, Title 1 land use document I have but one suggestion and it is a general observation.

As a Realtor selling property in both Anchorage and Girdwood there has been a huge disparity in the requirements regarding land use in our valley as opposed to Anchorage. I would submit that we have a responsibility to insure that current Girdwood property owners who have improvements on their property be able to sell and transfer title without navigating the labyrinth which is the planning and zoning variance process. It would be unwise and unfair to place current home owners in a position where they can not sell their property without making significant alterations to the property regarding architectural design, setbacks requirements, etc, without a variance which is both time consuming and expensive.

Please consider some type of grandfather rights for property owners who have improved properties which were constructed or whose plans were approved for construction prior to passage of Chapter 9 of Title 21. Coupled with this should come a request to P & Z to have a 2 year moratorium (or an expedited and less costly) variance process for Girdwood property owners impacted by the changes brought on by passage of these regulations. This would apply primarily to commercial property owners and those with undeveloped lots.

Thank you for your time and your efforts,

Sam Daniel
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