

# 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 & Mike Edgington, Co-Chairs  
Eryn Boone, Christina Hendrickson, James Glover, Jr.*

## Resolution 2020-09

### Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT FOR REQUEST FOR VARIANCE FROM AMC 21.07.020B.9 (STREAM SETBACK) AT 260 ALTA DRIVE**

Whereas, Girdwood is a small and densely developed community within the Municipality of Anchorage located in a glacial carved valley with very limited developable land; and

Whereas, a large number of mountain streams flow through Girdwood resulting in a high stream density relative to the rest of the Municipality of Anchorage; and

Whereas, historical development in Girdwood has created some lots with multiple setbacks and existing small dwellings, which are difficult or impossible to redevelop to suit the needs of modern use for year-round family housing within current code; and

Whereas, the existing home at 260 Alta Drive was built prior to requirements of municipal codes and is 778 SF total and sits within the stream and road setbacks; and

Whereas, the lot at 260 Alta Drive features Class C wetlands, a small unnamed non-anadromous stream that flows intermittently, and associated stream as well as road setbacks that make construction without encroachment into setbacks difficult; and

Whereas, the exterior walls of the proposed addition are 20.5' from the back of the stream, with a cantilevered deck 12' back from the stream, located as far back from the stream as possible while considering foreseeable negative impacts to neighbors' drainage, proximity, viewshed, and the Class C wetland; and

Whereas, outreach to the neighbors has included in-person discussions, mail-in comment forms, physical posting of variance hearing information and public meetings at the Girdwood Land Use Committee July 13, 2020, Land Use Committee August 10, 2020 regular meetings and Girdwood Board of Supervisors July 20, 2020 regular meeting, and a GBOS Special Meeting on July 28, 2020 with no negative feedback received; and

Whereas, the Girdwood Land Use Committee, at their Regular Meeting on August 10, 2020, voted 14 in favor, 0 opposed and 3 abstaining to recommend that the GBOS provide this Resolution of Support.

Therefore, Girdwood Board of Supervisors supports the request for variance from AMC 21.07.020B.9 (Stream Setback) at 260 Alta Drive by a vote of 3 to 0 at their Special Meeting on July 28, 2020, pending Land Use Committee recommendation.

Mike Edgington, Land Use Supervisor, GBOS

August 10, 2020  
Date

Attest