

Municipality of Anchorage



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

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2021-22

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR HLB REZONE OF APPROXIMATELY 6.6 ACRES OF GIP TO gR-3 WITHIN TRACT B, GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION

Whereas, GBOS has heard many times of the need for additional housing and in particular, need for attainable housing opportunities in Girdwood; and

Whereas, recently the Heritage Land Bank (HLB) provided an opportunity for developers to pursue development of some HLB parcels through a Request for Proposal; and

Whereas, the winning concept through the RFP process has been determined and that group has come forward with tentative plans for Phase 1 of development, which is proposed behind the Girdwood K-8 School and includes up to 5 lots in an area currently zoned PLI; and

Whereas, the lots affected by this rezone will be offered for sale at a rate intended to facilitate attainable housing; and

Whereas, in order to have this portion of the development remain financially viable, the HLB requests rezoning of land currently zoned Girdwood Institutions and Parks (GIP) to gR-3 (Single family/two family residential); and

Whereas, HLB has reviewed this rezone request with Anchorage School District (ASD), confirming that there are no plans to expand the Girdwood K-8 school into the subject land and that the ASD will have opportunity to review and comment on these development plans throughout the process; and

Whereas, based on community interest and with the developer's approval, the HLB suggested to the following Special Limitation to Rezone, which if adopted, would be reflected in the Phase I plat:

- 50' buffer from the edge of the ASD parcel line to protect the Athabaskan Trail, which runs through the back of the ASD property.
- 50' buffer from the center line of the Iditarod National Historic Trail, which runs along the bank of Glacier Creek

Whereas, this action has been recommended by the Girdwood Land Use Committee 10 in favor, 0 opposed and 9 abstaining at their regular meeting on November 8, 2021.

Therefore, the Girdwood Board of Supervisors resolves support for HLB rezone of approximately 6.6 acres of land from GIP to gR-3 with 50' buffers to protect the Iditarod National Historic Trail and Athabaskan Trail in order to maximize the potential to provide land available for attainable housing development in the new development.

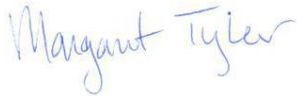
PASSED AND APPROVED by a vote of 5 to 0 this 15th day of November 2021.



Mike Edgington, Land Use Supervisor, GBOS

November 15, 2021

Date



Attest