

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, Sam Daniel*

Resolution 2018-11 Of the Girdwood Board of Supervisors

Resolution of Support for a Conditional Use Permit for Phase II of a Multi-family Housing Project, which will Create Four Units Total at Alyeska North #3, Block 5, Lot 12, Taos Road

WHEREAS, Conditional Use Permit is sought for Phase II, the east building, which will contain two housing units, bringing the total project to 4 units, in an area zoned for multi-family construction and for a project similar in concept and density as the neighboring existing developments; and

WHEREAS, this project was discussed in May, 2017 to the Girdwood Land Use Committee and to the Girdwood Board of Supervisors and has since been working through the various municipal and development processes to be considered by the Planning and Zoning Commission on June 11, 2018, and

WHEREAS, neighbors attending the Land Use Committee meeting in May, 2017 raised concerns, which have been resolved as follows:

- Visual impact of third floor decks from neighboring homes
Current design has removed decks from the top floor and no decks face nearest existing homes to the west.
- Snow clearing/snow storage:
On site snow storage meets AMC 21.09.070 requirements, in addition structure is set away from the road far enough to allow piling of snow between the road and structure;
- Parking:
Total required parking on site, including required overflow parking, is 8. Design includes parking for 2 vehicles per unit, plus one additional space for a total of 9 on site, in addition, the Girdwood Valley Service Area is working toward having the authority to have their contracted law enforcement enforce parking;
- Negative impact to view shed of existing homes to east:
New construction will change the view shed, however, topography of this lot steps downhill from the existing homes, and these structures will follow that contour;

WHEREAS, this item has been discussed at the Girdwood Land Use Committee at their regular meeting on May 14, 2018, resulting in LUC recommendation for the GBOS to write a Resolution of Support for

Conditional Use Permit for Phase II, to bring the total number of units to 4 by a vote of 12 in favor, 0 opposed and 3 abstaining;

THEREFORE, BE IT RESOLVED that the Girdwood Board of Supervisors supports a Conditional Use Permit for Phase II of the multi-family housing project located at Alyeska North #3, Block 5, Lot 12, Taos Road, to bring the number of units up to 4 total.

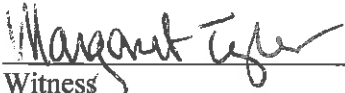
Passed and approved by the Girdwood Board of Supervisors the 21st day of May, 2018 by a vote of 5 to 0.



Mike Edgington
GBOS Land Use Supervisor

5/23/18

Date



Witness