

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, James Glover, Jr., Briana Sullivan*

LETTER OF OBJECTION

July 21, 2020

Re: Case 2020-0097 Conditional Use - Powder Run Multi-Family Housing Project

The developer of this project, MJ3 Development LLC, presented their plans for the Powder Run Multi-Family Housing Project at several Girdwood Land Use Committee and Girdwood Board of Supervisor (GBOS) meetings during June and July 2020.

At the Jul 13th 2020 Land Use Committee meeting a motion was passed 16-2, with 9 abstentions, to request that GBOS write a Letter of Objection to the Powder Run Development Conditional Use Permit as presented. At the Jul 20th 2020 GBOS meeting, the Supervisors concurred, voting 5 to 0 to write this Letter of Objection.

We lay out the community's concerns below and request that the Planning and Zoning Commission add the following conditions to address these issues:

- 1) **Cap development at 6 units, total.** The primary objection to the project is that the nature and density of the development is out of scale with the surrounding neighborhood. The current proposal of 9 units is lower than the technical maximum request of 12. The community requests that this development is capped at 6 units to remain in scale¹.
- 2) **Access to the development should be from Alyeska Highway.** We understand that Alaska DOT, as the Right of Way owner, is unlikely to permit this access, in which case access should be from Gunnysack Mine Road.
- 3) **Require Binding Covenants to restrict Short Term Rental.** To alleviate many of the concerns from the neighborhood about primary use of the new properties being Short Term Rentals (STR), such as AirBnB, VRBO etc., the community requests that binding covenants be included to prohibit STR use for any stays of less than 7 days.
- 4) **Add fire suppression system.** This area of Girdwood does not have city water nor hydrants and the whole valley is experiencing drier summers, so there is significant concern about the capacity to fight a fire in this new development and increased risk of rapid spread throughout the neighborhood. The community requests that either a sprinkler system or an additional cistern is added to the plan in order to provide more fire fighting capacity without endangering other nearby housing.

¹ The maximum development by right for this parcel is 5 units, but if the site was 1sqft larger, 6 units would be allowed by right.

In previous discussions with the neighbors, the developer has generally been supportive of addressing the following community concerns. We request that the Planning and Zoning Commission formally include these as conditions to the development:

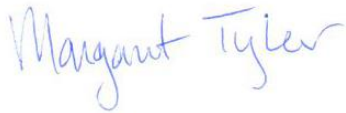
- A) A maximum structure height of 2 stories and sufficient vegetative screening (at least 20 feet) from surrounding lots.
- B) The development should exceed the minimum parking required by Anchorage code to avoid overflow parking on Sproat Road.
- C) Stormwater overflow drainage should connect to Alyeska Highway ditching rather than the ditching on Gunnysack.
- D) To minimize light pollution, there should be no area lighting of driveways etc. other than from the individual units.



Mike Edgington, GBOS Land Use Supervisor

July 21, 2020

Date



Witness