

Girdwood Short-Term Rental Registration & Regulation Framework

Introduction

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

Objectives

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

Add New Allowed Use in Table 21.09-2: Table of Allowed Uses

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

Add New Chapter 9 Definitions

| | |
|----------------|---|
| 21.09.050.D.12 | Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days. |
| 21.09.050.D.13 | Short Term Rental Operator: The owner or designated agent responsible for operating the STR. |
| 21.09.050.D.14 | Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR. |

Add New Short-Term Rental Regulation Provisions

The below section outlines example code that may be considered for development and adoption.

21.09.050.E.1 General Provisions

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
 - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
 - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
 - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

21.09.050.E.2 Registration

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

21.09.050.E.3 Enforcement, Fees and Penalties

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

| Item | Term | Fee |
|---|--------|-------|
| Registration | annual | \$150 |
| Registration, Owner Occupied | annual | \$75 |
| Renewal Registration; 1-3 validated complaints in prior 12 months | annual | \$300 |
| Renewal Registration; 4+ validated complaints in prior 12 months | annual | \$600 |

| | | |
|---------------------------------------|----------------|-------|
| Failure to register, 1st offense | Per occurrence | \$300 |
| Failure to register, 2nd offense | Per occurrence | \$400 |
| Failure to register, 3rd offense + | Per occurrence | \$500 |

Items Not Developed in this Code Change

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

Conclusion

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

Next Action

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

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
Briana Sullivan & Jennifer Wingard, Co-Chairs
Mike Edgington, Amanda Sassi, Guy Wade*

Resolution 2023-26 Of the Girdwood Board of Supervisors

Resolution of the Girdwood Board of Supervisors (GBOS) Identifying Goals for Short-Term Rental (STR) Regulation within Girdwood

WHEREAS, housing throughout the Municipality is listed on STR platforms such as AirBnB, and VRBO, with approximately 1.5% of housing units involved in the STR market Municipality-wide; and

WHEREAS, according to commercially available STR data, almost 20% of the housing units in Girdwood were listed on an STR platform during the previous 12 months; and

WHEREAS, the Anchorage Assembly is considering an ordinance, AO 2023-110, to regulate STRs across the Municipality, requiring registration of STRs and certain commitments to reduce their impact on the quiet enjoyment of neighboring properties; and

WHEREAS, the impact of STRs in Girdwood goes beyond their effect on immediate neighboring properties, creating a distinct set of pressures on the wider housing supply and creating incentives for non-residential use of housing; and

WHEREAS, notwithstanding the above, STRs provide additional visitor accommodation which is a necessary component of Girdwood's economy and can provide both direct and indirect economic benefit to residents; and

WHEREAS, the housing market in Girdwood is distinct from that in Anchorage, with very limited inventory, and median sales prices over twice that of other areas of the Municipality; and

WHEREAS, other outdoor recreation communities with a similar or higher percentage of active STRs have shown that STRs have a negative impact on the availability of Long-Term Rentals and have led to increased housing costs in both rental and purchase of housing.

THEREFORE GBOS resolves that while AO 2023-110 may be a suitable vehicle to address the limited impacts of STRs on other areas of the Municipality, it fails to adequately address the significant impacts of STRs within Girdwood

AND GBOS further RESOLVES that regulation of short-term rentals applied in Girdwood should meet the following four goals:

- Set requirements on STRs to reduce negative impacts on immediate neighbors and provide a reporting and response mechanism
- Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
- Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
- Encourage primary-occupancy of housing in Girdwood by distinguishing between:
 - use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
 - use of housing which is not a primary residence for STRs

PASSED AND APPROVED by a vote of 3 to 1 this 18th day of December 2023.

Mike Edgington

Mike Edgington
GBOS Housing and Economic Committee Supervisor

Margaret Tyler

Attest

ALPENGLOW MIXED USE DEVELOPMENT

204 Hightower Road, Girdwood, Alaska



PROJECT INFORMATION

THIS PROJECT IS A MIXED USE DEVELOPMENT WITH COMMERCIAL SPACE ON THE FIRST FLOOR AND SECOND FLOOR AND RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOOR.

ADDRESS

204 HIGHTOWER ROAD, GIRDWOOD AK 99587

LEGAL DESCRIPTION

NEW GIRDWOOD TOWNSITE
BLOCK 3, LOT 2

BUILDING AREA

| | |
|---|-----------|
| FIRST FLOOR (COMMERCIAL & GARAGE) | 5,548 SF |
| SECOND FLOOR (RESIDENTIAL & COMMERCIAL) | 5,667 SF |
| THIRD FLOOR (RESIDENTIAL) | 5,428 SF |
| | |
| TOTAL GROSS BUILDING AREA | 16,643 SF |

ZONING INFORMATION

| | |
|--|-----------------------------------|
| ZONING: | gC-9 |
| FLOOD_ZONE: | AE, X |
| BASE FLOOD ELEVATION (BFE) | 113 FT |
| LOWEST FLOOR MINIMUM ELEVATION BFE +1' | 114 FT |
| BUILDING HEIGHTS ALLOWABLE: | 35 FT |
| FRONT YARD SETBACK: | 16 FT MIN, 20 FT MAX ⁶ |
| SIDE YARD SETBACK: | 10 FT ⁶ |
| REAR YARD SETBACK: | 10 FT |

DRAWING INDEX

- T1.1 COVER SHEET
- AS-BUILT SURVEY
- L1.0 DEVELOPMENT MASTER PLAN_LANDSCAPE ANALYSIS
- R1.1 RENDERINGS
- R1.2 RENDERINGS
- R1.3 RENDERINGS

ARCHITECTURAL

- A0.1 SITE PLAN - 2 LOTS
- A0.2 SITE PLAN
- A0.2 GENERAL NOTES AND ABBREVIATIONS
- A0.3 BUILDING CODE PLAN
- A0.4 ACCESSIBILITY DIAGRAMS
- A0.5 TYPE B DIAGRAMS
- A0.6 TOILET ROOM MOUNTING HEIGHTS
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A5.1 WALL TYPES
- A5.2 FLOOR AND ROOF TYPES
- A5.3 EXTERIOR WALL DETAILS
- A5.4 ROOF DETAILS
- A5.5 EXTERIOR RAILING DETAILS
- A5.6 INTERIOR STAIR/RAILING DETAILS

ARCHITECTURAL, CONT.

- A6.1 INTERIOR ELEVATIONS
- A7.1 WINDOW SCHEDULE
- A7.2 FINISH SCHEDULE
- A7.3 DOOR AND HARDWARE SCHEDULE

ZARCHITECTS LLC

commercial · planning · interiors · residential

G I R D W O O D, A L A S K A

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SAMANTHA REDICK
ANCHORAGE, ALASKA

STATE OF ALASKA

49TH

NOT FOR CONSTRUCTION

Marco A. Zaccaro

No. 10531

REGISTERED PROFESSIONAL ARCHITECT

DATE:

ZARCHITECTS LLC

commercial · planning · interiors · residential

194 OLYMPIC MOUNTAIN LOOP
GIRDWOOD AK, 99587
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LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
DESIGN DEVELOPMENT

COVER SHEET

JOB NO. 25-02

DRAWN BY: ET
CHECKED BY: MAZ
REVISIONS:

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T1.1

INTERIM DESIGN DEVELOPMENT
2-4-25



DATE:



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LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, BIRDWOOD, ALASKA
DESIGN DEVELOPMENT

RENDERINGS

JOB NO. 25-02

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1 IMAGES FROM THE MODEL
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2-4-25

R1.2



DATE:



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LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, BIRDWOOD, ALASKA

DESIGN DEVELOPMENT

RENDERINGS

JOB NO. 25-02

DRAWN BY: XX.XX.XX

CHECKED BY: ET

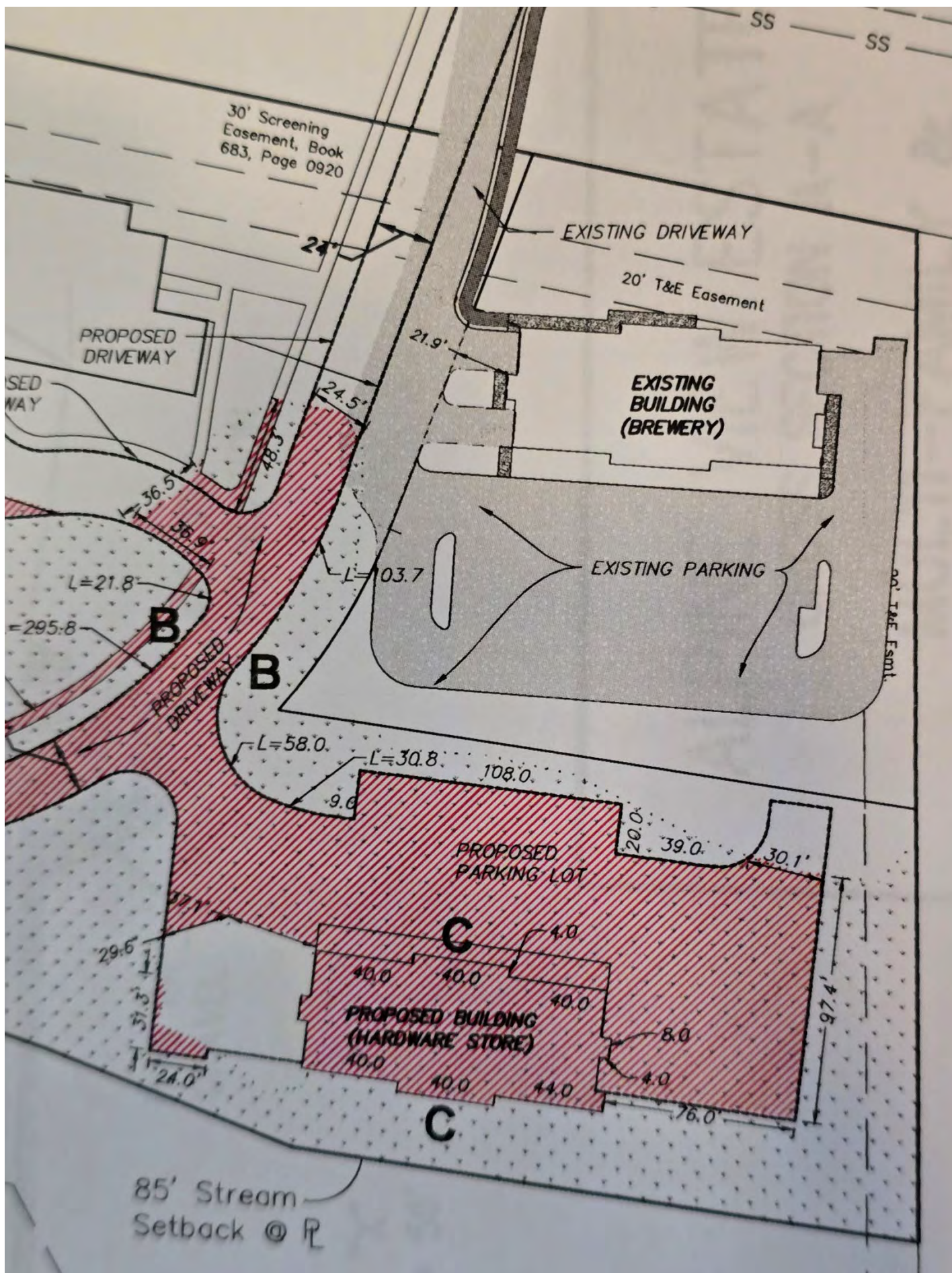
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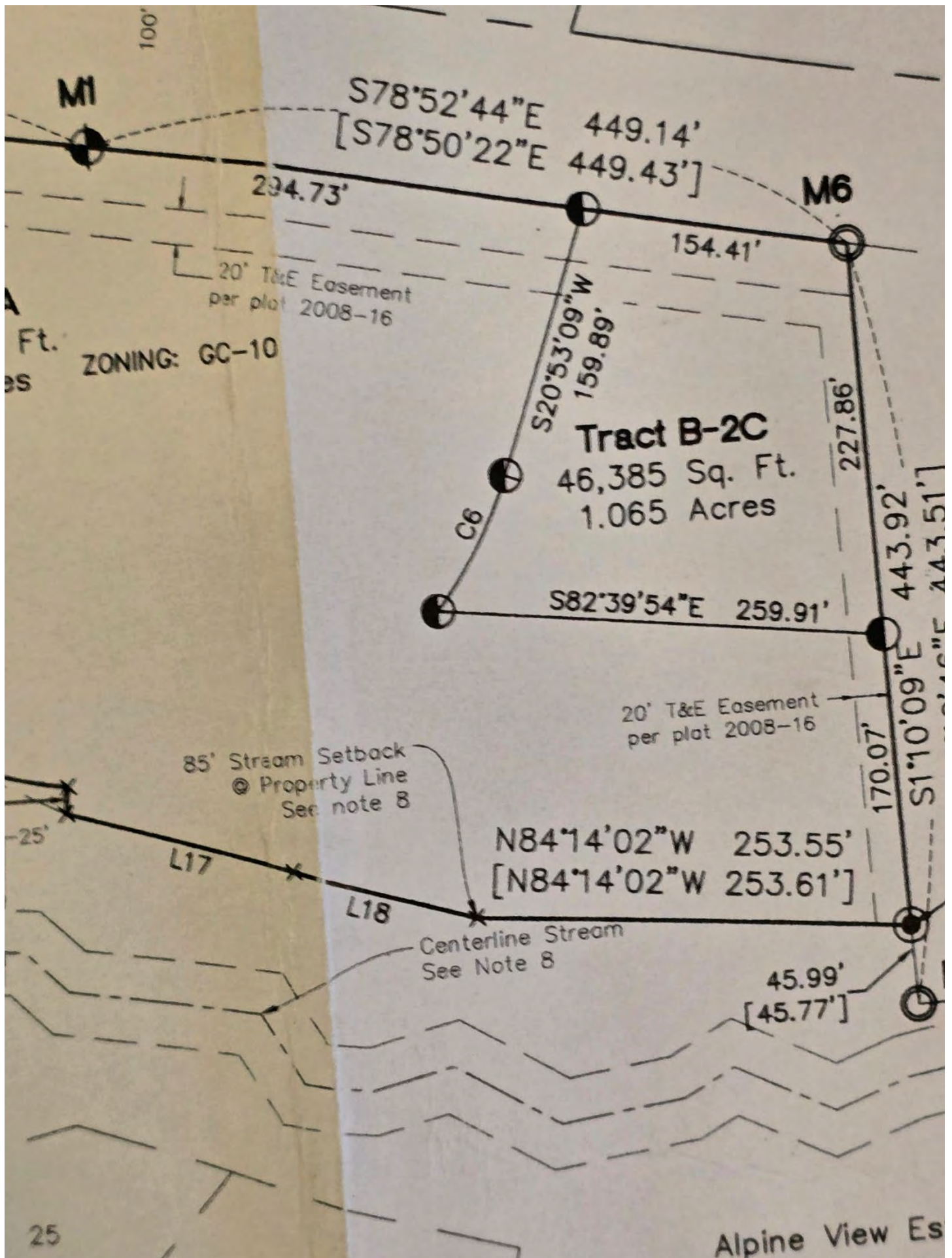
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2-4-25





Resolution of Support for a Text Amendment to Update the Use Table for gC-10 Zoning District

WHEREAS, current zoning in Girdwood was established through AO 2005-81(S) based on the Land Use Map from the 1995 Girdwood Area Plan, and

WHEREAS, the limited developable land in Girdwood Valley is currently split into five residential zones, ten separate commercial zones, two industrial and two resort zones, and several special use zones, and

WHEREAS, when originally set up, gC-10 was undeveloped land with the intent of permitting *“development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use”*, and

WHEREAS, parts of the gC-10 zone have now been developed, including a very popular brewery, and

WHEREAS, although permitted under a general manufacturing use, the brewery functionally operates in a very similar way to a general retail operation during the hours it is open to the public, and

WHEREAS, the gC-8 zone is generally similar to gC-10, is also adjacent to residential zoning and has similar connectivity, and

WHEREAS, regulations for gC-8 set out a progressive approval process for most commercial buildings based on their gross floor area, with smaller structures below 2,000 sqft allowed by right, moderate sized structures up to 4,000 sqft requiring an administrative site review, and larger allowed structures requiring a major site plan review, and

WHEREAS, the newly adopted 2025 Girdwood Comprehensive Plan shows the gC-10 areas as Mixed Use category, and includes a specific economic policy to increase the opportunities for new commercial development in Girdwood, and

WHEREAS, adoption of the 2025 Girdwood Comprehensive Plan and Land Use Map will result in a rewrite of Girdwood zoning code, with a timescale for new code of at least 2-3 years, and

WHEREAS, in the meantime, GBOS will consider support for small specific changes to the Girdwood Land Use code of AMC 21.09 which are in accordance with and advance the goals of the 2025 Girdwood Comprehensive Plan, and

WHEREAS, after discussion at Girdwood Land Use Committee on March 17, a vote of ...

THEREFORE the Girdwood Board of Supervisors RESOLVES to recommend an update to the allowable uses for the gC-10 zone in AMC 21.09.050 to allow similar retail and office uses as the gC-8 zoning district,

ALSO THEREFORE the allowable additional uses in gC-10 should be implemented as amendments to the gC-10 column of Table 21.09-2, Table of Allowed Uses, as follows:

- add a circled 3 (③) in all rows of the Office Use Category
- add a circled 3 (③) in all rows of the Retail (Personal Services) Use Category
- add a circled 3 (③) in all rows of the Retail (Repair and Rental) Use Category
- add a circled 3 (③) in all rows of the Retail (Sales) Use Category, except for the Use Types: Fueling Station, Meat/Seafood Processing and Nursery

PASSED ...

Application for Administrative Site Plan Review

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



| PETITIONER* | | PETITIONER REPRESENTATIVE (if any) | |
|--|---------|---|---------|
| Name (last name first) Spinelli Andre | | Name (last name first) Marcott Brandon | |
| Mailing Address 1900 W. Northern Lights Blvd. Suite 200 | | Mailing Address P.O. Box 111989 | |
| Anchorage, AK, 99517 | | Anchorage, AK 99511 | |
| Contact Phone – Day 907-344-5768 | Evening | Contact Phone – Day 907-344-3114 | Evening |
| E-mail andre@spinellhomes.com | | E-mail brandonmarcott@triadak.com | |

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

| PROPERTY INFORMATION | | | |
|--|---------------|----------------|----------------------------|
| Property Tax #(000-000-00-000): 075-163-47-000, and 075-163-46-000 | | | |
| Site Street Address: Girdwood, AK 99587 | | | |
| Current legal description: (use additional sheet if necessary) Lot 2 & 3 Phase 4, Alpine View Estates Subdivision | | | |
| Zoning: GR-4 | Acreage: 1.52 | Grid #: SE4815 | Underlying plat #: 2024-51 |

| SITE PLAN APPROVAL REQUESTED | |
|--|---|
| Use: 5 unit multi-family residential development in Lot 2 & 6 unit residential development in Lot 3 | |
| <input checked="" type="radio"/> New SPR | <input type="radio"/> Amendment to approved site plan Original Case #: |

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Brandon Marcott

2.18.25

Signature ☐ Owner ☒ Representative
(Representatives must provide written proof of authorization)

Date

Brandon Marcott

Print Name

| | | | |
|--------------|------|---------------------------|-------------------------------------|
| Accepted by: | Fee: | Case Number: 2025-0035 | Decision Date: Admin: 04/18/2025 |
|--------------|------|---------------------------|-------------------------------------|

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks | <input type="checkbox"/> Community Facility |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | | |
| <input checked="" type="checkbox"/> Residential at <u>7.2</u> dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: Girdwood Area Plan**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- | | | | | |
|--------------------------------|---------------------------------------|--------------------------------------|--------------------------------|--|
| Wetland Classification: | <input type="radio"/> None | <input checked="" type="radio"/> "C" | <input type="radio"/> "B" | <input type="radio"/> "A" |
| Avalanche Zone: | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone | |
| Floodplain: | <input checked="" type="radio"/> None | <input type="radio"/> 100 year | <input type="radio"/> 500 year | |
| Seismic Zone (Harding/Lawson): | <input checked="" type="radio"/> "1" | <input type="radio"/> "2" | <input type="radio"/> "3" | <input type="radio"/> "4" <input checked="" type="radio"/> "5" |

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- | | |
|--|---------|
| <input type="checkbox"/> Rezoning - Case Number: | |
| <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): | 2024-51 |
| <input type="checkbox"/> Conditional Use - Case Number(s): | |
| <input type="checkbox"/> Zoning variance - Case Number(s): | |
| <input type="checkbox"/> Land Use Enforcement Action for | |
| <input type="checkbox"/> Building or Land Use Permit for | |
| <input checked="" type="checkbox"/> Wetland permit: <input checked="" type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage | |

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

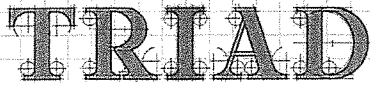
- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 1/2" by 11" copy of site plan/building plans submittal
- 7 copies required: ☐ Signed application (copies)
☐ Project narrative explaining:
☐ the project ☐ planning objectives
☐ addressing the site plan review criteria on page 3 of this application
☐ Site plan to scale depicting, with dimensions:
☐ building footprints ☐ parking areas ☐ vehicle circulation and driveways
☐ pedestrian facilities ☐ lighting ☐ grading
☐ landscaping ☐ loading facilities ☐ freestanding sign location(s)
☐ required open space ☐ drainage ☐ snow storage area or alternative
strategy ☐ trash receptacle location and screening detail ☐ fences
☐ significant natural features ☐ easements ☐ project location
☐ Building plans to scale depicting, with dimensions:
☐ building elevations ☐ floor plans ☐ exterior colors and textures
☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



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Lot 2 and 3, Alpine View Estates Subdivision Phase 4 Multifamily Residential Development Narrative

Introduction

The proposed project is a residential development with a Dwelling, Multifamily use as defined within Title 21. The project is located south of Alyeska Highway in Girdwood, Alaska. The property is owned by Spinell Homes, Inc. The current zoning of the site is GR-4.

The proposed development is for five (5) single-family units within Lot 2 and six (6) single-family units within Lot 3. The current legal descriptions of the site are Lot #2, Phase 4, Alpine View Estates Subdivision; and Lot #3, Phase 4, Alpine View Estates Subdivision. Lot #2 and lot #3 are 0.82 acres and 0.7 acres in size respectively and abuts Kami Circle ROW. Kami Circle is maintained by the Municipality of Anchorage. Vehicular access to the site will be from Alyeska Highway to Kami Circle. A shared private roadway is proposed to provide access to each of the units. Trash service will be by individual trash bins (no dumpsters). Building colors are anticipated to be predominantly "barn red" with "white trim." There are no pedestrian trails, sidewalks or parking lots in the vicinity of the development. Pedestrian connectivity is planned to be from the front doors to the adjacent parking stalls. Building mounted lights will provide illumination for the connection from the front door to the parking areas.

Spinell Homes, Inc. is the property developer and applicant. The house designer is Spinell Homes, Inc. The project engineer is Triad Engineering, LLC. The project surveyor is The Boutet Company, Inc. Site construction is anticipated to begin in the spring of 2025 with building construction beginning mid-summer 2025.

Request for Approval

This application requests approval for this Administrative Site Plan Review for this development. Please see the narrative below and attached plan sets for more information.

Application Requirements

The proposed residential development includes five (5) single-family units within Lot 2 and six (6) single-family units within Lot 3, both GR-4 zoned lots. This is a permitted use under the Administrative Site Plan Review process (AMC Table 21-09-2 Dwelling, Multifamily). The applicable sections of Title 21 are as follows:

- AMC 21.09.040.B.2.e gR-4(Multiple -Family Residential) District
- AMC 21.09.050.B.2b. Dwelling Multifamily
- AMC 21.09.060 Dimensional Standards and Measurements
- AMC 21.09.070 Development and Design Standards

- 21.09.070E.4 – Landscaping, Vegetation, and Tree Retention
- 21.09.070H.2 – Pedestrian Circulation
- 21.09.070K.1.b – Snow Management
- AMCR 21.90.002-1 Private Street – Minimum Standards
- Site Plan Review Standards (21.03.180)

AMC 21.09.040.B.2.e – gR-4 (Multiple – Family Residential) District

- ii. **Intent** – The gR-4 district is intended primarily to continue the existing pattern of multiple family development on sewers. Single-family and two- family development is allowed on existing lots of less than 20,000 square feet. More than one principal structure may be allowed on any lot or tract by administrative site plan review.

Lot 2 will contain six (6) residential units on an approximately 0.82-acre lot. This corresponds to a gross density of 7.3 dwelling units per acre. Similarly, lot 3 will contain five (5) residential units on an approximately 0.7- acre lot. This corresponds to a gross density of 7.1 dwelling units per acre. 4-8 DUA is within the desired range of densities for the gR-4 zone. Public sewer is provided along the western boundary of each lot.

- iii. **District Specific Standards**

More than one principal structure may be allowed on any lot or tract by administrative site plan review.

AMC 21.09.050.B.2.b Dwelling, Multifamily

- i. **Definition** – A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms “apartment” or “apartment building.”

Lot 2 will contain six dwelling units and lot 3 will contain 5 dwelling units.

- ii. **Use Specific Standards**

Children’s play space: Multiple-family projects of more than ten dwelling units shall provide a play space of at least 1,000 square feet.

This is not applicable as Lot 2 and 3 have six (6) dwelling units and five (5) dwelling units respectively.

AMC 21.09.060 Dimensional Standards and Measurements

- **Minimum lot area 12,500 ft² per lot** – 35,753 ft² for Lot 2 and 30,469 ft² for lot 3
- **Minimum lot width 70 ft** – Both lots exceed the minimum 70-foot width requirement
- **Max. coverage 40%** - 13.1% for Lot 2 and 19.5% for Lot 3 provided
- **Maximum setback requirements**
 - **Front 20 ft** – 28.7 ft provided for Lot 2 and 69.2 ft for Lot 3
 - **Rear 10 ft** – 27 ft provided for Lot 2 and 52 ft provided for Lot 3
 - **Side 10 ft** – 5 ft provided on south side; 25 ft provided on east side for Lot 2
10 ft provided on south side; 25 ft provided on east side for Lot 2

Additional Notes – Lot 2 front, rear and side yard setbacks modified per note 2 of the additional specific standards or Table 21.09-5. Lot 2 rear yard setback measure to the edge of the Public Use Easement.

- **Maximum height of structures**
 - **Principal: 35 ft** – Max. height is fewer than 35 ft
 - **Accessory garage/carports 25 ft** – N/A
 - **Other accessory 12 ft** – N/A

21.09.070E.4 – Site Development and Design Standards: Landscaping, Vegetation, and Tree Retention, Minimum Vegetation Coverage

- a. **Amount:** The proposed site plan complies with Table 21.09-10, for Multifamily Residential.
Natural Vegetation lot coverage 20% - 20% of natural vegetation lot coverage is included in 40% total permeable.

Total Permeable Surface, including Natural Vegetation lot coverage 40%: 52% and 46% provided as permeable in Lot 2 and Lot 3 respectively.

- b. **Locations and Dimensions:** Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than 10 feet. This standard is met.

21.09.070H.2 - Site Development and Design Standards: Pedestrian Circulation, Walkway System – Residential

3. In multifamily projects, and in attached single-family and two-family dwelling projects containing more than two residential buildings, paved and lighted walkways shall be provided from individual units or common building entries to parking lots and to paved public trails or sidewalks abutting the property. The maximum grade on pedestrian walkways is five percent without a handrail, or eight percent if a handrail is provided.

The proposed private road provides walkway connectivity to Kami Circle. Note that there are no paved public trails or sidewalks abutting the property.

21.09.070K.1.b - Site Development and Design Standards: Snow Management

- b. **Snow Storage Area** - Snow storage space adjacent to surface parking lots and pathways shall be identified on the site plan. To facilitate snowplowing and snow removal, snow storage areas equal to at least 20 percent of the total area of the site used for parking, access drives, walkways, and other surfaces needing to be cleared of snow, shall be designated on the site plan.

Snow storage of 3,598 square ft and 1,668 square feet are provided for Lot 2 and Lot 3 respectively. This is greater than the minimum 20 percent required.

AMCR 21.90.002-1 Private Street – Minimum Standards

The total unit count between both lots 2 and 3 is 11 residential units. The optional, 24-foot wide, private street section is selected. No parking is allowed along the private street.

Site Plan Review Standards (21.03.180)

1. **The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent or land use approval;**

The site plan conforms to the previously approved and recorded plat for Alpine View Estates Subdivision. Additionally, the site plan provides the density desired within the GR-4 zoning district and complies with the Girdwood Area Plan.

2. **The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06 *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;**

The development and design standards associated with these chapters have been addressed in detail above.

3. **The site plan addresses and significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

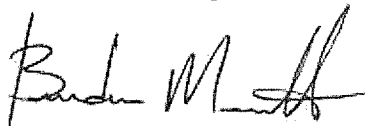
Significant adverse impacts from this development are not anticipated. A total of 11 dwelling multifamily units generates approximately 105 average daily trips. Alyeska Highway and Kami Circle are existing strip paved roads in good condition and are capable of handling this increase in traffic loading. No offsite improvements are anticipated to be necessary based on the small increase in daily trips.

4. **The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

The proposed development is consistent with the goals, objectives, and policies of the 1995 Girdwood Area Plan (GAP). The 6 dwelling units in lot 2 and 5 units in lot 3 meet the gR-4 (multi-family residential district) standards.

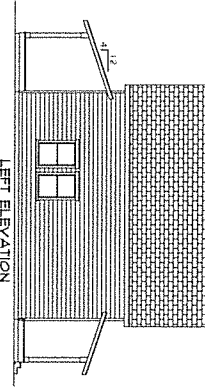
Thank you for your time and consideration in this matter. If you have any questions or require additional information, please call 907-344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC

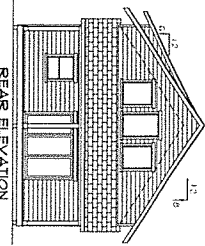


Brandon Marcott, P.E.

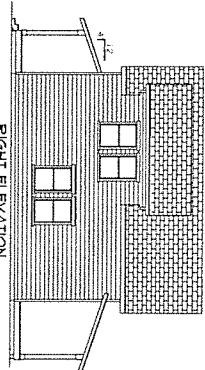
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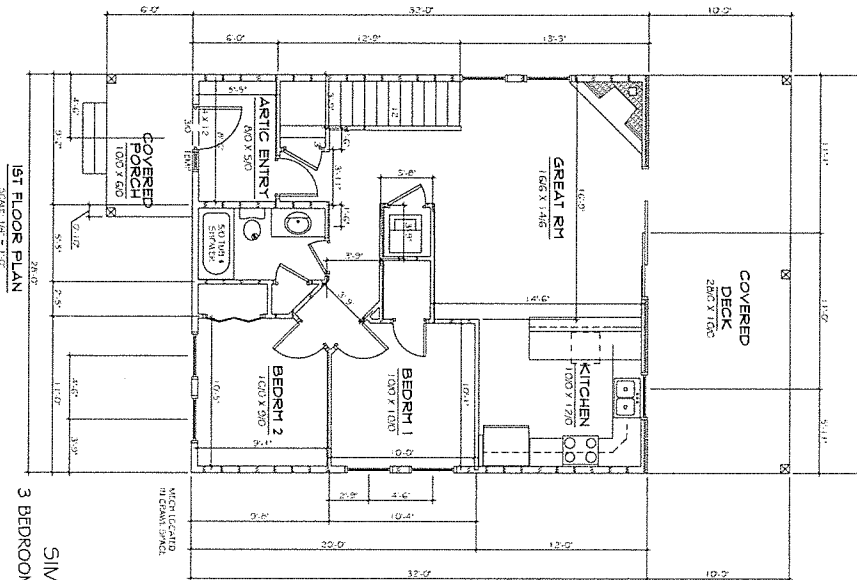
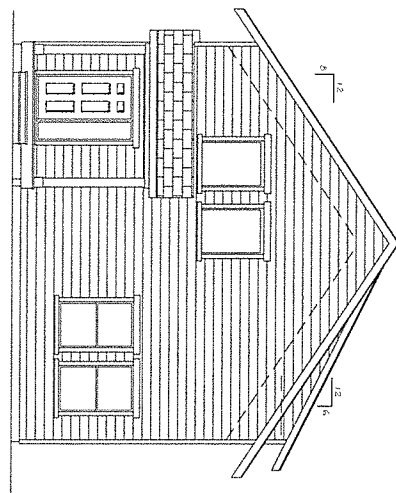
REAR ELEVATION
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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

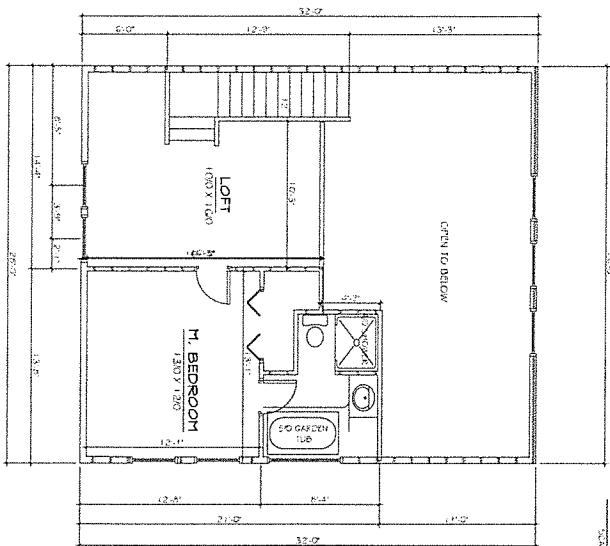


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SIMPLE "A"
3 BEDROOM & MASTER UP



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
TOTAL 2025 SF
2ND FLOOR 527 SF
100% FINISH

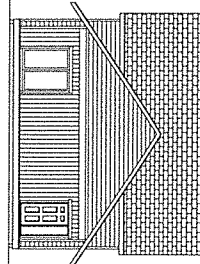
ALPINE VIEW CHALET

Spinell HOMES, Inc.

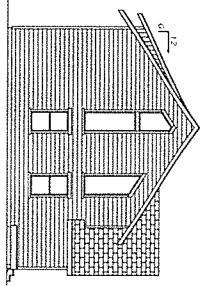
1900 W. NORTHERN LIGHTS BLVD.
ANCHORAGE, ALASKA 99517
907-344-5678 FAX 907-344-1976

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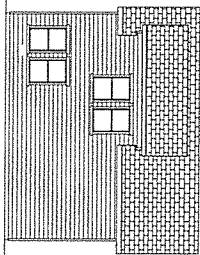
| | |
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| DATE | 10/1/00 |
| BY | SPINELL |
| PROJECT | ALPINE VIEW CHALET |
| NO. | 1 |



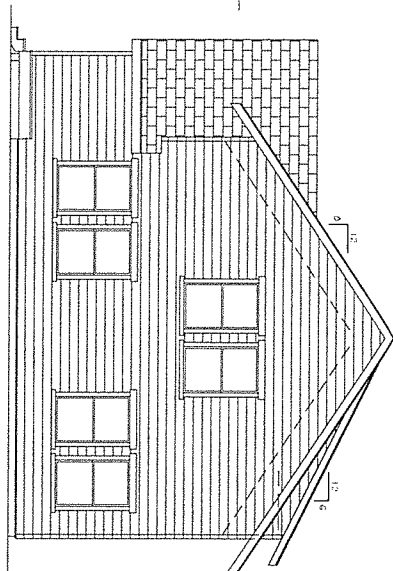
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SCALE: 1/8" = 1'-0"



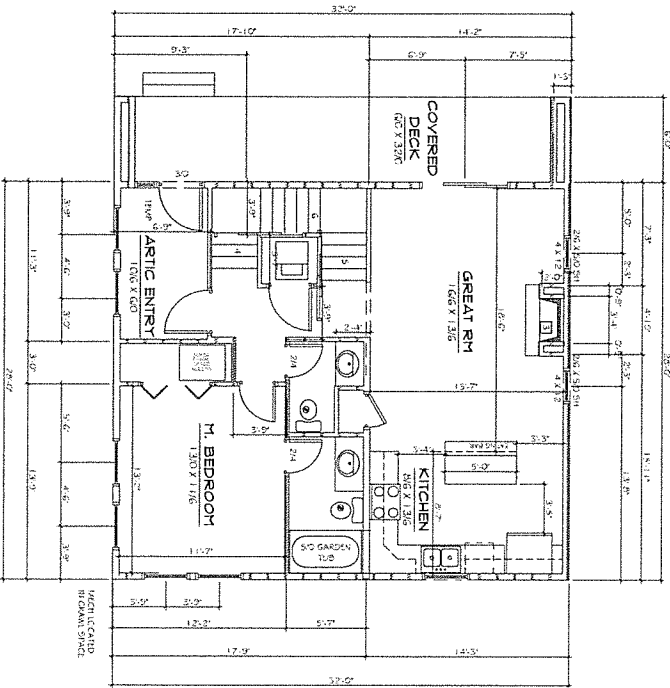
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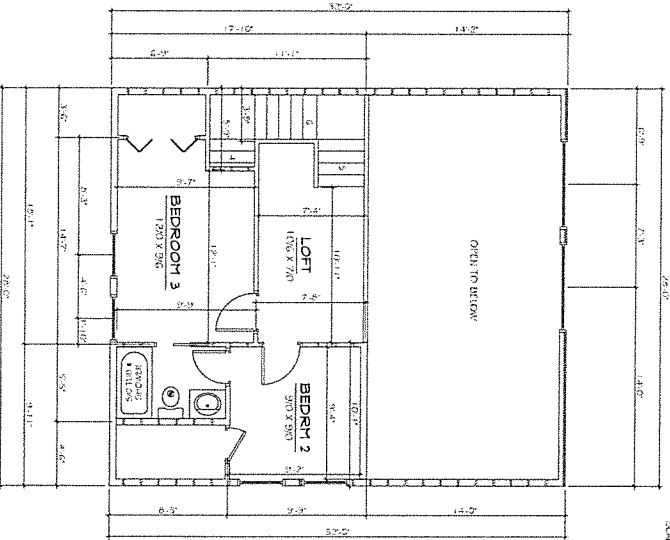
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALPINE VIEW CHALET



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SQUARE FOOTAGE
TOTAL 2300
1900 CHALET
400 DECK

| | |
|--------------------|---|
| MODERN SIDE ENTRY | X |
| ALPINE VIEW CHALET | |
| SHEET | 1 |

| SITE REQUIREMENT | REQUIRED | PROVIDED LOT 2 | PROVIDED LOT 3 | ADDITIONAL NOTES |
|----------------------------------|---|------------------------|------------------------|------------------------------------|
| CURRENT ZONING | GR-4 | GR-4 | GR-4 | |
| PROPOSED USE | - | DWELLING MULTIFAMILY | OWELLING MULTIFAMILY | LOT 2 - 7.3 DUA LOT 3 - 7.1 DUA |
| MINIMUM LOT AREA | 12,500 FT ² | 35,753 FT ² | 30,469 FT ² | |
| BUILDING FOOTPRINT | 40% (MAX) | 13.1% | 19.5% | |
| PARKING | N/A | 10 STALLS | 12 STALLS | 2 STALLS PER UNIT |
| PASSENGER LOADING | N/A | - | - | |
| ACCESSIBLE SPACES | N/A | - | - | |
| LOADING BERTH | N/A | - | - | |
| BUILDING HEIGHT | MAXIMUM HEIGHT 35 FT | 24 FT | 24 FT | SEE BUILDING PLANS |
| BUILDING SETBACKS | FRONT - 20 FT | 28.7 FT | 69.2 FT | SEE ADDITIONAL NOTES BELOW |
| | REAR - 10 FT | 27 FT | 52 FT | SEE ADDITIONAL NOTES BELOW |
| | SIDE - 5 OR 10 FT | 5 FT & 25 FT | 10 FT & 25 FT | SEE ADDITIONAL NOTES BELOW |
| HAROSCAPE AREA | N/A | 9,532 FT ² | 9,830 FT ² | |
| SNOW STORAGE | 1,906 FT ² & 1,966 FT ² | 3,598 FT ² | 1,668 FT ² | 20% OF HARDSCAPE AREA FOR GIRDWOOD |
| PARKING LOT INTERIOR LANDSCAPING | N/A | - | - | |
| OPEN SPACE | N/A | - | - | |
| LANDSCAPING | 20% NATURAL VEGETATION | N/A | N/A | INCLUDED IN 40% PERMEABLE |
| | 40% TOTAL PERMEABLE | 52% | 46% | |
| RESIDENTIAL STORAGE | 40 FT ² PER UNIT | YES | YES | STORAGE PROVIDED ON DECKS |

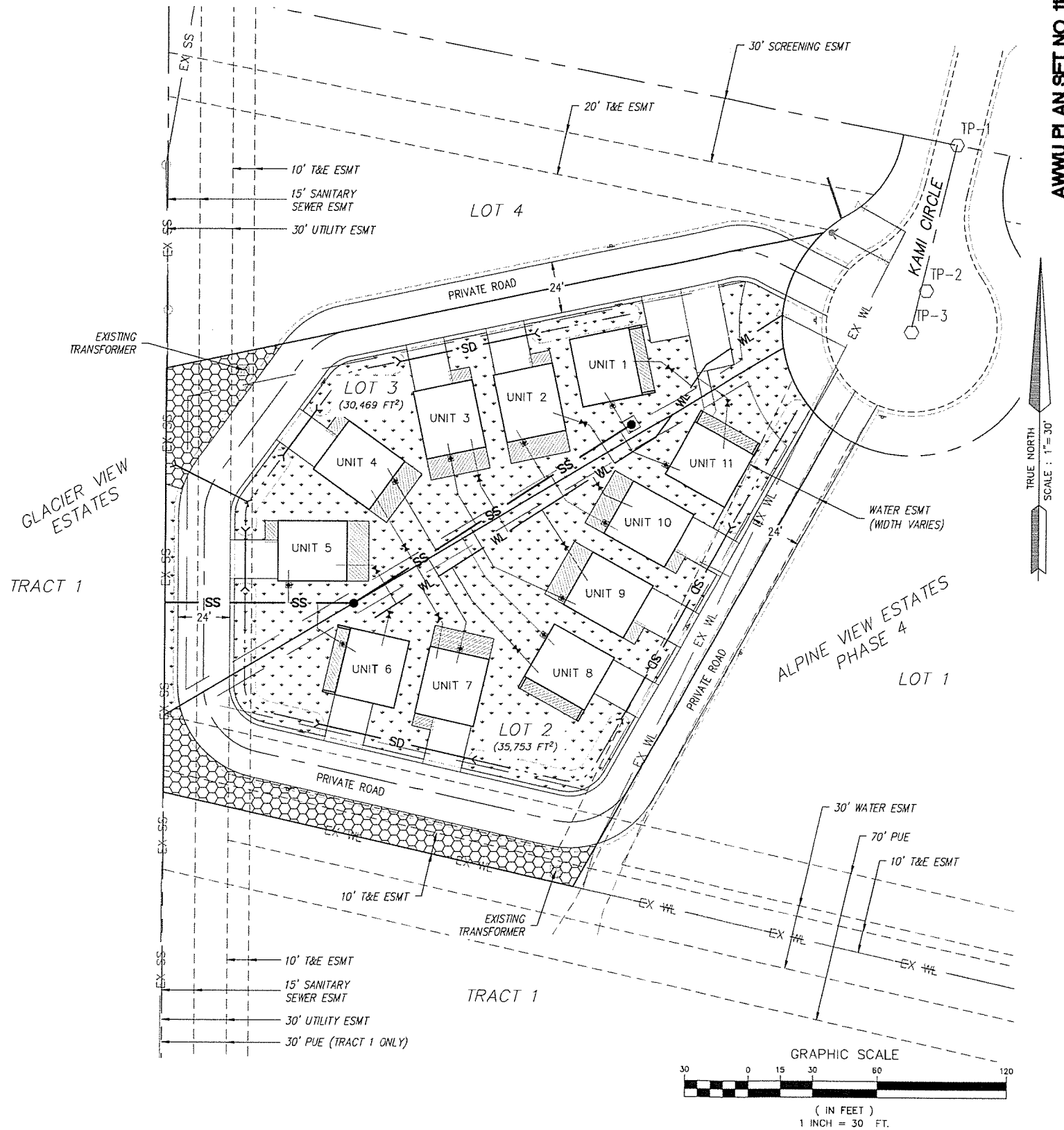
1. LOT 2 REAR YARD SETBACK MEASURED TO THE EDGE OF THE PUBLIC USE EASEMENT.

1. SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.

1. SIMPLE "A" - UNITS 2, 3, 4, 5, 7, 9 & 10 (22 FT TALL)
2. MODERN SIDE ENTRY - UNITS 1, 6, 8 & 11 (24 FT TALL)

 TEMP SNOW STORAGE

 LANDSCAPING



| | |
|-----------------------------------|----------|
| AWWU Private Systems Number | PS25-001 |
| Master Fill & Grade Permit Number | C25-1063 |
| Master Fill & Grade Permit Number | C25-1064 |



TRIAD
ENGINEERING, LLC
P.O. Box 111869
Anchorage, Alaska 99511
(907) 561-6537
www.triadek.com
COA# 128635

DATA PROVIDED

This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.

CONTRACTOR:

† The authors have nothing to disclose.

DATA TRANSFERRED

COMPANY:

DATE: _____

DATA TRANSFER CHECKED
based on periodic field observations by the Engineer or an individual under his/her direct supervision), the contractor—provided data appears to represent the project as constructed.

.....

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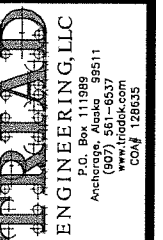
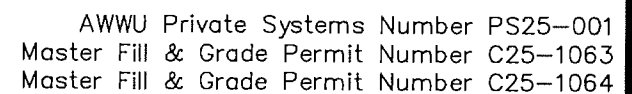
DATE

ALPINE VIEW ESTATES
SUBDIVISION LOTS 2 & 3
SITE PLAN

| BOM | DOW | UTM |
|---------------------------|-------|----------|
| FILE: ALPINE VIEW CHALET | | |
| JOB NO. | CASE: | DATE: |
| 24-161 | 180 | FEB 2025 |
| HORIZ: 1°=30' | | GRID: |
| SCALE: VERT: N/A | | SE4815 |
| REVISED PER ANNA COMMENTS | | 2/25 |
| | | EAL (RM) |

4 OF 9

1. STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE LANDSCAPING PLAN AS WELL AS THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
3. PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
4. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AT THE START OF WORK, FIFTY PERCENT (50%) COMPLETION, ONE HUNDRED PERCENT (100%) COMPLETION AND AT SIGNIFICANT STAGES OUTLINED BY THE ENGINEER.
5. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
6. AREA OF DISTURBANCE 1.85 ACRES.
7. HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMCR 15.07.070.
8. SPINELL HOMES, INC, ANDRE SPINELLI, HAVE HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
9. TERRA FIRMA TESTING WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
10. HAUL ROUTE FROM PROJECT SITE IS: AYLESKA HIGHWAY, SEWARD HIGHWAY, HUFFMAN ROAD, OLD SEWARD HIGHWAY, E. KLATT ROAD TO A&G PIT. TO PROJECT SITE: E. KLATT ROAD, OLD SEWARD HIGHWAY, HUFFMAN ROAD, SEWARD HIGHWAY, AYLESKA HIGHWAY TO PROJECT ENTRANCE.
11. PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
12. QUANTITIES: CUT = 3,200 C.Y., FILL = 3,800 C.Y. (INCLUDES IMPORT)
13. PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
14. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
15. NO FILL MATERIAL SHALL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
16. A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
17. MAINTAIN MINIMUM 5% AND 2% POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS OF LANDSCAPING AND HARDSCAPING RESPECTIVELY.
18. ALL ORGANICS AND LOOSE FILL ENCOUNTERED BELOW THE BUILDING FOOTPRINT SHALL BE REMOVED RECOMPACTED TO MINIMUM 95% OF MAXIMUM DENSITY. THE BUILDING FOOTPRINT EXTENDS AT A 1:1 SLOPE FROM THE BOTTOM OF THE FOUNDATION AND SHALL BE FOUNDED ON COMPETENT SOILS.
19. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION AND SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.



FILE: _____ DATE: _____

5 OF 9