

# Application for Zoning Map Amendment

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

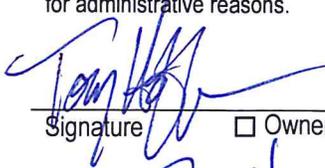


PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Glacier View, LLC		Name (last name first): The Boutet Company (Tony Hoffman)	
Mailing Address: PO Box 201		Mailing Address: 601 East 57th Place #102	
Girdwood, AK., 99587		Anchorage, AK., 99518	
Contact Phone – Day: 907-632-8467	Evening:	Contact Phone – Day: 907-522-6776	Evening:
Fax:		Fax:	
E-mail: timcabana@yahoo.com		E-mail: thoffman@tbcak.com	

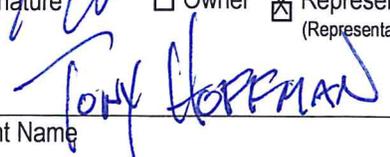
\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000):	075-163-43-000	
Site Street Address:	None Listed	
Current legal description: (use additional sheet if necessary) Alpine View Estates, Ph 3 Tract B-2B		
Existing Zoning: GR4S.L and GR4	Acreage: 8.06	Grid #: SE4815
Proposed Zoning: Same		
Existing use: Residential	Proposed use (if any): Residential	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it 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 rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.


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

  
 Date

  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2021-0067	Requested Meeting Date: PZC 08/02/2021
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### ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



The Boutet Company, Inc.  
601 E. 57th Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

4/11/2021

Michelle McNulty, AICP, Director  
Economic and Community Development Department  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK. 99519-6650  
Subject: Girdwood Rezone, Tract B-2B, Alpine View Estates, Plat 2014-38

Dear Ms. McNulty:

This is a request to revise a portion of Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite. In 2007, the Planning Department rezoned Tract B, Alpine View Estates, Phase 2 to Gr-4 S.L., Gr-4, GC-10 and G.O.S.. Tract B was later subdivided into 2 tracts, B-2A, B-2B and B-2C. Because of the very irregular shape of the zoning line, Tract B-2B was not subdivided into parcels that follow the zoning line at that time.

Over the last year, a wide variety of layouts were analyzed at that could accommodate a subdivision of Tract B-2B, but the odd “bulbous” shape of the zoning line cannot be utilized in any conventional, reasonable layout. This rezone is being brought forward with a replat of the Tract.

There is very little available Gr-4 or GR-5 property available in Girdwood that isn’t developed, and there is a demand for multi family units in Girdwood. This property will provide homesites for four plexes, duplexes or multi family dwelling units (>8-20 dua).

This request is to rezone 11978 s.f. of the GR-4 S.L. property to Gr-4, and 8446 s.f. of the GR-4 property to GR-4 S.L... The rezone split will remove the odd shape of the zoning lines, and allow for some fairly conventionally lots to be platted.

Included in this application are the following:

- Application (New Code)
- Supplemental narrative (appended to this letter)
- GBOS Resolution in Support
- Written summary letter of the GBOS meeting
- Owner authorization of representation
- Proposed Preliminary Plat Layout
- Existing Zoning Exhibit, Proposed Zoning Exhibit and MOA Zoning Map

Thank you for considering this request. Please let me know if you have any questions or comments regarding this request.

Sincerely

Tony Hoffman, PLS  
The Boutet Company

## ZONING MAP AMMENDMENT NARRATIVE

### **Project Location, Proposal and Background and Project Time frame**

The project location is Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite.

This proposed rezone action is designed to eliminate the oddly shaped zoning line and allow the properties to be developed concurrently with a proposed 8 lot subdivision preliminary plat (to be heard concurrently).

Project construction is expected to begin in 2021, beginning with civil construction of roads, utilities and grading. Building construction will begin sometime later in 2021

### **Existing Conditions**

The subject site sewer available adjacent to the property along Alyeska Highway, and along the west boundary. Water is available on the south at Barren Avenue, and on the north side of Alyeska Highway.

The property is partially wooded, with a drainage feature and creek protection easement that runs through the south side of the property. Class "C" wetlands cover a large portion of the property.

### **Owner/Developer**

The property is currently owned by Glacier View, LLC.

### **Public Involvement**

The petitioner (Tim Cabana, Owner of Glacier View LLC) has made multiple appearances to discuss the platting request and rezone request at the Girdwood Board of Supervisors. Minutes from the presentations in November 2020, and January are attached, as well as a presentation summary. Additionally, a GBOS resolution supporting the variance from the secondary access is attached.

### **Approval Criteria (AMC 21.03.160 E)**

1. *The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare;*

**Response: This rezone will provide needed multi family lots in the Girdwood Valley. This zoning shift allows the property to be developed in a manner that creates standard shaped lots.**

2. *The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s);*

**Response: The special limitation (A.O. 2007-111) for the area being rezoned specifies that the S.L. area is not to exceed 8 d.u.a.. NONE of the property can be developed at this time, due to the split zone nature that was imposed by the MOA zoning ordinance.**

3. *The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;*

**Response:** The proposed zoning will not change the zoning use or designation.

4. *The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities;*

**Response:** Again, because the proposed zoning will not change the zoning use or designation, it does not change any of the current zoning patterns or designations.

5. *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development;*

**Response:** As mentioned previously, all utilities are available immediately adjacent to the site. Since there's no change in property use, there is no change in the utility usage anticipated.

6. *The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated;*

**Response:** As we are not changing any of the existing permitted uses already allowed in the GR-4 zoning, there will be no change to the wildlife or environmental environments. All the existing environmental safeguards will be in place, and will not change.

7. *The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations;*

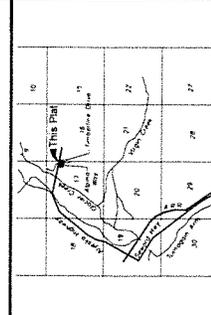
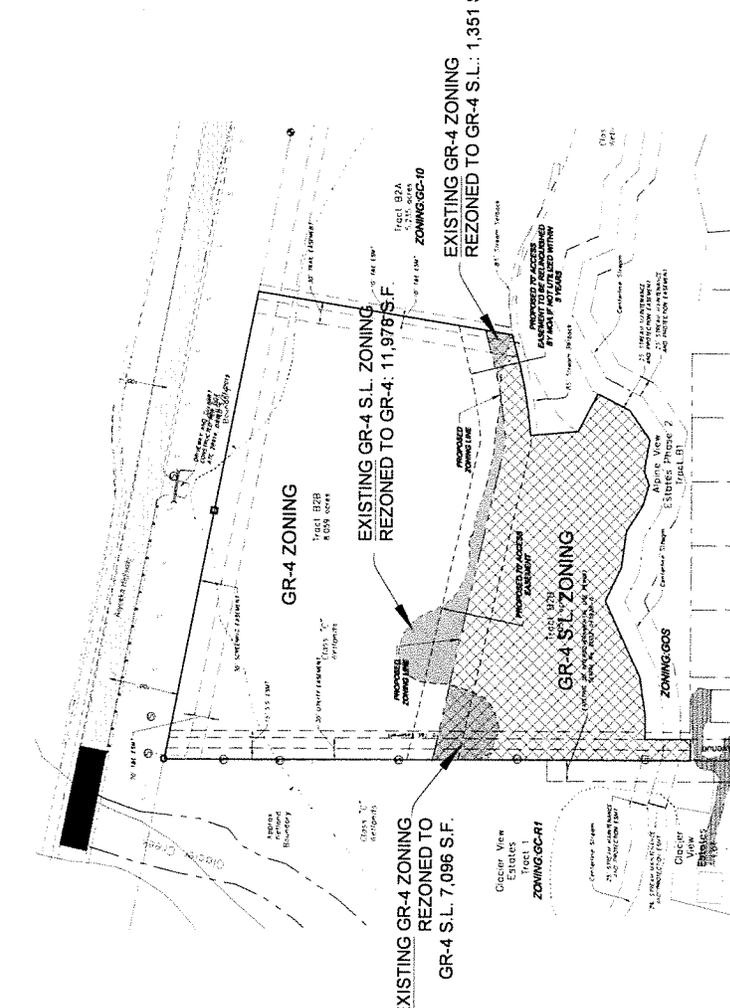
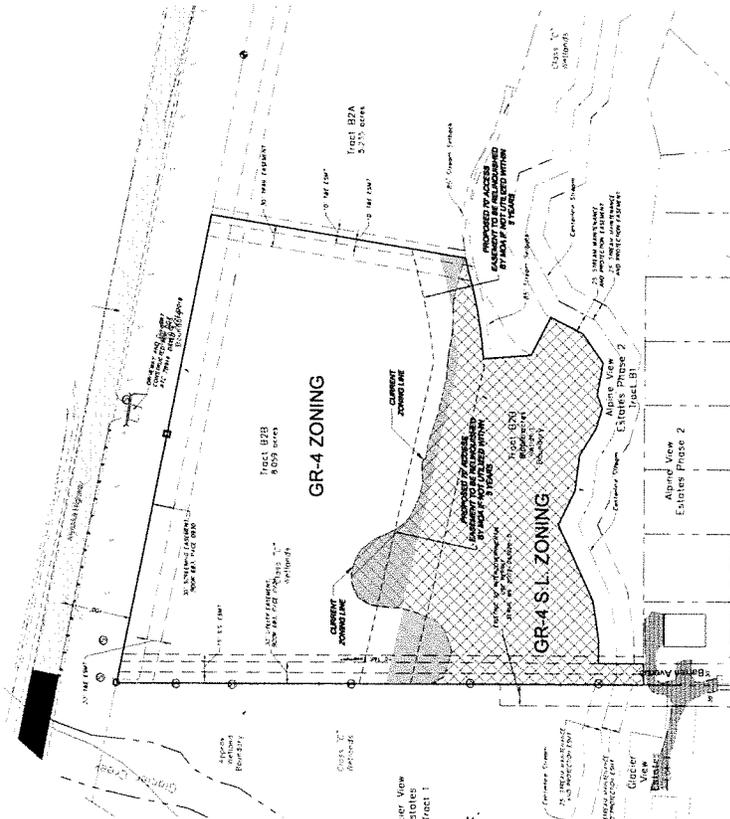
**Response:** The impact of single family homes on this site will not create any significant impacts on the surrounding residential housing. The 7 lots that will access off Alyeska Highway have no impact on the residential area to the south on Barren Avenue . And any use more intense than a two family detached dwelling requires an administrative site plan review (as a minimum).

8. *The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan;*

**Response:** The existing land use patterns are consistent with land use types already approved in Chapter 9 of Title 21.

9. *The rezoning shall not result in a split-zoned lot;*

**Response:** The proposed rezone will actually remove the existing split zone nature of the property as it exists now.

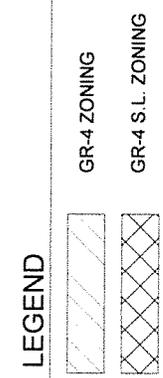


PROPOSED REZONE  
 Alpine View Estates  
 Phase 4  
 Tract 1, Lots 1-7

Scale: 1" = 30'  
 Drawn by/Checked: JZ  
 Date: 12/17/2020  
 Title: 2020/12/17

The Boulet Co.  
 601 East 2nd Street, Suite 200  
 Denver, CO 80202  
 Phone: (303) 733-8174 Fax: (303) 733-8178

SHEET 1 of 1



**PROPOSED ZONING**

**EXISTING ZONING**

REVISED 5/22/2021

# Authorization Certificate

Date: 1/18/2021

Current Project Legal:

Tract B-2B, Alpine View Estates, Phase 3 Plat 2014-38

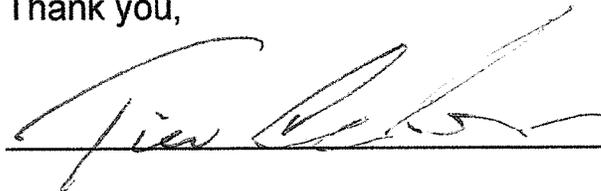
Proposed Legal: Lots 1-8 and Tract 1 **Alpine View Estates, Phase 4**

Type of Authorization: Preliminary Plat, Rezone

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting, Rezone and Variance Applications of the above described property.

Thank you,

  
\_\_\_\_\_ 1-18-2021



The Boutet Company, Inc.  
601 E. 57th Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

5/19/2021

Mike Edgington, Co-Chair  
GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

Subject: Tim Cabana Presentation to GBOS

Dear Mr. Edgington:

This letter will serve as the written summary of the presentation Mr. Cabana made to the GBOS regarding the future subdivision and rezone and for the proposed plat, Alpine View Estates, Tract 1 and Lots 1-7.

Roughly 28 people were in attendance at the zoom meeting Monday, May 17th 2021. During his presentation Mr. Cabana discussed the plat, rezone and status of the application. Some of the questions that were asked by the public were:

*Is this a short plat?* Response: yes

*Is this the same design we've seen before?* Response: There were some design changes made to create a design the Municipal Planning System could support. Those include the following: The lot count dropped from 8 to 7 so we could meet the 3:1 lot to width ratio. Also, the alignment of the 70' public use easement has changed from the previous alignment along the west side to the alignment currently shown on the north side of proposed Tract 1.

*Will there be a public hearing?* Response: No, an abbreviated plat (also known as a short plat) is approved administratively by the Platting Director.

Thank you for the opportunity to present the project again.

Please do not hesitate to contact either Tim Cabana (907-632-8467) or myself if you have any questions.

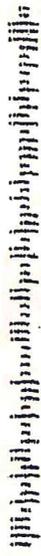
Sincerely  
Tony Hoffman, PLS  
The Boutet Company  
[thoffman@tbcak.com](mailto:thoffman@tbcak.com)



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THE BOULET COMPANY, INC.  
 601 E. 57<sup>TH</sup> PLACE, SUITE 102  
 ANCHORAGE, AK 99518

APR 26 2021



## Public Meeting Announcement

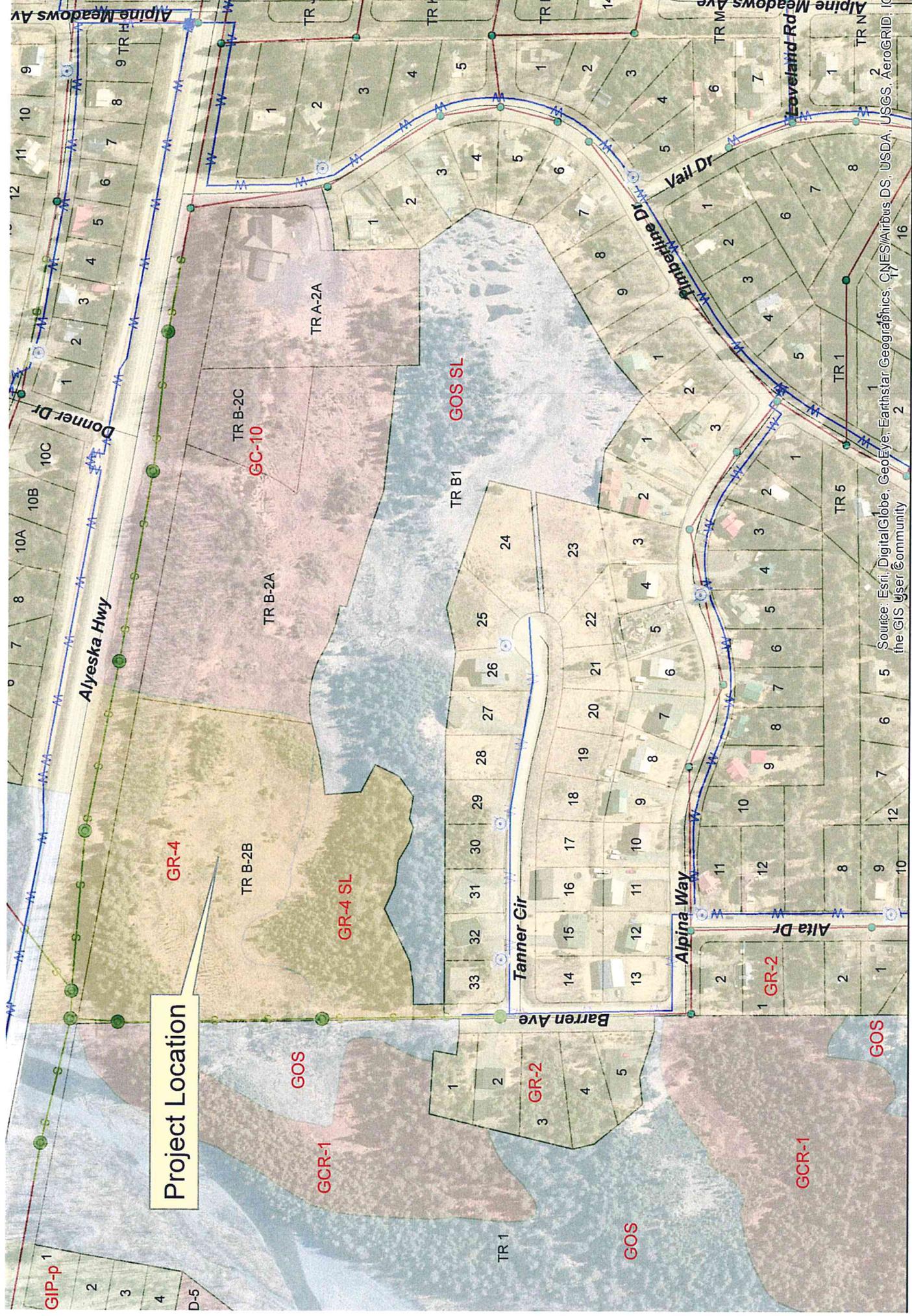
You are invited to attend the Girdwood Board of Supervisors meeting to discuss a proposed replat and rezone of 1 parcel of land located south of Alyeska Highway and east of Glacier Creek. The legal description is **ALPINE VIEW ESTATES PH 3 TR B-2B Plat 2014-38**. The parcel i.d. number is 075-163-43-000. The purpose of the replat and rezone is to create lots suitable for GR-4 style development.

### Girdwood Board of Supervisors Meeting

**Date:** May 17, 2021, 7 p.m.  
**Location:** **Municipal meetings are taking place via Teams.**  
**To attend, click on the "Click here to join the meeting" link associated with the meeting.**  
 See GBOS Website at  
<http://www.muni.org/Departments/operations/streets/Service/Pages/GirdwoodBoardofSupervisors.aspx> for more information and directions to attend the meeting.  
 Or call in (audio only) +1 907-519-0237,,26555385#, United States, Anchorage Phone  
 Conference ID: 265 553 85#

If you have any question, please contact Tim Cabana at (907) 632-8467

**We Hope to see you there!!**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, the GIS User Community



**Legend**

- Multiple Family Residential
- Public Lands and Institutions
- Circumferential
- Dark



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601 E. 57th Place, Suite 102  
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5/19/2021

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*Is this the same design we've seen before?* Response: There were some design changes to create a design the Municipal Planning System could support. Those include the following: The lot count dropped from 8 to 7 so we could meet the 3:1 lot to width ratio. Also, the alignment of the 70' public use easement has changed from the previous alignment along the west side to the alignment currently shown on the north side of proposed Tract 1.

*Will there be a public hearing?* Response: The plat is being processed as an abbreviated plat (also known as a short plat) and is approved administratively by the Platting Director. The rezone will be heard at Planning and Zoning later this summer, and is a full public hearing.

Thank you for the opportunity to present the project again.

Please do not hesitate to contact either Tim Cabana (907-632-8467) or myself if you have any questions.

Sincerely  
Tony Hoffman, PLS  
The Boutet Company  
[thoffman@tbcak.com](mailto:thoffman@tbcak.com)

APR 26 2021

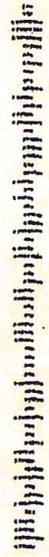


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THE BUULEI COMPANY, INC.  
601 E. 57<sup>TH</sup> PLACE, SUITE 102  
ANCHORAGE, AK 99518



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Event: **Girdwood Board of Supervisors Meeting**

Date: **May 17, 2021, 7 p.m.**

Location: **Municipal meetings are taking place via Teams..**

To attend, click on the "Click here to join the meeting" link associated with the meeting. See GBOS Website at

<http://www.muni.org/Departments/operations/streets/Service/Pages/GirdwoodBoardofSupervisors.aspx> for more information and directions to attend the meeting.

Or call in (audio only) +1 907-519-0237,,26555385#, United States, Anchorage Phone Conference ID: 265 553 85#

If you have any question, please contact Tim Cabana at (907) 632-8467

**We Hope to see you there!!**

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: August 14, 2007

CLERK'S OFFICE

Anchorage, Alaska

APPROVED

AO 2007-111

Date: 9-11-07

1  
2  
3  
4  
5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
6 REZONING OF APPROXIMATELY TEN (10) ACRES:

7  
8 A) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GR-2 (SINGLE  
9 FAMILY AND DUPLEX DISTRICT) TO GOS (GIRDWOOD OPEN SPACE  
10 DISTRICT); AND

11  
12 B) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GCR-1  
13 (COMMERCIAL RECREATION - GOLF/NORDIC SKI) TO GR-2 (SINGLE  
14 FAMILY AND DUPLEX DISTRICT); AND

15  
16 C) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) TO GR-4 (MULTI  
17 FAMILY DISTRICT);

18  
19 ALL AS SHOWN ON EXHIBIT 'A,' FOR ALPINE VIEW ESTATES SUBDIVISION,  
20 PHASE 2, TRACT B AND A PORTION OF SUPPLEMENTAL CADASTRAL  
21 SURVEY, TRACT 17C, GENERALLY LOCATED SOUTH OF ALYESKA HIGHWAY  
22 AND EAST OF GLACIER CREEK.

23  
24 (Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2007-082)

25  
26 THE ANCHORAGE ASSEMBLY ORDAINS:

27  
28 **Section 1.** The zoning map shall be amended by designating the following described  
29 property as GOS, GR-2, GR-4 with Special Limitations:

30  
31 Alpine View Estates Subdivision, Phase 2, Tract B and a portion of Supplemental  
32 Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of  
33 Glacier Creek, containing approximately ten acres, as shown on Exhibits "A," "B" and  
34 "C." The approximate zoning district boundaries are shown on Exhibit "B."

35  
36 **Section 2.** This zoning map amendment is subject to the following special limitations and  
37 effective clauses:

38  
39 1. Boundaries of the rezone and land exchange areas, as shown on Exhibit "A," are only  
40 approximate at this time. The rezoning shall not become effective until:  
41

1 a. The boundary area of the HLB Parcel 06-36 is surveyed to establish the  
2 eastern most boundary of the Class A Wetland. Once the  
3 Class A Wetland boundary has been more accurately established, the HLB  
4 parcel shall be platted to establish a 25 foot boundary that extends beyond the  
5 edge of the wetland. This 25-foot "buffer" shall remain in HLB ownership; other  
6 boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to  
7 Glacier View LLC.

8  
9 b. The north boundary of the HLB parcel shall be platted to reflect a 75 foot  
10 stream setback, except where adjacent to uplands, in which case the parcel  
11 boundary shall have a 25-foot stream setback. The 25 and 75-foot setbacks shall  
12 remain in HLB ownership.

13  
14 c. After final surveying of parcel boundaries, the applicant shall resolve  
15 water and sewer utility easements with AWWU.

16  
17 d. Final alignment of internal local roads and perimeter collector roads will  
18 depend on stream and wetland locations, soils suitability tests, and other  
19 engineering requirements, and may result in minor changes to lot lines and  
20 zoning district boundaries. Such changes will be subject to an Administrative  
21 Review.

22  
23 2. Special Limitations:

24  
25 a. Alpine View zoning amendment areas #1 and #2 shall have a 75-foot stream  
26 setback, except where adjacent to uplands, in which case the setback shall be 25  
27 feet.

28  
29 b. Due to stream, wetland, and other environmental considerations, density on  
30 the 2.5 acre Amendment Area #2 GR-4 rezone shall be limited to a maximum  
31 of eight dwelling units per acre, and subject to administrative site plan review.

32  
33 3. All other requirements of AO 2005-72 (S), and the Land Exchange Agreement, dated  
34 February 22, 2007, remain in effect.

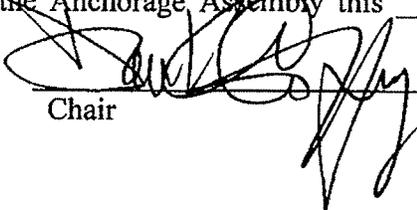
35  
36 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent  
37 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided  
38 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically  
39 affected by a special limitation set forth in this ordinance shall apply in the same manner as  
40 if the district classification applied by the ordinance was not subject to special limitations.

41  
42 **Section 4.** This ordinance shall become effective within ten (10) days after the Director of  
43 the Planning Department has received the written consent of the owners of the property  
44 within the area described in Section 1 above to the special limitations contained herein.  
45 The rezone approval contained herein shall automatically expire and be null and void if the  
46 written consent is not received within one hundred twenty (120) days after the date on

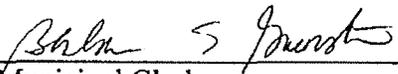
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which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 11<sup>th</sup>  
day of September 2007.

  
\_\_\_\_\_  
Chair

ATTEST:

  
\_\_\_\_\_  
Municipal Clerk

8



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

No. AM 473 -2007

**Meeting Date:** August 14, 2007

**From:** Mayor

**Subject:** Planning and Zoning Commission Case 2007-082 recommendation of approval to rezone a total of approximately ten (10) acres for Alpine View Estates Subdivision, Tract B and a portion of Supplemental Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of Glacier Creek:

- a) From GOS (Girdwood Open Space District) and GR-2 (Single Family and Duplex District) to GOS (shown as area "1" on the attached map); and
- b) From GOS and GCR-1 (Commercial recreation – golf/Nordic ski) to GR-2 (shown as HLB parcel on the attached map); and
- c) From GOS to GR-4 (Multi family District) (shown as area "2" on the attached map).

1  
2 This is a request by Glacier View, LLC to rezone several tracts totaling  
3 approximately ten acres. The rezoning request involves a land trade between the  
4 Municipality and Glacier View LLC. The land trade has been approved by the  
5 Municipal Assembly and Heritage Land Bank subject to the applicant rezoning and  
6 replatting the properties. There are also other requirements with which the applicant  
7 must comply. The land exchange agreement is attached. Glacier View LLC is  
8 required to rezone and replat the properties as part of the land exchange, and pay all  
9 the costs (floodplain studies, stream mapping, etc.) associated with the rezone and  
10 replat.

11  
12 An amendment to the Girdwood Area Plan (GAP) is also required which has been  
13 approved by the Planning and Zoning Commission and will be scheduled for  
14 Assembly approval in the near future.

15  
16 In summary, the applicant will be giving the Municipality approximately  
17 8.7 acres of GOS and GR-2 (to be rezoned GOS) property. In exchange,

1 the applicant will maintain ownership of a 2.5-acre parcel, rezoned from  
2 GOS to GR-4, and will gain a 1.9-acre parcel from the Municipality  
3 rezoned from GOS and GCR-1 to GR-2.  
4

5 The Planning and Zoning Commission recommends rezoning the property with the  
6 Special Limitations and Effective Clauses and all other requirements of the Land  
7 Exchange Agreement. The vote was 6 ayes, 0 nays.  
8

9 The request is in compliance with the *Girdwood Area Plan* and the proposed uses are  
10 compatible with the surrounding area. The Girdwood Land Use Committee and  
11 Board of Supervisors support the land exchange and rezoning.  
12

13 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
14 COMMISSION RECOMMENDATION FOR THE REZONING.  
15

16 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

17 Concur: Tom Nelson, Director, Planning Department

18 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
19 Community Development

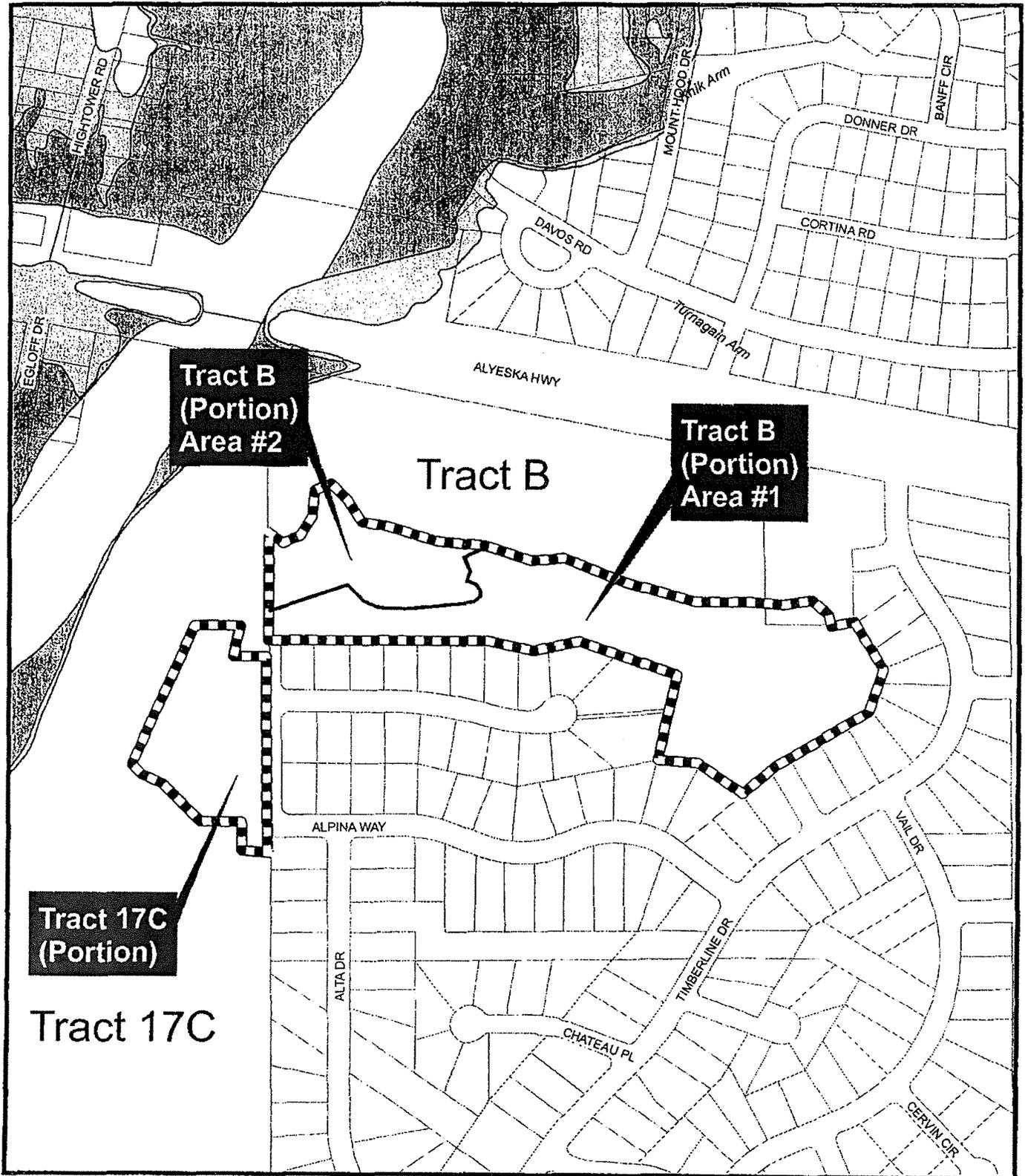
20 Concur: James Reeves, Municipal Attorney

21 Concur: Denis C. LeBlanc, Municipal Manager

22 Respectfully submitted, Mark Begich, Mayor  
23

# REZONE 2007-082

# Exhibit A



Municipality of Anchorage  
Planning Department

Date: July 29, 2007

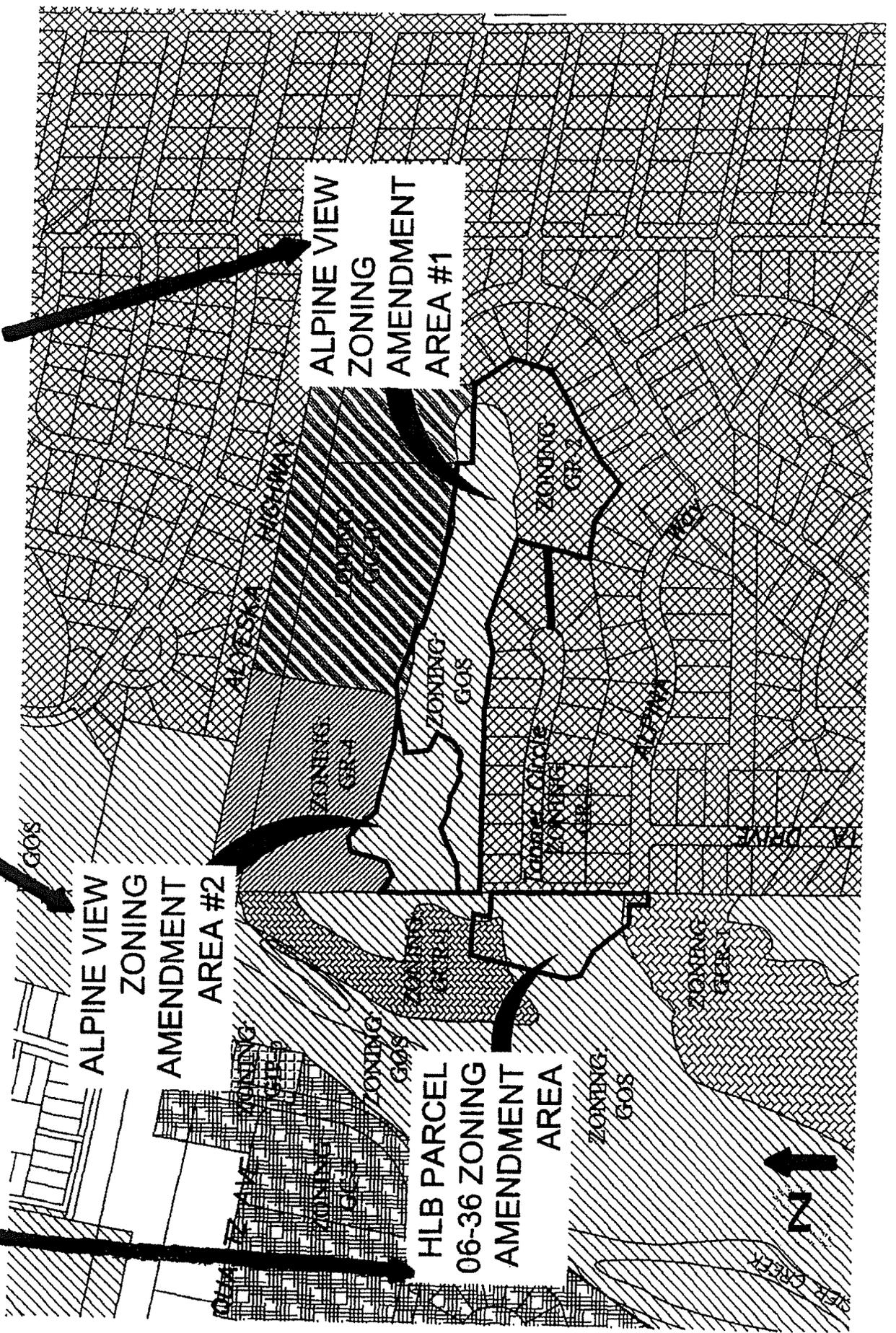
**Flood Limits**  
100 Year  
500 Year  
Floodway

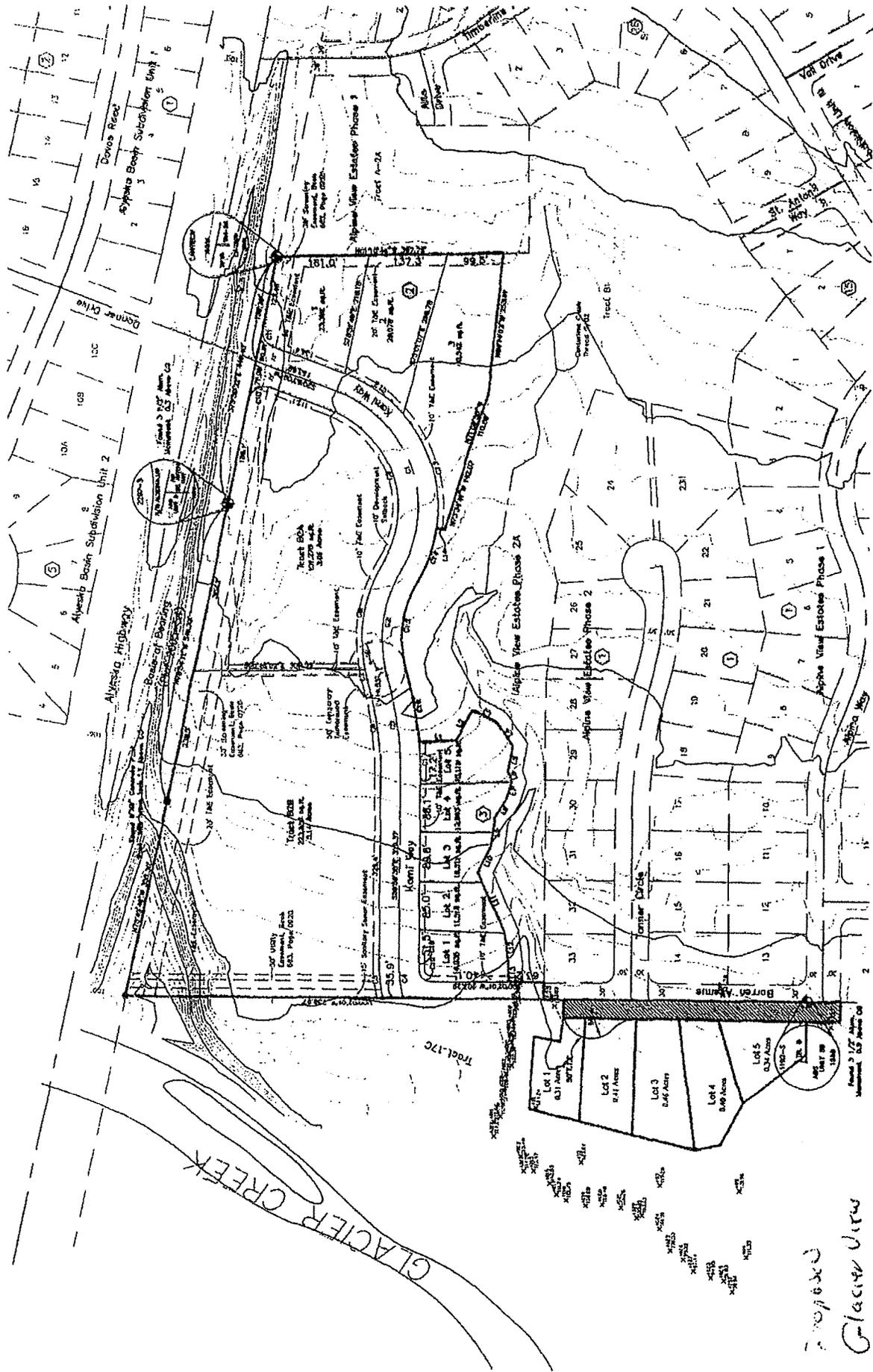


HLB 1.93 acres  
GOS & GCR-1  
TO GLACIERVIEW  
TO BECOME GR-2

AREA 2  
TO BECOME GR-4

AREA 1 8.74 acres  
GOS & GR-2  
TO THE MUNI  
TO BECOME GOS

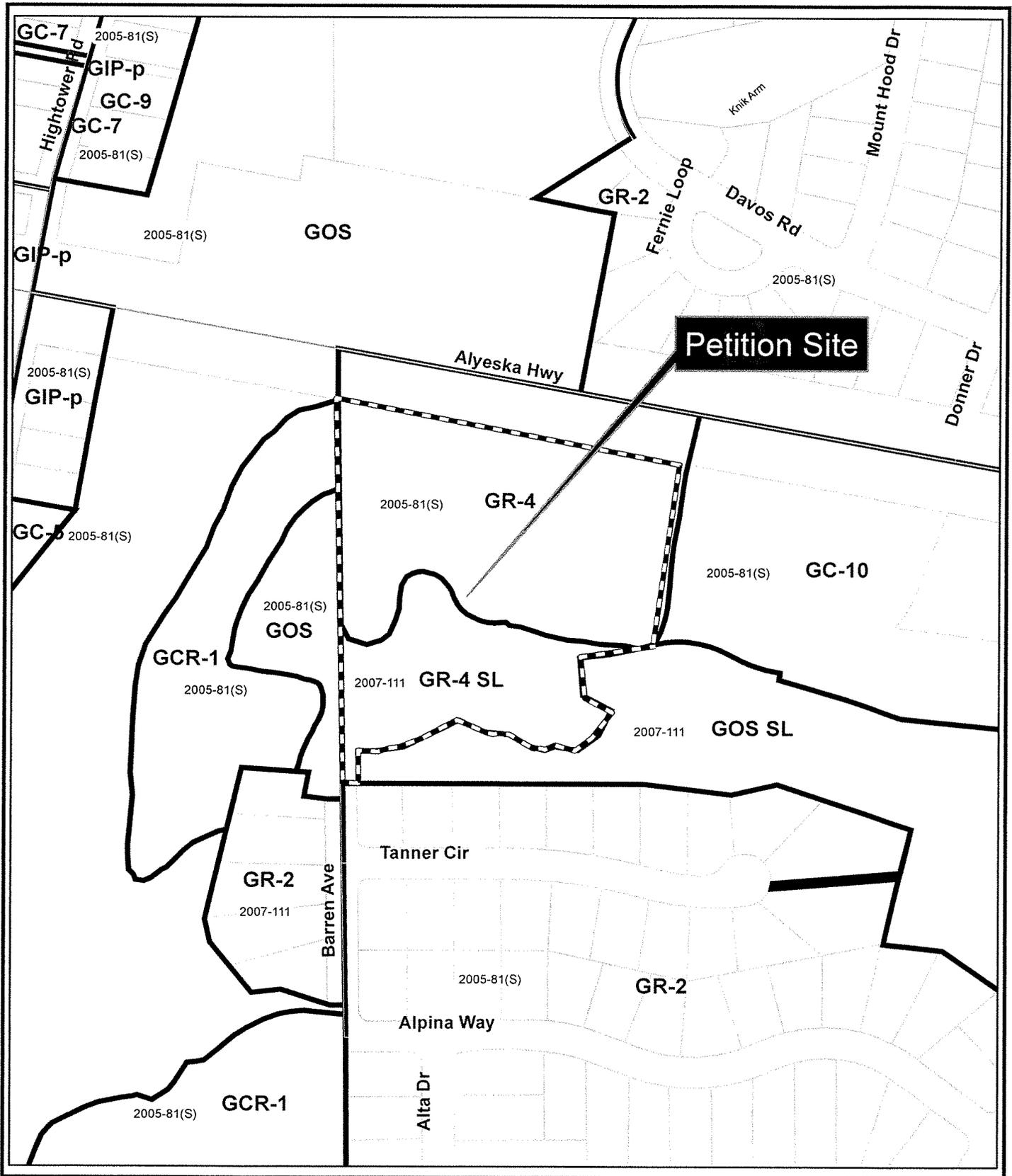




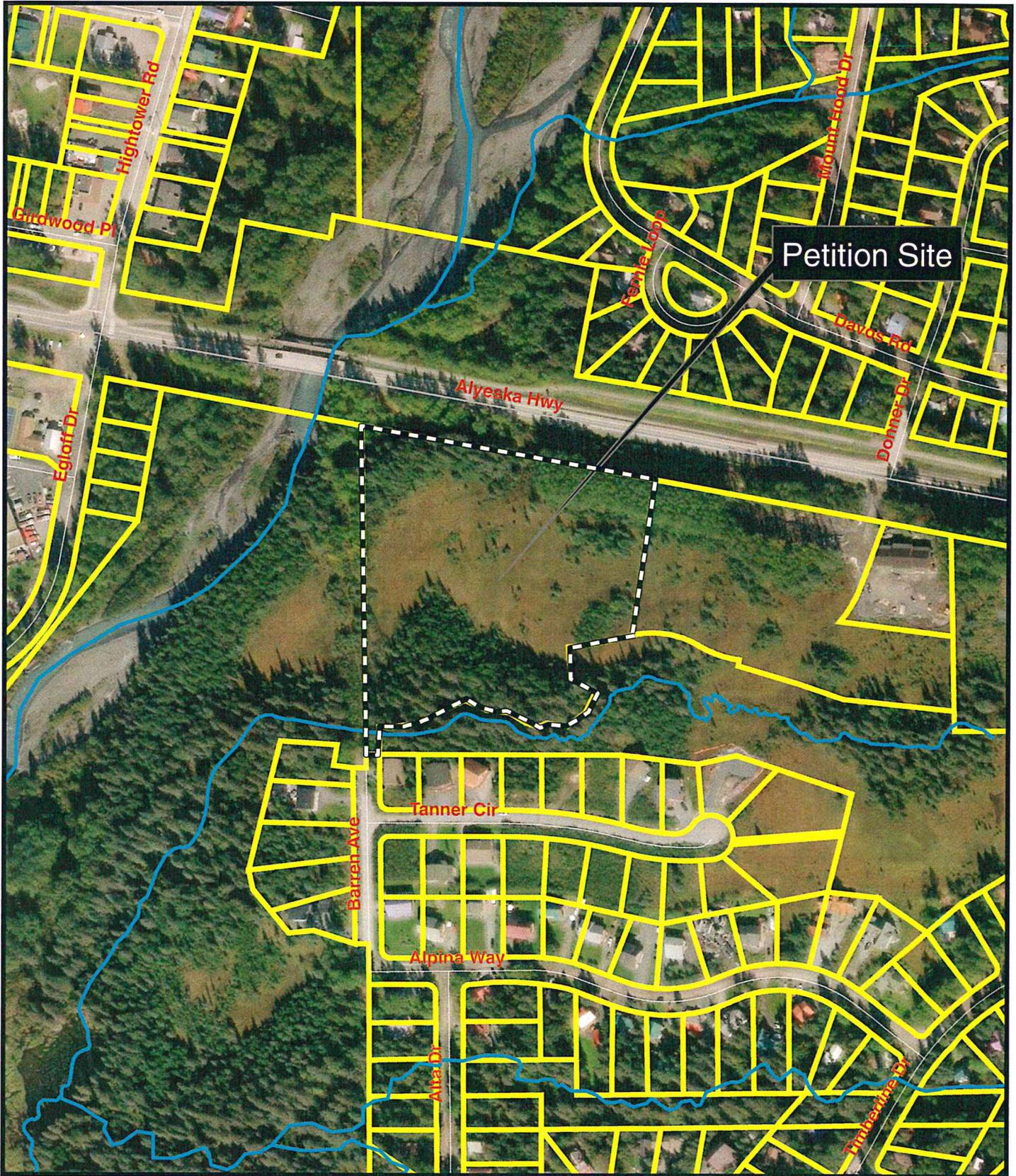
Proposed  
 Glacier View  
 Subdivision  
 S-11593-1  
 Approved 7-18-2007

Exhibit C

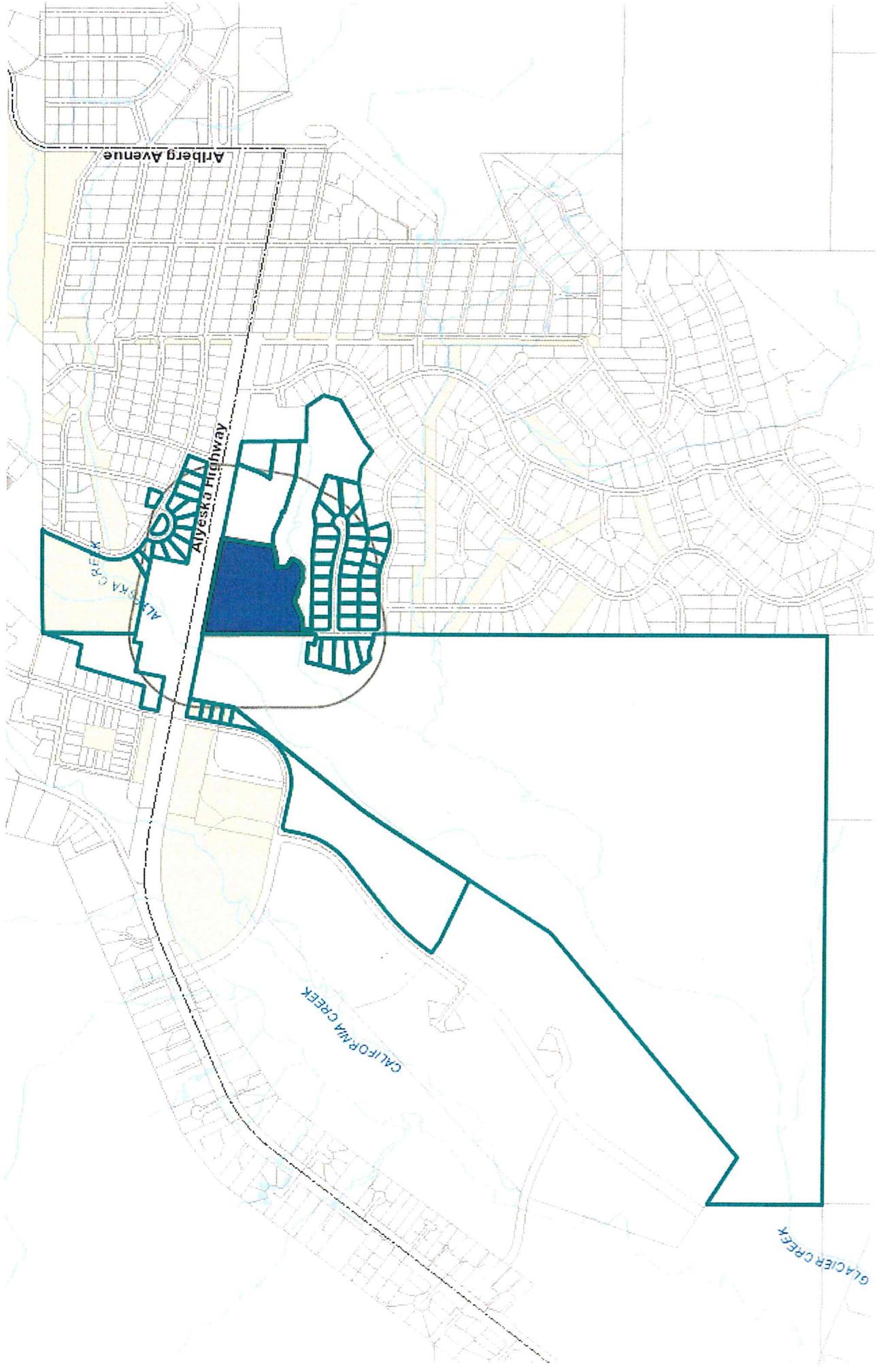
# 2021-0067



# 2021-0067



Anchorage



2021-0067 PHN map  
Distance = 500' (59 parcels)