

**PLANNING DEPARTMENT
STAFF ANALYSIS
REZONING**

DATE: August 2, 2021

CASE NO.: 2021-0067

APPLICANT: Tim Cabana, Glacier View, LLC

REPRESENTATIVE: Tony Hoffman, The Boutet Company

REQUEST: A request to rezone gR-4 and gR-4 SL to a different gR-4 and gR-4 SL

LOCATION: Alpine View Estate Subdivision, Phase 3, Tract B-2B per Plat 2014-38

COMMUNITY COUNCIL: Girdwood

TAX NUMBERS: 075-163-43

ATTACHMENTS:

1. Application
2. Departmental and Public Comments
3. Affidavit of Posting and Historical Information

RECOMMENDATION SUMMARY: Approval of rezone to gR-4 and gR-4 SL

SITE:

Acres: ±8.06 acres (whole parcel)

Vegetation: Birch, spruce, and alder

Current Zoning: gR-4 SL and gR-4 SL

Topography: Sloping downhill to the west

Existing Use: Undeveloped

Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Multi-Family Residential" in the *Girdwood Area Plan*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	GOS; GR-2	GC-10; GOS	GOS	GOS; GCR-1
Land Use:	Park; Single-Family Residential	Vacant	Park	Park

PROPOSAL

Glacier View, LLC is seeking to modify the zoning boundary on their property to subdivide into smaller lots and to remove outdated special limitations. Glacier View,

LLC is requesting to eliminate the split zoning of Alpine View Estates Subdivision, Phase 3, Tract B-2B per Plat 2014-38, by modifying the zoning district boundary to match a recent residential subdivision approval (Preliminary Plat Case S12622). This rezone is required prior to recording the final plat of the property. The north half of the petition site is zoned gR-4 and the south half is zoned gR-4 SL per AO 2007-111. The zoning boundary curves and meanders through the parcel. On June 21, 2021, the MOA Platting Officer approved Preliminary Plat Case S12622, subject to nine conditions. Condition of approval number 8 states: "Complete and effectuate the zoning of the subject property to gR-4 and gR-4 SL per Case 2021-0067."

The special limitations in AO 2007-111 require wetlands setbacks, dedication of water and sewer easements, dedication of rights-of-way, and limit residential density with an administrative site plan review. All of these special limitations have been resolved, except the limitation on residential density. The current Title 21 regulations that were adopted in 2015 contain wetlands setback requirements. Also, the water and sewer easements were platted in 2014. The required right-of-way dedication is part of the approval of Preliminary Plat Case S12622. Finally, the applicant is carrying forward the special limitation limiting residential density and requiring an administrative site plan review. This special limitation will remain.

AGENCY COMMENTS

Reviewing agencies provided comments that are attached. None of the reviewing agencies objected to the rezone.

COMMUNITY COMMENTS

Ninety-three public hearing notices were mailed on June 12, 2021, and no responses were received. The Girdwood Board of Supervisor did not provide comments.

FINDINGS

21.03.160 Rezoning (Zoning Map Amendments)

Pre-Application Conference

A pre-application conference was held on March 11, 2021, in accordance with 21.03.020B.

Community Meeting

A community meeting was held at the Girdwood Board of Supervisors meeting on March 17, 2021, in accordance with 21.03.020C.

21.03.160E. Approval Criteria

The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following 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.

This rezoning would remove antiquated special limitations that were based on the old zoning code. The current zoning code provides wetlands and stream setbacks. Recent platting dedicated easements for utilities and road alignment. This rezone also straightens the curvilinear zoning boundary to match new platting. This resolves the existing split zoning and makes a buildable land available for housing. One special limitation shall remain, which limits residential density and requires an administrative site plan review.

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

The site is identified as a “multi-family residential” in the *Girdwood Area Plan*. The goal of that land use designation is to develop multi-family residential housing because the location is suited for that use. The implementing zoning district is gR-4.

There are several policies in *Anchorage 2020* that are relevant to this rezoning:

- *Policy 4: The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood or District Plan Maps.*

There is no conflict with the proposed rezone and the adopted plans. The *Girdwood Area Plan* classifies the site as “multi-family residential” and the implementing zoning district is gR-4.

- *General Land Use Policy 5: Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

The rezone is compatible in scale with adjacent land uses. The site is already zoned gR-4 and gR-4 SL. Future residential development must conform the required setbacks, height limitations, building design standards, and site design standards.

- *Policy 7: Avoid incompatible uses adjoining one another.*

Compatibility with neighboring properties is not an issue. The site is surrounded by the Alyeska Highway to the north, vacant commercial land to the east, and parkland to the south and east sides. This rezone is needed to allow the property owner to make full use of the property for residential development. The property is split zoned with the south half being zoned gR-4 SL. The problem is that the zoning boundary is curvilinear, which makes it difficult to develop.

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

The rezone is consistent with the intent and purpose of the district. AMC 21.09.040B.2.e., *gR-4 (multiple-family residential) district*, states:

“The intent for the gR-4 district is 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.”

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.**

This rezoning will resolve the existing split zoning of a tract of land. There is a diversity of commercial and residential uses in the vicinity. The north boundary of the site abuts the Alyeska Highway. The south and west boundaries are adjacent parkland. The east boundary abuts vacant commercial land. This is a good site for multi-family residential development, and Girdwood needs more housing of this type.

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.**

The *Official Streets and Highways Plan* identifies the Alyeska Highway as a Class II Minor Arterial.

Public utilities such as sewer, gas, and electric are available to this property. Public water is not available to this subdivision without a water mainline extension.

The petition site is served by Whittier Police and the Girdwood Volunteer Fire Department (Station 41). The site is located outside of the Building Safety Service Area.

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.**

The rezoning will not result in adverse impacts on the natural environment. The property is currently undeveloped. This rezone will make it possible to construct new housing units with access to the Alyeska Highway.

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.**

The rezone will not result in significant adverse impacts upon adjacent land uses. The base zoning district, gR-4 (multiple-family residential district), will not change with this rezone, but the outdated special limitations will be eliminated. The special limitation limiting residential density to eight dwelling units per acre and requiring an administrative site plan review will remain.

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

The elimination of split zoning and the revised special limitations are consistent with *Anchorage 2040* and the *Girdwood Area Plan*.

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

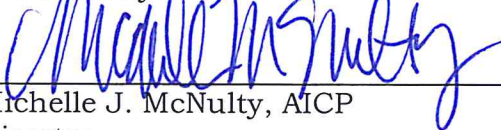
This rezoning will eliminate the existing split-zoning with an effective clause requiring a replat of the property.

DEPARTMENT RECOMMENDATION

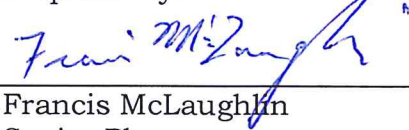
The Department find that all nine approval criteria for a rezone are met and recommends APPROVAL of the rezoning from gR-4 and gR-4 SL to a different gR-4 and gR-4 SL, subject to:

1. This zoning map amendment shall become effective upon the recording of a suitable replat.
2. The gR-4 SL portion of the zoning map amendment shall have the following special limitations:
 - a. "The district is limited to 8 dwelling units per acre."
 - b. "Each lot shall have an administrative site plan review."

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Francis McLaughlin
Senior Planner

(Parcel ID No. 075-163-43)

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For Reading:

ANCHORAGE, ALASKA

AO No. 2021-

1 AN ORDINANCE AMENDING THE ZONING MAP TO MODIFY THE ZONING
2 DISTRICT BOUNARY AND SPECIAL LIMITATIONS FOR ALPINE VIEW
3 ESTATES SUBDIVISION, PHASE 3, TRACT B-2B, PER PLAT 2014-38;
4 GENERALLY LOCATED SOUTH OF THE ALYESKA HIGHWAY, WEST OF
5 TIMBERLINE DRIVE, NORTH OF TANNER CIRCLE, AND EAST OF THE
6 BARREN AVENUE RIGHT-OF-WAY ALIGNMENT, IN GIRDWOOD.
7

8 (Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2021-0067)
9

10 THE ANCHORAGE ASSEMBLY ORDAINS:

11
12 **Section 1.** The zoning map shall be amended by designating Alpine View
13 Estates Subdivision, Phase 3, Tract B2-B, per Plat 2014-38, as gR-4 (multiple-
14 family residential District) and gR-4 SL (multiple-family residential district with
15 special limitations).
16

17 The property described above is shown on Exhibit A and B, attached.
18

19 **Section 2.** This zoning map amendment established in Section 1 shall become
20 effective upon the recording of a suitable replat.
21

22 **Section 3.** The gR-4 SL portion of the zoning map amendment is subject to the
23 following special limitations:
24

- 25 a. The district is limited to 8 dwelling units per acre.
- 26
- 27 b. Each lot shall have an administrative site plan review.
28

29 **Section 4.** This ordinance shall become effective 10 days after the Director of
30 the Planning Department has received the written consent of at least 51 percent
31 of the owners of the property within the area described in Section 1 above to any
32 special limitations contained herein. The rezone approval contained herein shall
33 automatically expire, and be null and void, if the written consent is not received
34 within 120 days after the date on which this ordinance is passed and approved.
35 In the event no special limitations are contained herein, this ordinance is effective
36 immediately upon passage and approval. The Director of the Planning
37 Department shall change the zoning map accordingly.
38
39
40
41
42
43

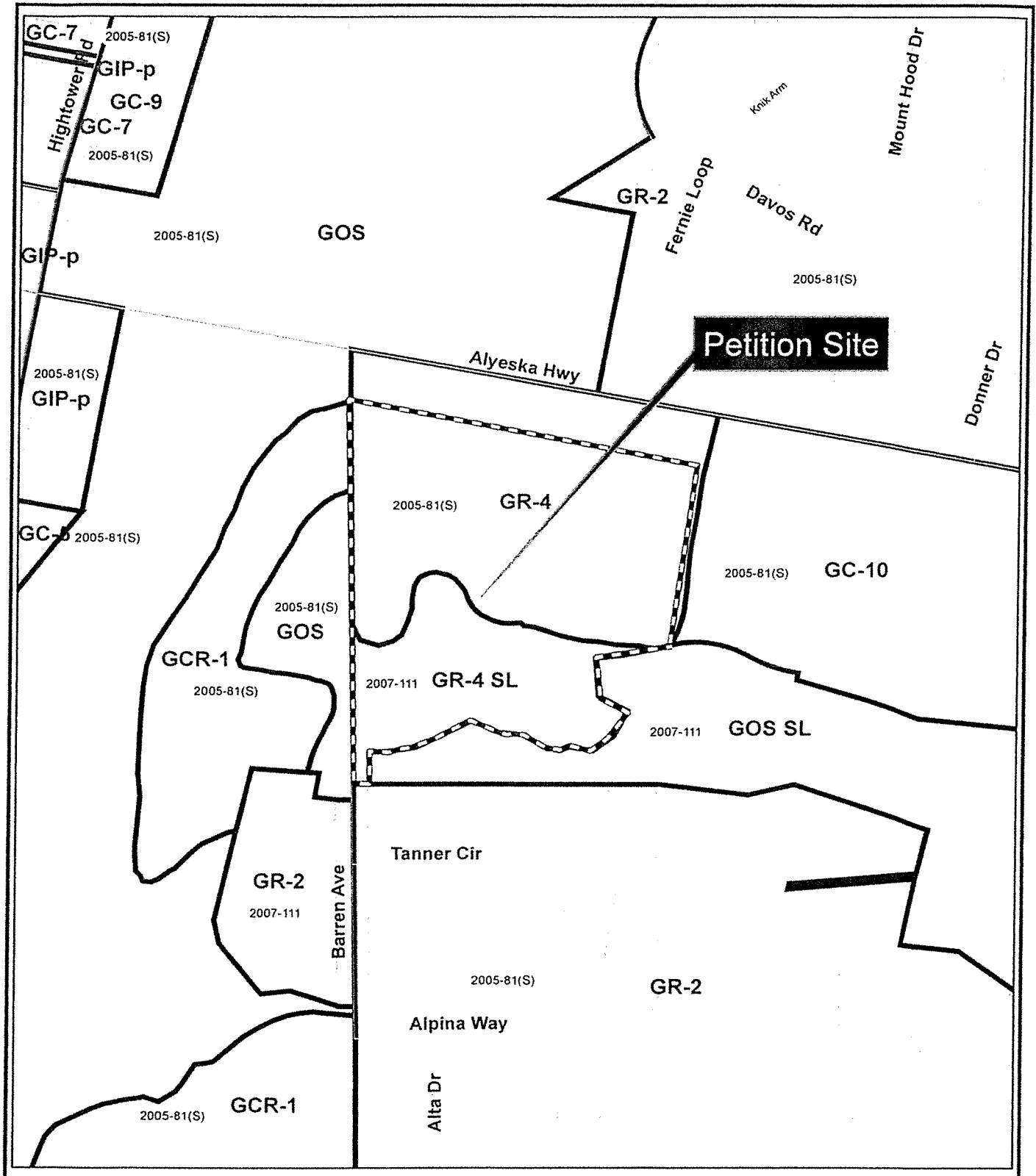
PASSED AND APPROVED by the Anchorage Assembly this _____
day of _____ 2021.

Chair of the Assembly

ATTEST:

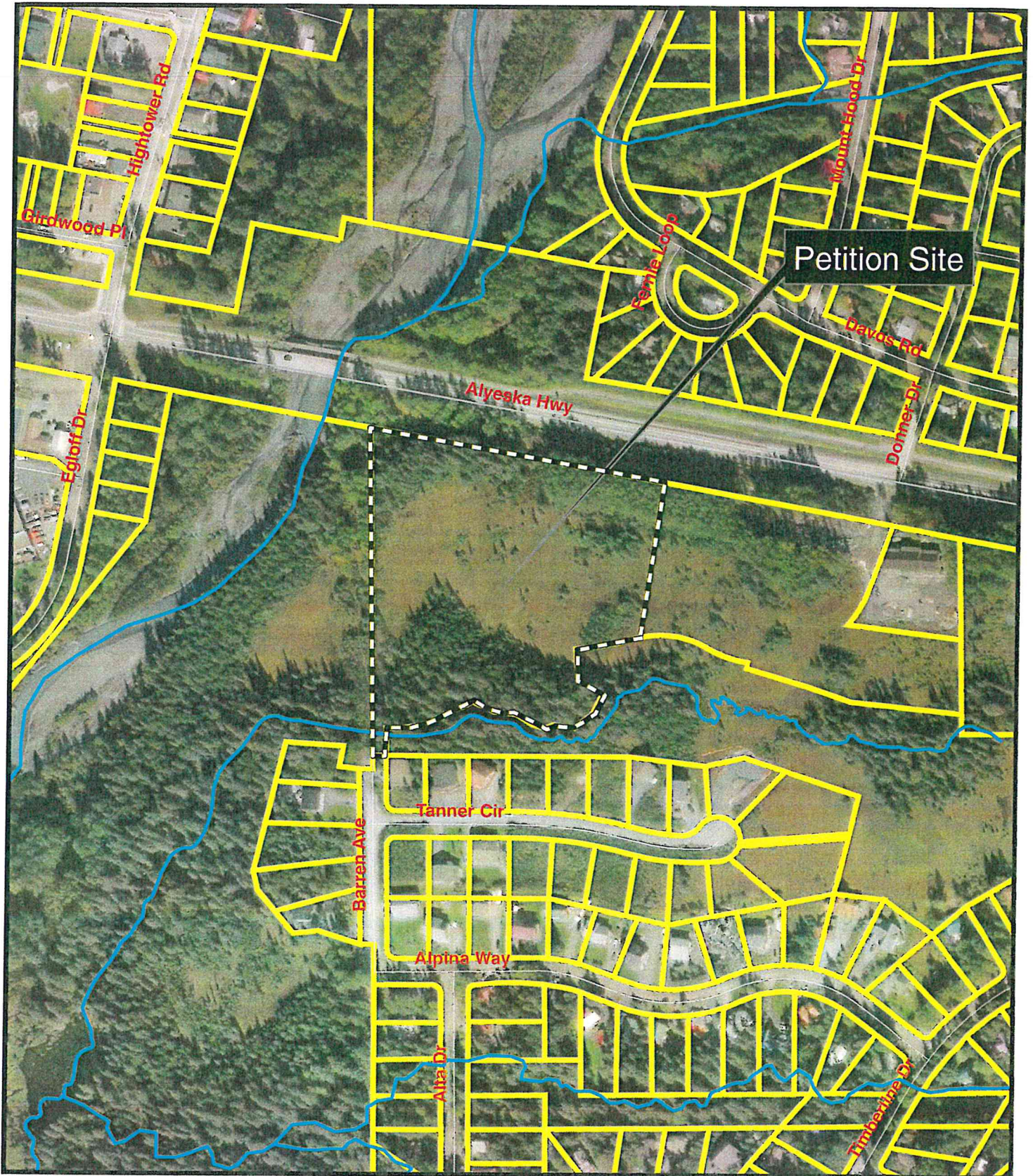
Municipal Clerk

2021-0067 EXHIBIT A





2021-0067



Application

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	

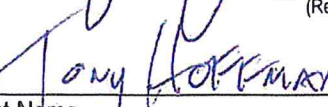
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

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: _____ Requested Meeting Date: _____

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural				
Anchorage 2020 Major Elements - site is within or abuts:				
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center		
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve			
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: _____			
Chugiak-Eagle River 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"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve	
Residential at _____ dwelling units per acre		<input type="checkbox"/> Environmentally sensitive area		
Girdwood-Tumagain 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/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve	
<input checked="" type="checkbox"/> Residential at 8-20 _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead		

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input checked="" type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "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 type="checkbox"/> Final Plat - Case Number(s):
<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 type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS

1 copy required:	<input checked="" type="checkbox"/> Signed application (original)
	<input checked="" type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of area to be rezoned <input type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <input type="radio"/> need and justification for the rezoning <input type="radio"/> the proposed land use and development <input type="radio"/> the probable timeframe for development <input type="radio"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

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.

Authorization Certificate

Date: 1/18/2021

Current Project Legal:

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

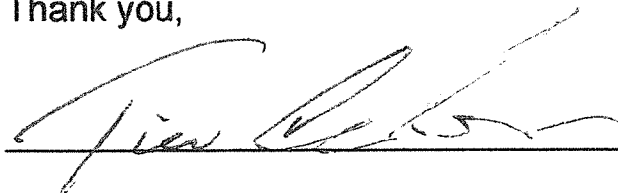
Proposed Legal: Lots 1-8 and Tract 1 Alpine View Estates, Phase 4

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

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 du).

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



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

Phone 907.522.6776
Fax 907.522.6779

4/23/2021

Francis McLaughlin
Planning Department
343-8003

RE: Proposed Zoning Map Amendment Language

Following is the proposed language for the Special Limitation to be imposed on the G.R.4 S.L. parcel created with this rezone and replat:

Proposed Tract B-2B shall be zoned GR-4, shall be limited to 8 D.U.A., and is subject to an Administrative Site Plan Review.

Let us know if you need more information.

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;*

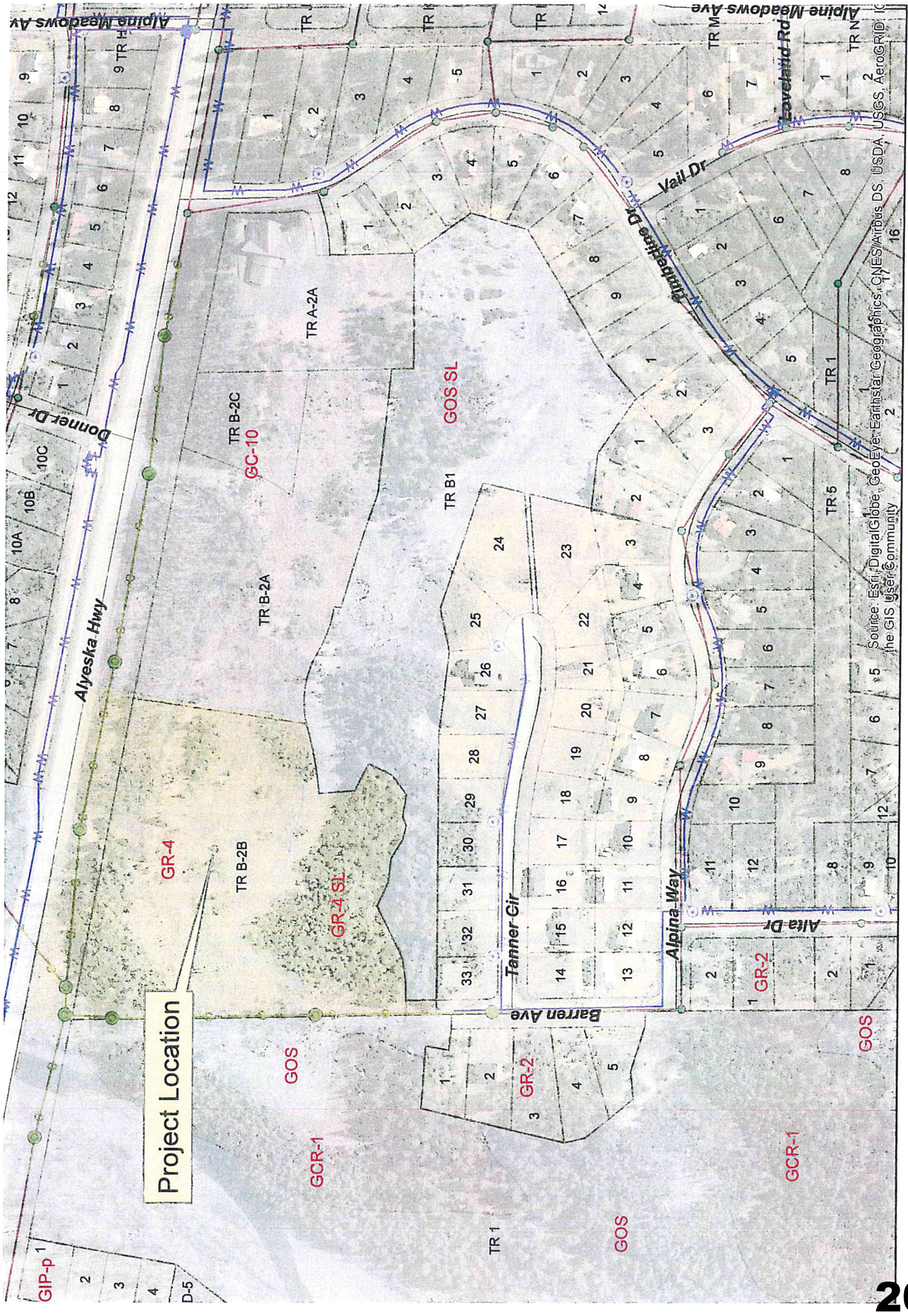
Response: The impact of single family homes on this site will not create any significant impacts on the surrounding residential housing. The 7 lots that will access off Alyeska Highway have no impact on the residential area to the south on Barren Avenue . And any use more intense than a two family detached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



Project Location

Legend

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

0 300 600 Feet

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



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 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

APR 26 2021



US POSTAGE
\$000.36⁰

First-Class
ZIP 99518

04/23/2021
033A 0071800202

THE BUJIE COMPANY, INC.
601 E. 57TH PLACE, SUITE 102
ANCHORAGE, AK 99518



Public Meeting Announcement

You are invited to attend the Girdwood Board of Supervisors meeting to discuss a proposed replat and rezoning 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 rezoning is to create lots suitable for GR-4 style development.

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!!

Departmental and Public Comments

Kimmel, Corliss A.

From: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
Sent: Friday, July 9, 2021 11:46 AM
To: Kimmel, Corliss A.
Cc: Blake, Lori A.
Subject: RE: 2021-0067 Request for Reviewing Agency Comments

RECEIVED

[EXTERNAL EMAIL]

JUL 09 2021

Hey Corliss and Lori;

We do require Fire and Life Safety Plan Reviews for Residential of 4 units or more...please have them contact the Alaska State Fire Marshals – Plan Review Bureau at 269-2004 for further information or visit www.akburny.com the plan review bureau website to start the process.

Let me know if you have any questions.

Take care;

Tim

Plans Examiner II
www.akburny.com ,
Plan Review Bureau
SOA, DPS, DFLS

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, June 22, 2021 12:40 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2021-0067 Request for Reviewing Agency Comments

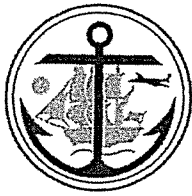
Hello all. Attached please find our Routing Cover Sheet for the above referenced Rezone Case (2021-0067) scheduled to be heard as a Public Hearing before the Planning & Zoning Commission on 08/02/2021. Routing Materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2021-0067 Reviewing Agency Routing. . **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<http://www.muni.org/CityViewPortal/Planning/Status?planningId=17368>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



MEMORANDUM

RECEIVED

DATE: July 6, 2021

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2020-0067 Request for rezone to modify the zoning boundary district and
special limitations of a tract of land that is zone GR4 and GR4-SL

JUL 09 2021

Tract B-2B Alpine View Estates Girdwood, Alaska

Traffic Engineering has no objection to the proposed rezoning of the existing parcels within this subdivision.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

RECEIVED

Mayor Dave Bronson

JUL 06 2021

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: July 2, 2021
TO: Francis McLaughlin, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2021-0067

Case 2021-0067 – Request to Rezone to modify the zoning district boundary and special limitations of a tract of land that is zoned gR-4 and gR-4SL.

Department Recommendations: The Private Development Section has no objection to the request to rezone to modify the zoning district boundary and special limitations of a tract of land that is zoned gR-4 and gR-4SL.

MEMORANDUM

DATE: July 1, 2021

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Hearing date: August 2, 2021

Agency Comments due: July 6, 2021

RECEIVED

JUL 01 2021

AWWU has reviewed the materials and has the following comments.

2021-0067 ALPINE VIEW ESTATES PHASE 3, TRACT B-2B, Request for Rezone to modify the zoning district boundary and special limitations of a tract of land that is zoned gR-4 & gR-4SL., Grid SE4815

1. AWWU water is not available to this parcel.
2. AWWU sanitary sewer is available to this parcel.
3. AWWU has no objection to this special land use permit request.

If you have any questions pertaining to public water or sewer, please call 786-5694 or send an e-mail to alex.prosak@awwu.biz





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



RECEIVED

DATE: June 30, 2021

JUN 30 2021

TO: Dave Whitfield

FROM: Steven Ellis

SUBJECT: Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for the August 2, 2021, Planning and Zoning Commission meeting.

2021-0067, Request for rezone to modify the zoning district boundary and special limitations of a tract of land that is zoned gR-4 and gR-4SL. WMS has no comment for the rezone.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907.269.0520
Fax: 907.269.0521
dot.alaska.gov

June 30, 2021

RECEIVED

JUN 30 2021

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2021-0092: 160 West 48th Avenue
- 2021-0082: 7032 Whitehall Street
- 2021-0089: Mile 7.2 on Hiland Road
- 2021-0090: 3920 Birdsong Drive
- 2021-0087: 800 Northway Drive

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has comments on the following zoning cases:

- 2021-0097: US Survey 3042, Lot 3, T10N, R2E, Section 10, Seward Meridian
 - No objections to proposed conditional use
 - No direct access to the Alyeska Highway will be granted
- 2021-0067: Alpine view estates, Ph 3 Tract B-2B
 - No objections to proposed re-zone

Comments that apply to all applications accessing DOT facilities:

*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov.

Sincerely,

"Keep Alaska Moving through service and infrastructure."

Kimmel, Corliss A.

From: McGee, Lynn M.
Sent: Thursday, June 24, 2021 10:24 AM
To: Stewart, Gloria I.
Cc: Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: 2021-0067 Request for Reviewing Agency Comments

RECEIVED

All:

JUN 24 2021

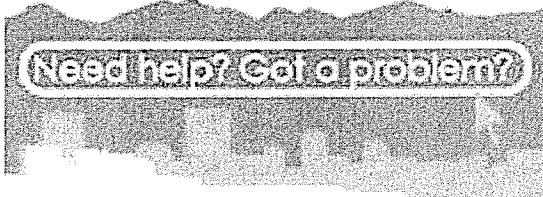
ROW has the following comments by case number:

2021-0067 ROW has no comment or objections on the proposed action.

Regards,

Lynn McGee
Senior Plan Reviewer
Right of Way Section
lynn.mcgee@anchorageak.gov
Office: 343-8226
Fax: 249-7340

#ANCWORKS!
An online tool for Anchorage



From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, June 22, 2021 12:40 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2021-0067 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Cover Sheet for the above referenced Rezone Case (2021-0067) scheduled to be heard as a Public Hearing before the Planning & Zoning Commission on 08/02/2021. Routing Materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2021-0067 Reviewing Agency Routing. . **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[http://www.muni.org/CityViewPortal/Planning/Status?planningId=17368.](http://www.muni.org/CityViewPortal/Planning/Status?planningId=17368)

Affidavit of Posting and Historical Information



AFFIDAVIT OF POSTING

CASE NUMBER: 2021-067

I, JASON JACOBSON hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for RE-ZONE. The notice was posted on 6/10/21 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 10 day of JUNE, 2021.


Signature

LEGAL DESCRIPTION

Tract or Lot: TRACT 1

Block: _____

Subdivision: ALPINE VIEW ESTATES PHASE 4

Preliminary Plat Approval


Short Plat Summary of Action June 21, 2021

S12622, Alpine View Estates Phase 4 Subdivision, Tract 1, Lots 1-7

Approval of the plat for 24 months subject to the following conditions:

1. Resolve utility easements.
2. Change the existing plat note to read as follows:
 - a. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
3. Make the following drafting corrections:
 - a. Missing dimension on east property line of Tract 1 (PUE Area)
 - b. Inaccurate dimension of western property line of proposed Lot 2 (showing 116.55' scales closer to 157' in length).
 - c. Provide the MOA case number (S12622) in the Title Block.
4. Dedication a 30-foot right-of-way or public use easement along the western boundary of proposed Tract 1 to allow for future pedestrian and vehicle connectivity between the proposed 70-foot public use easement and Barren Avenue.
5. The internal road shall be constructed as a 20-foot wide paved or non-dust generating non-porous material such as RAP or chip seal over an engineered base with ditches on both sides. The cul-de-sac shall be constructed with a 39.5-foot radius. The road shall be constructed to include the street and cul-de-sac, street lighting, traffic control devices, street signs, monuments, drainage facilities, utilities, and landscaping if necessary.
6. Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
7. Enter into a subdivision agreement with Private Development for the required public improvements, including the street and cul-de-sac, street

lighting, traffic control devices, street signs, monuments, drainage facilities, utilities, and landscaping if necessary.

- 
8. Complete and effectuate the zoning of the subject property to gR-4 and gR-4SL (Girdwood Multi-Family Residential) per Case 2021-0067
 9. Applicant must apply for an ARR driveway permit through DOT right-of-way for driveway access to the Alyeska Highway.

Advisory Comment(s)

1. Watershed Management Services (WMS):
 - a. Provide an SWPPP to WMS for review prior to the start of construction.



Dave Whitfield
Platting Officer

[illegible]

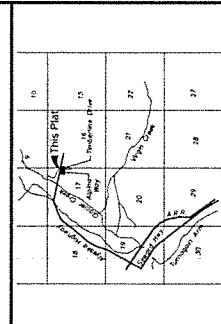
I (we) hereby agree to this plat, and to any restrictions or covenants appearing hereon and any such restrictions or covenants shall be binding on me and my heirs, assigns and enforceable against present and successive owners of this subdivided property.

Donor: Glacier View, LLC
Timothy Colborn
Registered Agent

per AO 2007-11, GR-4 SL is limited to 6 DUA, and is subject to on-Administrative Site Plan Review.

[illegible]

Found 6"x6" Concrete Monument	Found Monument	Found 5/8" Rebar	Set 3-1/2" Aluminum Cap on 2 Aluminum Post Monument	Telecommunication and Electric	Drainage Direction	Contour Elevation	"C" Wellheads
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Phase 4
Tract 1, Lots 1-7

A Subdivision of:
Tract R2-B, Alpine View Estates Phase 3 (Plat 2014-59). Located
within the NE 1/4, Section 16 and NE 1/4, Section 17, T10N, R2E,
Seward Meridian, Anchorage Recording District, Alaska.
Creating 8 Lots and 1 Tract in approximately 8.029 acres.

File # SF4915 & SF4916

Scale: 1"=50'

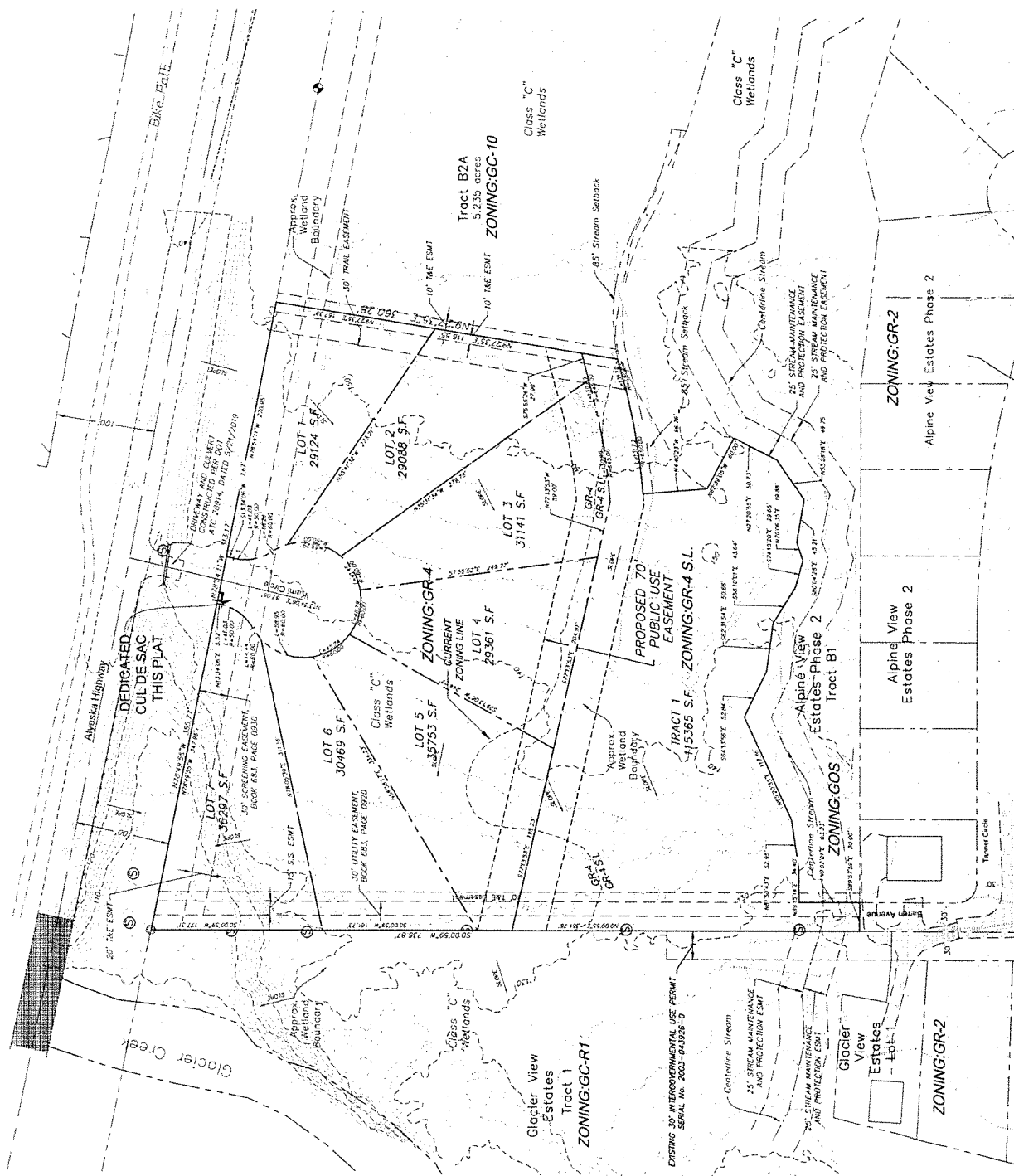
Drawn: MH / Checked: JZ
CR Page: 2014/9-10

Date: 4/11/2021

MOA Case No.: N/A
 011111

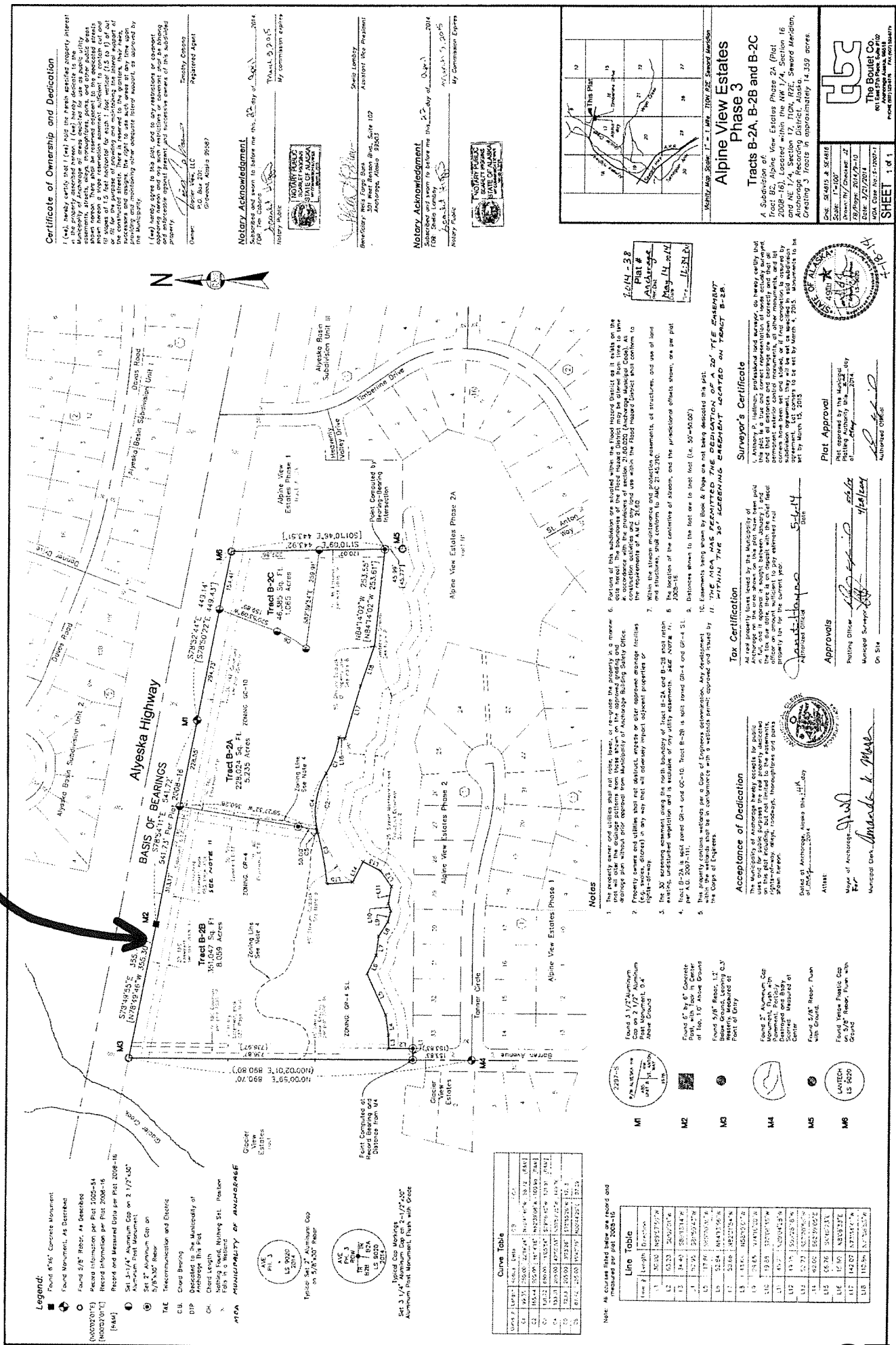
GR-4 and GR-4 S.L.:

Current Zoning:
GR-4 and GR-4 S.L.:



Preliminary Plat Case S12622

Petition site



Legend:

- Found Monument, As Described
- Found 5/8" Rebar, As Described
- Second Information per Plat 2005-14
- Resurvey Information per Plat 2008-16
- Resurvey and Measured Data per Plat 2008-11
- Set 3 1/2" Aluminum Cap on 3 1/2" x 1/2" x 1/2" Aluminum Post Monument
- Set 2" Aluminum Cap on 2" x 1/2" x 1/2" Aluminum Post Monument
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- Set 1 1/256" Aluminum Cap on 1 1/256" x 1/2" x 1/2" Aluminum Post Monument
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- Set 1 1/1701411820272971029636262499506119111056" Aluminum Cap on 1 1/1701411820272971029636262499506119111056" x 1/2" x 1/2" Aluminum Post Monument
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- Set 1 1/27222589123767536474180199952098577777984" Aluminum Cap on 1 1/27222589123767536474180199952098577777984" x 1/2" x 1/2" Aluminum Post Monument
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- Set 1 1/4460149604406073175980884401751738311161856" Aluminum Cap on 1 1/4460149604406073175980884401751738311161856" x 1/2" x 1/2" Aluminum Post Monument
- Set 1 1/8920299208812146351961768803503476622323712" Aluminum Cap on 1 1/8920299208812146351961768803503476622323712" x 1/2" x 1/2" Aluminum Post Monument
- Set 1 1/17840598417624292703923537607006953244647424" Aluminum Cap on 1 1/178405984176242927039235

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

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY TEN (10) ACRES:

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

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

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

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

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

THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

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

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

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

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

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

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

2. Special Limitations:

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

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

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

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

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

1 which this ordinance is passed and approved. The Director of the Planning Department
2 shall change the zoning map accordingly.
3
4

5 PASSED AND APPROVED by the Anchorage Assembly this 11th
6 day of September 2007.
7

ATTEST:

Chair

Beth S. Gustafson
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

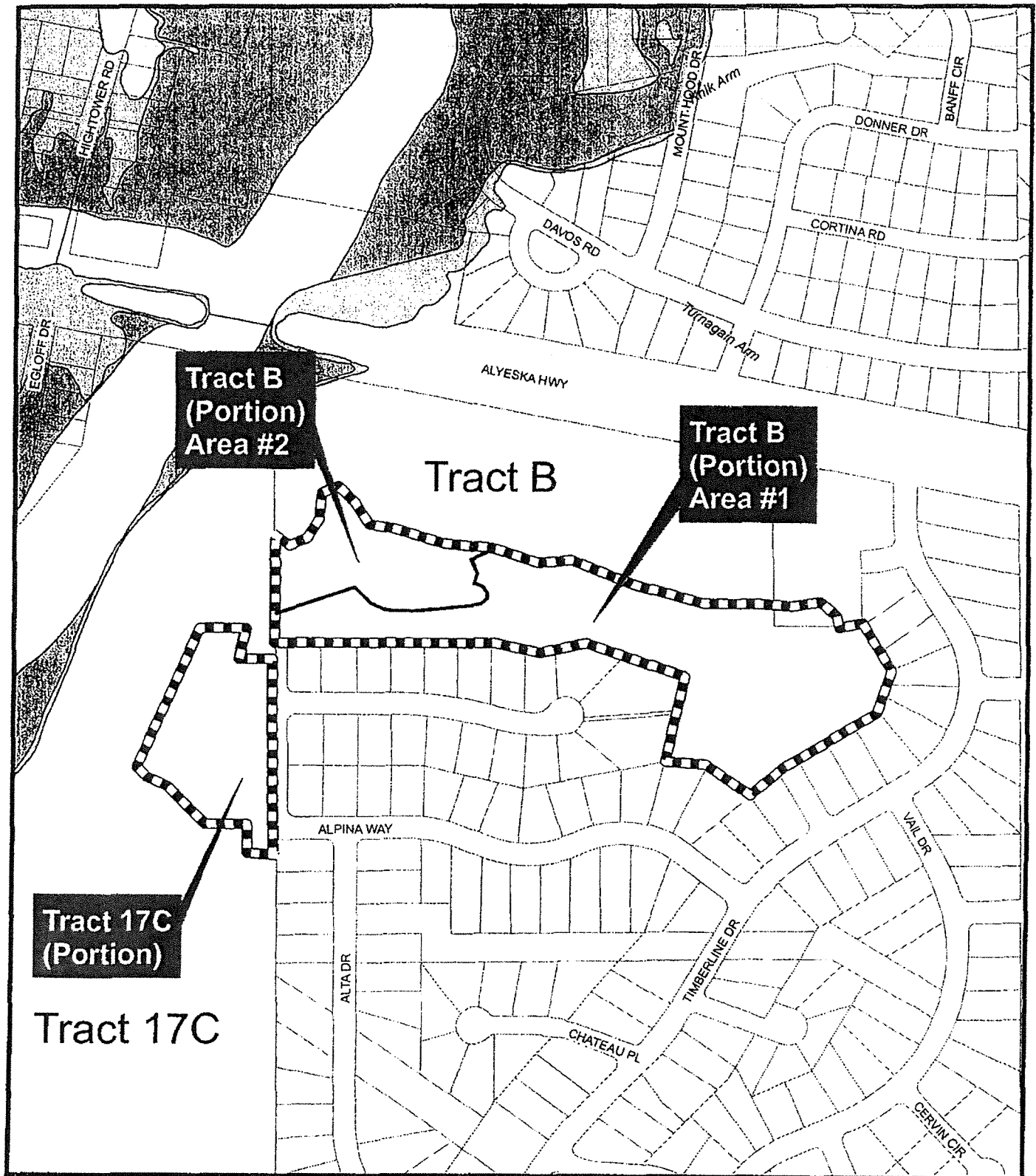
20 Concur: James Reeves, Municipal Attorney

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

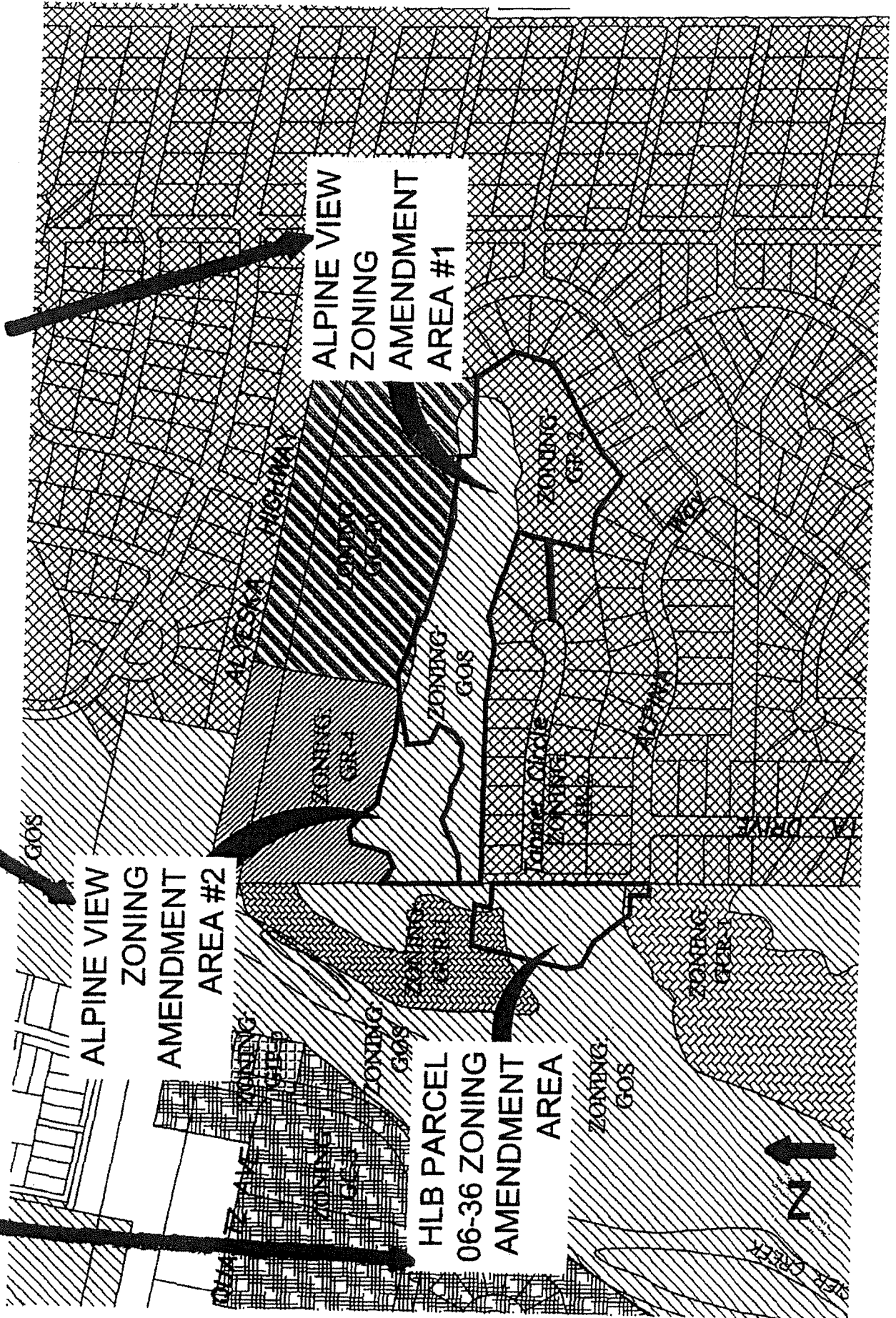


001

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



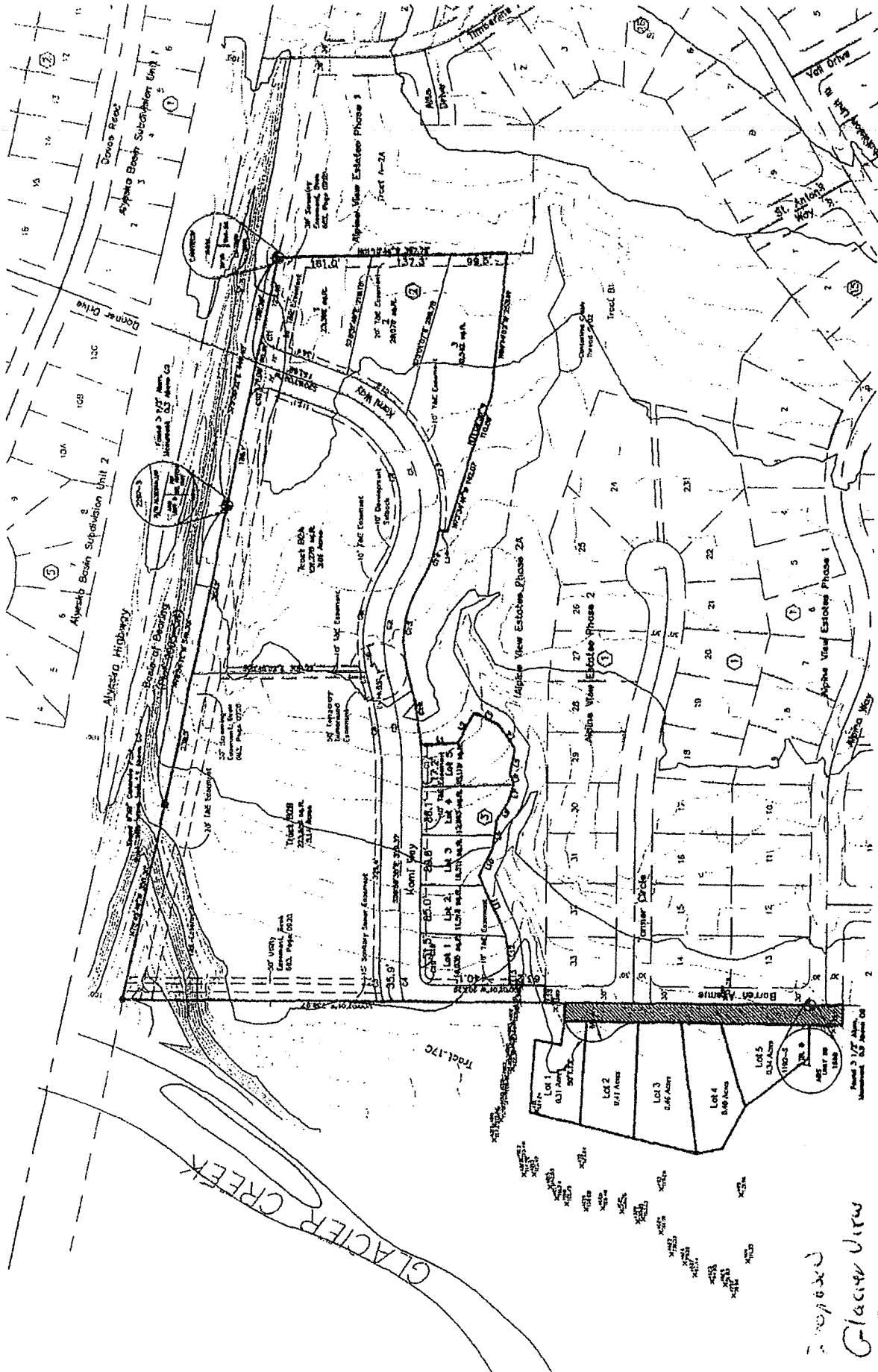


Exhibit C

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