

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2022-015**

A RESOLUTION APPROVING A DEVELOPMENT MASTER PLAN FOR A HOUSING DEVELOPMENT IN THE GRST-2 (NEW GIRSDWOOD BASE RESORT) DISTRICT; WITHIN ALYESKA SUBDIVISION PRINCE ADDITION, TRACT B, FRAGMENT LOTS 4, 5, AND 7, PER PLAT 2008-126; GENERALLY LOCATED WEST AND NORTH OF ARLBERG AVENUE AND EAST OF MOUNT HOOD DRIVE, IN GIRSDWOOD.

(Case 2022-0015; Parcel ID Nos. 075-041-39, -40, and -42)

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WHEREAS, a request has been received from the Alyeska Resort for review of a development master plan for a housing development in the GRST-2 (new Girdwood base resort) district; within Alyeska Subdivision Prince Addition, Tract B, Fragment Lots 4, 5, and 7 and 9, in Girdwood; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on April 11, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The proposal is consistent with the *1995 Girdwood Area Plan*. The request meets the approval criteria for a development master plan (AMC 21.09.030F.) and other requirements of Title 21.
  2. There were no written comments from the public opposed to the development master plan and no public testimony at the public hearing.
  3. The Girdwood Board of Supervisors adopted a resolution in support of the project.
- B. The Commission approves this development master plan subject to the following conditions of approval:
1. A notice of zoning action and a copy of the approved resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be provided to the Planning Division.
  2. This approval is subject to the petitioner's application, narrative, submittals, and the plans on file at the Planning Department, except as modified by these conditions of approval.
  3. Resolve with the Traffic Engineering Department, the need for a parking reduction.

4. Resolve with the Traffic Engineering Department, the number of accessible parking spaces provided.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11<sup>th</sup> day of April 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 2<sup>nd</sup> day of May, 2022. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050A.

  
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Craig H. Lyon  
Secretary

  
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Jared Gardner  
Chair

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