

**NOTE**

Send original recorded document to:

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

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

NOTICE OF ZONING ACTION

This notice announces that a development master plan for a housing development has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the development master plan approval as set forth in the Municipal zoning file 2022-0015. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved development master plan or any subsequent amendments hereto.

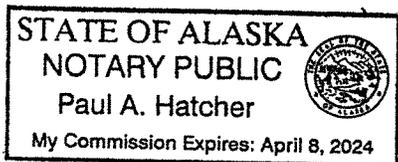
LEGAL: Fragment Lots 4, 5 & 7, Tract B, Alyeska Subdivision, Prince Addition (Plat 2008-126), S.M., Anchorage Recording District, Girdwood, Alaska. Generally located west and north of Arlberg Road and east of Mt. Hood Drive at 270 Northface Road, Girdwood, Alaska  
PETITIONER: Seven Glaciers Hotel Limited Partnership  
REQUEST: Conditional Use for a Development Master Plan (Alyeska Resort Employee Housing II)  
ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-015

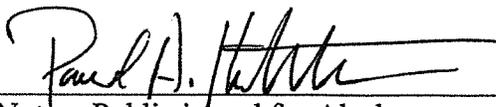
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA )  
) )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 22<sup>nd</sup> day of JUNE, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 22<sup>nd</sup> day of JUNE, 2022 in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 4-8-2024

**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 GIRWOOD 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 GIRWOOD.

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

---

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.

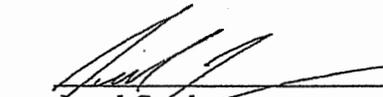


4. Resolve with the Traffic Engineering Department, the number of accessible parking spaces provided.

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.

  
\_\_\_\_\_  
Craig H. Lyon  
Secretary

  
\_\_\_\_\_  
Jared Gardner  
Chair

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

