

# Planning and Zoning Commission

June 3, 2024

Case #: **2024-0061**

Case Title: Request for modifications to the Alyeska Resort Area Master Plan (PZC Resolution No. 2007-089/Case No. 2007-169); and a request for Development Master Plan.

Agenda Item #: **G.2** Supplementary Packet #: **1**

**X** Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email: **X**      yes      no

**With  
Municipality  
of  
Anchorage**

*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Guy Wade*

**RECEIVED**

**MAY 28 2024**

**Resolution 2024-04  
Of the Girdwood Board of Supervisors**

**RESOLUTION OF SUPPORT with conditions for modifications to the Alyeska Resort Area  
Master Plan and Development Master Plan**

WHEREAS, Case # 2024-0061 is slated for the Planning and Zoning Commission on June 3, 2024; and

WHEREAS, the architects and developer for the projects have attended Girdwood Land Use Committee (LUC) and Girdwood Board of Supervisors (GBOS) meetings in February 2024 and May 2024 to present modifications to the existing Alyeska Resort Area Master Plan and to present the Development Master Plans; and

WHEREAS, the community has expressed support for the projects at “Alyeska Village” and “Moose Meadows” developments and appreciates that these development projects address several of the community’s concerns, including:

- Creation of Workforce Housing of a variety of types
- Creation of community resources, including Little Bears Playhouse new location, pool, and fitness facilities
- Creation of additional commercial retail space
- Expansion of hotel and resort capacity and improvement to resort’s ski school and other facilities fundamental to Alyeska Resort operations

WHEREAS, the community has recently sent forward replacement to the existing Girdwood Area Plan (1994); the Girdwood Comprehensive Plan has been under development since 2018, and was recently submitted as a modification to the Municipal Comprehensive Plan, with a Planning and Zoning Hearing expected in July 2024 and potential adoption by the Assembly in the Fall; and

WHEREAS, after a long and robust community conversation, and based on extensive public comments, the proposed Girdwood Comprehensive Plan Land Use Map shows “Glacier Creek Village” as designated Open Space; and

WHEREAS, further support of this change in land designation is demonstrated in the recently adopted Girdwood Trails Plan, the culmination of 5 years of community effort, which was adopted by the Anchorage Assembly in March, 2024; and

WHEREAS, the community has not supported the proposed "Glacier Creek Village", as demonstrated by the desire for the land designation change, and

WHEREAS, the LUC, at their May 13<sup>th</sup> 2024 meeting, recommended that GBOS provide a Resolution of Support for the project as presented, with the exception of the Glacier Creek Village development by a vote of 22 in favor and 1 opposed with 8 abstaining; and

THEREFORE, the Girdwood Board of Supervisors resolves support for the Alyeska Resort Development Master Plan;

ALSO THEREFORE the Girdwood Board of Supervisors resolves support for modification of the Alyeska Resort Area Master Plan "Alyeska Village" and "Moose Meadows" developments, but does not support the "Glacier Creek Village" development on the future extension of Tract A.

Resolution of Support is passed and approved by the Girdwood Board of Supervisors by a vote of 3 to 2 the May 23, 2024 Special Meeting.

*Jennifer Wingard*

Jennifer Wingard  
GBOS Land Use Supervisor

*Margaret Tyler*

Attest