

# Planning and Zoning Commission

June 3, 2024

Case #: **S12778**

Case Title: Request for revisions to the Commercial Tract  
Fragment Lot Site Plan per AMC 21.03.200E.

Agenda Item #: **G.3** Supplementary Packet #: **1**

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

☐ Additional information

☐ Other:

Sent by email: **X**      yes      no

# 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 2024-05 Of the Girdwood Board of Supervisors

### RESOLUTION OF SUPPORT for amendment to Alyeska Resort Commercial Tract Fragment Lot Site Plan

WHEREAS, the Platting action #S12778 is slated for Public Hearing at Planning and Zoning Commission on June 3, 2024, in combination with the related case #2024-0061; and

WHEREAS, the architects and developer for the projects have attended LUC and GBOS meetings in February 2024 and May 2024 to present modifications to the existing Alyeska Resort Mater Plan and to present the Development Master Plans; and

WHEREAS, the community has expressed support for the projects proposed on the existing Alyeska Resort land, namely "Alyeska Village" and "Moose Meadows" developments, and appreciates that these 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 amendment to the Fragment Lots Plan lies within existing Alyeska Subdivision, Prince Addition Tracts A and B, and is consistent with both the Girdwood Area Plan (1995); and the recently submitted Girdwood Comprehensive Plan, which will be before the Planning & Zoning Commission in summer 2024; and

WHEREAS, the Girdwood Land Use Committee has recommended that Girdwood Board of Supervisors provide a Resolution of Support for the amendment to Fragmentation Lot site plan as presented, by a vote of 26 in favor and 1 opposed with 5 abstaining.

THEREFORE, the Girdwood Board of Supervisors resolves its support for amendment to the Commercial Tract Fragmentation Lot site Plan for Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1-13 and Tract B, Fragment Lots 1-13.

Resolution of Support is passed and approved by the Girdwood Board of Supervisors by a vote of 5 to 0 the May 20, 2024 Regular Meeting.

*Jennifer Wingard*

Jennifer Wingard  
GBOS Land Use Supervisor

*Margaret Tyler*

Attest