

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-018**

A RESOLUTION APPROVING MODIFICATIONS TO THE ALYESKA RESORT AREA MASTER PLAN AND THE PHASE 1 DEVELOPMENT MASTER PLAN, IN ACCORDANCE WITH AMC 21.09.030E. AND F., IN GIRDWOOD.

(Case 2024-0061)

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WHEREAS, a request has been received from Pomeroy Lodging and Alyeska Resort for the approval of modifications to the Alyeska Resort Area Master Plan and the Phase 1 Development Master Plan, in accordance with AMC 21.09.030E. and F., in Girdwood; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 3, 2024.

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


A. The Commission makes the following findings of fact:

1. The Commission agreed with the Planning Department's findings that the Area Master Plan Modifications and the Phase 1 Development Master Plan comply with the approval criteria in the applicable code.
2. The Commission appreciated that Planning Staff's presentation started with definitions of both an Area Master Plan and a Development Master Plan, which oriented the Commission on what is before them. The Area Master Plan definition includes land use compatibility and development with site-specific environmental constraints and opportunities. The Commission commends the applicant for their efforts to design with a context sensitive approach to the environment. Not often does the Commission review proposed developments that avoid wetlands.
3. The Commission acknowledges the interactions that the applicant has had with the Girdwood community. A lot of public testimony was heard about where the community stood with respect to Glacier Creek Village. The Girdwood Board of Supervisors was not unanimous in their resolution.
4. There was a high level of public testimony during the public hearing, with a lot of members of the public in attendance. Extremely moving testimony was heard about both the need for housing and the need for a new childcare center, both of which are included in the applicant's plan.

5. The approval criteria for the Area Master Plan Modifications (AMC 21.09.030E.4.) and the Phase 1 Development Master (AMC 21.09.030F.5.) are clearly met, as they apply today.
  6. Alyeska Resort put a lot of work into the application, and it meets a lot of the important needs for Girdwood.
  7. When it comes time for the Phase 4 Development Master Plan, there will be a public process and another public hearing review by the Commission at that time with consideration of the Comprehensive Plan that is in effect.
  8. The Heritage Land Bank is the landowner of the Tract A expansion area, and they support the application.
  9. The Commission is impressed with how detailed the development plans are, and these plans have been shown to the Girdwood community. The Girdwood community provided input for the plans.
  10. The Heritage Land Bank's property is all of our land, and the hope is that the land will have a future use other than open space.
- B. The Commission approves the Area Master Plan Modifications, subject to the following conditions of approval:
1. Within one year, record a notice of zoning action and the resolution of approval with the State of Alaska Recorder's Office and provide proof to the Planning Department.
- C. The Commission approves the Phase 1 Development Master Plan, subject to the following conditions of approval:
1. Within one year, record a notice of zoning action and the resolution of approval with the State of Alaska Recorder's Office and provide proof to the Planning Department.
  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 relocation of the southernmost pedestrian crossing on Arlberg Avenue from the south side of the driveway to the north side.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission  
on the 3rd day of June, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 10<sup>th</sup> day of  
June, 2024. 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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Andre Spinelli  
Chair

(Case 2024-0061)