



# Municipality of Anchorage

## MEMORANDUM

**DATE:** November 1, 2024

**TO:** Planning and Zoning Commission

**THRU:**  Craig H. Lyon, Planning Director

**FROM:**  Francis McLaughlin, Senior Planner

**SUBJECT:** Case 2024-0110, Text Amendment to GC-1 and GC-2 Districts

On April 15, 2025, the Girdwood Board of Supervisors (GBOS) voted to request this text amendment to AMC 21.09, *Girdwood Land Use Regulations*. This effort by GBOS is a response to the shortage of available housing in Girdwood.

This text amendment would allow mixed-use development in two Girdwood commercial zoning districts. These districts are the GC-1, Seward Highway/Alyeska Highway, and the GC-2, Girdwood Station/Seward Highway. The GC-1 district is located north of the Seward Highway and west of the Alyeska Highway. The GC-1 district contains 23 acres of land, of which approximately 16 acres is affected by Class A wetlands. The GC-2 district is located north of the Seward Highway and east of the Alyeska Highway. The GC-2 contains approximately 4.6 acres of land, of which half is developed with the Speedway Gas Station and Mall.

Currently, the GC-1 and GC-2 are the only two commercial zoning districts in Girdwood that prohibit mixed-use development. The definition of mixed-use development is: "A dwelling that is located on the same lot or in the same building as a nonresidential use, in a single environment in which both residential and nonresidential amenities are provided."

### AMC 21.03.210 Title 21 - Text Amendments

#### C. Approval Criteria

**Text amendments may be approved if the assembly finds that all of the following approval criteria have been met:**

- 1. The proposed amendment will promote the public health, safety, and general welfare.**

This text amendment promotes the general welfare of the residents of Girdwood and the Municipality overall. The purpose of the text amendment is to promote housing development in Girdwood. The lack of housing opportunities in Girdwood is a severe strain on the community. The demand for housing far outstrips supply in this resort community.

The text amendment makes two changes to the zoning regulations. First, it deletes one sentence in the intent statement of the GC-2 district. The intent statement says that residential uses are inappropriate in the GC-2 district, but that statement is no longer supported by the Girdwood community. Second, the Table of Allowed Uses is changed to make mixed-use a permitted use in the GC-1 and GC-2 districts. While mixed-use will be permitted with this amendment, stand alone residential will continue to be prohibited in these commercial districts.

**2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.**

This change is consistent with the Comprehensive Plan. The 1995 *Girdwood Area Plan* identifies the areas of GC-1 and GC-2 as “Commercial” and “Commercial/Residential”. The proposed code change to allow mixed-use development is unlikely to diminish opportunities for commercial development. The following are the land use descriptions from the *Girdwood Area Plan*:

*Commercial* - This classification is for areas substantially developed for commercial purposes and expected to remain so for the duration of the Plan, and for vacant areas best suited to commercial development.

*Commercial/Residential* - This classification is for areas substantially developed with a mix of commercial and residential uses and are expected to remain so for the duration of the Plan, and for vacant areas best suited to a mix of commercial/residential uses.”

**3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.**

The need for new housing has grown since the regulations were enacted in 2005, and this text amendment adjusts the GC-1 and GC-2 districts to current conditions. This change makes the regulations more flexible and opens up housing opportunities. The change is desirable because the cost and availability housing is a major problem in Girdwood.

**Departmental and Public Comment**

State and Municipal reviewing agencies had no objections to this ordinance. As of this writing, no public comments have been received.

**Department Recommendation**

The Department recommends approval of the text amendment to AMC 21.09 to make mixed-use development permitted in the GC-1 and GC-2 districts.

Attachments:

1. Draft Assembly Ordinance

2. Map of GC-1 and GC-2 Districts
3. GBOS Minutes
4. GBOS Draft Ordinance
5. Departmental and Public Comments

# Draft Assembly Ordinance



Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. 2024—**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE 21.09.040, ZONING DISTRICTS, AND TABLE 21.09-2: TABLE OF ALLOWED USES TO ALLOW MIXED-USE DEVELOPMENT IN THE GC-1 (SEWARD HIGHWAY/ALYESKA HIGHWAY COMMERCIAL DISTRICT) AND THE GC-2 (GIRDWOOD STATION/SEWARD HIGHWAY DISTRICT).**

(All Community Councils) (Case 2024-0110)

**WHEREAS**, Girdwood has an established severe shortage of workforce housing; and

**WHEREAS**, businesses operating within Girdwood experience extreme difficulty hiring and retaining staff due to the lack of workforce housing; and

**WHEREAS**, many Girdwood businesses own commercial lots which could be used as a location for additional employee housing; and

**WHEREAS**, eight of Girdwood's ten commercial land use zones allow mixed-use dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not; and

**WHEREAS**, the Girdwood community has been engaged in extensive discussions about land use, culminating in rewrite of the Girdwood Comprehensive Plan amendment, has been recommended for adoption with amendments by the Planning and Zoning Commission and will be scheduled for Assembly action later this winter; and

**WHEREAS**, through the Girdwood Comprehensive Plan rewrite process, the Girdwood community has determined that mixed-use development should be encouraged across all commercial zoning, and does not support current restrictions on residential mixed-use dwelling in the gC-1 and gC-2 zoning districts; and

**WHEREAS**, a comprehensive update of Girdwood Land Use code will be required after adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be simple regulatory changes to expand opportunities for workforce housing; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.09.040 Zoning Districts**

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**C. Commercial Districts**

\*\*\* \*\*

**2. Districts**

\*\*\* \*\*

**b. gC-2 (Girdwood Station/Seward Highway Commercial) District**

**i. Location**

The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

**ii. Intent**

The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. [BECAUSE OF THE PROXIMITY TO THE SEWARD HIGHWAY, RESIDENTIAL USES ARE NOT APPROPRIATE IN THIS DISTRICT.] Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

**iii. District-Specific Standards**

Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16; AO 2024-24, 4-3-24)

**Section 2.** AMC Table 21.09-2: Table of Allowed Uses is hereby amended, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):



TABLE 21.09-2: TABLE OF ALLOWED USES

| P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table<br>For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts |                                       |             |      |       |      |      |            |      |      |      |      |      |      |      |      |      |       |      |        |        |        |     |       |  |                               |                                |
|--|---------------------------------------|-------------|------|-------|------|------|------------|------|------|------|------|------|------|------|------|------|-------|------|--------|--------|--------|-----|-------|--|-------------------------------|--------------------------------|
| Use Category   | Use Type                              | Residential |      |       |      |      | Commercial |      |      |      |      |      |      |      |      |      | Ind.  |      | Resort |        | Other  |     |       | Definitions and Use Specific Standards |                               |                                |
|  |                                       | qR 1        | qR 2 | qR 2A | qR 3 | qR 4 | qR 5       | qC 1 | qC 2 | qC 3 | qC 4 | qC 5 | qC 6 | qC 7 | qC 8 | qC 9 | qC 10 | qI 1 | qI 2   | qR ST1 | qR ST2 | G A | G O S |  | G W                           |                                |
| RESIDENTIAL  |                                       |             |      |       |      |      |            |      |      |      |      |      |      |      |      |      |       |      |        |        |        |     |       |  |                               |                                |
| Household Living   | Dwelling, single-family detached      | P           | P    | P     | P    | P    | P          |      |      |      | P    | P    | P    | P    |      |      |       |      |        |        | P      | P   |       |  |                               | 21.09.050B.2.d.<br>21.09.080C. |
|  | Dwelling, single-family attached      | S           |      |       | S    |      | S          |      |      |      |      |      |      |      |      |      |       |      |        |        | P      | P   |       |  |                               | 21.09.050B.2.c<br>21.09.080D.  |
|  | Dwelling, two-family                  | P           | P    | P     | P    | P    |            |      |      | P    | P    |      | P    |      |      |      | P     |      |        |        | P      | P   |       |  |                               | 21.09.050B.2.f<br>21.09.080D.  |
|  | Dwelling, townhouse                   | S           |      |       | S    |      | S          |      |      |      |      |      |      |      |      |      |       |      |        |        | P      | P   |       |  |                               | 21.09.050B.2.e<br>21.09.080E.  |
|  | Dwelling, multiple-family (<4 dua)    | P           |      |       |      |      |            |      |      | P    | P    |      | P    |      |      | P    | P     |      |        | P      | P      |     |       |  | 21.09.050B.2.b<br>21.09.080E. |                                |
|  | Dwelling, multiple-family (4-8 dua)   | C           |      |       |      | S    | S          |      |      | S    | S    | S    | S    |      |      | S    | S     |      |        | S      | S      |     |       |  | 21.09.050B.2.b<br>21.09.080E. |                                |
|  | Dwelling, multiple-family (>8-20 dua) |             |      |       |      | C    | C          |      |      | C    |      | M    | C    |      |      | C    | C     |      |        | C      | C      |     |       |  | 21.09.050B.2.b<br>21.09.080E. |                                |
|  | Dwelling, multiple-family (>20 dua)   |             |      |       |      |      |            |      |      |      |      |      |      |      |      |      |       |      |        |        | C      | C   |       |  |                               | 21.09.050B.2.b<br>21.09.080E.  |
|  | Dwelling, mixed-use                   |             |      |       |      |      |            | P    | P    | P    | P    | P    | P    | P    | P    | P    | P     |      |        | P      | P      |     |       |  |                               | 21.09.080E.<br>21.09.080F.     |

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 2- 15-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24)

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_, 2025.

Chair

ATTEST:

Municipal Clerk

# Map of GC-1 and GC-2 Districts



# GC-1 and GC-2 Zoning Districts





# GBOS Minutes

# 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 & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade

## **April 15, 2024 GBOS Regular Meeting Minutes Final**

### **7:00 p.m. via Microsoft Teams & Girdwood Community Room**

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.  
Call to Order 7:01 p.m. Briana Sullivan, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call: attending are Briana Sullivan (BS); Jennifer Wingard (JW); Guy Wade (GW); Amanda Sassi (AS); Mike Edgington (ME) arrives 7:10  
Jennifer Wingard departs at 9:15 and rejoins via telephone for the rest of the meeting.

#### **Disclosures**

Mike Edgington and Amanda Sassi disclose that they are on the board for Imagine!Girdwood, Item #12. No voting is anticipated on this topic, disclosure is noted.

#### **Agenda Revisions and Approval**

|   |                          |             |
|---|--------------------------|-------------|
| April 15 meeting agenda approval with amendment                       | JW/GW                    | Assent vote |
| Addition of New Business Item #19 re Parliamentary Procedure Training | JW/GW                    | Assent vote |
| March 25 meeting minutes approval                                     | JW/GW                    | Assent vote |
| April 10 GBOS Special Meeting minutes approval                        | postponed to May meeting |             |

#### **Announcements:**

- MOA GBOS Quarterly meeting April 29 at 4PM
- GBOS LUC Joint meeting RE: Girdwood Comprehensive Plan April 29 at 7PM
- GBOS GHEC Joint meeting RE: GVSA Housing Goals and STRS May 13 at 4PM

#### **Introductions, Presentations and Reports:**

1. Presentation: Enstar (Sterling Lopez). See update in meeting packet for Enstar Project. No presentation at this meeting, presentation will occur once permitting is complete.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

## OLD BUSINESS:

7. Review GBOS and LUC discussions/votes on Temporary Workforce Housing on Commercial land proposal and procedure to resolve.

GBOS action did not include the performance bond and added sanitation. Citing requirement to resolve disagreement between bodies with no time constraint, GBOS can either write a letter to LUC explaining the reason for not following their recommendation completely or can re-vote on the original motion. Items of disagreement between GBOS and LUC are relatively small. Public member states that sanitation is still a good requirement to have, perhaps is it already required in code elsewhere. Power generation is also a concern. Cost of performance bond is not known. Once drafted, the item will come back to LUC and GBOS for review.

Motion:

GBOS moves to revert to the original motion presented at the April GBOS meeting:

GBOS moves to support the Workforce Housing Proposal criteria, including a performance bond, and to have a formal draft AO produced by MOA Legislative Services for Assembly review and process.

Motion by ME, 2<sup>nd</sup> GW

Motion carries 5-0 in roll call vote.

8. Girdwood-specific STR regulations – Discuss possibilities with GVSA powers (Edgington)

Item will be discussed in Joint meeting with GHEC May 13. Topic is postponed to that meeting.

9. Public Safety Advisory Committee structure & possible appointment of 2 new members to PSAC.

Tommy O'Malley has requested that this item return in June, when he can participate in the discussion. In the meantime, GHEC will take over the first MON of each month for their meetings in May and June. Amanda Tuttle suggests that levee concerns would fit under public safety.

Motion:

GBOS moves to table this topic until the June GBOS regular meeting

Motion by ME/2<sup>nd</sup> AS

Motion carries by Assent vote

10. GVSA Housing Goals (GBOS GHEC joint meeting 5/13/24)

Item will be discussed in Joint meeting with GHEC May 13.

Motion:

GBOS Moves to postpone this topic to the GBOS GHEC Joint meeting on May 13.

Motion by ME/2<sup>nd</sup> JW

Motion carries by Assent vote

11. GHEC recommendation for GBOS request for municipal bed tax compensation. (Edgington/Wingard)

15% of the bed tax is received through Short Term Rentals (STRs). This is \$6.5M and is growing by 33% per year.

Meeting with budget advisory commission found interest on the commission to understand more and potential interest in using funds to mitigate impact of STR in areas with high saturation of them, such as Girdwood. There will be additional review of this and discussions about this throughout the municipal budget process.

12. Agenda Item LUC 2403-04: Update on Imagine! Girdwood request for GBOS Resolution of Support for the Girdwood Comprehensive Plan (Imagine!Girdwood) [imaginegirdwood.org](http://imaginegirdwood.org) - Public Review Draft

Mike Edgington and Amanda Sassi have requested recusal on this, however no action is anticipated on this topic at this meeting.

Meeting packet includes timeline for next steps: revised draft to be released on April 24, GBOS LUC meeting is April 29. Following that, there will be a staff packet and a comment period.

13. Agenda Item LUC 2403-05: LUC recommendation that GBOS and GHEC find the best path forward to put a "P" under Dwelling-Mixed Use in gC-2 zoned land east of Main Street and change language contrary to this use in the intent section of T21C9.

Two methods to implement this are through planning or request it through the Assembly. Some caution is warranted in order not to overextend the intended scope of the change, to accidentally include the Girdwood Station Mall. Care also must be taken that the change meets the intended use as Dwelling Mixed Use may be defined in multiple places in code.

Discussion of the method for handling this through pre-application meeting, draft ordinance, and then submission to Planning.

Motion:

GBOS moves to take this code change to Planning by creating a petition in the form of an ordinance to the Planning Director.

Motion by JW, 2<sup>nd</sup> GW.

Motion carries 5-0 by roll call vote

Jennifer Wingard and Mike Edgington to collaborate on this. Staff will assist in connecting them with Planning for pre-application meeting.



# GBOS Draft Ordinance

ANCHORAGE, ALASKA  
AO No. 2024-XX

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS  
21.09.040 ZONING DISTRICTS AND 21.09.050 USE REGULATIONS TO PROVIDE  
FOR ADDITIONAL MIXED-USE DEVELOPMENT WITHIN GIRDWOOD VALLEY**

**WHEREAS**, Girdwood has an established severe shortage of workforce housing; and,

**WHEREAS**, businesses operating within Girdwood experience extreme difficulty hiring and retaining staff due to the lack of workforce housing; and

**WHEREAS**, many Girdwood businesses own commercial lots which could be used as a location for additional employee housing; and,

**WHEREAS**, eight of Girdwood's ten commercial land use zones allow mixed-use dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not; and,

**WHEREAS**, the Girdwood community has been engaged in extensive discussions about land use, culminating in rewrite of the Girdwood Comprehensive Plan which has been submitted as a Comprehensive Plan amendment, has been recommended for adoption with amendments by Planning and Zoning Commission and will be scheduled for Assembly action later this summer; and

**WHEREAS**, through the Girdwood Comprehensive Plan rewrite process, the Girdwood community has determined that mixed-use development should be encouraged across all commercial zoning, and does not support current restrictions on residential mixed-use dwellings in the gC-1 and gC-2 zoning districts; and

**WHEREAS**, a comprehensive update of Girdwood Land Use code will be required after adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be simple regulatory changes to expand opportunities for workforce housing.

**NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.09.040 – Zoning districts**

- ...
- C.     *Commercial districts.*
- ...
2.     *Districts.*
- ...

b. *gC-2 (Girdwood Station/Seward Highway Commercial) district.*

i. *Location.* The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii. *Intent.* The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. [BECAUSE OF THE PROXIMITY TO THE SEWARD HIGHWAY, RESIDENTIAL USES ARE NOT APPROPRIATE IN THIS DISTRICT.] Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii. *District-specific standards.* Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

**Section 2.** AMC Table 21.09-2 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

| Use Category     | Use Type                              | Residential |      |        |      |      |      | Commercial |      |      |      |      |      |      |      |      |       | Ind. |      | Resort  |         | Other |     |     | Definitions and Use Specific Standards |
|------------------|---------------------------------------|-------------|------|--------|------|------|------|------------|------|------|------|------|------|------|------|------|-------|------|------|---------|---------|-------|-----|-----|--|
|                  |                                       | gR 1        | gR 2 | gR 2 A | gR 3 | gR 4 | gR 5 | gC 1       | gC 2 | gC 3 | gC 4 | gC 5 | gC 6 | gC 7 | gC 8 | gC 9 | gC 10 | gl 1 | gl 2 | gR ST 1 | gR ST 2 | G A   | G O | G W |  |
| Household Living | Dwelling, single-family detached      | P           | P    | P      | P    | P    | P    |            |      | P    | P    | P    | P    |      |      |      |       |      |      | P       | P       |       |     |     | 21.09.050 B.2.d.<br>21.09.080C.        |
|                  | Dwelling, single-family attached      | S           |      |        | S    |      | S    |            |      |      |      |      |      |      |      |      |       |      |      | P       | P       |       |     |     | 21.09.050 B.2.c<br>21.09.080D.         |
|                  | Dwelling, two-family                  | P           | P    | P      | P    | P    |      |            |      | P    | P    |      | P    |      |      |      | P     |      |      | P       | P       |       |     |     | 21.09.050 B.2.f.<br>21.09.080D.        |
|                  | Dwelling, townhouse                   | S           |      |        | S    |      | S    |            |      |      |      |      |      |      |      |      |       |      |      | P       | P       |       |     |     | 21.09.050 B.2.e.<br>21.09.080E.        |
|                  | Dwelling, multiple-family (<4 dua)    | P           |      |        |      |      |      |            |      | P    | P    |      | P    |      |      | P    | P     |      |      | P       | P       |       |     |     | 21.09.050B.2.b.<br>21.09.080E.         |
|                  | Dwelling, multiple-family (4-8 dua)   | C           |      |        |      | S    | S    |            |      | S    | S    | S    | S    |      |      | S    | S     |      |      | S       | S       |       |     |     | 21.09.050B.2.b.<br>21.09.080E.         |
|                  | Dwelling, multiple-family (>8-20 dua) |             |      |        |      | C    | C    |            |      | C    |      | M    | C    |      |      | C    | C     |      |      | C       | C       |       |     |     | 21.09.050B.2.b.<br>21.09.080E.         |

|  |   |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |  |  |  |   |   |  |  |  |  |                                |
|--|---|--|--|--|--|--|---|---|---|---|---|---|---|---|---|---|--|--|--|---|---|--|--|--|--|--------------------------------|
|  | Dwelling,<br>multiple-<br>family (>20<br>dua) |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |  |  |  | C | C |  |  |  |  | 21.09.050B.2.b.<br>21.09.080E. |
|  | Dwelling,<br>mixed-use                        |  |  |  |  |  | P | P | P | P | P | P | P | P | P | P |  |  |  | P | P |  |  |  |  | 21.09.080 E.<br>21.09.080F.    |

1  
2 **Section 3.** This Ordinance shall be effective immediately upon passage and approval  
3 by the Assembly.



# Departmental and Public Comments

# MEMORANDUM

RECEIVED

OCT 08 2024

DATE: October 7, 2024

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: October 07, 2024

Agency Comments due: September 27, 2024

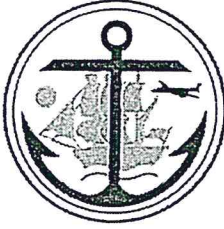
AWWU has reviewed the materials and has the following comments:

**2024-0110 Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of an Ordinance amending Anchorage Municipal Code Subsections 21.09.040 Zoning Districts and 21.09.050 Use Regulations to provide for additional Mixed-Use Development within Girdwood Valley.**

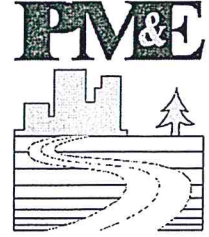
1. AWWU has no comments or objections to this Review and Recommendation.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to [seth.wise@awwu.biz](mailto:seth.wise@awwu.biz).





**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** October 7, 2024

RECEIVED

**To:** Dave Whitfield

OCT 07 2024

**FROM:** Kyle Cunningham

**SUBJECT:** Cases 2024-0110: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the November 4, 2024 Planning and Zoning Commission hearing:

- 2024-0110 – Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of an Ordinance amending Anchorage Municipal Code Subsections 21.09.040 Zoning Districts and 21.09.050 Use Regulations to provide for additional Mixed-Use Development within Girdwood Valley;
  - WMS has no comments on or objections to this request.



# MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



## MEMORANDUM

DATE: September 26, 2024

TO: Current Planning Division Supervisor,  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2024-0110 Review and recommendation by PNZ to Anchorage Assembly of Ordinance to amend AMC 21.09.040 and 21.09.050 for additional Mixed-Use Development within Girdwood Valley.**

Traffic Engineering has no objection ion for approval of this ordinance for changing of zoning districts and use regulations in AMC 21.09.



**Kimmel, Corliss A.**

---

**From:** Wilson, Karleen K.  
**Sent:** Friday, September 20, 2024 3:31 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2024-0110 Address Reviewing Agency Comments  
**Attachments:** 2024-0110 Routing Coversheet.pdf

RECEIVED

SEP 20 2024

→ No comments

Regards,

Karleen Wilson

→ Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)  
[Official Address Map](#)

**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Wednesday, September 18, 2024 3:07 PM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Subject:** 2024-0110 Request for Reviewing Agency Comments

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2024-0110 (Code Amendment), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 11/04/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0110 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18076>.



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MUNICIPALITY OF ANCHORAGE

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