

# Planning and Zoning Commission

November 4, 2024

Case #: **2024-0110**

Case Title: 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.

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

Comments submitted after the packet was finalized

Additional information

Other:

Sent by email:  yes  no

**Municipality  
of  
Anchorage**

*P.O. Box 390  
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<http://www.muni.org/gbos>*

*Suzanne LaFrance Mayor*



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

**Resolution 2024-10  
Of the Girdwood Board of Supervisors**

**RESOLUTION OF SUPPORT FOR CASE 2024-0110 AMENDING ANCHORAGE MUNICIPAL  
CODE SUBSECTIONS 21.09.040 AND 21.09.050 TO ALLOW MIXED USE DEVELOPMENT IN  
GC-1 and GC-2 ZONING**

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 a rewrite of the Girdwood Comprehensive Plan which will be before the Assembly in 2024; and,

WHEREAS, through the Girdwood Comprehensive Plan rewrite process, the Girdwood community recommends that mixed-use development should be encouraged across all commercial zoning; and,

WHEREAS, a substantial update of Girdwood Land Use code will be required after adoption of the new Girdwood Comprehensive Plan, but in the meantime, simple regulatory changes can expand opportunities for workforce housing before zoning code is rewritten.

THEREFORE, the Girdwood Board of Supervisors supports planning case 2024-0110 to extend mixed-use development into gC-1 and gC-2 zones.

PASSED AND APPROVED by a vote of 5 to 0 this 21<sup>st</sup> day of October 2024.

*Jennifer Wingard*

Jennifer Wingard  
GBOS Land Use Chair

*Margaret Tyler*

Attest