

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-089

A RESOLUTION GRANTING AREA MASTER PLAN APPROVAL FOR THE ALYESKA RESORT, IN CONFORMANCE WITH ANCHORAGE MUNICIPAL CODE 21.09.030E AND F, FOR THE ALYESKA RESORT AREA, CONSISTING OF 386.91 ACRES, LOCATED IN GIRDWOOD, ALASKA.

(Case 2007-169; Tax ID. No. 075-041-23, -24, -27, -29, -34, -37; 076-013-52, -53; 076-015-21, -22, -33, -35; 076-016-36, -38, -40; 076-022-21, -22, -23)

WHEREAS, an application has been received from Alyeska Resort Management Company requesting master plan approval for an Area Master Plan for the Alyeska Resort area in Girdwood, Alaska;

WHEREAS, the Area Master Plan provides for land use compatibility and development responding to site-specific environmental constraints and opportunities, and establishes the general arrangement of land uses, circulation and infrastructure systems for the identified development areas, and creates more specific uses and standards to allow for more certainty in development for the community;

WHEREAS, areas in Girdwood that are designated as GRST-2 are required to comply with the Area Master Planning requirements of AMC 21.09.030E and areas in Girdwood zoned GRST-1 and GRST-2 are required to comply with the Development Master Planning requirements of AMC 21.09.030F; and

WHEREAS, notices were published, posted and mailed and a public hearing was held on December 10, 2007.

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

A. The Commission makes the following findings of fact:

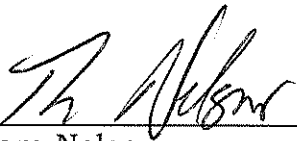
1. The Commission finds this Area Master Plan meets the intent and requirements of AMC 21.09.030.E for the development of an area master plan.
2. The Commission finds that Girdwood has undergone an extensive rezoning process since the approval of the previous master plan and this proposed area master plan will amend the existing master plan by replacing it with a plan which conforms both with the new zoning regulations for the site and with the resort's future expansion plans.

3. The Commission finds that the Master Development Plan proposed by the applicant is comprehensive, much more flexible and creative than the existing master plan, and has the potential for creating a development that will benefit the Girdwood community and the community at large. This Area Master Plan will address recreational needs, benefit Girdwood and the Municipality, and will serve as a good framework for development in this area.
 4. The Commission finds that the Area Master Plan is in accordance with the Girdwood Area Plan, which among other goals, includes a goal "to provide a variety of year-round recreational opportunities" and "to continue the general land use themes of commercial resort development and community growth."
 5. The Commission finds that conformity with the Commercial Areas and Transportation Master Plan, and identified concerns such as cul-de-sac treatment, secondary roads, shuttle transportation, and future rail and collector connection to Crow Creek Road, will be addressed in a TIA.
 6. The Commission finds that the developer has agreed, on the record, to the conditions of approval and amendments.
 7. The Commission unanimously approved the Area Master Plan as amended.
- B. The Commission approves the Area Master Plan subject to the following conditions:
1. A notice of zoning action, along with the development area plan and a copy of the approved Resolution, shall be filed with the State District Recorder's Office and proof of such shall be submitted to the Planning Department.
 2. Development Master Plans are to be based upon and may be phased according to the approved Area Master Plan. The primary vehicular and pedestrian routes and concerns must be identified and approved with the first Development Master Plan. This will require an approved final TIA prior to the public hearing for the first Development Master Plan.
 3. Development Master Plans, in their preparation, shall take into consideration the provision of pedestrian spaces, vehicular movement, and shall ensure that conflicts between parking, loading and access are limited. Those areas with lodge facilities and higher concentration of lifts shall have easier to access drop-offs and close parking to benefit day visitors.

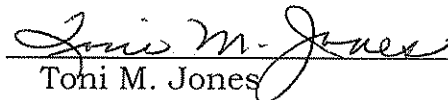
4. Resolving trail concerns with the Municipal Non-Motorized Transportation Coordinator.
5. The final recommendations, with any applicable modification, from the State Department of Transportation Planning and Municipal Traffic and Transportation Department for the Traffic Impact Analysis are hereby incorporated into this approval.
6. Identification of the anticipated means of snow disposal for all areas of proposed development.
7. Submittal of a revised Area Master Plan incorporating the conditions stated above to the Planning Department for review and approval prior to submittal of any Development Plan(s).

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 10th day of December, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of January 2008. 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 21.30.030



Tom Nelson
Secretary



Toni M. Jones
Chair

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