

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-019**

A RESOLUTION APPROVING AMENDMENTS TO THE COMMERCIAL TRACT FRAGMENT LOT SITE PLAN PER AMC 21.03.200E., FOR ALYESKA SUBDIVISION, PRINCE ADDITION, TRACT A, FRAGMENT LOTS 1 – 13, AND TRACT B, FRAGMENT LOTS 1 - 13, IN GIRDWOOD.

(Case S12778)

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WHEREAS, a request has been received from Alyeska Resort for amendments to the commercial tract fragment lot site plan per AMC 21.03.200E., for Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1- 13, and Tract B, Fragment Lots 1 – 13, in Girdwood, and

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

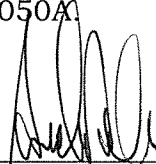
NOW, THEREFORE, BE IT RESOLVED, by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
  - 1. This proposal did not receive any community objections.
  - 2. There will be future public hearings on the comprehensive plan, future plans for Girdwood, and the Heritage Land Bank land disposal process, which can be lengthy and has plenty of room for engagement.
  - 3. The Commission received a resolution of support from the Girdwood Board of Supervisors which was passed and approved unanimously.
- B. The Commission APPROVES amendments to the commercial tract fragment lot site plan for 24 months subject to the following conditions:
  - 1. Resolve utility easements.
  - 2. Resolve with the Traffic Engineering Department:
    - a. Dimension the width of Fragment Lot 8 and verify that it meets the width for a private street.
    - b. Verify the locations of driveways onto Arlberg Avenue.
  - 3. Provide to the Planning Department updated declarations, covenants, and restrictions to review prior to recording.
  - 4. Make the following drafting change: Correct the spelling of Arlberg Avenue.
  - 5. Carry forward applicable plat notes from the underlying plat (Plat 2008-126).

6. Place the following notes on the plat:
- a. New and existing vehicular accesses from Tracts A and B onto Arlberg Avenue require approval from the Municipal Traffic Engineering Department.
  - b. This site plan is prepared in accordance with AMC 21.03.200E., Commercial Tract Plats.
  - c. This site plan is based on record information from the plat of Tracts A and B Alyeska Subdivision, Prince Addition, per Plat 87-131. See said plat for additional information.
  - d. Development of this site shall be in conformance with an approved development master plan.
  - e. There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
  - f. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
  - g. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 3<sup>rd</sup> 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 the Anchorage Municipal Code 21.03.050A.

  
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Craig H. Lyon  
Secretary  
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Andre Spinelli  
Chair

(Case S12778)