

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-022**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE GIRDWOOD AREA PLAN WITH THE GIRDWOOD COMPREHENSIVE PLAN.

(Case 2024-0074)

WHEREAS, a request has been received from Imagine! Girdwood to adopt the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, and

WHEREAS, notices were published and a public hearing was held on July 15, 2024.

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

A. The Commission makes the following findings of fact:

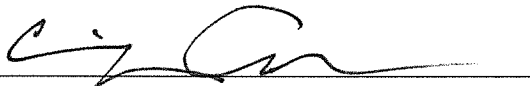
1. With the conditions of approval, this request meets all the Comprehensive Plan amendment approval criteria per Anchorage Municipal Code (AMC) 21.03.070C.2.
2. The Commission has heard repeatedly about the need for housing in Girdwood. We know that community members want housing in Girdwood, and it is our role to help the community achieve that within the scope of this plan.
3. The language in the plan prescribes 100-foot vegetative buffers. The intention of these was not necessarily a straight line. We do not have specific terrain information. In hearing from the community during public testimony, it is clear a visual buffer keeping the Girdwood character is the intention. This is an encumbrance for a future developer or landowner and 100 feet is excessive. The vegetative buffers may be more feasible as a plan guidance. The petitioner and staff expressed a willingness to work on this area of the plan to come to an agreement.
4. The plan talks about the difference between low-density and mixed-density and some of the impacts that would occur in areas where the views are extremely important to some of these homes. The intent of mixed-density versus low-density has more to do with form and height standards than just upping the units. The community was concerned about losing the character of those areas near the base of the mountain and wanted to keep the style similar to what is there currently.
5. The Commission commends Imagine! Girdwood, the Girdwood Board of Supervisors, and all the organizations that have taken a tremendous amount of time to put the Plan together. The update is very much needed.

6. This is a recommendation, and there will be opportunities to testify before the Assembly before a decision is made.
- B. The Commission recommends APPROVAL of the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, with the following amendments:
1. To work with the Department to resolve the planning considerations for vegetative buffers and potential future parkland.
 2. Update land use designations throughout the document:
 - a. Area #1. Change land use designation from “Open Space” to “Mixed-use” for the area northeast of the airport that is zoned GRST-2 and had a land use designation of “Resort” in the 1995 I, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011).
 - b. Area #2. Change land use designation from “Open Space” to “Low-density Residential” for Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 Girdwood Area Plan, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062).
 - c. Area #3. Change land use designation from “Open Space” to “Mixed-use” for the area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149).
 - d. Area #4. Remove the land use category of “Commercial Recreation Reserve” from the document and place these areas instead into the “Commercial Recreation” category.
 - e. Area #5. Change land use designation of “Open Space” with “Potential Future Park Land” planning consideration to “Park Land” for Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075). Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.
 - f. Area #6. Align land use designations to boundaries of platted tract boundaries.
 3. Add a new sentence under the “Mixed-Use” section: “Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques.” (Page 3-13)


4. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON'T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
5. Update Implementation Action for Goal T5.1 to read: Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development [ADJACENT TO THE AIRPORT]. (Page 4-16)
6. Make all technical edits in the document identified in Table 1. These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 15th day of July, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 5th day of August, 2024. This written recommendation of the Planning and Zoning Commission is final.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2024-0074)