

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 S	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. 21.09.080C.
	Dwelling, single-family attached	S			S		S													P	P				21.09.050 B.2.c 21.09.080D.
	Dwelling, two-family	P	P	P	P	P				P	P		P				P			P	P				21.09.050 B.2.f. 21.09.080D.
	Dwelling, townhouse	S			S		S													P	P				21.09.050 B.2.e. 21.09.080E.
	Dwelling, multiple-family (<4 dua)	P								P	P		P			P	P			P	P				21.09.050B.2.b. 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. 21.09.080E.
	Dwelling, multiple-family (>8-20 dua)					C	C			C		M	C			C	C			C	C				21.09.050B.2.b. 21.09.080E.

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

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