

L Aid-on-the-Table

(S) Submitted by: Assembly Member Johnson

(S) Reviewed by: Assembly Counsel's Office

(S) For reading: December 17, 2024

ANCHORAGE, ALASKA
AO No. 2024-114(S)

1 AN ORDINANCE ADOPTING THE GIRDWOOD COMPREHENSIVE PLAN TO
2 UPDATE THE GIRDWOOD AREA PLAN, AND AMENDING ANCHORAGE
3 MUNICIPAL CODE TITLE 21, LAND USE PLANNING, SECTION 21.01.080B.1.,
4 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

5
6 (Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2024-0074)

7
8 THE ANCHORAGE ASSEMBLY ORDAINS:

9
10 Section 1. The *Girdwood Comprehensive Plan* (Exhibit A, revised December
11 2024, attached hereto), is adopted as an update to the *Girdwood Area Plan*,
12 subject to the following amendments:

13
14 ~~1. Remove Future Dedicated Parkland from the land use map and~~
15 ~~mark those areas as Open Space. Create a new map and narrative~~
16 ~~that identifies those parcels as what the community is interested~~
17 ~~in as 'future dedicated parkland'.~~

18
19 ~~2. Update Implementation Action R4.2 to read as follows, and for~~
20 ~~the vegetated buffers to show as dashed lines on the land use~~
21 ~~map:~~
22 ~~Prior to platting or disposal of municipal land, a property~~
23 ~~easement, parcel, deed restriction, or similar shall be established~~
24 ~~through a platting action or dedication that creates a vegetated~~
25 ~~buffer between established subdivisions and potentially newly~~
26 ~~developed land. The intent of the vegetated buffers is to retain~~
27 ~~areas of existing, established vegetation to provide wildlife~~
28 ~~corridors, visual and noise buffers between developed~~
29 ~~neighborhoods, and maintain a natural visual landscape of the~~
30 ~~valley from elevation. The buffer can vary in width, however~~
31 ~~should be an average of 100 feet wide.~~

32
33 ~~3. Update land use designations throughout the document:~~

34
35 ~~a. Area #1. Change land use designation from "Open Space"~~
36 ~~to "Mixed-use" for the area northeast of the airport that is~~
37 ~~zoned GRST-2 and had a land use designation of "Resort"~~
38 ~~in the 1995 I, and is a portion of Tract 4, Holtan Hills~~
39 ~~Subdivision Parcel 075-311-09 (HLB Parcel 6-011B and~~
40 ~~formerly HLB Parcel 6-011).~~

41
42 ~~b. Area #2. Change land use designation from "Open Space"~~
43 ~~to "Low-density Residential" for Virgin Creek area that is~~
44 ~~zoned GCR-1 with a land use designation of "Commercial~~
45 ~~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 075-062-64 (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.~~

~~4. 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)~~

~~5. 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)~~

~~6. 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)~~

~~7. Make all technical edits to address spelling, grammar, formatting, photo credits, and acknowledgements.~~

Section 2. Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section is not affected and therefore not set forth*):

21.01.080 Comprehensive Plan.

*** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Turnagain Arm	***	***	***
	[GIRDWOOD AREA PLAN] <u>Girdwood Comprehensive Plan</u>	AO 1994-238(S); 2-28-1995 <u>AO 2024-114(S)[###]; #-##-2024</u>	AO 1998-176; 11-24-1998 AO 2006-47; 4-11-2006 AO 2007-112; 9-11-2007 <u>AO 2024-114(S)[###], #-##-2024</u>
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12-21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022-27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-##; #-##-###).

Section 3. The Planning Department, in consultation with the Municipal Clerk, is directed to update the Girdwood Comprehensive Plan, Exhibit A in accordance with this ordinance and amendments hereto, and is authorized to make conforming amendments to the document consistent with same. The final updated Girdwood Comprehensive Plan document, with a separate document listing and indicating changes pursuant to this section, shall be submitted to the Assembly by informational memorandum.

Section 4. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2024.

Chair of the Assembly

ATTEST:

Municipal Clerk

LAI-ON-THE-TABLE
MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM



No. AM XXX-2024

Meeting Date: December 17, 2024

1 **From:** **Assembly Member Johnson**

2
3 **Subject:** **AO 2024-114(S) - AN ORDINANCE ADOPTING THE *GIRDWOOD***
4 ***COMPREHENSIVE PLAN TO UPDATE THE *GIRDWOOD AREA****
5 ***PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE***
6 ***21, LAND USE PLANNING, SECTION 21.01.080B.1., TABLE 21.01-***
7 ***1: COMPREHENSIVE PLAN ELEMENTS.***
8

9 The proposed S-version of AO 2024-114 will adopt the Girdwood Comprehensive
10 Plan revised in accordance with all recommendations by the Planning and Zoning
11 Commission that are in alignment with the intentions expressed by the community
12 of Girdwood through public comments and supported by the elected officials serving
13 on the Girdwood Board of Supervisors. It will replace the original Exhibit A, with the
14 "Exhibit A, revised December 2024."

15
16 Specifically, the revised Girdwood Comprehensive Plan, Exhibit A revised
17 December 2024, incorporates recommendations 1, 2, 3c, 3e, 3f, 4, 5, & 7 listed in
18 the original AO, which were amendments suggested by the Planning and Zoning
19 Commission resolution No. 2024-022. It also partially incorporates recommendation
20 6, with some modification. It does not incorporate recommendations 3a, 3b or 3d in
21 the original AO.

22
23 In addition, the Plan revision renames the residential land use classifications to "Low
24 Intensity Residential" and "Moderate Intensity Residential" from "Low Density
25 Residential" and "Mixed Density Residential" respectively. A new Appendix briefly
26 addresses how a hypothetical future form-based residential zoning code would
27 relate to traditional measures of density such as DUA or "dwelling units per acre".
28

29 A summary list of the changes is attached for reference.

30
31 **I request your support for the ordinance.**

32
33 Prepared by: Legislative Services Office

34 Reviewed by: Assembly Counsel's Office

35
36 Respectfully submitted: Zac Johnson, Assembly Member
37 District 6 – South Anchorage, Girdwood, &
38 Turnagain Arm
39

40 Attachment:
41 Summary of Imagine! Girdwood's edits to the Girdwood Comprehensive Plan