

Proposed Amendment #1 to AO 2024-114(S)

ORDINANCE NO. AO 2024-114(S), AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE GIRDWOOD COMPREHENSIVE PLAN TO UPDATE THE GIRDWOOD AREA PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, SECTION 21.01.080B.1., TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

Submitted by: Assembly Members Johnson and Sulte

PROPOSED AMENDMENT

Purpose/Summary of amendment(s): This amendment addresses a technical change recommended by the Planning Department and a modification to the language relating to Vegetative Buffers. In both instances, it was determined these changes fit within the goals and intent of the Girdwood Comprehensive Plan and have been brought forward with the support of Imagine! Girdwood.

1.A. This amendment will change a tract with a split land use designation to become only one land use designation of “mixed-use,” as described in AIM 37-2025 submitted by the Planning Department through the Mayor, Recommendation #5 on p. 5. The area is a single parcel (Tract C, Alyeska-Prince Addition) owned by Alyeska Development Limited Partnership.

1.B. This amendment is also intended to eliminate the specific width of 100 feet, and instead make intent statements and allow subsequent platting or MOA land disposal actions to establish vegetative buffer widths consistent with Title 21 and the specific area’s vegetation. It directs specific language changes in two places in the December 2024 document.

TEXT OF AMENDMENT

Amendment No. 1.A.:

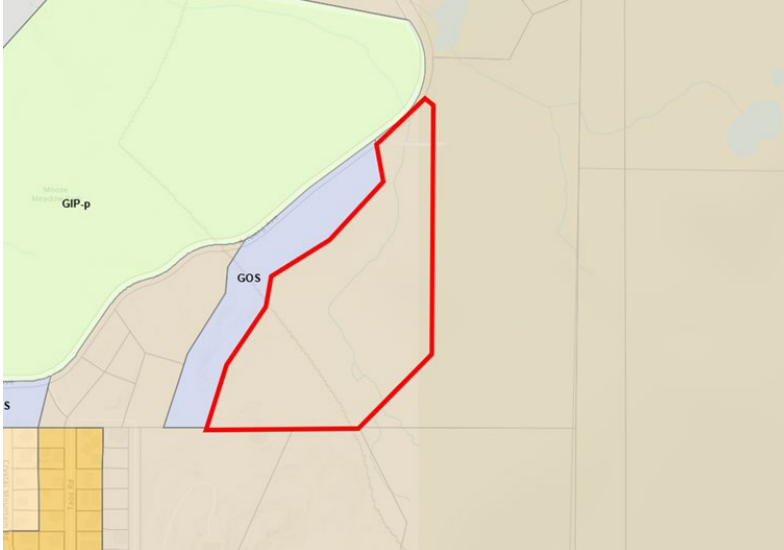
AO(S) Section 1, Page 1, beginning at Line 11, as follows (*numbering the new subparagraph accordingly with prior numbered amendments*):

... as an update to the *Girdwood Area Plan*, subject to the following amendments:
~~[.], subject to the following amendments:]~~

...

3. Update land use designations throughout the document for the area of Tract C, Alyeska-Prince Addition (Parcel ID 075-041-29-000), so the whole parcel’s designation is “Mixed-Use.” The area is depicted outlined in red below:

Amendment No. 1
AO 2024-114(S)



AND Amendment No. 1.B.:

AO(S) Exhibit A, revised December 2024, p. 3-16, under the “Vegetative Buffers” heading, replace the last paragraph of that heading with the following paragraph:

Like the linear park system in the Alyeska Subdivision, buffers have the potential to become park land and trail corridors, or they can remain as open space. These buffers should be established during any platting or dedication process. Buffers are to remain undeveloped except for trails or roads and utilities that need to cross them. When developing this policy the Girdwood community envisioned the vegetated buffer to be the diameter of the canopy of two large spruce trees or approximately 80-feet in width.

~~[Like the linear park system in the Alyeska Subdivision, buffers have the potential to become park land and trail corridors, or they can remain as open space. These buffers should be established at an average of 100 feet in width during any platting or dedication process. Buffers are to remain undeveloped except for trails or roads and utilities that need to cross them.]~~

AND AO(S) Exhibit A, revised December 2024, p. 4-14, in the cell for “Implementation Action” in the row for Goal 4, R4.2 New development, amending to read as follows:

Prior to platting or disposal of Municipal land, a property easement, parcel, deed restriction, or similar shall be established through a platting action or dedication that creates a vegetated buffer between established subdivisions and potentially newly developed land. The vegetative buffer can vary in width, however the intent of the vegetated buffers envisioned by the Girdwood community is to retain areas of existing established

Amendment No. 1

AO 2024-114(S)

~~*[established] vegetation the diameter of the canopy of two large spruce trees or approximately 80-feet in width to provide wildlife corridors, visual and noise buffers between developed neighborhoods, and maintain a natural visual landscape of the valley from elevation. [The buffer can vary in width, however, should be an average of 100 feet wide.]*~~

Agenda Item No. 13.A.

Submitted by: Assembly Members Johnson and Sulte, and Mayor LaFrance ...

Floor Amendment #2 to AO 2024-114(S)

ORDINANCE NO. AO 2024-114(S), AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE GIRDWOOD COMPREHENSIVE PLAN TO UPDATE THE GIRDWOOD AREA PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, SECTION 21.01.080B.1., TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

PROPOSED AMENDMENT

Purpose/Summary of amendment(s):

This amendment changes the land use designation from “Open Space” to “Mixed-use” for the “mitten” area. There are concrete plans for housing development in that area submitted with the Alyeska Resort Area Master Plan modification, subject to a future Heritage Land Bank disposal. The Planning and Zoning Commission has approved an Area Master Plan for the mitten area that places similar requirements on development to those described in the amendment, and the HLB has conditioned past disposals to purchasers on requirements for similar development restrictions. These conditions address community concerns about impacts to trails without preventing housing development, and are stated as goals, objectives, and policies consistent with comprehensive plan purposes. See AMC 21.01.080A.

TEXT OF AMENDMENT

Amendment No. 2: Section 1, Page 1, beginning at Line 11, as follows:

... as an update to the *Girdwood Area Plan*, subject to the following amendments:
~~[.], subject to the following amendments:]~~

1. Update as follows 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 Girdwood Area Plan, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011), commonly referred to “the mitten area.”
 - b. The text of the Girdwood Comprehensive Plan shall set out the policy and objective that any future land disposal by the Heritage Land Bank of the mitten area as delineated now or as in a later approved plat should require the following of the development of the parcel:

- * Prioritizing the development of conventional mixed-density housing, incorporating attainable homeownership opportunities for first-time buyers with established long-term employment in Girdwood.
- * Implementing attainable housing through design strategies that emphasize efficient construction, compact layouts, and clustered residences that share parcels and utility services.
- * Integrating the development with the existing and planned trail network to enhance connectivity and outdoor accessibility.
- * Designating space within the community for a Nordic ski hut, supporting year-round recreational opportunities.
- * Including in the bylaws of the homeowners association (HOA) to be established for the development a prohibition on short-term rentals to promote a residential neighborhood character and long-term residential occupancy.

Proposed Amendment #3 to AO 2024-114(S)

ORDINANCE NO. AO 2024-114(S), AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE GIRDWOOD COMPREHENSIVE PLAN TO UPDATE THE GIRDWOOD AREA PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, SECTION 21.01.080B.1., TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

Submitted by: Assembly Members Johnson and Sulte, and Mayor LaFrance

PROPOSED AMENDMENT

Purpose/Summary of amendment(s):

This amendment adds 500 feet of developable space immediately adjacent to the Virgin Creek area (pictured in orange below). This 500-foot-wide area is approximately the length of a small cul-de-sac, which would allow partially completed roads to be finished. This would allow a small amount of development immediately adjacent to already developed parcels with road, water, and sewer access.

TEXT OF AMENDMENT

Amendment No. 3: Section 1, Page 1, beginning at Line 11, as follows:

... as an update to the *Girdwood Area Plan*, subject to the following amendments:
~~[.], subject to the following amendments:]~~

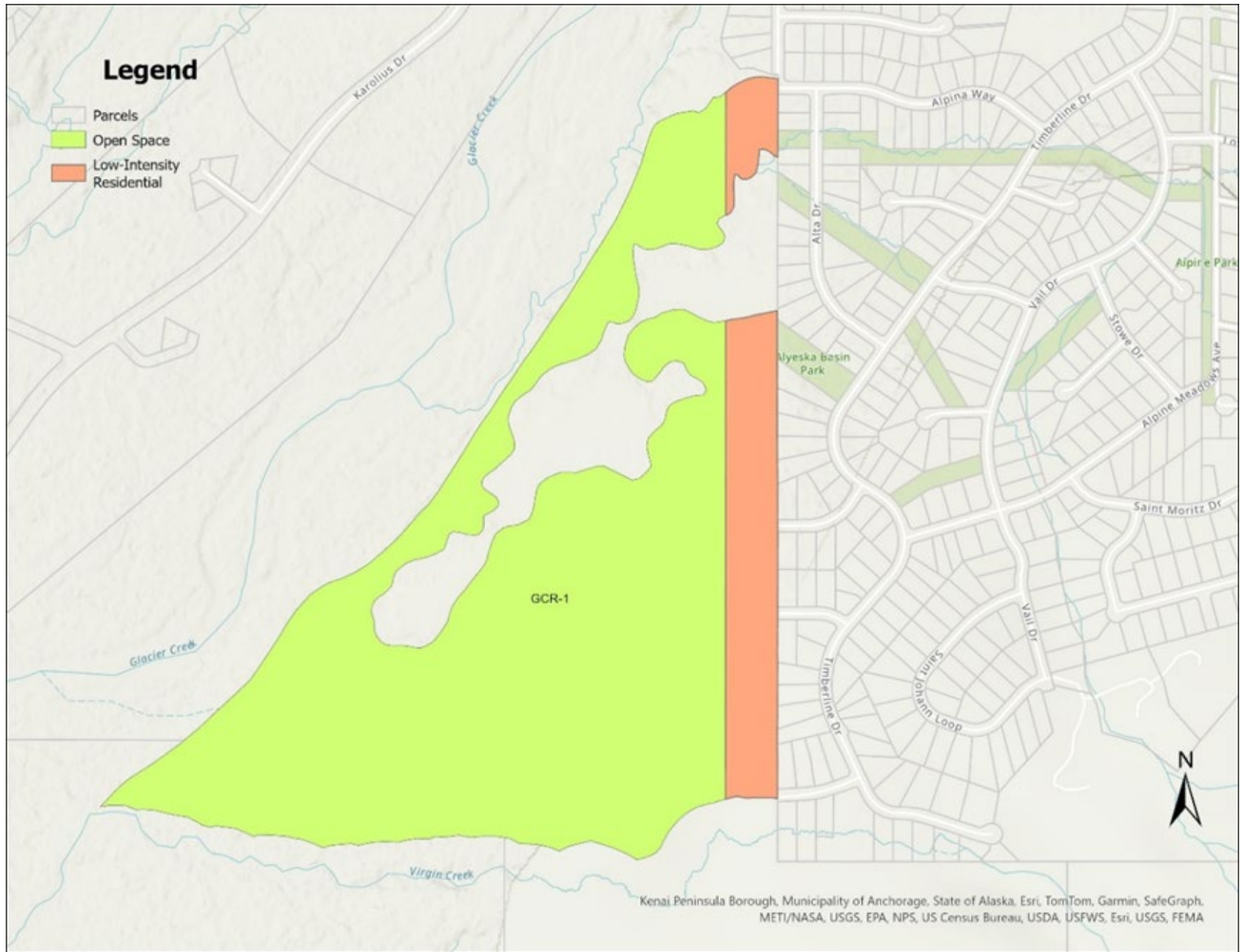
{Proposed Amendment #1 text here, if it passes}...

2. Update as follows throughout the document for the Virgin Creek area:

a. Area #1. Change land use designation from “Open Space” to “Low-intensity Residential” for a strip of land 500 feet wide and west of existing development in the Virgin Creek area that is depicted by the graphic in b. below and currently 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, and Tract 20A of T10N R2E SEC 20 – Parcels 075-104-71 and 075-201-01 (HLB Parcel 6-036 and 6-062).

b. Update the Land Use Plan maps and any other map or graphic showing the land use designations of this area of the currently zoned GRST-1 and marked below in orange for “Low-Intensity Residential”.

Floor Amendment No. --
AO 2024-114



Proposed Amendment #1 to AO 2025-114(S)

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

Submitted by: Assembly Chair Constant

PROPOSED AMENDMENT

Purpose/Summary of Amendment: This amendment changes the effective date from immediately upon passage of the AO, to the later date after the final Girdwood Comprehensive Plan document is updated with amendments and reported by AIM, only then will it become effective and applicable to entitlement applications and planning actions.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO or AO(S)])

AO Section 4, p. 3, beginning at line 25, amending as follows:

Section 4. This ordinance shall become effective immediately upon acceptance and approval of the information memorandum prescribed in Section 3 of this ordinance above [its passage and approval] by the Assembly.

Will there be any public or private economic effect to the proposed amendment?

YES NO (check one) **If yes, please detail below.**

No