

Submitted by: Assembly Member Zaletel

**Floor Amendment to AO 2022-103(S-1)**

**ORDINANCE NO. AO 2022-103(S-1), AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL OF PORTIONS OF HERITAGE LAND BANK PARCELS 6-011, 6-016, AND 6-017, LEGALLY DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA SUBDIVISION (PLAT 87-131)(PID 075-311-04-000), TRACT B GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38)(PID 075-031-32-000), AND TRACT 9A SECTION 9 TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-220)(PID 075-041-31-000), TO CY INVESTMENTS LLC AS DESCRIBED IN THE DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE MUNICIPALITY OF ANCHORAGE DATED APRIL 29, 2022, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM.**

**PROPOSED AMENDMENT**

**Purpose/Summary of amendment(s):** omnibus floor amendment for editorial changes

- add the acreage of HLB property for the proposed disposal
- correct "Phase I" to "Phase 1" in line with the Development Agreement
- correct "Holton Hills" to "Holtan Hills"
- add "as well as"
- in Section 1.D., specify what land use entitlement process must be complete
- in Section 1, renumber the last subsection to "F" and restate the condition regarding density of the development, per Planning's request
- in Section 2, specify that the parties will split the cost of a third-party liaison, and specify that the development process can continue concurrently while the parties search for a third-party liaison
- in Section 5, clarify that HLB must work to identify possible sources of State and/or Federal funding for secondary access, but if there is no funding available, there is no mandate to apply.

**TEXT OF AMENDMENT**

to add new language, [TO DELETE CURRENT CODE LANGUAGE,] and [to delete words proposed by the unamended AO that are not in current code]

**Amendment No. 1:** WHEREAS clauses, Page 2, Line 7, add a "Whereas" clause, as follows:

WHEREAS, the disposal over three phases is for 16.1 acres for Phase 1, 17.1 acres for Phase 2, and 27.2 acres for Phase III, for a total of 60.4 acres of portions of HLB Parcels 6-011, 6-016, and 6-017; and

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**Amendment No. 2:** WHEREAS clauses, Page 2, Line 11, as follows:

WHEREAS, Phase 1[1] of the proposed Holtan Hills Planned Unit Development will..

**Amendment No. 3:** WHEREAS clauses, Page 2, Lines 29-30, as follows:

WHEREAS, AWWU has sought a grant, which is already Federally appropriated, to cover the infrastructure costs of sewer....

**Amendment No. 4:** WHEREAS clauses, Page 2, Lines 33-34, as follows:

WHEREAS, the infrastructure development, including roads and utilities will attach to all parcels in Phase 1[1],...

**Amendment No. 5:** WHEREAS clauses, Page 3, Lines 40- 41, as follows:

WHEREAS, this land disposal commits approximately 22% of the suitable residential developable land in Girdwood to the Holtan [Holton] Hills development....

**Amendment No. 6:** WHEREAS clauses, Page 4, Line 12, as follows:

WHEREAS, the projected profits of two Phases of the Holtan [Holton] Hills development....

**Amendment No. 7:** Section 1, Page 5, Lines 2-3, as follows:

The following terms shall attach to any conveyance of these parcels as well as be included in the Development Agreement...

**Amendment No. 8:** Section 1.A., Page 5, Line 8, as follows:

...single-family properties built in Holtan Hills, Phase 1[1], to...

**Amendment No. 9:** Section 1.D., Page 5, Lines 40-42, as follows:

...within five years of the recording of the plat for Phase 1[1] of Holtan Hills Subdivision and upon approval of the Conditional Use Permit for the Residential Planned Unit Development [~~entitlements being complete on the parcels~~]...

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**Amendment No. 10:** Section 1, Page 6, Line 4, as follows:

F[E]. CY Investments LLC will develop Holtan Hills through the Conditional Use Permit for a Residential Planned Unit Development and will request approval to exceed the allowable density for the gR-3 zoning district as part of this process **[Planned Unit Development and Conditional Use Permit process that must exceed the density of what current underlying zoning – single family zoning (gR3) – permits]**; and

**Amendment No. 11:** Section 2, Page 6, Lines 16-20, as follows:

**Section 2.** Within 45 days of passage of this ordinance, and concurrent with the ongoing development, HLB and GBOS shall identify and mutually agree on and pay for engagement of a third party to liaise between HLB and GBOS **[the Girdwood community]**...

**Amendment No. 12:** Section 5, Page 6, Lines 29-30, as follows:

**Section 5.** HLB, in consultation with GBOS or a committee it designates, shall work to identify **[and apply]** for available State and Federal funding to...