



# MUNICIPALITY OF ANCHORAGE



## Solid Waste Services Department

1111 E. 56<sup>th</sup> Avenue  
Anchorage, Alaska 99518

Phone – (907) 343-6262 Fax – (907) 561-1357

April 7, 2022

GBOS  
PO BOX 390  
Girdwood, AK 99587

NOTICE: Girdwood Community, Girdwood Board of Supervisors, Rep. LaFrance, Rep. Weddleton

RE: Girdwood Transfer Station Hours of Operation

Solid Waste Services intends to reduce our hours at the Girdwood Transfer Station location. SWS currently operates our Girdwood facility on Sundays, Mondays, Fridays, and Saturdays. After careful consideration and a thorough review of site-specific tonnage reports we've determined that keeping the facility closed on Sundays would still allow us to provide adequate services to the Girdwood community.

The purpose of this letter is to provide notice to the community of Girdwood prior to implementation of the new hours of operation. Starting June 1<sup>st</sup>, 2022, the following will be the new Girdwood Transfer Station hours.

- Monday 9:30 am – 5:00 pm
- Tuesday CLOSED
- Wednesday CLOSED
- Thursday CLOSED
- Friday 9:30 am – 5:00 pm
- Saturday 9:30 am – 5:00 pm
- Sunday CLOSED

Please address any comments, questions, or concerns to:

Solid Waste Services  
1111 E. 56<sup>th</sup> Avenue  
Anchorage, Alaska 99508  
Customer Service Call Center (open Monday thru Friday 8am-4pm)  
907-343-6250

Sincerely,

Maria Owens, Customer Service Manager, Solid Waste Services

CC: Dan Zipay, General Manager, Solid Waste Services  
CC: Susan Kent-Crafts, CFO, Solid Waste Services



## **Girdwood Comprehensive Plan – status of Municipal adoption process**

*July 19, 2024*

### **Context**

Broadly, the Municipal adoption process for the Girdwood Comprehensive Plan has two steps:

1. Review and recommendation by the Planning and Zoning Commission
2. Action by the Anchorage Assembly to adopt the plan

The first of these two steps has been completed.

Importantly, the Planning and Zoning Commission provides a formal recommendation to the Assembly, not a decision. *Commission recommendations to the Anchorage Assembly are not appealable.* The Assembly will make an independent decision and may follow, reject or amend the PZC recommendation or make their own changes.

### **Planning and Zoning Commission review**

On July 15, 2024, the Planning and Zoning Commission (PZC) held a public hearing on recommendation for adoption of the Girdwood Comprehensive Plan (GCP) as an amendment to the Municipality of Anchorage Comprehensive Plan.

The PZC's role in a Comprehensive Plan amendment is to provide a recommendation to Anchorage Assembly. This might be a simple recommendation of adoption, but typically it is a recommendation of adoption with amendments.

A Planning Staff report was released on July 9 and included eleven recommendations for changes to the GCP.

At the July 15 PZC meeting, Planning Staff introduced two additional recommended changes (#2f & #2g) and updated one previous change recommendation (#5). The Planning Department presentation and additional recommended changes are included as Attachments.

PZC heard public testimony, moved the Planning Dept recommendations, then debated five amendments, two of which passed, one failed to reach the required Yes votes and two failed on a simple majority. The amended motion was passed.

The final status of the individual Planning Dept recommended changes are shown in the table below.

Recommended Changes from Planning	Planning Dept Ref #	Consistent with GCP?
<del>Remove "Vegetative Buffers"</del>	<del>1a</del>	No
<del>Remove "Potential Future Park Land"</del>	<del>1b</del>	No
Change "Mitten"/Forest Loop (Area #1) to Mixed-Use	2a	No
Change Virgin Creek (Area #2) to Low-density Residential	2b	No
Change South Townsite (Area #3) to Mixed Use	2c	No
Remove Commercial Recreation Reserve (Area #4)	2d	No
Winner Creek extension to Park (Area #5)	2e	Yes
Update land use polygons to follow updated HH platting	2f	Yes
<del>Change most of Alyeska Basin from low to mixed density</del>	<del>2g</del>	No
Explicitly call out "Tsunami Risk" in Old Girdwood mixed use	3	Yes
Adjust language about road paving	4	Yes
Adjust language for airport development (updated)	5	Yes
Technical edits	6	Yes

Items crossed through were voted down by PZC.

The last column "Consistent with GCP?" is the Project team's judgment of whether the recommended change is in line with the GCP approved by the Girdwood community or substantially different. Rows are shaded based on the value in this column.

## Next steps

These recommendations will be formally accepted as a PZC resolution at their August 5 meeting and transmitted to the Assembly. Note again that the resolution is a recommendation from PZC so the Assembly can follow the recommended changes, reject them or make their own.

It typically takes 6-8 weeks from PZC decision to Assembly introduction, so we expect the Girdwood Comprehensive Plan to be introduced to the Assembly in September. The Assembly will likely hold a work session on the plan a week or so before a scheduled public hearing and vote.

## Discussion

The Planning and Zoning Commission rarely sees new or replacement comprehensive plans. In fact this is only the second case since the Land Use code was updated in 2012. There are some aspects of PZC procedures which are appropriate for almost all of the cases before them but are obstructive to a constructive discussion and understanding of new policy directions. Policy changes are the core purpose of an updated Comprehensive Plan.

Even though the format of the meeting had some problems, it was an informative discussion between Planning staff, the GCP project team, those providing public testimony and the Commissioners. Most of the recommended changes from PZC were in line with the community vision & goals, representing an improvement to the plan.

However, four of the PZC recommendations – all modifications to the Land Use map – are substantial changes from the community supported Plan. In fact these specific changes have been previously considered and rejected during an extensive community engagement process. They were discussed during multiple public meetings and addressed by public comments from the Girdwood community and other stakeholders (see Appendix 3 of the plan).

While we value the time, consideration and comments from the Planning and Zoning Commissioners and believe that their efforts will lead to a stronger adopted plan, we are focused on bringing the Girdwood Comprehensive Plan to the Anchorage Assembly and sharing Girdwood's forward-looking vision for a thriving community.

Imagine!Girdwood Board of Directors

## **ATTACHMENTS**

A - Updated language for recommendation #5

B - Additional recommendation #2g

C - Planning staff presentation at July 15, 2024 PZC meeting, including additional recommendation #2f

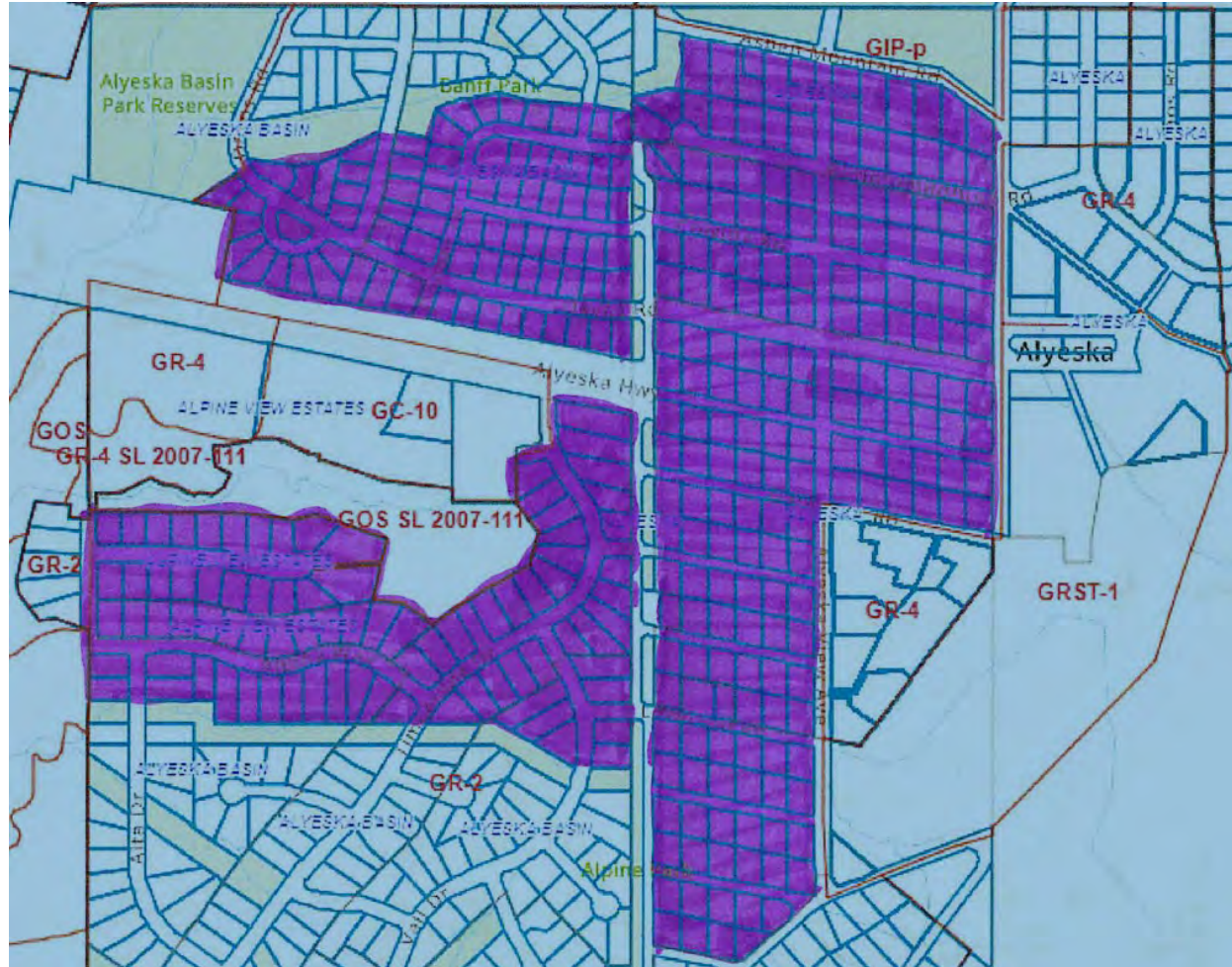
Planning Dept proposed amendment #5 (updated)

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.”

(Page 4-16)

# (new) 2.g.



Area #7. Change land use designation from “Low-density Residential” to “Mixed-density Residential”

# Staff Report Presentation

Case 2024-0074: *Girdwood Comprehensive Plan*

July 15, 2024  
PZC Public Hearing

1

## **21.03.070C.2. Comprehensive Plan Amendments – Approval Criteria**

- a. The proposed amendment is necessary in order to address one or more of the following:**

The criterion is met.

- i. A change in projections or assumptions from those on which the comprehensive plan is based;**
- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**
- iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**
- iv. Identification of errors or omissions in the comprehensive plan.**

2













# Recommended Amendments from Staff Report

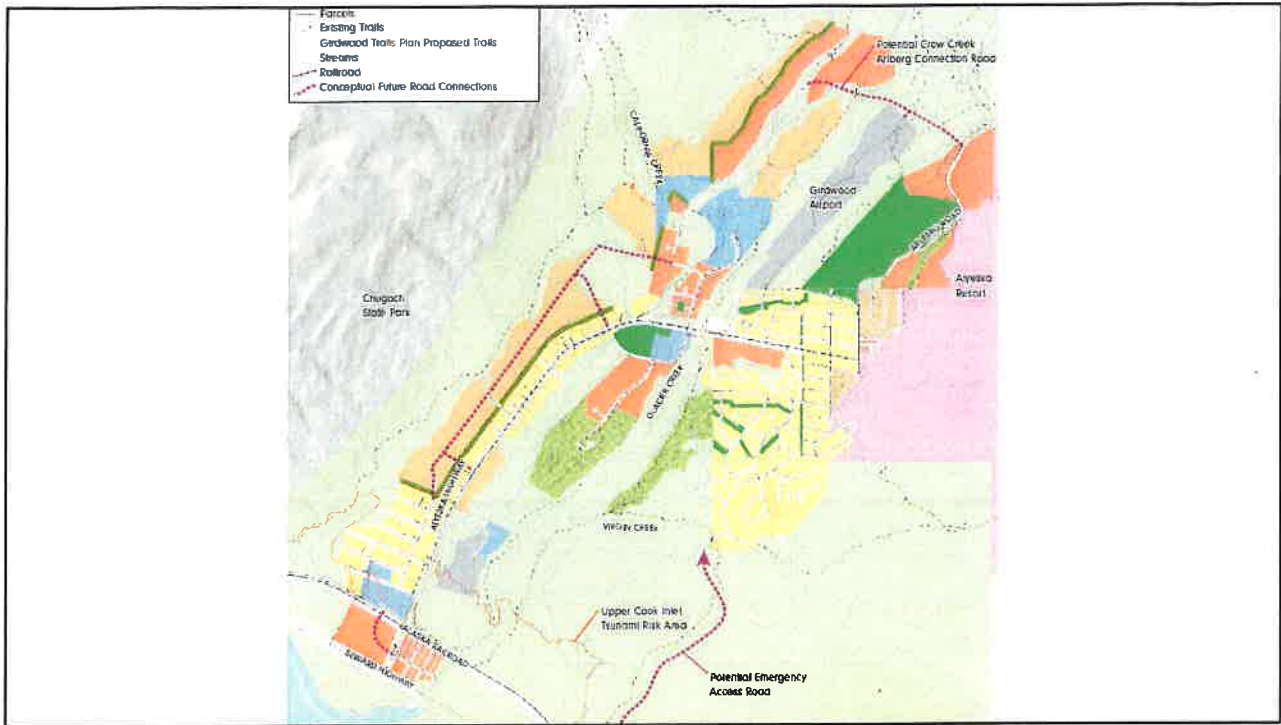


5

## 1.a. and 1.b.

- Planning Considerations
-  Potential Future Dedicated Park Land
  -  Upper Cook Inlet Tsunami Inundation Risk
  -  Vegetative Buffers
  -  Roads
  -  Parcels
  -  Existing Trails
  -  Girdwood Trails Plan Proposed Trails
  -  Streams
  -  Railroad
  -  Conceptual Future Road Connections

6



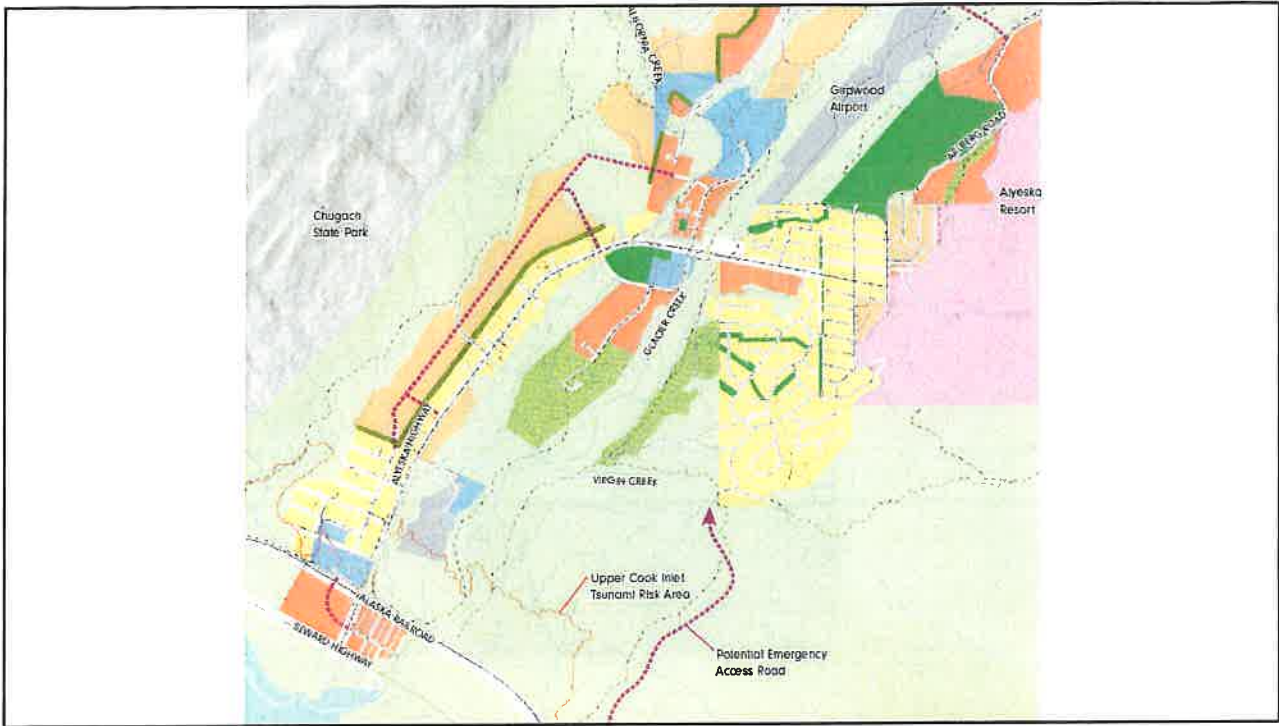
9

## 2.b.

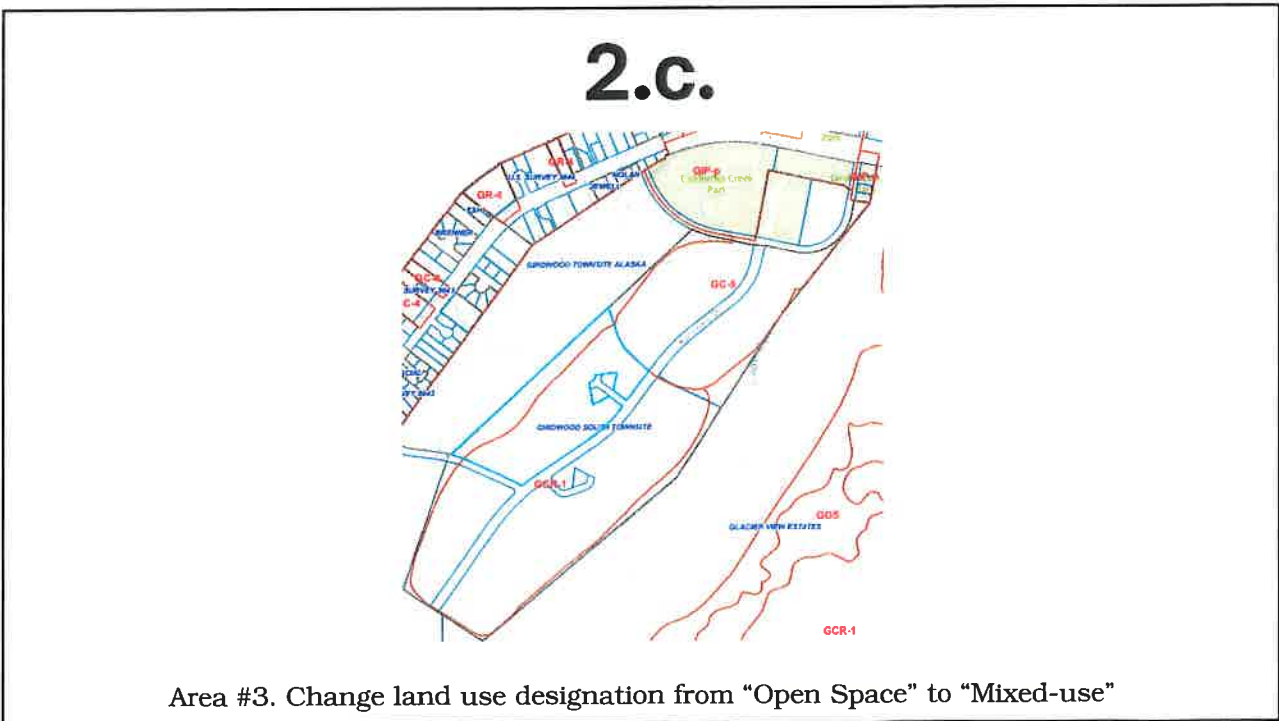


Area #2. Change land use designation from “Open Space” to “Low-density Residential”

10



13

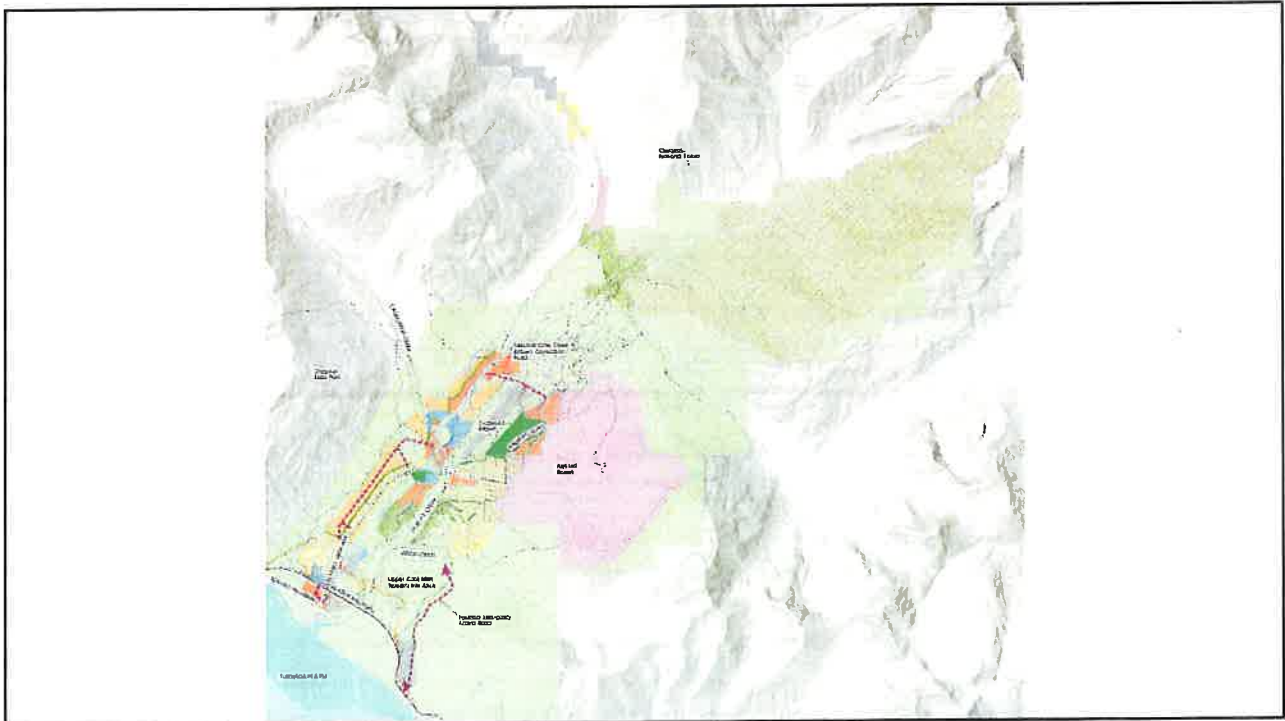


14

## 2.d.

Area #4. Remove "Commercial Recreation Reserve" and place these areas into "Commercial Recreation"

17



18

### 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)

21

### 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)

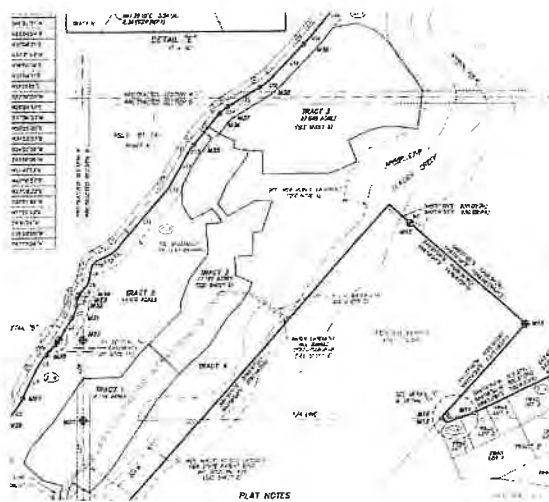
22

# Additional Amendments for PZC Consideration (not in Staff Report)



25

## (new) 2.f.

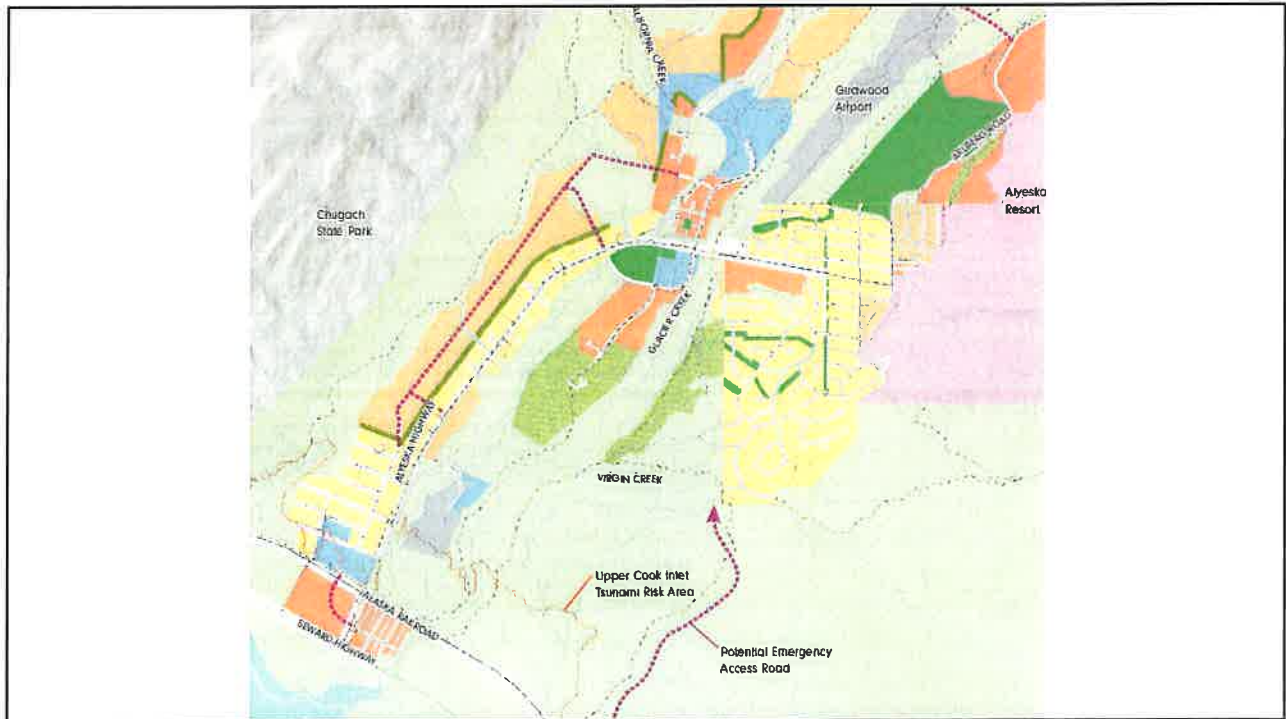


Area #6. Align land use designations to boundaries of platted tract boundaries.

26



29



30

Amendments are consistent with *Anchorage Assembly Housing Action Plan*:

- o Strategy A.9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.
- o Strategy E.10. Work on recommendations to address Girdwood's unique housing challenges in the updated *Girdwood Comprehensive Plan* and future housing plans.

33

Amendments are consistent with *Alyeska Area Master Plan Modification and Development Master Plan*:

- o Approved by the Planning and Zoning Commission (PZC Case 2024-0061) to construct Glacier Creek Village, which will have a variety of new housing types that range from apartments to single-family homes as well as commercial space and community uses.

34

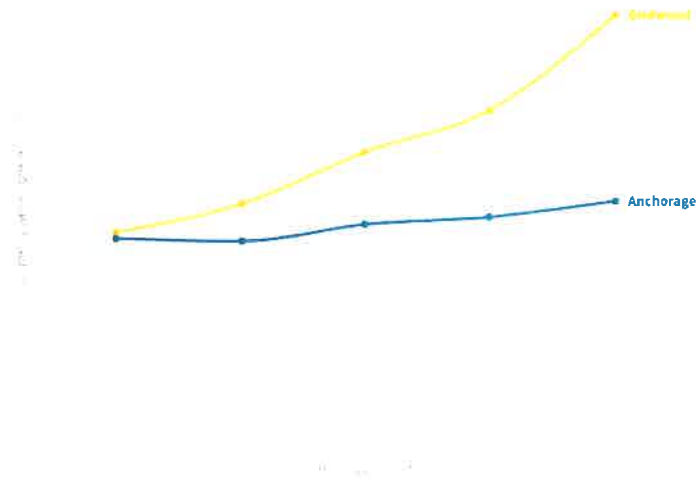


# Article Cited in Staff Report



37

Average housing appraisal 2017-2021



Source: [Municipality of Anchorage Open Data](#)

● Fairbanks (2017)

38

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
COMPREHENSIVE PLAN AMENDMENT**

**DATE:** July 15, 2024

**CASE NUMBER:** 2024-0074

**APPLICANT:** Imagine! Girdwood

**REPRESENTATIVE:** Huddle AK

**REQUEST:** Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly for a Comprehensive Plan Amendment to Update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*

**COMMUNITY COUNCIL:** Girdwood Board of Supervisors

**ATTACHMENTS:**

1. Application
2. Reviewing Agency and Public Comments

**RECOMMENDATION SUMMARY: APPROVAL WITH AMENDMENTS**

**PROPOSAL AND BACKGROUND:**

The *Girdwood Area Plan*, adopted in 1995, is an element of the Comprehensive Plan. This is a request to update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*, drafted in 2024. Elements of the Comprehensive Plan are listed in Anchorage Municipal Code (AMC) 21.01.080B.1. Table 21.01-1: Comprehensive Plan Elements. If approved by the Assembly after receiving a recommendation from the Planning and Zoning Commission, the *Girdwood Comprehensive Plan* would be added under the “Turnagain Arm” Area/Topic as shown below:

**Excerpt of Table 21.01-1: Comprehensive Plan Elements**

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date <sup>1</sup>	Amendments
Turnagain Arm	[GIRDWOOD AREA PLAN]Girdwood Comprehensive Plan	AO 1994-238(S); 2-28-1995 AO 2024-####; #-##-2024	AO 1998-176; 11-24-1998 AO 2006-47; 4-11-2006 AO 2007-112; 9-11-2007 AO 2024-####; #-##-2024

**COMMUNITY COMMENTS:**

The Planning Department published notice of the application and notified all community councils in accordance with AMC 21.03.200H.3. The Girdwood Board of Supervisors submitted a resolution of support. Appendices to the draft *Girdwood Comprehensive Plan* include documentation of public comments and a community survey.

## **REVIEWING AGENCY COMMENTS:**

Reviewing agency comments are included in Attachment 2. Traffic Engineering, Private Development, Heritage Land Bank (HLB), Girdwood Service Area, and the State of Alaska had substantive comments. Right of Way, Watershed Management, Anchorage Water and Wastewater Utility (AWWU), and Addressing had no comments or comments of non-objection.

## **FINDINGS:**

### **21.03.070C.2. Comprehensive Plan Amendments - Approval Criteria**

**The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:**

- a. The proposed amendment is necessary in order to address one or more of the following:**

The criterion is met.

- i. A change in projections or assumptions from those on which the comprehensive plan is based;**

The *1995 Girdwood Area Plan* was adopted over 30 years ago and is based on outdated data. Girdwood was projected have a larger population growth than occurred or is expected to occur in the future. The projected population in the 1995 Plan was 3,300 residents by 2013, and the current population of Girdwood is estimated to be 2,371 residents.

- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

Along with changes in population projections, Girdwood is facing a housing crisis. There are also new plans for trails and non-motorized transportation options.

- iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**

Several other plans, policies, and documents have been adopted since the *1995 Girdwood Area Plan*, including but not limited to the following:

- *2001 Girdwood Commercial Areas and Transportation Master Plan*
- *2006 Crow Creek Neighborhood Land Use Plan*
- *2014 Girdwood South Townsite Area Master Plan*
- *2014 Official Streets and Highways Plan*
- *2023 Anchorage Assembly Housing Action Plan*

- 2023 *HLB Inventory of Potentially Developable HLB Parcels in Girdwood*
- 2024 *Girdwood Trails Plan*
- 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*
- 2024 *Alyeska Area Master Plan Modification and Development Master Plan*

**iv. Identification of errors or omissions in the comprehensive plan.**

This request is not a result of an error or omission in the comprehensive plan, but the proposed plan provided more updated goals and policies in Girdwood resulting from changing assumptions, issues, and needs over time.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The criterion is met with recommended amendments.

Areas marked for planning considerations as “Potential Future Park Land” and as “Vegetative Buffers” in the Land Use Plan Map are not included in the *Girdwood Trails Plan* or any other element of the comprehensive plan. HLB submitted comments objecting to the “Potential Future Park Land” designation. These planning considerations should be removed from the document.

The “Commercial Recreation Reserve” land use category is redundant with “Commercial Recreation”, and these areas should be combined into “Commercial Recreation”. The reserve is described as still being intended for commercial recreation on page 3-13, but that would remain undeveloped until there is a land use plan amendment. The land use plan amendment for commercial recreation should be unnecessary for an area intended for commercial recreation in the future, and the area will still remain undeveloped at this time.

Some areas designated as “Open Space” are inconsistent with draft *Girdwood Comprehensive Plan* Goal H2: “Encourage a broad range of new housing development that is consistent with Girdwood’s community character, natural character, and Girdwood’s housing vision, needs, and cost challenges.” Some areas of open space are a shift from a land use designation in the 1995 *Girdwood Comprehensive Plan* for development and are inconsistent with the 2023 *Anchorage Assembly Housing Action Plan*, 2023 *HLB of Potentially Developable HLB Parcels in Girdwood*, 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*, and the 2024 *Alyeska Area Master Plan Modification and Development Master Plan*.

Recommended amendments are described further under “Discussion”.

**c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.**

The criterion is met with recommended amendments.

Reviewing agencies commented how Goal E3.1 specifically outlining unpaved roads and parking lots may be detrimental to the public interest, health, safety, convenience, or welfare of the community. A recommended amendment is to change the wording of Goal E3.1 to allow for flexibility on road and parking lot surfaces so that potential future Title 21 changes are not pre-determined before discussions with reviewing agencies.

The Municipality of Anchorage, including Girdwood<sup>1</sup>, is experiencing a housing shortage and affordability crisis, which has been exacerbated by supply chain and workforce issues, inflationary cost increases, increasing home and rental prices, and rising interest rates for loans. Affordable, accessible, and stable housing is critical to the Municipality's future economic growth and quality of life.

The *Anchorage Assembly Housing Action Plan* was adopted with AR 2023-433, and contains a vision, guiding principles, goals, and strategies as general policy direction for current and future housing policy projects. It includes strategies to remove barriers to infill and new construction and to expand housing affordability, accessibility, and stability, including Strategies A.9 and E.10.:

- Strategy A.9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.
- Strategy E.10. Work on recommendations to address Girdwood's unique housing challenges in the updated *Girdwood Comprehensive Plan* and future housing plans.

Girdwood has a shortage of land for development<sup>1</sup>. It would be detrimental to the public interest and welfare of the community and inconsistent with the *Anchorage Assembly Housing Action Plan* to provide a land use designation of "Open Space" to properties in Girdwood that are most suitable for development. Thus, the Planning Department has outlined recommended amendments to the draft *Girdwood Comprehensive Plan* to change some land use designations of properties that are most likely to be sites of new housing construction.

The recommended amendments to land use designations were informed by comments in Attachment 2 from HLB. "Girdwood has the most HLB lands in the Municipality" according to Page 2-11 of the draft *Girdwood Comprehensive Plan*. The 2024 HLB Work Plan was approved in May 2024 by the Anchorage Assembly with AR 2024-92, As Amended. Prior to developing the Work Plan, HLB identified potentially developable HLB parcels in Girdwood in April 2023 after being directed to do so by the Anchorage Assembly with AR 2023-40, As

---

<sup>1</sup> Treinen, Lex. "Girdwood housing market reaches 'crisis' level, forcing locals out." *Alaska Public Media*, June 22, 2021, <https://alaskapublic.org/2021/06/22/girdwood-housing-market-reaches-crisis-levels/>. Accessed June 27, 2024.

Amended. HLB found 11 parcels most suitable for development in Girdwood, and some of these 11 parcels have a land use designation of "Open Space" in the draft *Girdwood Comprehensive Plan*. It is not in the public interest and welfare of the community to have the most developable parcels in Girdwood designated as "Open Space".

Recommended amendments are described further under "Discussion".

- d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The criterion is met with recommended amendments.

Some areas designated as "Open Space" were not equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. Recommended amendments are described further under "Discussion".

- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The criterion is met with recommended amendments.

Some areas designated as "Open Space" were not compatible with development patterns. Recommended amendments are described further under "Discussion".

## **DISCUSSION:**

This Discussion section outlines in detail specific recommended amendments to Planning Considerations and Land Use Designations in order to meet review criteria b, c, d, and e.

### ***Planning Considerations***

Areas marked for planning considerations as "Potential Future Park Land" and as "Vegetative Buffers" in the Land Use Plan Map are not consistent with review criterion b. Both the "Potential Future Park Land" and "Vegetative Buffers" are the only planning considerations on the Land Use Plan Map that are not already identified in other adopted plans. The Department recommends the deletion of "Potential Future Park Land" and "Vegetative Buffers" from the draft *Girdwood Comprehensive Plan*.

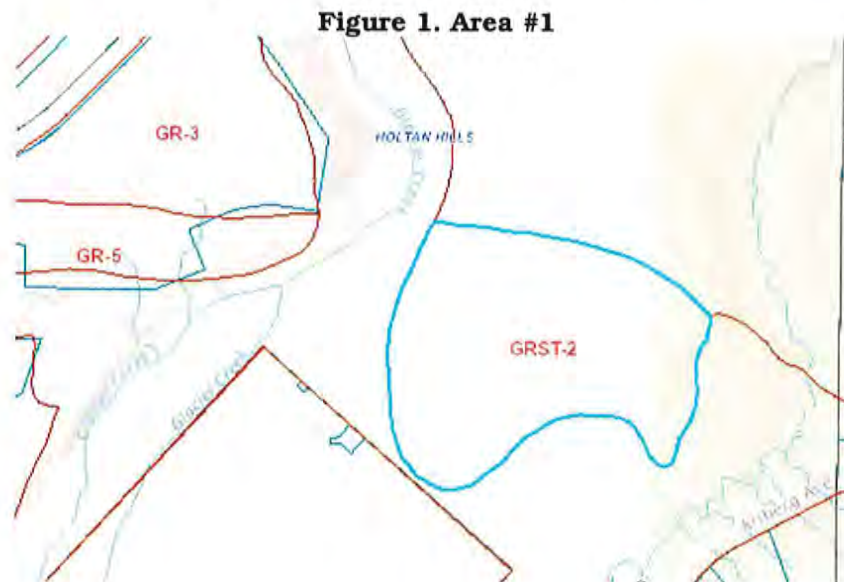
Pages 3-15 and 3-16 describe "Potential Future Park Land" as areas to be considered in a future Park and Open Space Plan. The implementation action for Policy R.1.1 is to, "develop a Park and Open Space Plan for the Girdwood service area". These areas of "Potential Future Park Land" can be addressed in the Park and Open Space Plan and should not be shown on the Land Use Map. All properties designated as "Potential

Future Park Land” should instead be “Open Space”, except for HLB Parcel 6-075 (parcel 075-041-28) should instead be “Park Land” as it is being withdrawn from HLB inventory and transferred to MOA Girdwood Parks and Recreation.

It is not clear the purpose and uses indicated by the “Vegetative Buffers” planning consideration. They are described on page 3-16 as having the potential to become park land and trail corridors, remain as open space, or to remain undeveloped except for trails or roads and utilities that need to cross them. It is not clear if the proposed vegetative buffers would become street right-of-way, trails, park land, or remain undeveloped. The vegetated buffers are proposed to be 100-feet-minimum in width, but it is unclear if the buffers would become much wider in some areas if there is no standard width or purpose to them. Even at 100-feet, the buffers could be a limitation on potential adjacent mixed-density residential development. The “Vegetative Buffers” are compared to the linear park system in the Alyeska Subdivision on page 3-16. However, that system is not a system of vegetative buffer easements on parcels and are instead separately platted parcels under ownership of MOA Girdwood Parks and Recreation. In addition, several of the Alyeska Subdivision buffers are less than 100 feet. The comparison is not accurate.

### **Land Use Designations**

**Area #1.** 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)



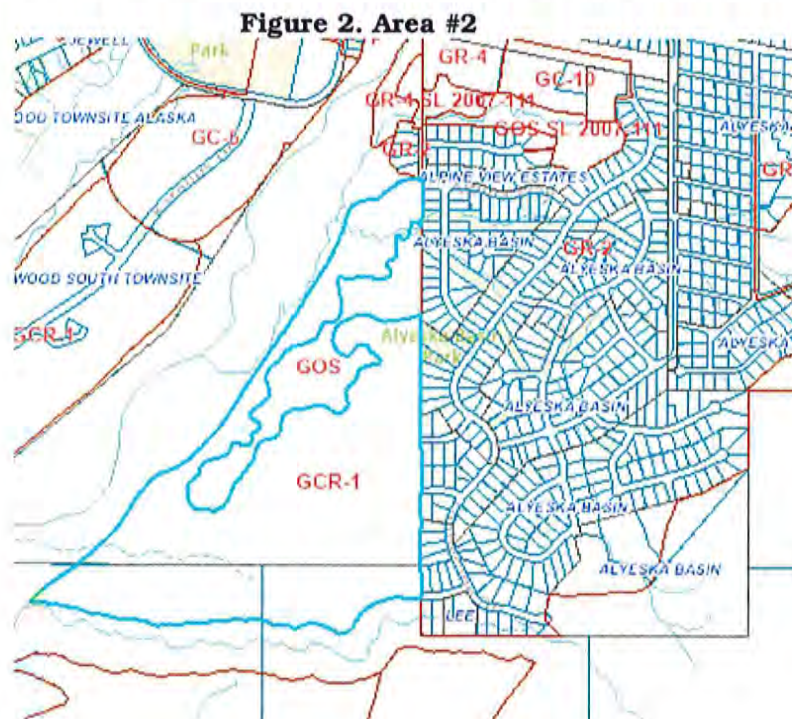
**Change land use designation from “Open Space” to “Mixed-use”.**

- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- Page 16 of the 2024 HLB Work Plan describes this area for disposal, “to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP....Defer disposal until adoption and approval of the Girdwood Trails Plan and the Girdwood

Comprehensive Plan (also known as the Girdwood Area Plan), and when those plans are approved any further discussion and disposal be consistent with those plans.”

- The *Alyeska Area Master Plan Modification and Development Master Plan* were approved by the Planning and Zoning Commission (PZC Case 2024-0061) to construct Glacier Creek Village, which will have a variety of new housing types that range from apartments to single-family homes as well as commercial space and community uses. A designation of “Open Space” is inconsistent with this approval.
- The 1995 *Girdwood Area Plan* has a land use designation of “Resort”. This land use category was eliminated and rolled into the “Mixed-use” land use designation in the draft *Girdwood Comprehensive Plan* (described on pages 3-2 and 3-4, but is unclear why this area was not included. Pages 3-14 and 3-15 describing the “Open Space” land use designation do not mention this area.
- A designation of “Open Space” instead of “Mixed-use” to this developable parcel with a property owner having approved development plans is detrimental to the public interest and community welfare of Girdwood.
- A designation of “Open Space” instead of “Mixed-use” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

**Area #2.** 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)







- A designation of “Open Space” instead of “Low-density Residential” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

**Area #3.** Girdwood South Townsite 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)



**Change land use designation from “Open Space” to “Mixed-use”.**

- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- This parcel has areas that are outside of all flood plains and free of other hydrological constraints. The other two adjacent parcels left with an “Open Space” land use designation are mostly within the 100-year flood plain.
- Consistent with HLB comments.

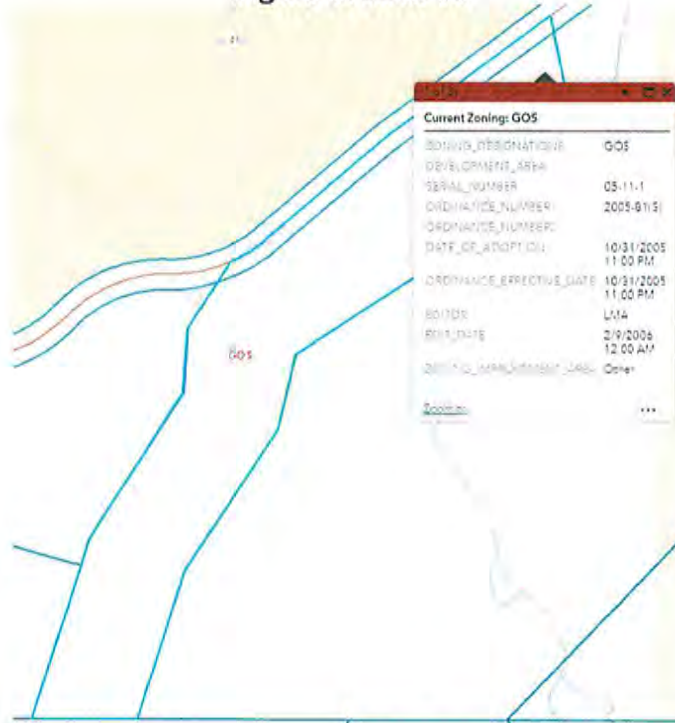
**Area #4.** Areas in the “Commercial Recreation Reserve” land use category.

**Remove the land use category of “Commercial Recreation Reserve” and place these areas instead into the “Commercial Recreation” category.**

- Page 3-13 describes this area as being intended for commercial recreation. Therefore, this is a redundant category with “Commercial Recreation”.

**Area #5.** Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075)

**Figure 5. Area #5**



**Change land use designation from “Open Space” with “Potential Future Park Land” planning consideration to “Park Land”.**

- 2024 HLB Work Plan page 23: “Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.”
- 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.

**DEPARTMENT RECOMMENDATION:**

The Department recommends the Planning and Zoning Commission provide an APPROVAL recommendation of the *Girdwood Comprehensive Plan* to the Anchorage Assembly, subject to the following amendments:

1. Update planning considerations throughout the document:
  - a. Remove the planning consideration of “Vegetative Buffers” from the document.

- b. Remove the planning consideration of “Potential Future Park Land” from the document. These areas will be shown as “Open Space”, except for parcel 075-041-28.
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.
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 swap the word “runway” for “property” in the first sentence of the second paragraph to read, “Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development adjacent to the airport [RUNWAY] property. (Page 4-16)

6. Make all technical edits in the document identified in Table 1 (forthcoming as an additional item after the staff report is finalized). These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

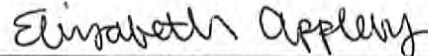
Reviewed by:

Prepared by:



---

Craig H. Lyon  
Director



---

Elizabeth Appleby, AICP  
Senior Planner

(Case 2024-0074)

**ANCHORAGE, ALASKA  
AO No. 2022-118, As Amended**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUBMITTING**  
2 **TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD VALLEY**  
3 **SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL 4, 2023, A**  
4 **BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING POWERS THE**  
5 **POWER TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE**  
6 **LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING**  
7 **ANCHORAGE MUNICIPAL CODE SECTIONS 27.20.110 AND 27.30.020 UPON**  
8 **VOTER APPROVAL OF THE BALLOT PROPOSITION.**

---

9  
10 **WHEREAS**, Anchorage Municipal Charter section 9.01 provides that a service area  
11 may be altered only with the approval of a majority of those voting on the question  
12 within the area affected; and

13  
14 **WHEREAS**, the Girdwood Valley Service Area Board of Supervisors passed  
15 Resolution 2022-26, dated November 28, 2022 requesting the Anchorage Assembly  
16 to initiate a ballot proposition for the April 4, 2023, general election to add to the  
17 GVSA's existing powers the power to study, recommend and provide services in  
18 support of policies that promote local housing and economic stability; and

19  
20 **WHEREAS**, the GVSA mill rate will not be changed by this proposition, currently set  
21 in Anchorage Municipal Code section 27.30.020 at a maximum attainable rate of 6.0  
22 mills; and

23  
24 **WHEREAS**, this ordinance will not itself have any economic effects; now, therefore,

25  
26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27  
28 **Section 1.** Pursuant to Anchorage Municipal Charter § 9.01(a), a ballot proposition  
29 in substantially the following form shall be submitted to the qualified voters of the  
30 Municipality currently residing within the Girdwood Valley Service Area at the April  
31 4, 2023 regular municipal election:

32  
33  
34 **PROPOSITION NO. \_\_\_**  
35 **GIRDWOOD VALLEY SERVICE AREA**  
36 **LOCAL HOUSING AND ECONOMIC STABILITY POWER**  
37

38 This proposition would add to the existing powers of the Girdwood  
39 Valley Service Area the power to provide services in support of  
40 policies that promote local housing and economic stability. This  
41 proposition would not authorize the Girdwood Valley Service Area to  
42 levy any additional taxes. Exercise of this new power, if approved,  
43 would be paid for by taxes levied under the service area's current  
44 maximum mill rate of 6.0 mills.

1  
2 Shall this new power be added to the existing powers of the  
3 Girdwood Valley Service Area?  
4

5 (AO 2022-\_\_)

6  Yes  No  
7  
8

9 **Section 2.** Anchorage Municipal Code section 27.20.110 is hereby amended to  
10 read as follows:  
11

12 **27.20.110 Girdwood Valley Service Area board of supervisors.**  
13

14 There is established a board of supervisors for the Girdwood Valley Service  
15 Area consisting of five persons elected in accordance with the provisions of  
16 this chapter. The board shall be constituted and shall function in the manner  
17 prescribed in this chapter in the exercise of fire prevention and protection,  
18 street construction and maintenance, solid waste collection, parks and  
19 recreation services, the operation and maintenance of a municipal cemetery,  
20 [AND] the provision of police protection services, and services that support  
21 local housing and economic stability, all at the sole expense of the Girdwood  
22 Valley Service Area.  
23

24 (AO No. 260-76B; AO No. 77-373; AO No. 2000-37, § 1, 2-22-00; AO No.  
25 2000-38, § 1, 2-22-00; AO No. 2002-55, § 2, 4-9-02; AO No. 2015-6, § 2, 1-  
26 27-15/4-7-15; AO No. 2016-11(S), § 2, 7-1-16)  
27

28 **Section 3.** Anchorage Municipal Code section 27.30.020 is hereby amended to  
29 read as follows:  
30

31 **27.30.020 Girdwood Valley Service Area.**  
32

33  
34 There is established a service area within the municipality to be the Girdwood  
35 Valley Service Area (GVSA) of the municipality, as outlined on the map  
36 located in section 27.30.700. The following powers shall be exercised within  
37 the service area: street construction and maintenance, solid waste collection,  
38 fire protection, parks and recreation (effective January 1, 1979), the operation  
39 and maintenance of a municipal cemetery, [AND] the provision of police  
40 protection services, and the provision of services in support of policies that  
41 promote local housing and economic stability. All the foregoing powers are  
42 at the sole expense of the Girdwood Valley Service Area. The Girdwood  
43 Valley Service Area shall establish a maximum attainable mill levy rate not to  
44 exceed 6.0 mills.  
45

46 (AO No. 260-76B; AO No. 78-165(AM); AO No. 91-115; AO No. 2005-16(S),  
47 § 2, 4-19-05; AO No. 2015-6, § 3, 1-27-15/4-7-15; AO No. 2016-11(S), § 3,  
48 7-1-16)  
49

1 **Section 4.** Sections 2 and 3 of this ordinance shall become effective upon  
2 certification of the regular election held April 4, 2023, if, but only if, the proposition  
3 set forth in Section 1 is approved by a majority of the qualified voters voting on the  
4 question. The remainder of this ordinance shall become effective immediately upon  
5 passage and approval by the Assembly.  
6  
7

8 PASSED AND APPROVED by the Anchorage Assembly this 24th day of  
9 January, 2023.

10  
11  
12 *Suzanne LaFrance*

13  
14 \_\_\_\_\_  
15 Chair

16 ATTEST:

17  
18 *Barbara A. Jones*

19 \_\_\_\_\_  
20 Municipal Clerk





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 781-2022, As Amended

Meeting Date: December 20, 2022

1 **From:** Assembly Chair LaFrance and Assembly Member Sulte

2  
3 **Subject:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
4 SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD  
5 VALLEY SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL  
6 4, 2023, A BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING  
7 POWERS THE POWER TO PROVIDE SERVICES IN SUPPORT OF  
8 POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC  
9 STABILITY; AND AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS  
10 27.20.110 AND 27.30.020 UPON VOTER APPROVAL OF THE BALLOT  
11 PROPOSITION.  
12

13 The ordinance submitted with this memorandum would send to voters residing with the  
14 Girdwood Valley Service Area the question of whether to add to the existing powers of the  
15 GVSA the power to “provide services in support of policies that promote local housing and  
16 economic stability.” The proposition would not increase, or otherwise affect, the ability of the  
17 GVSA to levy and collect taxes. The GVSA's maximum attainable mill levy rate is 6.0 mills per  
18 AMC section 27.30.020, and in the past several years the actual mill rate set has been well  
19 below that: 4.92 for 2022, 5.07 for 2021, and 5.30 for 2020. It is anticipated the services  
20 provided under this new power, if approved by the voters, can be funded within the current  
21 maximum mill rate, or from other sources.  
22

23 Girdwood is a geographically separate community within the Municipality of Anchorage, with  
24 some unique challenges:

- 25
- 26 • A substantial proportion of housing demand in Girdwood is for uses other than full-time  
27 primary residential occupation (e.g. second/vacation homes, short-term rentals, etc.).
  - 28 • There is limited developable land, development costs are high and there are few other  
29 nearby communities with housing opportunities and availability.
  - 30 • Local employment is dominated by the relatively low-wage service and recreational  
31 sectors, yet housing demand is driven by those not employed in the local economy.
- 32

33  
34  
35 These traits cause an extreme mismatch between the cost of housing and the income  
36 distribution of residents and employees in the Girdwood community and is a common  
37 characteristic of resort communities. **[ALMOST 70% OF GIRDWOOD'S HOUSING UNITS  
38 ARE SECOND/VACATION HOMES OR USED AS COMMERCIAL VISITOR  
39 ACCOMMODATIONS (E.G. AIRBNB, VRBO, VACASA).]**  
40

41 The ability to “provide services in support of policies that promote local housing and economic  
42 stability” would empower the Girdwood Valley Service Area to provide services that address

1 the scarcity of housing available that's affordable for employees in the community and other  
2 related issues.

3  
4 By way of example, if the proposition is approved, the Girdwood Valley Service Area, if directed  
5 by its Board of Supervisors, could:

- 6  
7 • Develop a Housing Action Plan for the Girdwood Valley Service Area  
8 • Provide services in support of Plan, and  
9 • Research, develop and recommend to the Assembly and Administration changes to the  
10 municipal code and local policies that would promote housing and economic stability  
11 within the GVSA.  
12

13 The Girdwood Board of Supervisors reviewed a draft of the proposed ordinance and passed  
14 Resolution 2022-26, attached, in support of presenting this ballot proposition to the voters.  
15

16 It is recommended the Assembly approve this ordinance.  
17

18 Prepared by: Assembly Counsel's Office  
19

20 Respectfully submitted: Suzanne LaFrance, Assembly Chair  
21 District 6, South Anchorage, Girdwood & Turnagain Arm  
22

23 Randy Sulte, Assembly Member  
24 District 6, South Anchorage, Girdwood & Turnagain Arm  
25

26 Attachments: Resolution 2022-26 of the Girdwood Board of Supervisors

# Municipality of Anchorage



*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
**David Bronson, Mayor***

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## Resolution 2022-26 Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT TO REQUEST THAT THE ANCHORAGE ASSEMBLY ACCEPT THE ORDINANCE LANGUAGE ATTACHED TO ALLOW THE GIRDWOOD BOARD OF SUPERVISORS TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING AMC SECTION 27.20.111 AND 27.30.020 UPON VOTE APPROVAL OF THE BALLOT PROPOSITION. THE ORDINANCE WOULD GO BEFORE THE GIRDWOOD VOTERS IN THE NEXT MUNICIPAL ELECTION.

WHEREAS, Girdwood Valley Service Area budgets for services of Roads, Public Safety, Fire, Parks and Recreation and Cemetery are managed by the Girdwood Board of Supervisors; and

WHEREAS, Girdwood Valley Service Area has housing and economic stability concerns that are separate from those of the Municipality of Anchorage as a whole; and

WHEREAS, the Community of Girdwood desires local control to handle specific issues of housing and economic stability through study and determination possible solutions of those Girdwood issues; and

WHEREAS, the Community of Girdwood intends that ultimately a non-government entity would be responsible for creating solutions for the issues and self-funding them through grants and other non-residential tax resources; and

WHEREAS, adoption of this additional power will not increase the current GVSA Services tax cap of 6 mills; and

WHEREAS, this action has been discussed and considered by the Girdwood Land Use Committee, which will vote formally at their regular meeting on December 12, 2022 and will record their response immediately following.

THEREFORE, the Girdwood Board of Supervisors supports that the Anchorage Assembly place on the Spring 2023 Girdwood Valley Service Area ballot a proposition to add to the GVSA's existing powers the power to provide services in support of policies that promote local housing and economic stability; and amending Anchorage Municipal Code Sections 27.20.110 and 27.30.020 upon voter approval of the ballot proposition.

PASSED AND APPROVED by a vote of 3 to 0 this 28th day of November, 2022.

A handwritten signature in black ink, appearing to read "M Edgington", is written over a light blue horizontal line.

Mike Edgington  
GBOS Co-chair and Land Use Supervisor

A handwritten signature in blue ink, appearing to read "Margaret Tyler", is written over a light blue horizontal line.

Attest

# Municipality of Anchorage



P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

**Suzanne LaFrance, Mayor**

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**  
Briana Sullivan and Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Guy Wade

July 9, 2024

Attn: Rob Holland, Sr. Director, Maintenance & Operations, ASD, [holland\\_robert@asdk12.org](mailto:holland_robert@asdk12.org)  
Tiffany Briggs, Real Estate Director & Heritage Land Bank, [tiffany.briggs@anchorageak.gov](mailto:tiffany.briggs@anchorageak.gov)

CC: Kent Kohlhase, Municipal Manager, [kent.kohlhase@anchorageak.gov](mailto:kent.kohlhase@anchorageak.gov)  
James Anderson, Chief Operating Officer, Anchorage School District, [anderson\\_jim01@asdk12.org](mailto:anderson_jim01@asdk12.org)  
Assembly Member Zac Johnson, [zac.johnson@anchorageak.gov](mailto:zac.johnson@anchorageak.gov)  
Assembly Member Randy Sulte, [randy.sulte@anchorageak.gov](mailto:randy.sulte@anchorageak.gov)

Re: Erosion of levee along California Creek in Girdwood Town Square

The portion of California Creek that flows between Crow Creek Road and Alyeska Highway, adjacent to the Girdwood Town square, is actively eroding a section of levee that protects the commercial and residential district. This section of creek flows through Anchorage School District (ASD) and Heritage Land Bank (HLB) land before eventually crossing under Alyeska Highway to Girdwood Park land. The eroding levee that holds California Creek is located on ASD managed land. This levee is undergoing significant erosion and requires attention to prevent damage to an apartment complex, nearby homes, and several commercial businesses. Photos of the erosion and a general map of the location are attached.

The Girdwood Valley Service Area Manager has notified the ASD of this situation and HLB was informed by ASD. No response has been received as of the date of this letter. The Girdwood Board of Supervisors will be discussing this situation at their August 19<sup>th</sup>, 2024, regular meeting to establish a plan to fix and reinforce the California Creek embankment to protect the significant Town Square infrastructure adjacent to it.

Since the Municipality of Anchorage is the land owner, with ASD and HLB as the responsible land managers, we request that both organizations attend the meeting. Please provide any relevant written material to us beforehand so we can include it in the meeting packet. Upcoming fall and winter weather are likely to continue to add to flow volume and we are very concerned that a failure of the levee could be imminent.

If you have any questions, please contact Kyle Kelley, MOA Girdwood Service Area Manager, at 907-343-8374 or [Kyle.Kelley@anchorageak.gov](mailto:Kyle.Kelley@anchorageak.gov).

Sincerely,

*Mike Edgington*

Mike Edgington  
GBOS Co-chair

### General location and photos of active bank erosion

