

Hello,

The **Heritage Land Bank Advisory Commission** will be holding a meeting on **Thursday, August 22, 2024 at 1:30PM**. This will be a hybrid meeting with in-person, online, and telephone options.

To join online via Microsoft Teams [click this link to enter the meeting](#).

To join via telephone call 907-519-0237 and use conference ID 987 366 530#

Or join in-person at the Permit & Development Center, Conf. Room 170, 4700 Elmore Road, Anchorage, Alaska 99507. Follow green signs from the main lobby to find the correct conference room.

The meeting agenda [is available online here](#). There are **two action items and public hearings on this agenda**. The first is regarding the withdrawal and **transfer of HLB Parcel 6-075 to Girdwood Parks and Recreation**, and the second is regarding a **disposal by easement of portions of HLB 6-251 and 6-296 to Bikewood**, a mountain biking trails project in Girdwood.

Community members may provide public comment during each public hearing or under Items or Persons Not on the Agenda. **Anyone wishing to provide public comment via email, telephone or Teams must email hlb@anchorageak.gov by 5:00 pm the day before the meeting**. In the email, please provide your name, phone number, and the subject line should read "HLBAC Public Comment." All members of the public on the Teams Meeting shall be muted until called on to speak. Those wishing to speak in-person do not need to sign up prior to the meeting. Should you need additional assistance or special modifications to participate, or **if you have questions, please call the HLB office at 343-7536 or email hlb@anchorageak.gov**.

Please visit www.muni.org/HLB for more details. More information will be posted as the meeting date approaches.

Thank you!

HLB Staff



Heritage Land Bank

Real Estate Department | Municipality of Anchorage

4700 Elmore Road, Anchorage, AK 99507

(907) 343-7536 | www.Muni.org/HLB

HLB@AnchorageAK.gov

Application for Alternative Equivalent Compliance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first) Glacier City Development, LLC			Name (last name first) Allie Gordy		
Mailing Address PO Box 274			Mailing Address 5401 Cordova Street, STE 301		
City Girdwood	State AK	Zip 99587	City Anchorage	State AK	Zip 99518
Contact Phone – Day 907-351-6636		Evening	Contact Phone – Day 907-344-5478		Evening
E-mail glacierncitydevelopment@gmail.com			E-mail agordy@sparkak.com		

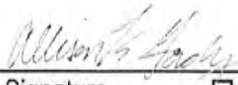
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 075-031-41			
Site Street Address: 339 Hightower Road, Girdwood, AK 99587			
Current legal description: (use additional sheet if necessary) GIRDWOOD ELEMENTARY SCHOOL, TR E3			
Zoning: gC-8	Acreage: .5	Grid #: SE4715	Plat #: 950035

ALTERNATIVE EQUIVALENT REQUESTED	
<input type="radio"/> 21.06.030D Height Transitions	<input type="radio"/> 21.07.110 Residential Design Standards
<input type="radio"/> 21.07.060F Pedestrian Amenities	<input type="radio"/> 21.07.120 Large Commercial Establishments
<input type="radio"/> 21.07.080 Landscaping, Screening & Fences	<input checked="" type="radio"/> 21.09.080 Building Design Standards (Girdwood)
<input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment	<input type="radio"/> 21.11.070G Urban Design Amenities

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application <input checked="" type="checkbox"/> Plans showing proposed alternative <input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met.
(Additional information may be required.)	

I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

 Signature <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Jul 24, 2024 Date
--	----------------------

Allison K Gordy	
Print Name	

Accepted by:	Fee:	Case Number: 2024-0090	Decision Date Admin: 08/13/2024
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation(s):

- | | | |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks | <input type="checkbox"/> Community Facility |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | | |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: _____

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- Rezoning - Case Number:
- Preliminary Plat Final Plat - Case Number(s):
- Conditional Use - Case Number(s):
- Zoning variance - Case Number(s):
- Land Use Enforcement Action for
- Building or Land Use Permit for TOWNHOUSES DEVELOPMENT MASTER PLAN - Case Number: 22-0017 and 24-0022
- Wetland permit: Army Corps of Engineers Municipality of Anchorage

ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

July 17, 2024

Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Subject: Girdwood Development – AEC Application Narrative

21.07.010D.6 AEC Approval Criteria:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.*
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.*
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.*

This application is a request for approval of Alternative Equivalent Compliance requests for the commercial building portion of the Glacier City Center Development in Girdwood, Alaska. Below is a description of the project as well as how the AEC's meet the AEC approval criteria as outlined in 21.07.010D.6

The owners of the Glacier City Center Development are developing a small commercial building in the southeast corner of the site, as outlined in the Development Master Plan, most recently amended in Planning and Zoning case 2024-0022. The 4,048 SF building will contain a tasting room, eatery, coffee shop, and mechanical mezzanine. The size of the building is a result of site constraints, a desire to maintain a pedestrian scale development along Hightower Road, and the previously approved and modified Development Master Plan (Case 2022-0017 and Modification 2024-0022). The zoning for the parcel is gC-8 (New Townsite North Commercial). The goal of the AEC requests are to illustrate equivalent alternative compliance with section 21.09.080.F Building Design Standards. The AEC requests below only pertain to this commercial building, not the entire development.

AEC 1: 21.09.080.F.2.d. Scale and Size.

No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall.'

The east and west walls of the building are 46'-0" in length. The west wall has a recessed entry that steps back 3'-0" from the face of the façade to allow protected access to the utility room. The east wall also has a recessed door that steps back 3'-0" from the face of the building to create a similar protected entry in the café.

This alternative meets the standards listed above in the following ways:

- a. The intent of the Building Style, Massing, and Size section of the Girdwood Land Use Regulations (21.09.080.F.2.a and b.) is to ensure new commercial buildings in Girdwood are of an appropriate appearance and scale that reflects this long standing residential character of the mountain community. The proposed alternative design meets the intent of the design standard by creating building modulation as indicated by the above code, while ensuring the functional use of the building is not encumbered by creating programmatic pinch points in a limited footprint by providing an inset of 3'-0". The 3'-0" door alcoves also provide a human scale with their soffit heights at 8'-0".
- b. The proposed alternative achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core commercial center at a scale appropriate to a small community.
- c. The 3'-0" alcoves provide weather protection for these entries while creating less of a space for people to hide or hangout. This results in a safety benefit to the community that is equivalent or greater than compliance with the subject design standard.

AEC 2: 21.09.080.F.2.d. Scale and Size.

For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plan of the building side shall equal at least one-third of the building side length.

The north and south walls are 80'-0" in length. The building is broken into three structural bays along this length; the first bay is 28'-6" wide, the second 27'-6", and the third 24'-0". To maximize the use of the 3,655 SF first floor while still modulating the building, the central bay is framed by 3'-0" deep, 1'-6" wide exterior fins that extend to a roof overhang of the same depth. The exterior material changes from metal to a wood-look material between the fins, further differentiating the central volume of the building. The proposed solution creates a clear change in the primary wall plane and volume of the building of more than one-third the length of the building ($80 / 3 = 26'-8"$).

This alternative meets the standards listed above as follows:

- a. The proposed alternative meets the intent of the design standard by providing 3'-0" fins that break up the north and south building elevations at the central volume of the building for one-third of the building length, creating visual modulation required by 21.09.080.F.2.d. without incurring excessive costs associated with jogged foundations, and more complex structural systems. By modulating the building on the exterior, we are providing more usable commercial space on the interior of the limited footprint building while still volumetrically separating the building façade from the primary wall plane. The 3'-0" building fins meet the intent of items 21.09.080.F.2.a & b to the maximum extent feasible by maintaining a residential character, avoiding blank walls, and creating a building that appears to be an aggregation of smaller, simpler forms, rather than one large form.

- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core as a commercial center at an appropriate scale.
- c. The 3'-0" fins provide a benefit to the community by allowing better and less obscured access to building entrances, less places for people to hide, and a more human scale change to the face of the building.

AEC 3: 21.09.080.F.4.a. Porches, Entrances, Arcades, and Roofed Walkways.

A key element of Girdwood mountain style for commercial, community and resort buildings is the use of porches with shed roofs to define entrances. To the maximum extent feasible, all buildings shall utilize porches constructed in accordance with the following standards.

- a. *Landing Height. Where landings are used, they shall be a minimum of eight inches higher than adjacent walkways or streets.*
- d. *Arcades and Roofed Walkways*
 - vii. *Elevation above Grade. Arcaded walkways shall be elevated at least eight inches above grade.*

The building is intended to have a wheelchair accessible sidewalk connecting all required building entrances/exits, the required arcade along Hightower Road, and the MOA sidewalk along the Hightower Road right of Way. The primary entrance of the café is on the east side of the building along the arcade, while the primary entrance of the rest of the tenant space is on the north toward the parking area. The primary entrance on the north wall will consist of a covered entry that is 12'-0" wide by 8'-0" deep, exceeding the 8' width required in 21.09.080.F.4.c. The landing at the door will be 8" higher than the adjacent street and sidewalk in the Right-Of-Way at Hightower Road. To maintain connectivity from the landing to the arcade, the arcade sidewalk will maintain the same elevation as the landing. Both landings will be greater than 8" above the adjacent street and sidewalk at Hightower Road.

This alternative meets the AEC standards of approval as follows:

- a. As stated in 21.09.080.F.2.a&b. the intent of incorporating porches and arcades is to maintain the mountain town feel of Girdwood. By providing entry landings that are 8" above Hightower Road and the ROW sidewalk, covered entrances, and a fully accessible connection between all site elements and the building, we are meeting this standard to the maximum extent feasible.
- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by enhancing Girdwood's central commercial core through improved walkability and pedestrian access to local trails and sidewalks from the building site. By providing equal access to all individuals regardless of their mobility, the design is improving walkability and pedestrian access through passive design.
- c. This proposed alternative benefits the community by providing multiple, clear access points to the building and a continuous, accessible path of travel to all required entrances for all individuals.

AEC 4: 21.09.080.F.2.f.iii(A) Glass Windows.

Except for the gC-4 district, commercial buildings shall have a high percentage of glass windows with interior views in the facades, as specified below.

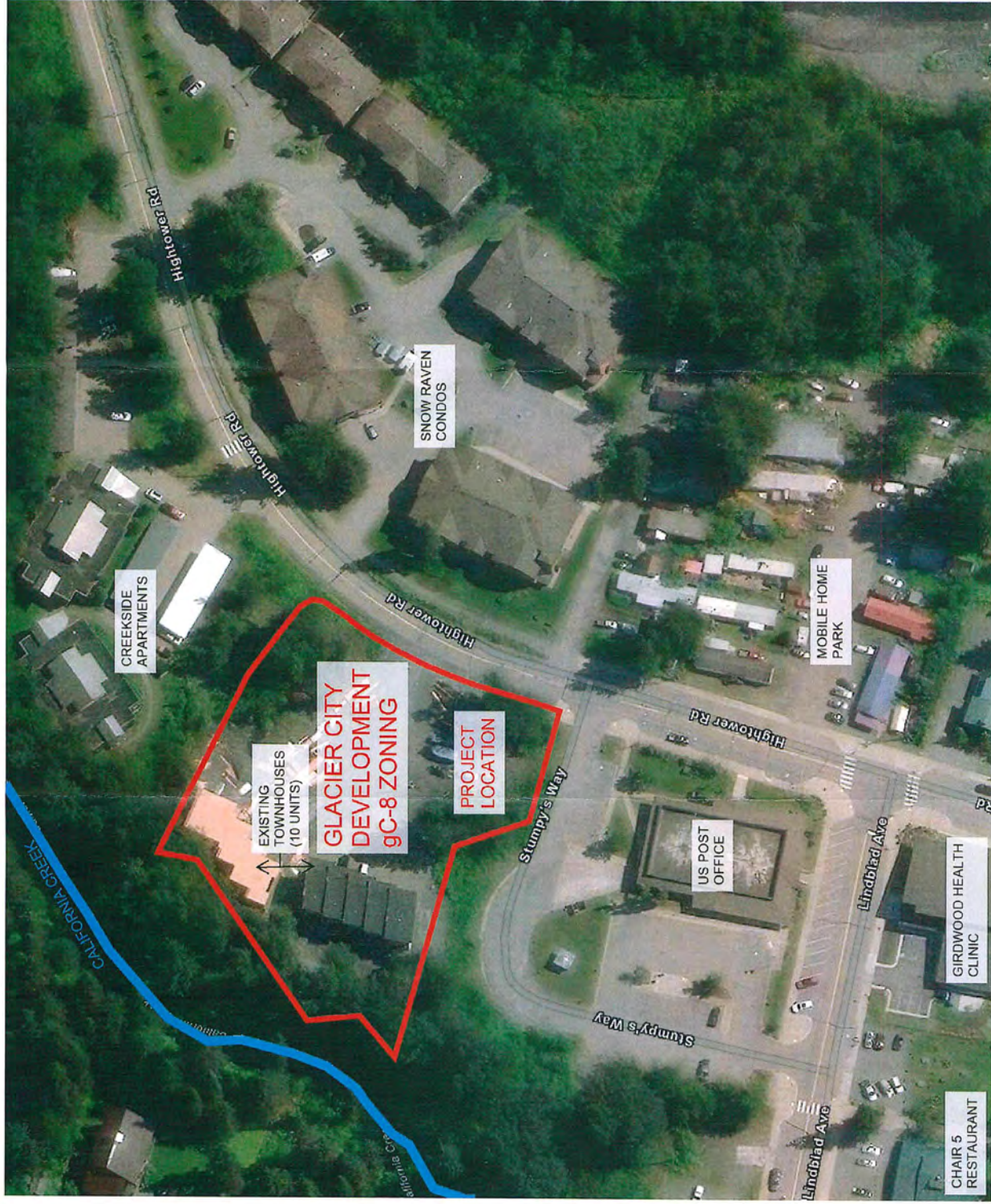
(A) Retail/bar/restaurant uses at ground floor: at least 50 percent glass.

The use of the building is restaurant/bar. Per 21.09.080.F.2.f.iii(A), the North, East, and South facades all contain 50% glazing or more. On the north and south facades, 50% glazing is achieved via windows at the ground level with additional glazing at the mezzanine level to allow for adequate space for structural shear support, while allowing natural light in the mechanical mezzanine and two-story central volume of the building. Because the west side of the building serves back of house uses, including a common utility room, a future commercial kitchen, and the bar service area, no glazing is required on the west façade. The west elevation also houses the necessary exterior mounted utility gear such as the gas meter and electrical service gear.

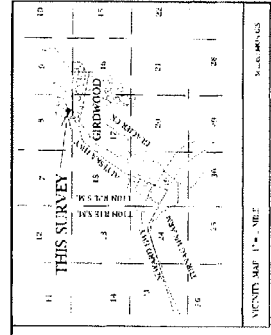
This alternative meets the AEC standards of approval as follows:

- a. The intent of the design standard is to provide maximum glazing in restaurant, retail, and bar uses. The proposed alternative of utilizing windows above the ground floor on the north and south faces of the building to achieve 50% glazing meets the design standard by providing daylighting and views in the restaurant/bar portions of the building, while allowing adequate room for structural shear walls. Additionally, the relocation of required glazing above the ground floor allows the building to avoid a cost prohibitive steel moment frame in a standard wood framed structure. Per 21.09.080.F.2.a&b., the proposed alternate maintains a mountain and residential building style that is appropriate for Girdwood's climate and mountain valley setting, maximizing daylight/views and highlighting the commercial use.
- b. The proposed alternative has no material impact on the Girdwood Area Plan goals.
- c. The proposed alternative benefits the community by providing even more inviting glazing on the north and south facades, highlighting the use of the space and providing better views of the valley from within.

GIRDWOOD DEVELOPMENT PROJECT LOCATION



SCALE:
07.11.2024
MAP SCALE: VECTOR PRINTED AT 1:1417



NOTES

1. The above shown is the best and true copy of the original as it exists.
2. No existing or proposed buildings are shown on this plan.
3. The project is located on Tract E3, Grandwood Elementary School Subdivision.
4. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
5. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
6. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
7. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
8. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
9. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.
10. The subdivision is subject to the provisions of the Subdivision Map Act, AS 35.05.010.

BENEFICIARY

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017

THE STATE OF ALASKA, by and through the Attorney General, do hereby certify that the above described plat is a true and correct copy of the original as it exists.

CERTIFICATE OF COMPLETION

Surveyor's Certificate of Completion

I, the undersigned, being duly sworn, do hereby certify that the above described plat is a true and correct copy of the original as it exists.

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017

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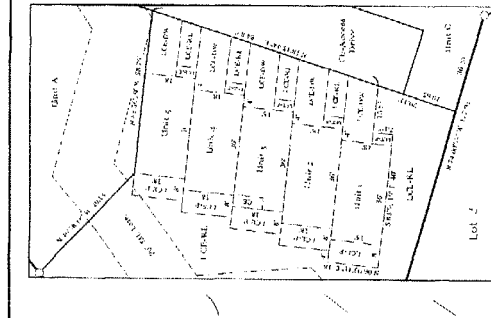
Condominium Plat & Plans of
Glacier City Townhomes
 Creating Units 1, 2, 3, 4, 5, A, B & C
 Located on Tract E3, Grandwood Elementary School
 Subdivision, Plat No. 152-15

49th STAR SURVEYING

Plat # 152-15-032

DATE: 2/15/17

BY: [Signature]



CERTIFICATE OF OWNERSHIP

Glacier City Development, LLC

I, the undersigned, being duly sworn, do hereby certify that the above described plat is a true and correct copy of the original as it exists.

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017

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NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017

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SURVEYOR'S CERTIFICATE

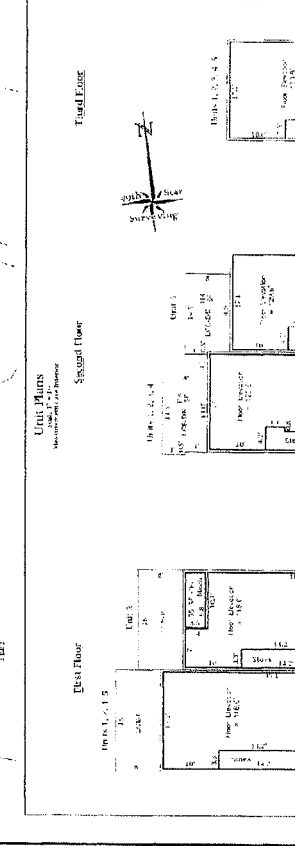
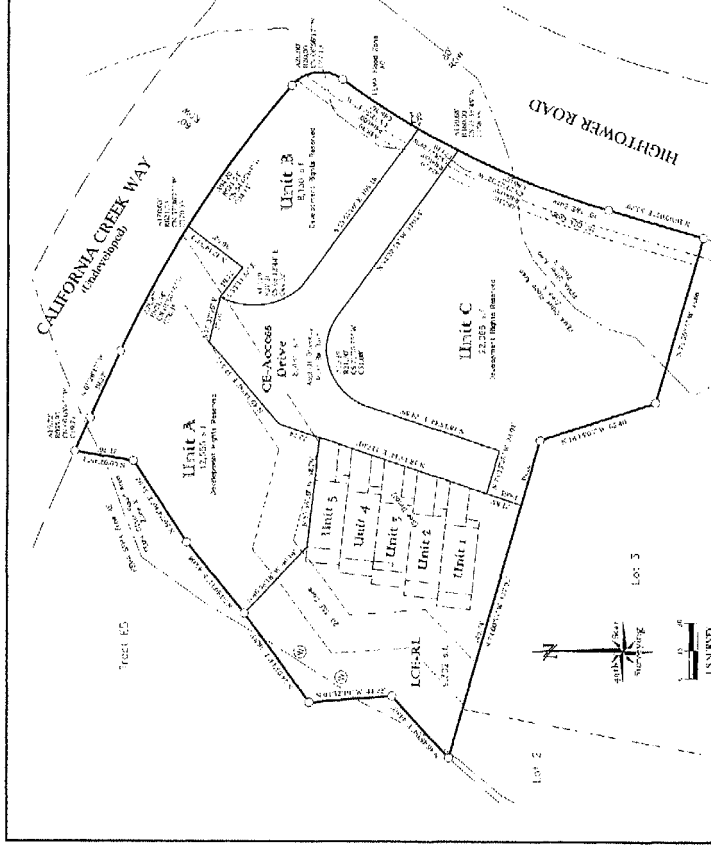
Surveyor's Certificate

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STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017



Unit Plans

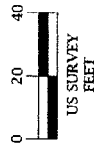
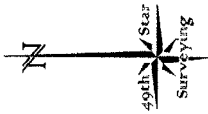
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STATE OF ALASKA

THIRD JUDICIAL DISTRICT

IN SENATE, FEBRUARY 15, 2017



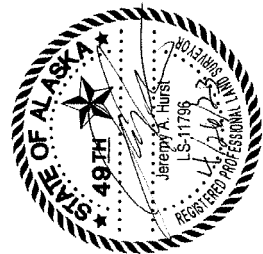
LEGEND

- ▲ Comm. Pedestal
- ⊗ Fire Hydrant
- ⊕ Proposed Well
- ⊗ Water Valve
- ⊗ Sewer Manhole
- ⊗ Sewer Cleanout
- ⊗ Transformer
- ⊗ Storm Manhole
- ⊗ Catch Basin

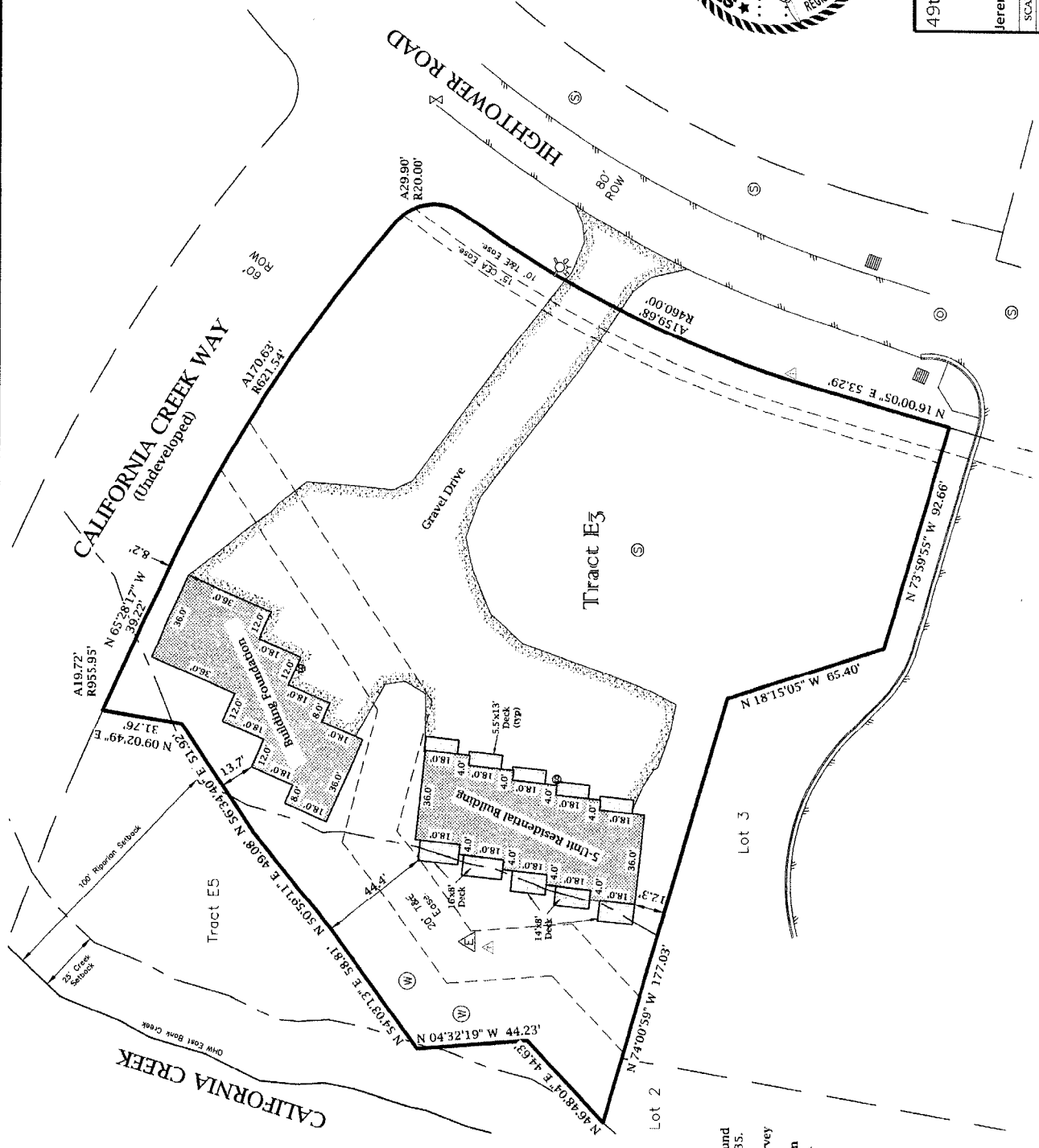
NOTES

-All dimensions shown are grid bearings, and ground distances. Record boundaries are per Plat No. 95-35.
 -49th Star has conducted a physical survey of the property and all details shown on this Asbuilt Survey are correct.
 -Easements shown are from the record subdivision Plats. No additional research has been performed.

ASBUILT SURVEY
 Tract E3,
 Girdwood Elementary
 School Subdivision,
 Girdwood, AK



49th Star Surveying LLC
 PO Box 738
 Girdwood, AK 99587
 (907)891-6111
 jeremy@49thStarSurveying.com
 SCALE: 1"=40' (1:160)
 DATE: 4/26/23
 SHEET: ASBUILT



DRAFT

CERTIFICATE OF AUTHORIZATION NO.

BSC ENGINEERING, LLC LICENSE

11301 OLIVE LN. ANCHORAGE, AK 99515
Phone: 224-0855 Fax: 222-6710
www.bscengineering.com



sparkdesign, llc

GIRDWOOD DEVELOPMENT HIGHTOWER ROAD GIRDWOOD, ALASKA

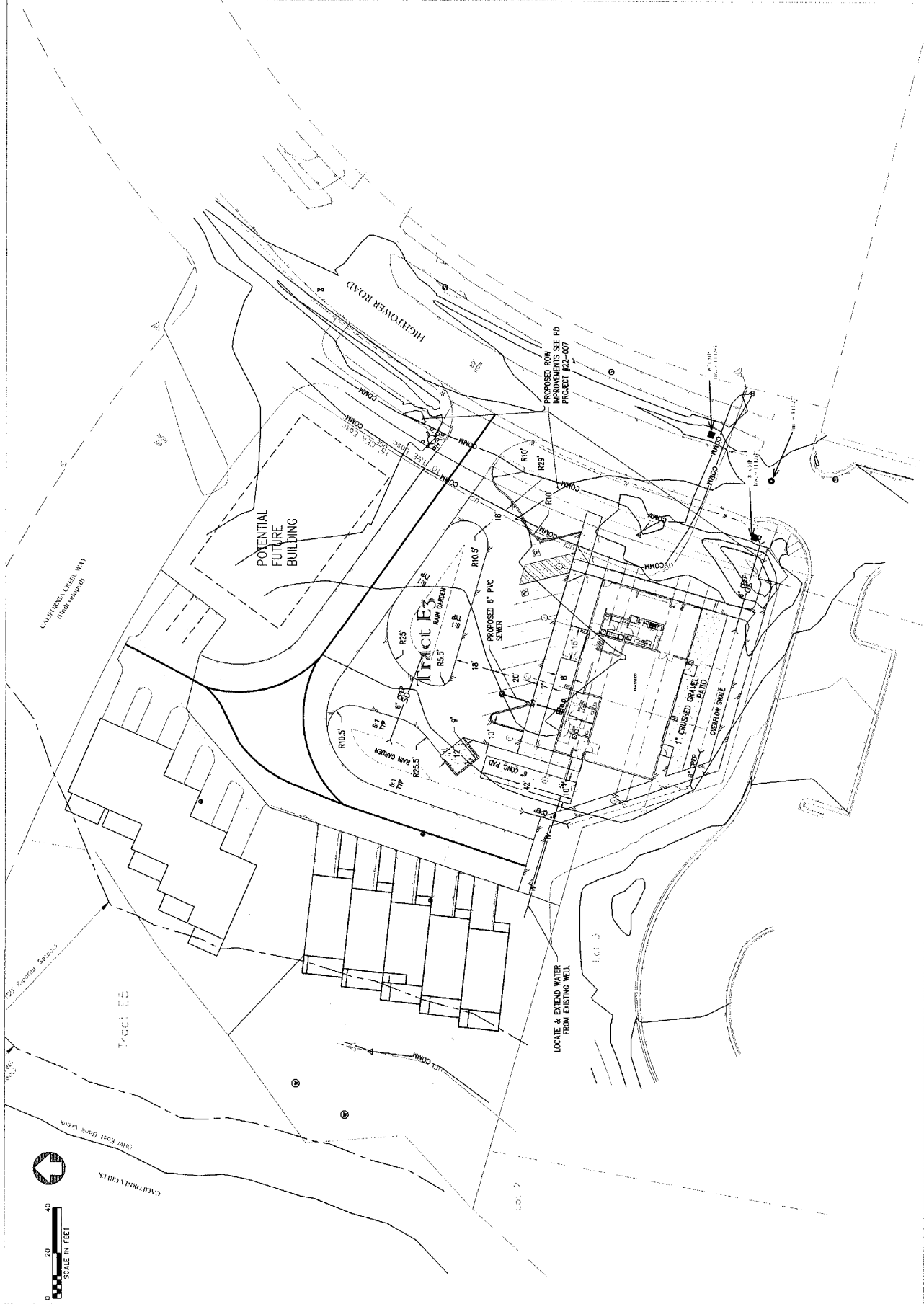
NO. PLANNING BOX

DATE: 07.17.2012
DRAWN: LBN
CHECKED: LBN
APPROVED: LBN

CIVIL SITE PLAN

SHEET NO. C2.01

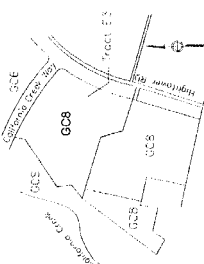
95% DRAWINGS



LANDSCAPING REQUIREMENTS (Title 21.09)

Zoning: GCB
Adjacent zoning:

- 21.09.040 Zoning Districts C.2 hill Buildings shall conform the human scale and physical character of the new landscape, and maintain a strong relationship to the street.
- 21.09.070 E. Landscaping, Vegetation, and Tree Retention
4.6. Per Table 21.09-0 minimum percentage for native vegetation and permeable surface shall be 25% for commercial uses.
5. Retain existing trees (not be located directly on the site or lot) individual vegetation trees shall be a minimum 20% of the lot and minimum 10' tall. 6' tall trees shall be a minimum 25% of the lot and minimum 10' tall. 8' tall trees shall be a minimum 30% of the lot and minimum 10' tall. 10' tall trees shall be a minimum 35% of the lot and minimum 10' tall. 12' tall trees shall be a minimum 40% of the lot and minimum 10' tall. 14' tall trees shall be a minimum 45% of the lot and minimum 10' tall. 16' tall trees shall be a minimum 50% of the lot and minimum 10' tall. 18' tall trees shall be a minimum 55% of the lot and minimum 10' tall. 20' tall trees shall be a minimum 60% of the lot and minimum 10' tall. 22' tall trees shall be a minimum 65% of the lot and minimum 10' tall. 24' tall trees shall be a minimum 70% of the lot and minimum 10' tall. 26' tall trees shall be a minimum 75% of the lot and minimum 10' tall. 28' tall trees shall be a minimum 80% of the lot and minimum 10' tall. 30' tall trees shall be a minimum 85% of the lot and minimum 10' tall. 32' tall trees shall be a minimum 90% of the lot and minimum 10' tall. 34' tall trees shall be a minimum 95% of the lot and minimum 10' tall. 36' tall trees shall be a minimum 100% of the lot and minimum 10' tall.



Site Landscape Summary

Landscape plan as shown based on NCA approval of permit drawing dates 7/4/24.

Plant Schedule

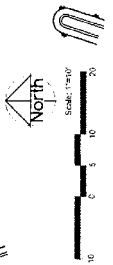
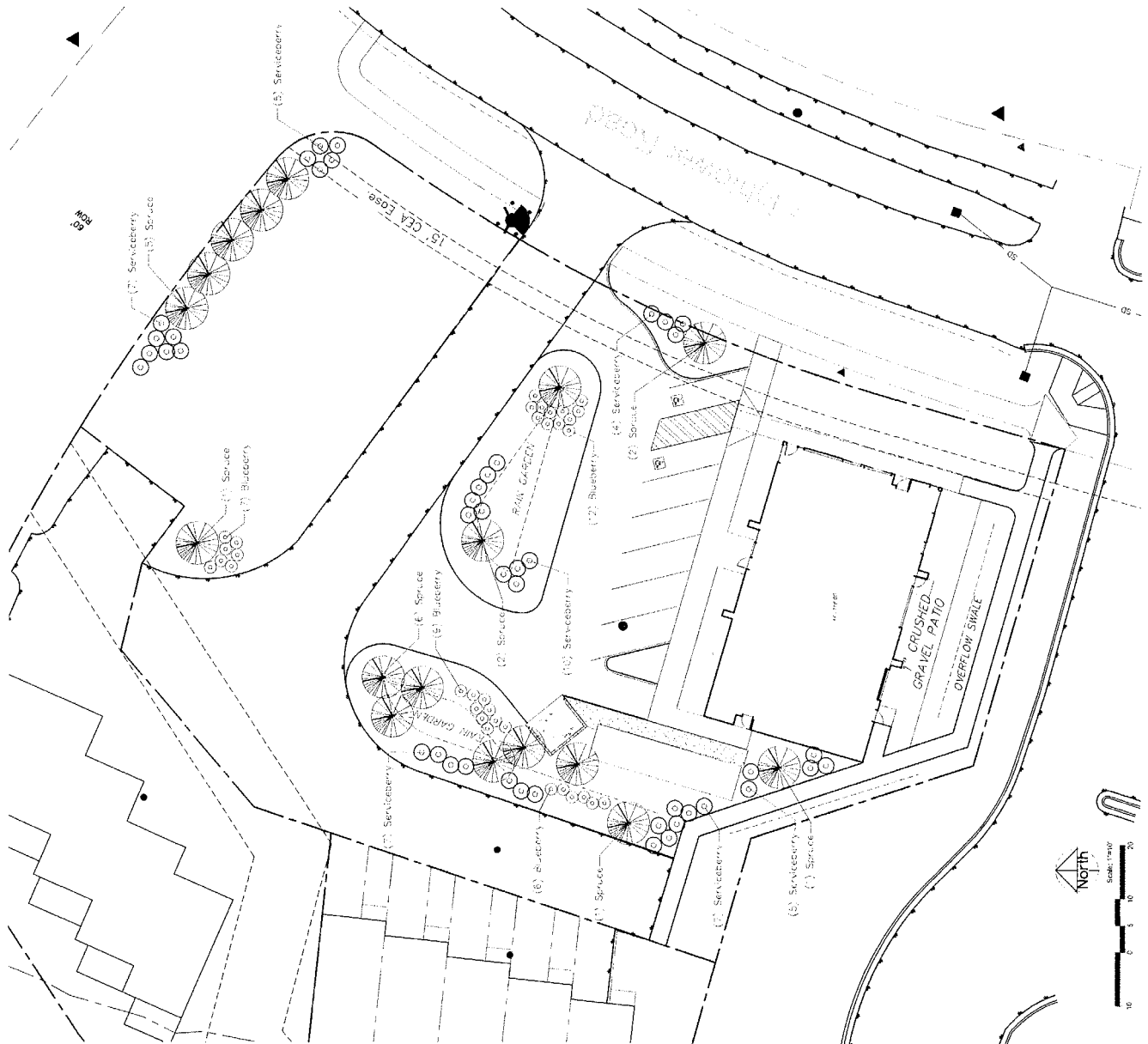
COMMON NAME	RECTANGULAR NAME	QUANTITY	SPACING (ft.)	SIZE (ft.)	NOTES
Hemlock	Large Hemlock	7	5' C.C.	5' Tol	See Note 4
Side Spruce	Side Spruce	10	15' C.C.	5' Tol	See Note 4
Serviceberry	Serviceberry	34	24" C.C.	18" Tol	
Serviceberry	Serviceberry	45	5' C.C.	24" Tol	

Notes

- 1. Serviceberry plants for Streets, Driveway, and other areas, except as noted in these drawings.
- 2. All plants to be installed after the completion of planting beds for approval by the Engineer/Landscape Architect/Owner. Planting locations may be adjusted as required to avoid utilities, drainage basins or existing vegetation.
- 3. Use combination of Side Spruce and Hemlock. Submit material information for each species to the Engineer/Landscape Architect/Owner for review and approval. Provide 2" diameter stakes to mark planting locations. Provide 2" diameter stakes to mark planting locations. Provide 2" diameter stakes to mark planting locations.
- 4. Plants shall be used free of time of planting.
- 5. Planting shall be completed at planting sites with 3" deep graveled bars where 5" or more of Owner approved material is not used on-site. See details.

Seed Schedule

- 1. Seeds are to be used in existing areas, like 4" depth. Seeds are to be used in existing areas, like 4" depth.
- 2. Use NASS Schedule of Seed only. Substitute seed used be approved in writing by the Engineer/Landscape Architect/Owner. See details for approved seed.

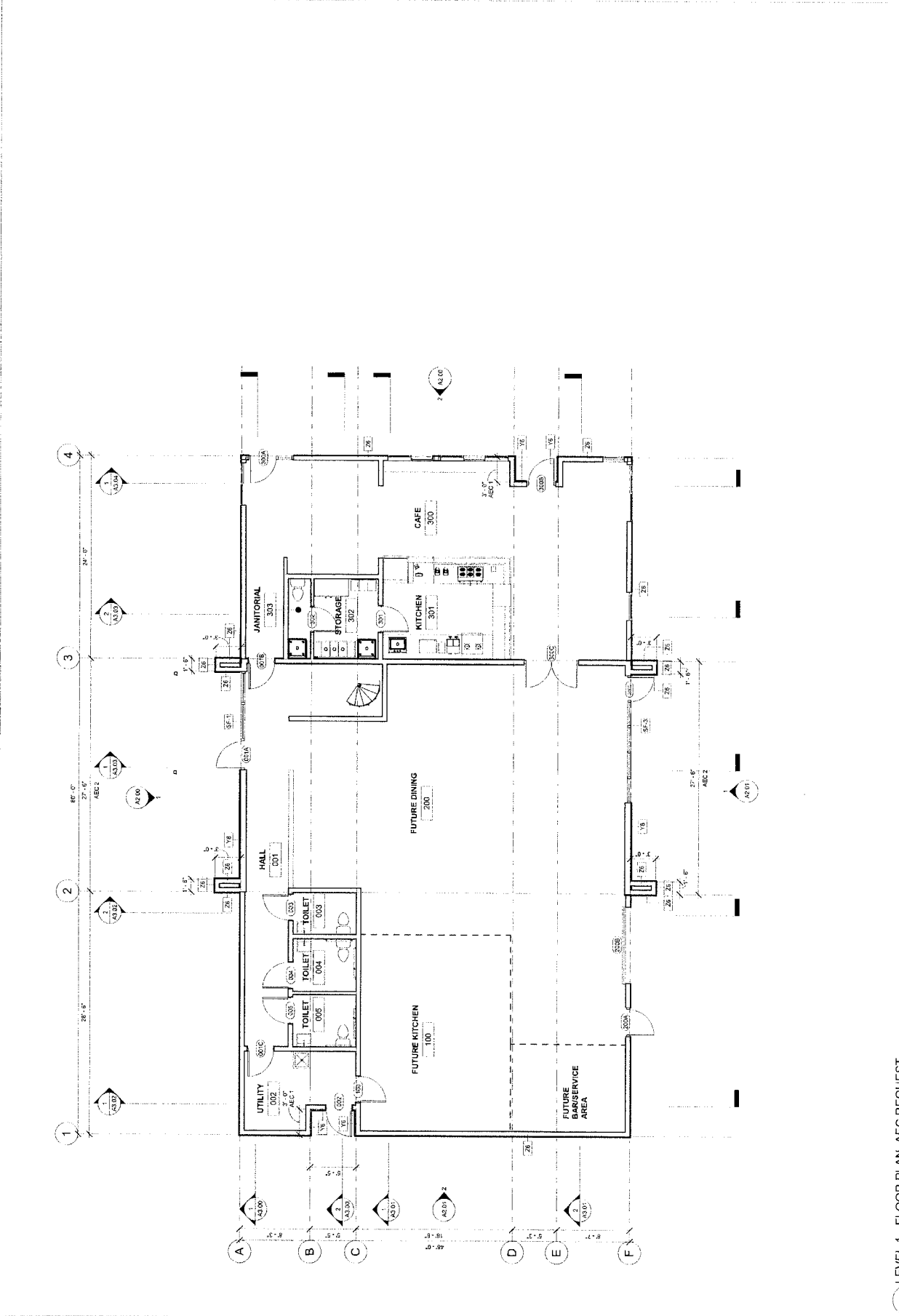


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 5401 cordova street, suite 201
 anchorage, alaska 99518
 P: 907.344.3424 F: 907.771.9776

GIRDWOOD DEVELOPMENT
 Girdwood, Alaska

PROJECT NO. 2024-001
 DATE 11/14/2024
 DRAWN BY JMM
 CHECKED BY JMM
 PROJECT NAME GIRDWOOD-CA-LEWIS-ARC
 INDUSTRY RESTAURANT

SHEET NO. A9.02



1 LEVEL 1 - FLOOR PLAN_AEC REQUEST
 3/16" = 1'-0"

50% DOCUMENTS

EXTERIOR ELEVATIONS GENERAL NOTES

1. ALL UNBUILT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.
2. ALL BLOOMING FOR HOSE BIBS, WALL MOUNTED LIGHTS, MATERIAL AS THE BUILDING OR A COMPLEMENTARY FINISH AS APPROVED BY THE ARCHITECT.
3. REFERENCE 01 IS FOR RATED WALLS.
4. REFERENCE 02 IS FOR WALL ASSEMBLIES AND NOTES.
5. REFERENCE AS 89 FOR DOOR, FRAME, STONEFRONT, AND WINDOW SCHEDULES.
6. ALL EXHAUST LOCATIONS MUST BE 3 MIN. FROM ANY OPERABLE WINDOW PER IBC.
7. SET THE TECHNICAL CORRAL VENT, LOUVER AND EXHAUST SCREEN LOCATION AND HEIGHT IN THIS NOTE.

EXTERIOR ELEVATION LEGEND

EXTERIOR SONGS (W/D):
 MFG: 800 METAL SALES
 TYPE: 1/2" x 1/4" x 22 GA
 COLOR: MATT BLACK (100)
 PANEL SIZE: PER MFG
 GAUGE: 22 GA

EXTERIOR SONGS (W/D):

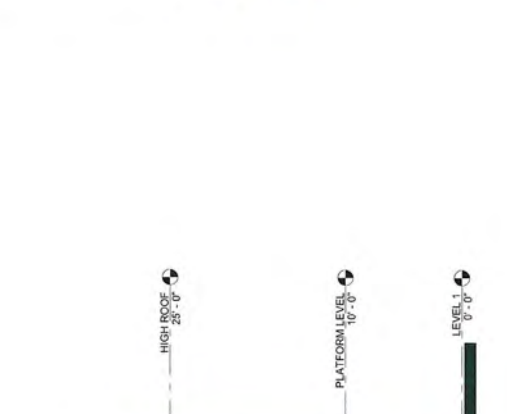
ALTERNATE A (M/D):
 MFG: CEDAR PLANKS
 TYPE: CLEAR SEAL
 COLOR: CLEAR
 PANEL SIZE: 1/2" x 1/4" x 22 GA
 REVEAL: 1/4" INSTALL WITH RAMSCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND

ALTERNATE B (W/D):

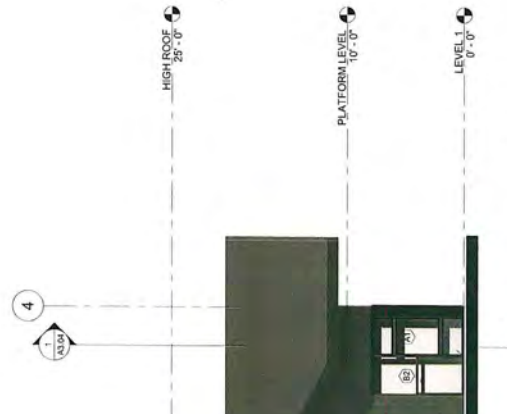
MFG: PACIFIC NORTHWEST TIMBERS
 TYPE: RECLAIMED BARNWOOD SOUND
 COLOR: NATURAL
 PANEL SIZE: Varies
 REVEAL: 1/4" INSTALL WITH RAMSCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND

ALTERNATE C (W/D):

MFG: NOCHIA
 TYPE: RECLAIMED BARNWOOD WOOD SERIES PANEL
 COLOR: NATURAL
 PANEL SIZE: PER MFG
 GAUGE: 22 GA
 REVEAL: PER PANEL STYLE. INSTALL WITH MFG RAMSCREEN SYSTEM



2 WEST ELEVATION
 3/16" = 1'-0"



1 SOUTH ELEVATION
 3/16" = 1'-0"

GLAZING SF 484-869 TOTAL SF 484 SF (REQUIRED)
 GLAZING PERCENTAGE 50%

spark design, llc
 architecture • interiors • design-build
 5401 cordova street, suite 301
 anchorage, alaska 99518
 P: 907.344.3424 F: 907.771.9776
 spark design, llc aec1318

GIRDWOOD DEVELOPMENT
 Girdwood, Alaska

DATE: 07/18/2024
 DRAWN BY: JMW
 CHECKED BY: JMW
 PROJECT: GIRDWOOD DEVELOPMENT

DATE: 07/18/2024
 DRAWN BY: JMW
 CHECKED BY: JMW
 PROJECT: GIRDWOOD DEVELOPMENT

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 PROJECT: GIRDWOOD DEVELOPMENT

DATE: 07/18/2024
 DRAWN BY: JMW
 CHECKED BY: JMW
 PROJECT: GIRDWOOD DEVELOPMENT

50% DOCUMENTS

EXTERIOR ELEVATIONS GENERAL NOTES

1. ALL UNBUILT SUPPORTING UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.
2. ALL WORKING FOR MORE THAN 24 HOURS SHALL BE PROTECTED WITH A COMPLIMENTARY FINISH AS APPROVED BY THE ARCHITECT.
3. REFERENCE 01 02 FOR RATED WALLS.
4. REFERENCE 02 00 FOR WALL ASSEMBLIES AND NOTES.
5. REFERENCE 05 00 FOR DOOR FRAME, STOREFRONT, AND WINDOW SCHEDULES.
6. ALL EXHAUST LOCATIONS MUST BE 2 MIN. FROM ANY OPERABLE WINDOW PER IBC.
7. SIZE, LOCATION AND MOUNTING HEIGHT.

EXTERIOR ELEVATION LEGEND

- EXTERIOR FINISH (W/D):**
- ALTERNATE A (W/D):
 - 1. 1/2" CLEAR PLANKS
 - 2. CLEAR SEAL
 - 3. COLOR: MATT BLACK (100)
 - 4. FINISH: MATT BLACK (100)
 - 5. PANEL DEPTH: 1" PER IFC
 - 6. GAUGE: 22 GA.

EXTERIOR SCINOY (W/D):

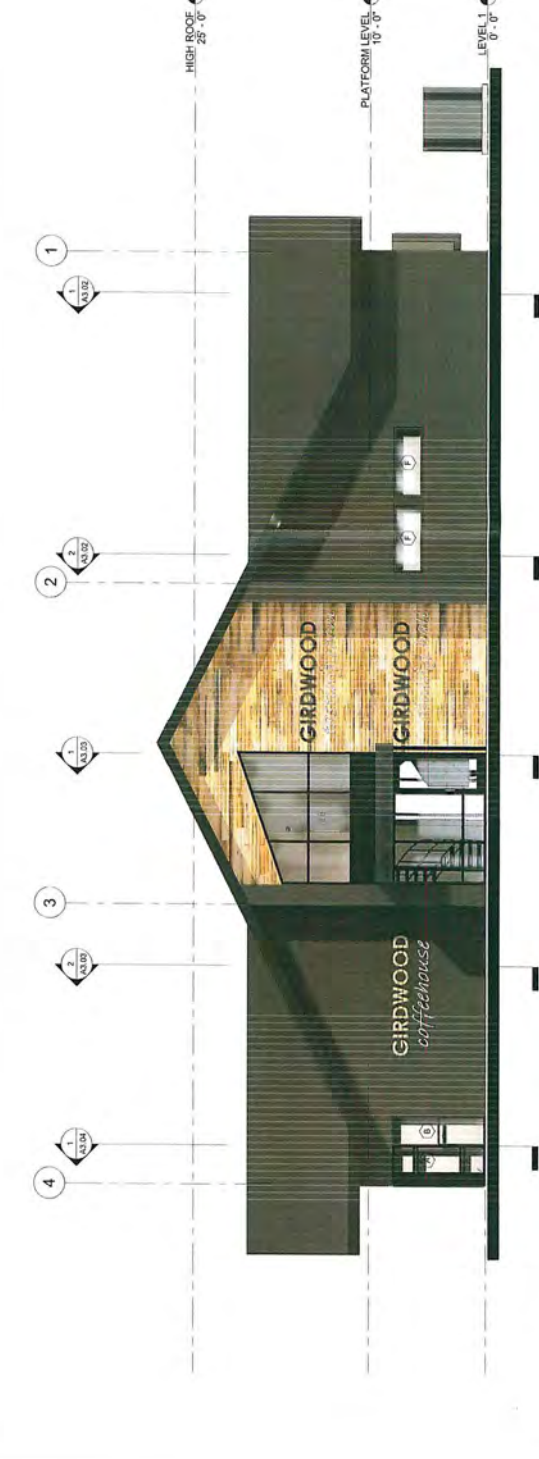
- ALTERNATE B (W/D):
 - 1. PACIFIC NORTHWEST TIMBERS
 - 2. STYLE: RECLAIMED BARNWOOD SILING
 - 3. FINISH: SELECTED BY OWNER
 - 4. PLANK SIZE: VARIES
 - 5. IFC: INSTALL WITH RAINSCREEN SYSTEM WITH BLACK WEATHER BARRIER BEHIND
- ALTERNATE C (W/D):
 - 1. NCHWA
 - 2. FINISH: CLEAR SEAL
 - 3. PANEL SIZE: PER IFC
 - 4. COLOR: MATT BLACK (100)
 - 5. REVEAL: PER PANEL STYLE. INSTALL WITH IFC RAINSCREEN SYSTEM



2 EAST ELEVATION
3/16" = 1'-0"

1 NORTH ELEVATION
3/16" = 1'-0"

GLAZING = 217 / 416 SF (52%) (20% SF REQUIRED)



1 NORTH ELEVATION
3/16" = 1'-0"

GLAZING SF: 302 / 504 TOTAL SF = 60%

SPARK DESIGN LLC 2024

spark design, llc
interiors • design-build
45401 cordova street, suite 95101
anchorage, alaska 99516
p: 907.344.3424 f: 907.771.9776

GIRDWOOD DEVELOPMENT
Girdwood, Alaska

NO SCALE
DATE: 07/18/2024
REVISED: 07/18/24
DWG: 020

PROJECT NAME: GIRDWOOD DEVELOPMENT
EXTENSION ELEVATIONS

SHEET NO: A2.00

50% DOCUMENTS

Dear Community Council:

Attached are Anchorage Assembly Resolutions regarding marijuana licenses within your boundary which is scheduled for action and/or public hearing.

The Regular Assembly Meeting is scheduled for 5:00 p.m. on August 13, 2024 at the Loussac Library Assembly Chambers located at 3600 Denali Street.

Please respond prior to the regular meeting scheduled on August 13, 2024 if the Community Council is in support of, neutral, or in opposition of the attached Anchorage Assembly Resolutions, or you may attend the meeting to speak at the public hearing. **Please include the name of the business in the subject line when submitting comments.**

If you have any concerns related to any of the attached Anchorage Assembly Resolutions, please send them directly to wwmas@muni.org.

If you have any concerns or issues with the above referenced establishment(s) we recommend contacting the Municipal Clerk's Office, Municipal Code Enforcement, and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.

- *Submit documentation regarding concerns of issues to the Clerk – MuniLicenses@anchorageak.gov*
- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email amco.enforcement@alaska.gov*

If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information regarding the possible criminal activities associated with the premises.

- *File a complaint with Anchorage Police Department - [file your report here](#).*



Thank you,
Mandy Honest
Business License Official

Municipality of Anchorage
Municipal Clerk's Office
907-343-4316

Messages to and from this email address may be available to the public under Alaska Public Records Law.

Submitted by: Assembly Chair Constant
Prepared by: Municipal Clerk's Office
For reading: August 13, 2024

ANCHORAGE, ALASKA
AR No. 2024-XXX

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY STATING ITS WAIVE**
2 **OF PROTEST TO THE RENEWAL OF STATE OF ALASKA MARIJUANA LICENSE FOR**
3 **CULTIVATION FACILITY; ALASKA RUSTIC, #10239; RETAIL ESTABLISHMENT; THE**
4 **HERBAL CACHE, #19277; AND AUTHORIZING THE CLERK TO TAKE CERTAIN**
5 **ACTION.**

6
7 (Turnagain Arm & Girdwood Community Councils)

8
9 **WHEREAS**, the Municipal Clerk has received notice of the State of Alaska marijuana
10 license renewal deemed complete by the Alcohol and Marijuana Control Office (AMCO) for
11 the following establishments:

- 12 • Alaska Rustic, #10239
- 13 • The Herbal Cache, #19277

14
15 **WHEREAS**, at the Special Assembly Meeting of April 18, 2023, the Assembly passed AO
16 2023-46, As Amended, which changed the license period of municipal marijuana licenses
17 from one-year to two-year (biennial) license periods; and

18
19 **WHEREAS**, the above listed establishments are not due for the renewal of their municipal
20 marijuana license this year and so they are recommended for waive of protest; and

21
22 **WHEREAS**, the Assembly must enter any protest to AMCO within 60 days following the
23 date the AMCO director sent notice of the deemed complete state renewal application; and

24
25 **WHEREAS**, the Municipal Clerk received a copy of the State of Alaska application on July
26 16, 2024 and has determined the last day for the Assembly to file a protest is on or after
27 September 14, 2024; and

28
29 **WHEREAS**, the Assembly Meeting on September 10, 2024, is the last scheduled regular
30 meeting of the Anchorage Assembly prior to the expiration of the protest period.

31
32 **NOW, THEREFORE**, the Anchorage Assembly resolves:

33
34 **Section 1.** The Anchorage Assembly hereby authorizes the Municipal Clerk to provide
35 written notice to AMCO that the Assembly has no objection to the renewal of the State of
36 Alaska marijuana licenses for the above establishments.

37
38 **Section 2.** This resolution shall be effective upon passage and approval.

39
40
41 PASSED AND APPROVED by the Anchorage Assembly this _____ day of

1 _____, 2024.

2

3

4

5

6

Chair

7 ATTEST:

8

9

10

11

Municipal Clerk



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?
Remove "Vegetative Buffers"	1a	No
Remove "Potential Future Park Land"	1b	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
Change most of Alyeska Basin from low to mixed density	2g	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

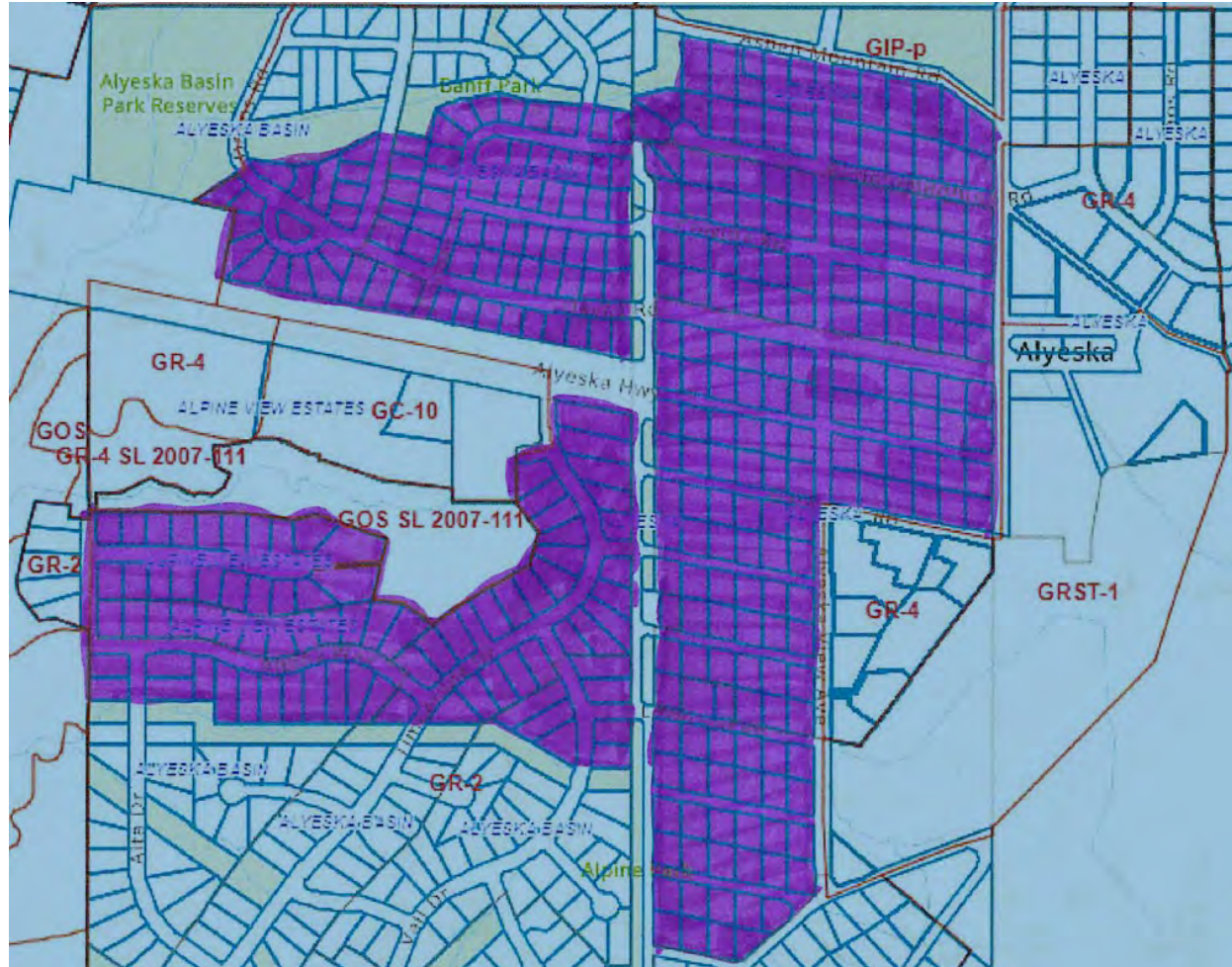
Planning Dept proposed amendment #5 (updated)

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

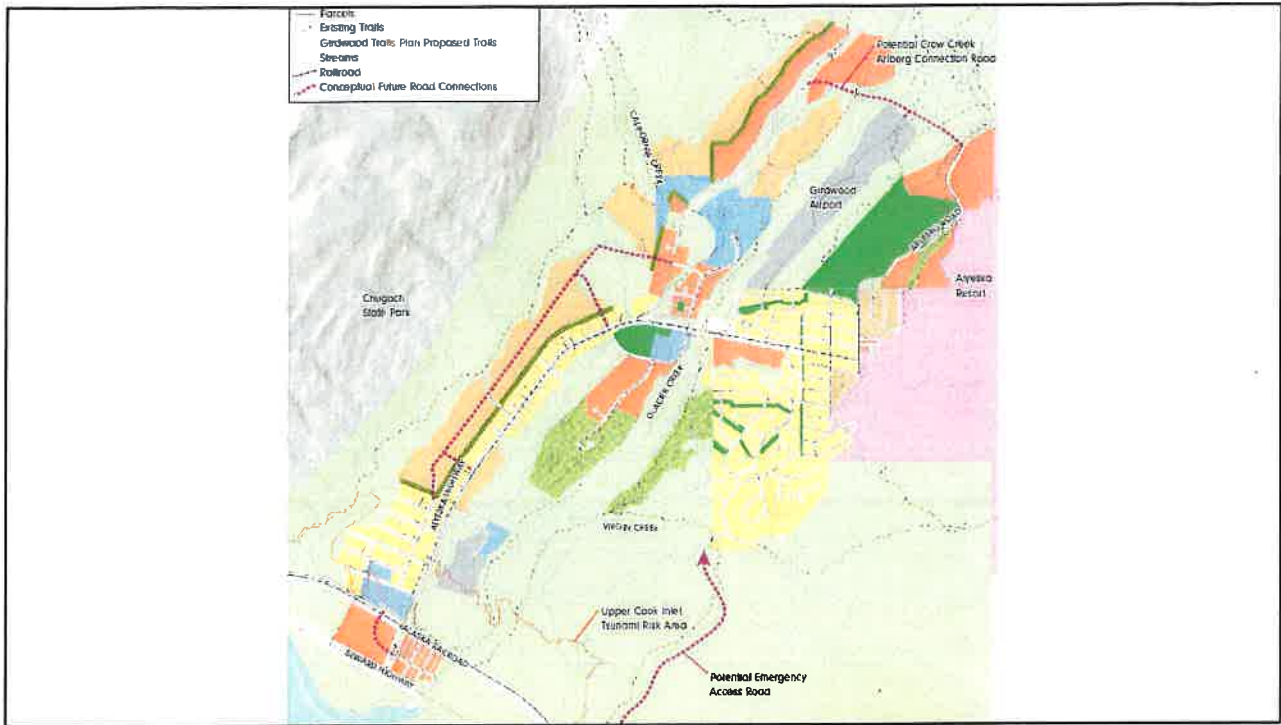


5

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



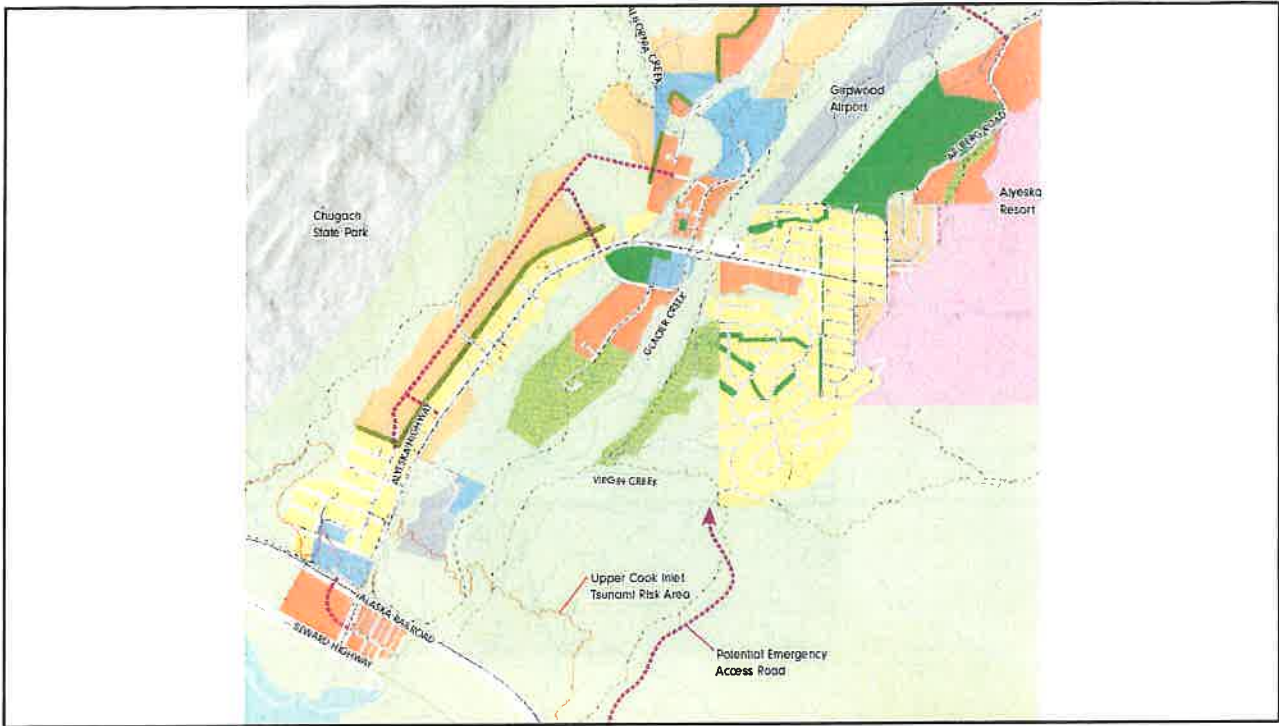
9

2.b.

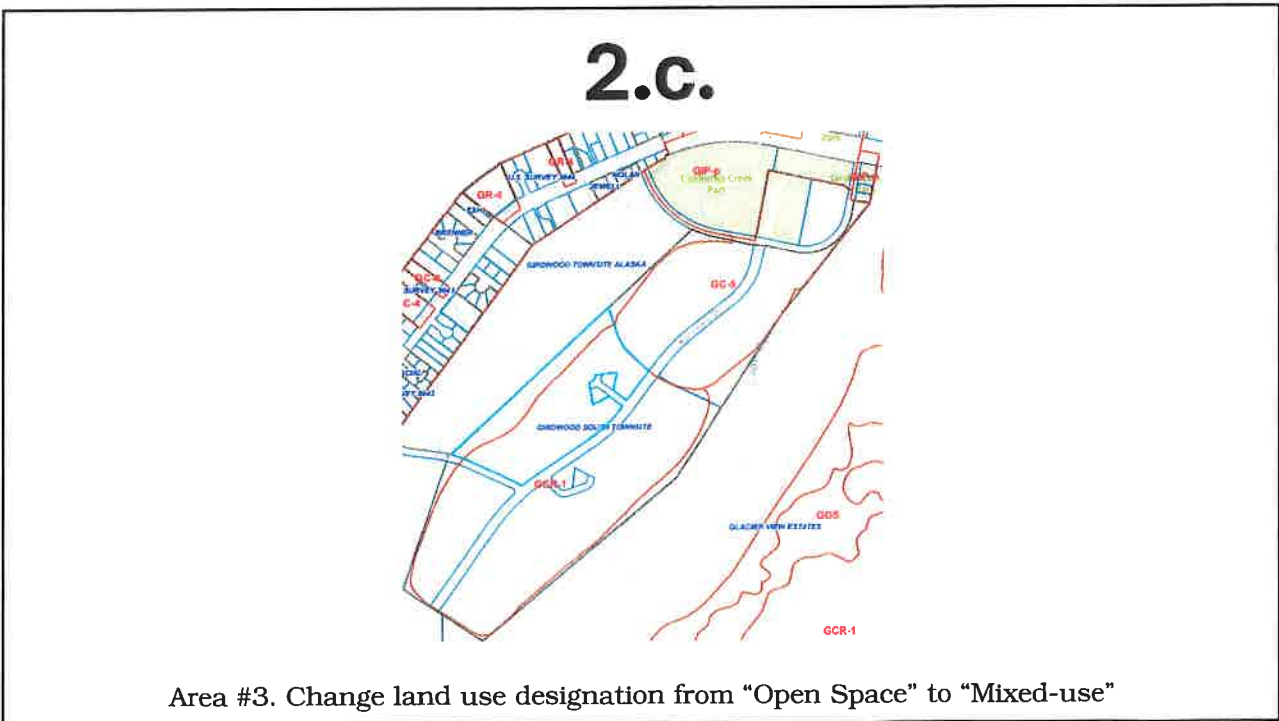


Area #2. Change land use designation from "Open Space" to "Low-density Residential"

10



13

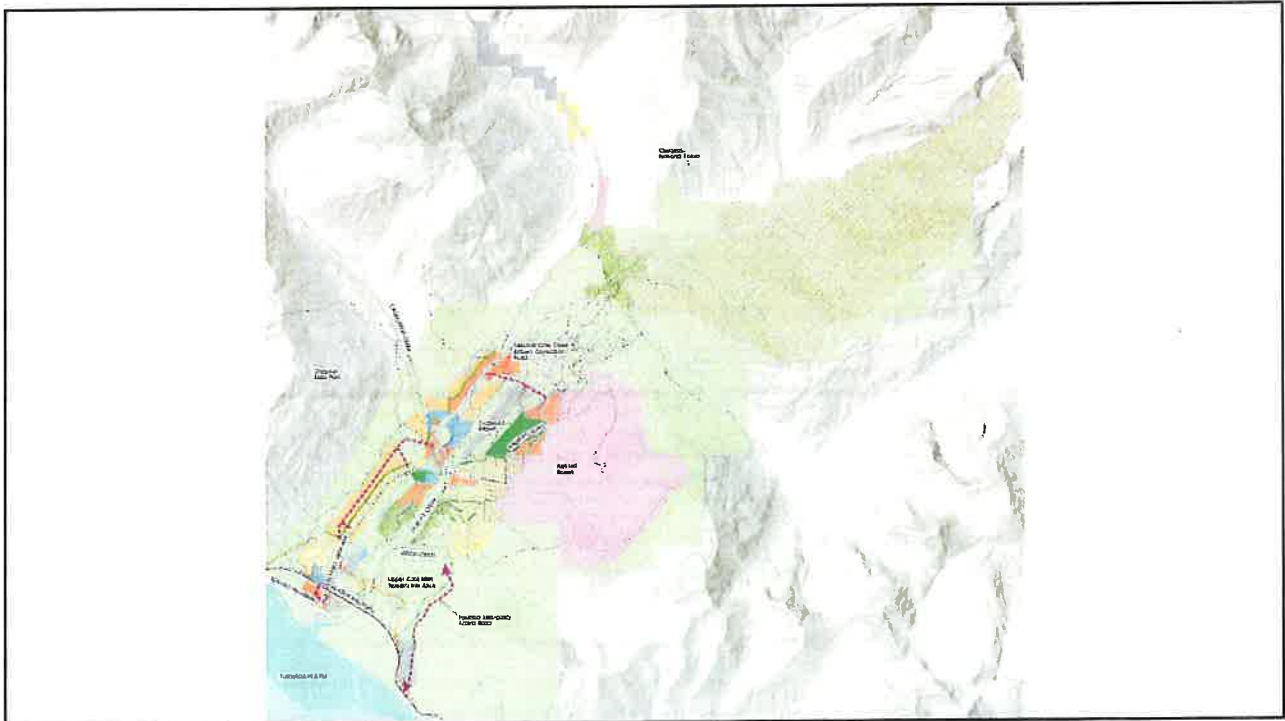


14

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.

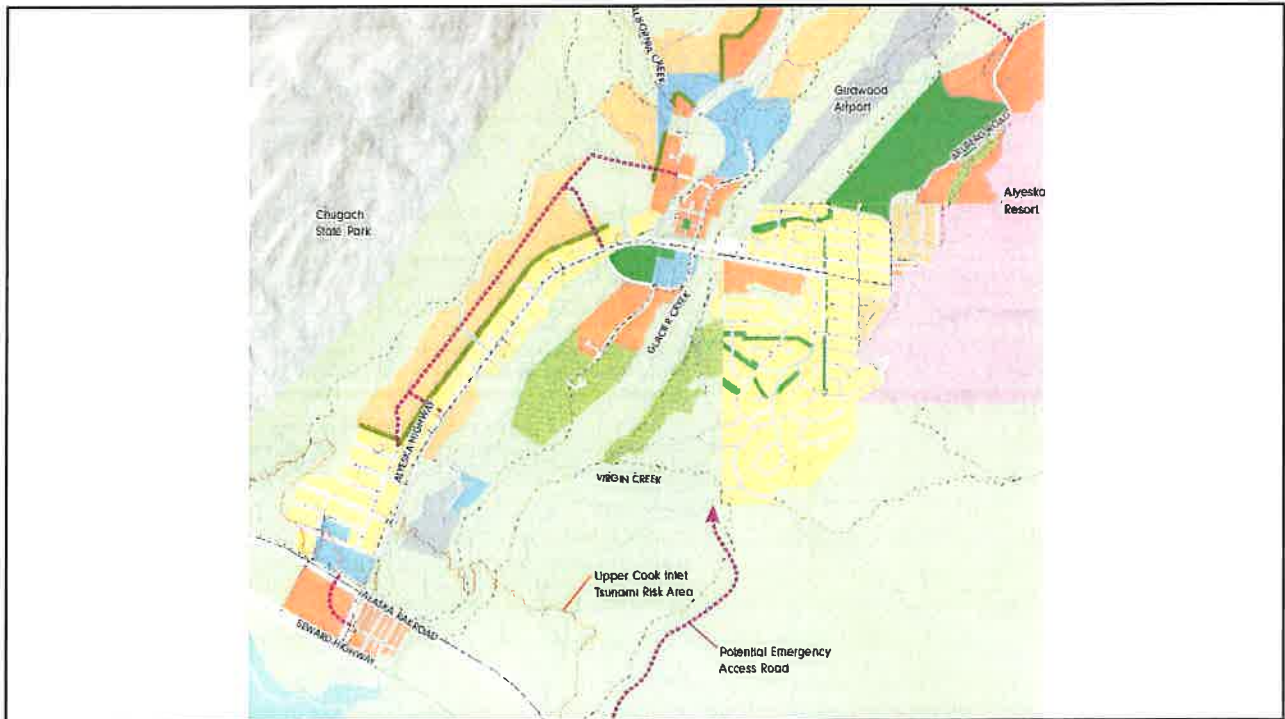


Area #6. Align land use designations to boundaries of platted tract boundaries.

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.

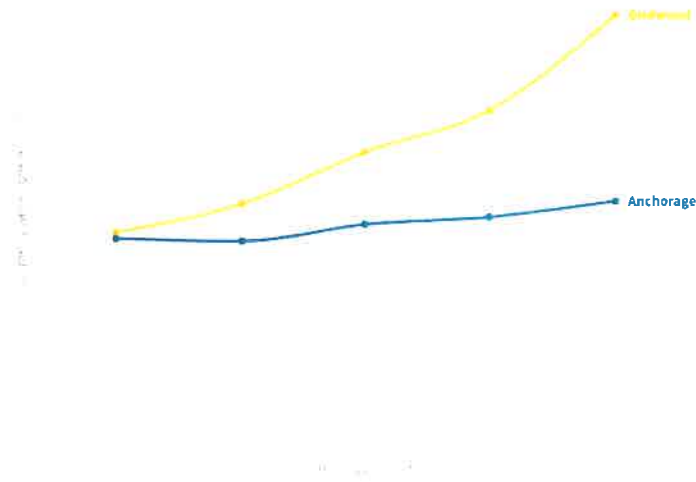
34

Article Cited in Staff Report



37

Average housing appraisal 2017-2021



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

● Fairbanks (2017)

38

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-022**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE GIRDWOOD AREA PLAN WITH THE GIRDWOOD COMPREHENSIVE PLAN.

(Case 2024-0074)

WHEREAS, a request has been received from Imagine! Girdwood to adopt the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, and

WHEREAS, notices were published and a public hearing was held on July 15, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Anchorage Planning and Zoning Commission:

A. The Commission makes the following findings of fact:

1. With the conditions of approval, this request meets all the Comprehensive Plan amendment approval criteria per Anchorage Municipal Code (AMC) 21.03.070C.2.
2. The Commission has heard repeatedly about the need for housing in Girdwood. We know that community members want housing in Girdwood, and it is our role to help the community achieve that within the scope of this plan.
3. The language in the plan prescribes 100-foot vegetative buffers. The intention of these was not necessarily a straight line. We do not have specific terrain information. In hearing from the community during public testimony, it is clear a visual buffer keeping the Girdwood character is the intention. This is an encumbrance for a future developer or landowner and 100 feet is excessive. The vegetative buffers may be more feasible as a plan guidance. The petitioner and staff expressed a willingness to work on this area of the plan to come to an agreement.
4. The plan talks about the difference between low-density and mixed-density and some of the impacts that would occur in areas where the views are extremely important to some of these homes. The intent of mixed-density versus low-density has more to do with form and height standards than just upping the units. The community was concerned about losing the character of those areas near the base of the mountain and wanted to keep the style similar to what is there currently.
5. The Commission commends Imagine! Girdwood, the Girdwood Board of Supervisors, and all the organizations that have taken a tremendous amount of time to put the Plan together. The update is very much needed.

6. This is a recommendation, and there will be opportunities to testify before the Assembly before a decision is made.

B. The Commission recommends APPROVAL of the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, with the following amendments:

1. To work with the Department to resolve the planning considerations for vegetative buffers and potential future parkland.
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.
 - f. Area #6. Align land use designations to boundaries of platted tract boundaries.
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 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)
6. Make all technical edits in the document identified in Table 1. These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 15th day of July, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 5th day of August, 2024. This written recommendation of the Planning and Zoning Commission is final.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2024-0074)

Update: Activity after the Planning and Zoning Commission meeting

The Planning and Zoning Commission recommended that Huddle and the Planning Department meet to discuss two issues:

- 1) the representation of Future Parks on the Land Use map, and
- 2) how vegetative buffers will be implemented

That meeting occurred and there was agreement on two changes to the *representation* on the map without changing functional content.

1. Future Parks will not be represented on the main Land Use Map, but captured on a separate map in Section 3 of the plan. In the future the Land Use Map will be amended as parks are created.
2. Vegetative buffers will be represented on the Land Use map as a dashed line rather than a solid "area", so it is clear they are not a primary land use category. The narrative will be expanded slightly to better explain their purpose and clarify that the buffers are to maintain *established mature trees* and other vegetation, not for replanting of new vegetation . An implementation action will be added to Section 4 to list various methods for dedicating the buffers e.g. through easements, separate parcels, deed restrictions etc.

25.40.025 Heritage Land Bank disposals.

- A. The Heritage Land Bank advisory commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of Heritage Land Bank land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements.
- B. After the public hearing, the advisory commission shall submit a written finding and recommendation to the mayor and assembly, stating whether or not a proposed land disposal is in the best interest of the municipality, and consistent with the Heritage Land Bank's purpose and mission. The written finding shall identify the proposed land disposal, including details regarding its method, timing, and terms, its projected effects on the neighborhood and on public facilities, and other relevant information. All proposed land disposals shall also specify those terms and conditions necessary to ensure that the Heritage Land Bank receives the maximum overall benefit for the disposal of its land, including equivalent non-monetary public benefits, consistent with the municipality's best interests.
- C. The Heritage Land Bank shall determine which land or interests in land should be disposed of; consistent with section 25.40.020 and the comprehensive plan and implementing measures. If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land Bank shall complete a site specific land use study for the use of the land which has been adopted through the public process specified in this chapter. Each site specific land use study shall address; a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.

The [Historic Preservation Commission web page](#) has hyperlinks to info about how properties or districts get designated on Anchorage's Local Landmark Register. (At the top of the web page, in the third through sixth links below the photo of Oscar Anderson House.)

The first bulleted hyperlink, "Local Landmark Register – Code of Regulations" provides the designation process. The process is established in AMCR 4.60.003.

Basically, it's a four step process:

1. Submit nomination application form to Planning Department
2. Historic Preservation Commission (HPC) reviews the application and makes its recommendations.
3. If HPC recommends approval, the PZC then reviews the application and a draft AO to designate the property (or district)
4. Anchorage Assembly reviews the application, the recommendations of HPC and PZC, and makes the decision whether to approve the AO a list the property or district on the LLO.

Thank you,

Tom



Tom G. Davis, AICP
Senior Planner - Urban Designer •
Planning Department
Long-Range Planning Division
Email: tom.davis@anchorageak.gov
Phone: (907) 343-7916
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Whereas the Girdwood is looking to both better regulate the licensing and utilization of short-term rentals in the Girdwood Valley Service Area, the Girdwood Housing and Economic puts forth the following framework for consideration:

- Overlay Concept
 - o Regulations will be disclosed under Title 21, Chapter 9
 - o Application will be equal across the Girdwood Valley Service Area with no property subject to different rules

- Registration
 - o \$100 annual registration fee paid for each individual short-term rental;
 - o The tracking of the registration fee using an online third party vendor;
 - o Requirement for a contact residing in Alaska available 24/7/365 to respond to issues within 6 hours

- License Display
 - o A requirement for the owner posts its short-term rental license prominently inside the premises for guests to see;

- Penalties for infractions at licensed STR
 - o Infractions based on violations of laws of the Municipality of Anchorage
 - o Offenses noted below shall be within a 2 year time frame
 - o \$100 penalty for a first time offense;
 - o \$500 penalty for a second time offense;
 - o \$1,000 penalty for a third time offense;
 - o Potential for appeals process
 - o Removal of license for a fourth time offense.

- Penalties for infractions at unlicensed STR
 - o A warning notice is sent requiring 14 days to respond
 - o \$1,000 upfront penalty for those who run a short-term rental without the required license.
 - o Additional penalty accrues at \$100 per day after the date of the upfront penalty

- Exemption
 - o Fees and penalties will not apply to homeowners who rent for less than 14 days per year. Licenses are required and need to be displayed.

A motion in support of the exclusion of the Girdwood Valley Service Area from the proposed 3% Municipal Sales Tax due to the unique economic conditions of Girdwood

WHEREAS, The Proposed 3% Sales Tax is intended to be split between public-use projects and a reduction in property taxes under the tax cap on a 1% and 2% split respectively; and

WHEREAS, Girdwood is a unique ski resort and outdoor recreation community within the Municipality of Anchorage that significantly contributes to the local economy & Municipality Budget through tourism, hospitality services, and the nightly bed tax; and

WHEREAS, the proposed municipality-wide sales tax aims to reduce property taxes, which would disproportionately benefit second-home owners and investment property short-term rental operators, rather than the local residents and workforce of Girdwood; and

WHEREAS, an estimated 77% of the property's in Girdwood are considered 'dark,' where the owner is not a primary or full-time resident and/or it is rented out for short-term use; * and

WHEREAS, property rent would likely not be reduced for long-term renters in the Girdwood Valley, disproportionately impacting the working and middle-class residents of Girdwood; and

WHEREAS, the Girdwood Valley Service Area budget may see a reduction in revenue as it remains unclear how our service area would continue to maintain expected revenues with a sales tax and how a 1-to-1 reimbursement is defined; As such, service reductions may be required to our local services such as road development & maintenance, snow removal, capital improvements, parks & recreation, police, and fire; and

WHEREAS, a sales tax is regressive in nature and would disproportionately impact the working and middle-class residents of Girdwood, many of whom are employed in the service industry and rely on their disposable income for daily necessities & transportation; and

WHEREAS, despite the list of certain exclusions, the introduction of a sales tax in Girdwood would place an undue financial burden on these residents, exacerbating economic disparities; and

WHEREAS, a reduction in property taxes is unlikely to support the local community directly, as the benefits would skew towards non-resident property owners rather than full-time residents who are integral to the functioning of Girdwood's hospitality industries; and

WHEREAS, Girdwood contributes an estimated \$4 million per year to the Anchorage Nightly Bed Tax and sees very little benefit from this large sum due to its charter-defined equal split between Visit Anchorage, the Dena'ina/Egan Center Fund, and the General Fund; *** and

WHEREAS, the proposed 1% dedication of the sales tax towards public projects would almost certainly not be spent in the Girdwood Valley, and project proposals from the Girdwood Valley would very likely not receive funding; and

WHEREAS, Girdwood residents would disproportionately underutilize any project funded or constructed in the Anchorage Bowl;

THEREFORE, BE IT RESOLVED, that the Municipality of Anchorage should exclude the Girdwood Valley Service Area from the proposed 3% sales tax, recognizing the unique economic and social dynamics of the community and prioritizing the financial well-being of its workforce and residents.

Sources:

* 77% of homes are calculated to be unoccupied by full-time residents as outlined in the GHEC Program Matrix Worksheet muni.org/gbos

*** GHEC Program Matrix Worksheet muni.org/gbos