

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: November 1, 2005

CLERK'S OFFICE

APPROVED

Date: 11-1-05

GIRDWOOD LAND USE REGULATIONS WERE
AMENDED AND APPROVED 11-1-05 ANCHORAGE, ALASKA
AO No. 2005-81(S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW
CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AND AMENDING
CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS AND AMEND THE ZONING MAP.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: Anchorage Municipal Code is hereby amended to add a new chapter 21.09, Girdwood Land Use Regulations, as set forth in Attachment [Exhibit]A, attached hereto.

Section 2: Anchorage Municipal Code section 21.40.010B. is hereby amended to add the new chapter 21.09 Girdwood use districts (*the remainder of the section is not affected and is therefore not set out*):

21.40.010 Zoning map; districts designated.

*** **

B. Districts. The municipality is hereby divided into the following use districts:

*** **

- 36. gR-1 (Alyeska Highway Mixed Residential) District
- 37. gR-2 (Single-Family/Two-Family Residential District
- 38. gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District
- 39. gR-3 (Single-Family/Two-Family Residential) District
- 40. gR-4 (Multiple-Family Residential) District
- 41. gR-5 (Multiple-Family Residential) District
- 42. gC-1 (Seward Highway/Alyeska Highway Commercial) District
- 43. gC-2 (Girdwood Station/Seward Highway Commercial) District
- 44. gC-3 (Old Townsite Commercial/Residential) District
- 45. gC-4 (Lower Alyeska Highway Commercial) District
- 46. gC-5 (New Townsite South Commercial) District
- 47. gC-6 (Crow Creek Road Commercial/Residential) District
- 48. gC-7 (Townsite Square Commercial) District
- 49. gC-8 (New Townsite North Commercial) District
- 50. gC-9 (East Hightower Commercial/Residential) District
- 51. ~~gC-10 (Northeast Hightower Commercial/Residential) District~~
- 51. ~~52.~~gC-10~~[44]~~ (Upper Alyeska Highway Commercial) District
- 52. ~~53.~~gI-1 (Ruane Road Industrial) District
- 53. ~~54.~~gI-2 (Upper Crow Creek Industrial) District
- 54. ~~55.~~GRST-1 (Original Mountain Base Resort) District
- 55. ~~56.~~GRST-2 (New Base Resort) District
- 56. ~~57.~~GA (Girdwood Airport) District

~~57.[58.]~~GOS (Girdwood Open Space) District
~~58.[59.]~~GIP (Girdwood Institutions and Parks) District
~~59.[60.]~~GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District
~~60.[61.]~~GCR-2 Commercial Recreation (Glacier—Winner Creek) District
~~61.[62.]~~GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
~~62.[63.]~~GDR[~~1 (Lower Valley)~~] Development Reserve[~~] District~~
~~64.GDR 2 (Upper Valley Development Reserve) District~~
~~65.GDR 3 (Glacier Creek Development Reserve) District~~
~~63.[66.]~~GRR (Recreation Reserve) District
~~64.[67.]~~GW (Girdwood Watershed) District

*** *** ***

(GAAB 21.05.040; AO No. 79-13; AO No. 80-84; AO No. 81-97; AO No. 82-49; AO No. 82-162; AO No. 83-52; AO No. 84-14; AO No. 84-63; AO No. 85-18; AO No. 85-23; AO No. 85-173, 3-17-86; AO No. 91-90(S); AO No. 92-144)

Section 3: Anchorage Municipal Code chapter 21.40 is amended to add the new Girdwood zoning districts (from Anchorage Municipal Code subsections 21.09.040B.2., .040C.2., .040D.2., .040E.2., and .040F.2. through .040F.12.) All zoning district references in (new) chapter 21.09 to these sections shall be considered references to the following sections (*the remainder of the section is not affected and is therefore not set out*):

Chapter 21.40 ZONING DISTRICTS*

*** *** ***

21.40.290 gR-1 (Alyeska Highway Mixed Residential) District
(text of 21.09.040B.2.a. to follow)

21.40.300 gR-2 (Single-Family/Two-Family Residential) District
(text of 21.09.040B.2.b. to follow)

21.40.310 gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District
(text of 21.09.040B.2.c. to follow)

21.40.320 gR-3 (Single-Family/Two-Family Residential) District
(text of 21.09.040B.2.d. to follow)

21.40.330 gR-4 (Multiple-Family Residential) District
(text of 21.09.040B.2.e. to follow)

21.40.340 gR-5 (Multiple-Family Residential) District
(text of 21.09.040B.2.f. to follow)

21.40.350 gC-1 (Seward Highway/West Alyeska Highway Commercial) District
(text of 21.09.040C.2.a. to follow)

21.40.360 gC-2 (Girdwood Station/Seward Highway Commercial) District
(text of 21.09.040C.2.b. to follow)

21.40.370 gC-3 (Old Townsite Commercial/Residential) District
(text of 21.09.040C.2.c. to follow)

21.40.380 gC-4 (Lower Alyeska Highway Commercial) District
(text of 21.09.040C.2.d. to follow)

21.40.390 gC-5 (New Townsite South Commercial) District
(text of 21.09.040C.2.e. to follow)

21.40.400 gC-6 (Crow Creek Road Commercial/Residential) District
(text of 21.09.040C.2.f. to follow)

21.40.410 gC-7 (Townsite Square Commercial) District
(text of 21.09.040C.2.g. to follow)

21.40.420 gC-8 (New Townsite North Commercial) District
(text of 21.09.040C.2.h. to follow)

21.40.430 gC-9 (East Hightower Commercial/Residential) District
(text of 21.09.040C.2.i. to follow)

~~21.40.440 gC-10 (Northeast Hightower Commercial/Residential) District~~
~~*(text of 21.09.040C.2.j. to follow)*~~

21.40.440 [21.40.450] gC-10 [11] (Upper Alyeska Highway Commercial) District
(text of 21.09.040C.2. j[k]. to follow)

21.40.450 [21.40.460] gI-1 (Ruane Road Industrial) District
(text of 21.09.040D.2.a. to follow)

21.40.460 [21.40.470] gI-2 (Upper Crow Creek Industrial) District
(text of 21.09.040D.2.b. to follow)

21.40.470 [21.40.480] GRST-1 (Original Mountain Base Resort) District
(text of 21.09.040E.2.a. to follow)

21.40.480 [21.40.490] GRST-2 (New Base Resort) District
(text of 21.09.040E.2.b. to follow)

21.40.490 [21.40.500] GA (Girdwood Airport) District
(text of 21.09.040F.2. to follow)

21.40.500 [21.40.510] GOS (Girdwood Open Space) District
(text of 21.09.040F.3. to follow)

21.40.510 [21.40.520] GIP (Girdwood Institutions and Parks) District
(text of 21.09.040F.4. to follow)

21.40.520 [21.40.530] GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course)
District (text of 21.09.040F.5. to follow)

21.40.530 [21.40.540] GCR-2 Commercial Recreation (Glacier—Winner Creek) District
(text of 21.09.040F.6. to follow)

21.40.540 [21.40.550] GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
(text of 21.09.040F.7. to follow)

21.40.550 [21.40.560] GDR-[1 (Lower Valley) Development Reserve[]] District
(text of 21.09.040F.8. to follow)

[21.40.570 GDR-2 (Upper Valley Development Reserve) District
(text of 21.09.040F.9. to follow)

21.40.580 GDR-3 (Glacier Creek Development Reserve) District
(text of 21.09.040F.10. to follow)]

21.40.560 [21.40.590] GRR (Recreation Reserve) District
(text of 21.09.040F. 9[H]. to follow)

21.40.570 [21.40.600] GW (Girdwood Watershed) District
(text of 21.09.040F. 10[H2]. to follow)

Section 4: All references in title 21 to the R-11 district, as applied to Girdwood only, are hereby superseded by chapter 21.09.

Section 5: Use district boundaries within the area referenced herein are revised in accordance with maps 21.09-A through 21.09-K at the end of **Attachment [Exhibit] A.**

Section 6: This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 1st day of November
2005.

Anna J. Fairclough
Chair

ATTEST:

Robert S. [Signature]
Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY INFORMATION MEMORANDUM

AIM No. 87-2005

Meeting Date: November 1, 2005

FROM: MAYOR

SUBJECT: AO NO. 2005-81(S), AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AMENDING CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS, AND AMENDING THE ZONING MAP.

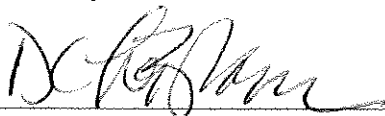
1 The Planning Department submits AO No. 2005-81(S) to reflect recommendations by the
2 Planning and Zoning Commission on August 29, 2005.

3
4 The Commission recommended eliminating three of the Girdwood zoning districts, and the
5 substitute version of the ordinance reflects the recommended deletions.

6
7 Attachment A includes the red-lined version of the substitute ordinance with a highlighted
8 amended Title 21, Chapter 9.

9
10 THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2005-81(S), AMENDING
11 AMC TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE
12 REGULATIONS.

Concurred by:



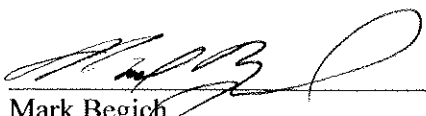
Denis C. LeBlanc
Municipal Manager

Concurred by:



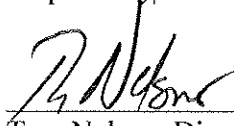
Mary Jane Michael, Executive Director
Office of Economic and Community Development

Respectfully submitted:



Mark Begich
Mayor

Prepared by:



Tom Nelson, Director
Planning Department

- Attachments:
- A. Highlighted Amendments to Title 21, Chapter 9 with Red-lined Version of AO No. 2005-81(S)
 - B. Planning and Zoning Commission Resolution No. 2005-051
 - C. Issue/Response Memorandum dated August 19, 2005
 - D. Minutes of the August 29, 2005 Planning and Zoning Commission Meeting
 - E. Minutes of the July 20, 2005 Joint Public Hearing of the Anchorage Assembly and Planning and Zoning Commission
 - F. Public Comments Received after July 20, 2005 Public Hearing Packet

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AO 2005-81(S)

1	SUBJECT OF AGENDA DOCUMENT AO 2005-81(S) – Transmittal of Documents and a Proposed Substitute Ordinance Amending Anchorage Municipal Code Title 21 to Add a New Chapter 21.09 for Girdwood Land Use Regulations, Amending Chapter 21.40 to Add Girdwood Use Districts, and Amending the Zoning Map (Planning & Zoning Case No. 2005-096)	DATE PREPARED September 20, 2005	
		INDICATE DOCUMENTS ATTACHED ☒ AO ☐ AR ☐ AM ☒ AIM	
2	DEPARTMENT NAME Planning	DIRECTOR'S NAME Tom Nelson <i>TN</i>	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Erika McConnell	HIS/HER PHONE NUMBER 343-7921	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
4	Mayor	<i>KW</i>	<i>10-28-05</i>
	Merrill Field Airport		
	Municipal Light & Power		
	Solid Waste Services		
	Water & Wastewater Utility		
3	Municipal Manager	<i>DC</i>	<i>10/28/05</i>
	Development Services		
	Employee Relations		
	Facility Management		
	Finance, Chief Fiscal Officer		
	Fire		
	Health and Human Services		
	Information Technology		
	Office of Management and Budget		
	Operations and Maintenance		
	Police		
	Project Management & Engineering		
	Public Transportation		
	Purchasing		
	Traffic		
2	Office of Economic and Community Development	<i>MDM</i>	<i>10/28/05</i>
	Heritage Land Bank		
	Library		
	Museum		
	Parks and Recreation		
1	Planning	<i>TN</i>	<i>10/28/05</i>
	Port of Anchorage		
2.5	Municipal Attorney	<i>RW</i>	<i>10/27/05</i>
5	Municipal Clerk		
	Other		
5	Special Instruction/Comments		
Refer to AO 2005-81/AM 440-2005 (July 20, 2005) <i>A. Anderson - Old Business</i>			
6	ASSEMBLY MEETING DATE REQUESTED <i>11/1/05</i>	7	PUBLIC HEARING DATE REQUESTED <i>11/1/05</i>