



Municipality of Anchorage

MEMORANDUM

DATE: August 11, 2025

TO: Planning and Zoning Commission

THRU:  Méliisa R. K. Babb, Planning Director

FROM:  Francis McLaughlin, Senior Planner

SUBJECT: Case 2025-0083, Text Amendment to gC-10 District

The Girdwood Board of Supervisors (GBOS) supports increasing the opportunities for commercial development in the gC-10 (Upper Alyeska Highway Commercial) District. On April 21, 2025, GBOS voted to request this text amendment to AMC 21.09, *Girdwood Land Use Regulations*, with Resolution 2025-06.

This text amendment will allow office uses and most retail uses in the gC-10 district. Currently, most of these uses are prohibited. The gC-10 district is only three tracts of land, all of which are located on the south side of the Alyeska Highway between Timberline Drive and the bridge over Glacier Creek. The northern two tracts are already developed with the Girdwood Chapel and Girdwood Brewing Company. The third tract is privately owned and is undeveloped. This tract contains 5.23 acres and about half of the land area has Class C wetlands (lowest value).

AMC 21.03.210 Title 21 - Text Amendments

C. Approval Criteria

Text amendments may be approved if the assembly finds that all of the following approval criteria have been met:

- 1. The proposed amendment will promote the public health, safety, and general welfare.**

This text amendment promotes the general welfare of the residents of Girdwood and the Municipality overall. The purpose of the text amendment is to promote economic development in Girdwood. There is a small amount of land available for office and retail uses in Girdwood and this text amendment will expand the potential for these uses.

The text amendment makes two changes to the zoning regulations. First, it deletes one word from the intent statement of the gC-10 district. The intent statement says that the district intent is for nonretail commercial uses, but the amendment is to eliminate the word “nonretail”.

Second, the text amendment changes the Table of Allowed Uses to permit all office uses and most retail uses allowed. Fueling stations and liquor stores will continue to be prohibited. The change would permit buildings less than 2,000 square feet by-right. Buildings up to 4,000 square feet will require an administrative site plan review. Buildings up to 20,000 square feet will require a public hearing major site plan review. Buildings larger than 20,000 square feet will be prohibited. With this

change, “business or professional office” uses could have larger buildings than Code currently allows in the gC-10. The current limit is a 10,000 square-foot building.

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.

The proposed text amendment is consistent with the *Girdwood Comprehensive Plan* which identifies the area of gC-10 zoning as “Mixed-Use”. This land use category is defined in the *Plan* as follows:

“Mixed-use includes commercial and residential uses. Commercial uses are sized appropriately for Girdwood (i.e., no large development footprints with expansive parking lots). A full range of residential types are permitted, ranging from single-family style homes to multi-family buildings.”

The proposed text amendment would allow office and more retail uses. There is no change to other allowed uses.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

The need for more economic development in Girdwood has grown since the Assembly enacted the zoning regulations (AMC 21.09 - Girdwood) in 2005, and this text amendment changes the gC-10 district to allow more types of commercial uses. The lack of land available for office and retail uses in Girdwood makes this text amendment desirable to the community.

Departmental and Public Comments

State and Municipal reviewing agencies had no objections to this ordinance. As of this writing, the Planning Department has not received public comments. The resolution of support from GBOS is available as an attachment.

Department Recommendation

The Department recommends approval of the text amendments to AMC 21.09 to make office and retail uses allowed in the gC-10 district. Enclosed is the draft assembly ordinance.

Attachments:

1. Zoning Boundary Map
2. GBOS Resolution
3. Comments

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: _____

**ANCHORAGE, ALASKA
AO NO. 2025-**

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (AMC) 21.09.040, ZONING DISTRICTS, AND AMC TABLE 21.09-2: TABLE OF ALLOWED USES, TO ALLOW OFFICE AND RETAIL USES IN THE GC-10, UPPER ALYESKA HIGHWAY COMMERCIAL DISTRICT IN GIRDWOOD.

(All Community Councils) (PZC Case 2025-0083)

WHEREAS, the Girdwood Board of Supervisors requested these text amendments to the gC-10 district by adopting Resolution 2025-06; and

WHEREAS, the text amendments will allow office and most retail uses in the gC-10 district, which is only three tracts, of which one is undeveloped; and

WHEREAS, office and retail developments with more than 4,000 square feet would require the Planning and Zoning Commission's approval after holding a public hearing, like similar commercial zoning districts in Girdwood; and

WHEREAS, the 2025 *Girdwood Comprehensive Plan* supports the change: "E1.1. Increase commercial space (office and retail). Revise Girdwood land use regulations to better reflect this policy."

WHEREAS, this change will expand opportunities for employment and shopping in Girdwood; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040 Zoning Districts
*** *** ***

C. Commercial Districts
*** *** ***

2. Districts
*** *** ***

j. gC-10 (Upper Alyeska Highway Commercial) District
i. Location

The gC-10 district is an undeveloped portion of a residentially developed subdivision. This district is located on the south side of Alyeska Highway, west of Timberline Drive.

ii. *Intent*

The intent of this district is to permit development of a limited range of [NONRETAIL] commercial uses along with residential uses in a manner compatible with the surrounding residential land use.

iii. *District-Specific Standards*

(A) General Manufacturing Use

This use shall comply with the Commercial, Resort and Public/Institutional Building Design Standards in subsection 21.09.080F.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16; AO 2024-24, 4-3-24; AO 2024- 121, 1-7-25)

Section 2. AMC Table 21.09-2: Table of Allowed Uses is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

1. Table of Allowed Uses

TABLE 21.09-2: TABLE OF ALLOWED USES																										
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts																										
Use Category	Use Type	Residential						Commercial						Ind.		Resort		Other		Definitions and Use Specific Standards						
		gR 1	gR 2	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gI 1	gI 2	gR ST1		gR ST2	GA	GO	GS	GW	
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	
COMMERCIAL																										
Food and Beverage Service	Bar or tavern						④	④	①	⑤	③	①	③	②				④	④						21.09.050B.1.a	
	Brew pub								①	⑤	③	①	③	②					④	④						21.09.050B.1.a
	Food and beverage kiosk						S	S	S	S	S				S											21.05.050E.2.
	Restaurant						④	④	①	⑤	③	①	③	②					④	④						21.09.050B.1.a
Office	Office, business or professional						④	④	①	⑤	③	①	③	②												21.05.050F.3.
	Broadcasting and recording facility								①	②	⑤	①	③	②												
	Financial institution						④	④	①	⑤	③	①	③	②												21.05.050F.2.
Retail (Personal Service)	Dry cleaning, drop-off site								①	②	⑤	①	③	②												
	General personal services						④	④	①	②	⑤	①	③	②												21.05.050G.3.

TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential						Commercial										Ind.			Resort			Other			Definitions and Use Specific Standards
		gR1	gR2	gR3	gR4	gR5	gR2A	gC1	gC2	gC3	gC4	gC5	gC6	gC7	gC8	gC9	gC10	gl1	gl2	gl	gRST1	gRST2	SA	GO	GS	GS	
	Instructional services							④	①	②	⑤	③	①	③	②	④											21.05.040E.5.
Retail (Repair and Rental)	Small equipment rental						④	④	①	②	⑤	③	①	③	②	④	P				④	④					21.05.050G.4.
	Repair shop						④	④	①	②	⑤	③	①	③	②	④					④	④					
Retail (Sales)	Business service establishments						④	④	①	②	⑤	③	①	③	②	④					④	④					21.05.050G.1.
	Convenience store						④	④	①	②	⑤	③	①	③	②	④					④	④					21.05.050H.3. 21.05.020A.
	General retail						④	④	①	②	⑤	③	①	③	②	④					④	④					21.05.050H.7.
	Fueling station						C	C														S				21.05.050H.5.	
	Grocery or food store						④	④	①	②	⑤	③	①	③	②	④					④	④					21.05.050H.8.
	Liquor store							④			⑤	③	①	③	②	④					④	④					21.09.050B.1.a.
	Lumber yard/building materials store								④		⑤	③	①	③	②		P										21.05.050H.2.
	Meat/seafood processing, storage, and sales																P										

1 *** **

2 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-
3 142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17;
4 AO 2020-53, 6-2-20; AO 2021-89(S), 2- 15-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-
5 26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24; AO 2024-121, 1-7-25)

6
7 **Section 3.** This ordinance shall become effective immediately upon passage and
8 approval by the Assembly.

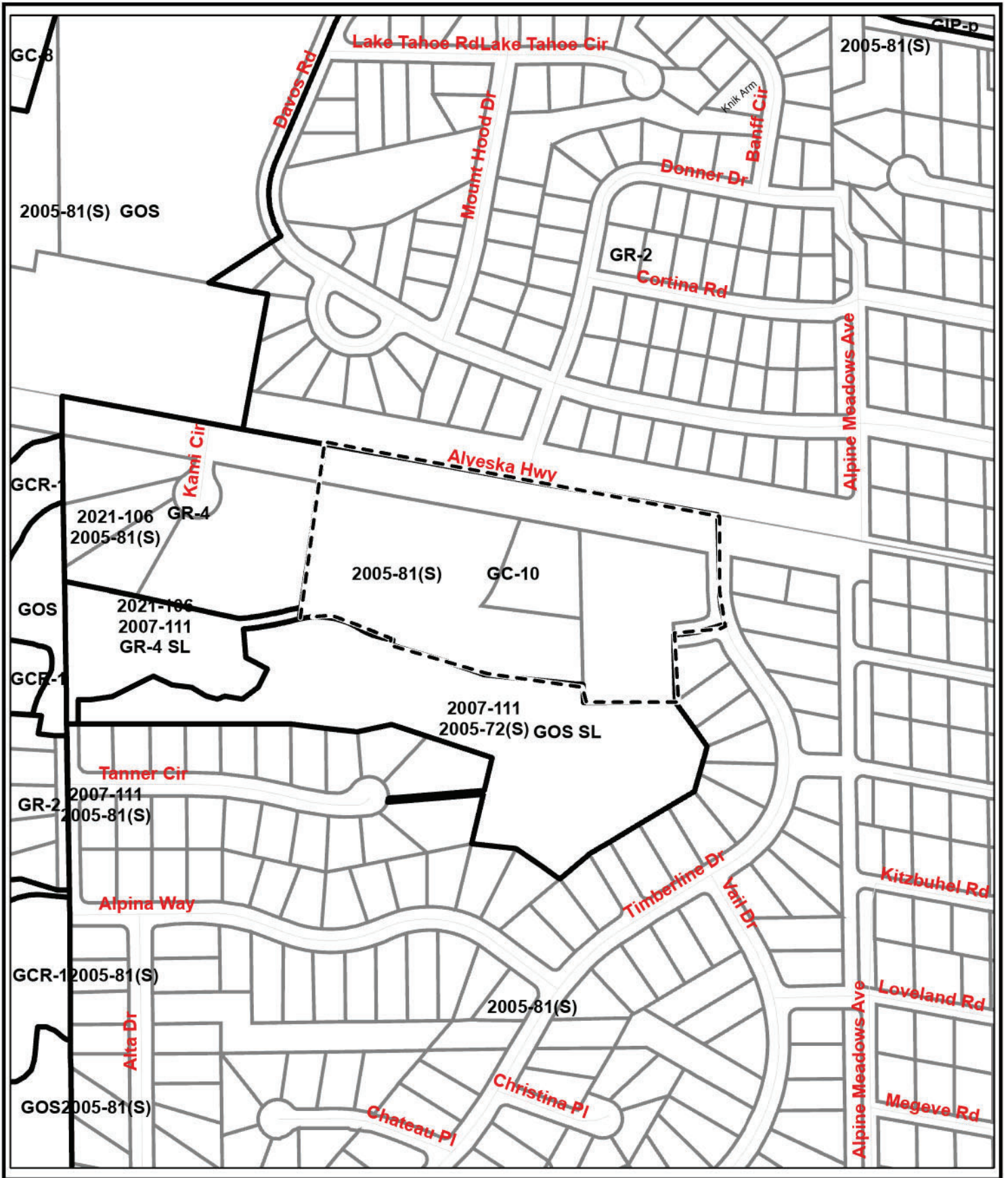
9
10 PASSED AND APPROVED by the Anchorage Assembly this ____ day of
11 _____, 2025.

12
13
14 _____
15 Chair

16 ATTEST:
17 _____
18 Municipal Clerk

Attachment 1.

Zoning Boundary Map for
gC-10



Municipality of Anchorage
 Planning Department

Date: 5/30/2025



Attachment 2.

GBOS Resolution

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 & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek

Resolution 2025-06 Of the Girdwood Board of Supervisors

Resolution of Support for a Text Amendment to Update the Use Table for gC-10 Zoning District

WHEREAS, current zoning in Girdwood was established through AO 2005-81(S) based on the Land Use Map from the 1995 Girdwood Area Plan, and

WHEREAS, the limited developable land in Girdwood Valley is currently split into five residential zones, ten separate commercial zones, two industrial and two resort zones, and several special use zones, and

WHEREAS, when originally set up, gC-10 was undeveloped land with the intent of permitting “*development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use*”, and

WHEREAS, parts of the gC-10 zone have now been developed, including a very popular brewery, and

WHEREAS, although permitted under a general manufacturing use, the brewery functionally operates in a very similar way to a general retail operation during the hours it is open to the public, and

WHEREAS, regulations for other commercial zones set out a progressive approval process for proposed buildings based on their gross floor area, with smaller structures below 2,000 sqft allowed by right, moderate sized structures up to 4,000 sqft requiring an administrative site review, larger allowed structures requiring a major site plan review, and a maximum structure size, and

WHEREAS, the newly adopted 2025 Girdwood Comprehensive Plan shows the gC-10 areas as Mixed Use category, and includes a specific economic policy to increase the opportunities for new commercial development in Girdwood, and

WHEREAS, adoption of the 2025 Girdwood Comprehensive Plan and Land Use Map will result in a rewrite of Girdwood zoning code, with a timescale for new code of at least 2-3 years, and

WHEREAS, in the meantime, GBOS will consider support for small specific changes to the Girdwood Land Use code of AMC 21.09 which are in accordance with and advance the goals of the 2025 Girdwood Comprehensive Plan, and

WHEREAS, at Girdwood Land Use Committee on April 14, 2025, by a vote of 23 in favor, 1 opposed and 7 abstaining.

THEREFORE the Girdwood Board of Supervisors RESOLVES to recommend an update to the allowable uses for the gC-10 zone in AMC 21.09.050 to allow similar retail and office uses as other commercial zoning districts,

ALSO THEREFORE the allowable additional uses in gC-10 should be implemented as amendments to the gC-10 column of Table 21.09-2, Table of Allowed Uses, as follows:

- add a circled 4 (④) in all rows of the Office Use Category

- add a circled 4 (④) in all rows of the Retail (Personal Services) Use Category
- add a circled 4 (④) in all rows of the Retail (Repair and Rental) Use Category
- add a circled 4 (④) in all rows of the Retail (Sales) Use Category, except for the Use Types: Fueling Station, Meat/Seafood Processing and Nursery

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 in favor and 0 opposed on this 21st day of April, 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair

Margaret Tyler

Attest

Attachment 3.

Comments



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: July 14, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2025-0083: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the August 11, 2025 Planning and Zoning Commission hearing:

- 2025-0083 – Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 21 Chapter 9.040 and Table 21.09-2 to allow office and most retail uses in the GC-10, Upper Alyeska Highway Commercial District;
 - WMS has no comments on or objections to this request.

From: [LaFrance, Paul J.](#)
To: [Kimmel, Corliss A.](#); [Blake, Lori A.](#)
Cc: [McLaughlin, Francis D.](#)
Subject: 2025-0083 Review Comments
Date: Monday, July 14, 2025 8:06:29 AM

Private Development has no comments/objections to Case No. 2025-0083.

Thank you,

[Paul LaFrance, PE](#)
Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310



July 14, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2025-0019 – Zoning Map Amendment – Lake Otis and E 24th Ave**
- **2025-0087 – CSS Review Safer Seward Highway**
- **2025-0089 – CSS Review Glenn Hwy and Hiland Road Interchange Project**
- **2025-0092 – 185 Barren Avenue Dimensional Variance**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0083 – Title 21 Text Amendments to gC-10 zoning district in Girdwood**
 - No objection to the proposed zoning district amendment
 - Currently all non-motorized facilities and lighting are on the opposite side of the Alyeska Highway. Future development may require upgrades for both intersection lighting, vehicular access, non-motorized access and crossing based on the induced needs created by the type of development.
-
- **2025-0096 – McDowell Sanctuary/Winderness Park Rezone**
 - No objection to the proposed rezoning.
 - Please be aware the Alaska DOT&PF has two current projects in development along the western border of the McDowell Sanctuary on the Seward Highway. Project teams are working on designs that will try to minimize impacts to the sanctuary, but some impacts

may be unavoidable. DOT&PF hopes continue to communicate and collaborate with the municipality to help see these projects to completion.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

MEMORANDUM

DATE: July 10, 2025

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: August 11, 2025

Agency Comments due: July 14, 2025



AWWU has reviewed the materials and has the following comments:

2025-0083 Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 21 Chapter 9.040 and Table 21.09-2 to allow office and most retail uses in the GC-10, Upper Alyeska Highway Commercial District

1. AWWU has no objections to this ordinance amending Title 21.09.040.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to planning@awwu.biz.



From: [Mayer, Jennifer \(P&R\)](#)
To: [Blake, Lori A.](#); [Kimmel, Corliss A.](#)
Subject: 2025-0083 Request for Reviewing Agency Comment
Date: Thursday, July 10, 2025 2:21:24 PM
Attachments: [Outlook-Logo_Desc.png](#)
[Outlook-lfgmblijk.png](#)
[Outlook-03ruaovr.png](#)
[Outlook-lpm2ccuj.png](#)
[Outlook-ehumh04o.png](#)

Hello,

The MOA Parks and Recreation Department has No Comment on 2025-0083.

Thank you,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks





MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: July 8, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2025-0083 Case 2025-0083: Title 21 Text Amendments to the GC-10, Upper Alyeska Highway Commercial District

Traffic Engineering has no objection to the approval of these Title 21 Text Amendments.

From: [Walters, Michael S.](#)
To: [Blake, Lori A.](#); [Kimmel, Corliss A.](#)
Subject: Zoning Case Request for Reviewing Agency Comments
Date: Monday, July 7, 2025 4:57:28 PM

Right of Way has reviewed the following zoning cases and have no comments:

2025-0019

2025-0083

2025-0092

2025-0096

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



From: [Wilson, Karleen K.](#)
To: [Kimmel, Corliss A.](#); [Blake, Lori A.](#)
Subject: FW: 2025-0083 Request for Reviewing Agency Comment
Date: Tuesday, July 1, 2025 2:44:34 PM
Attachments: [image001.png](#)
[2025-0083 Routing Cover Sheet.pdf](#)

No comments.

Regards,

Karleen Wilson

Addressing Official

907.343.8168 (desk)

907.343.8466 (shared Addressing)

[Official Address Map](#)

From: Rohlfig, Megan E. <Megan.Rohlfig@anchorageak.gov>
Sent: Wednesday, June 25, 2025 3:36 PM
Cc: Rohlfig, Megan E. <Megan.Rohlfig@anchorageak.gov>
Subject: 2025-0083 Request for Reviewing Agency Comment

Hello, all,

Attached please find our Routing Coversheet for the above referenced Title 21 AO (Case 2025-0034), which is scheduled as a Public Hearing before the Planning and Zoning Commission on Monday, August 11, 2025.

Routing materials can be viewed by clicking on the link below, scrolling to the bottom of the page, and selecting the document “2025-0083 Reviewing Agency Routing – AO Draft.” **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (Corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper righthand corner of the Routing Coversheet.

2025-0083: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18246>

Thank you,