

Application for Preliminary Plat

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



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) CY Investments LLC		Name (last name first) Hoffman, Tony (The Boutet Company)	
Mailing Address 561 East 36th Ave, Suite 200		Mailing Address 601 East 57th Place	
Anchorage, AK., 99503		Anchorage, AK. 99518	
Contact Phone – Day 907-646-3670	Evening	Contact Phone – Day	Evening
E-mail connie@bhhsalaska.com		E-mail thoffman@tbca.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): 075-311-06-000			
Site Street Address: None Listed			
Current legal description: (use additional sheet if necessary) Tract 1, Holtan Hills Subdivision, Plat 2024-018			
Zoning: GR3	Acreage: 16.134	Underlying Plat #: 2024-18	Grid #: SE4517
# Lots: 0	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B		
# Lots: 39	# Tracts: 2	Total # parcels: 41

I hereby certify that (I am)/(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
Print Name		

S 1 2 8 6 7 JAN 0 5 2026

Accepted by: 	Poster & Affidavit (+)	Fee: \$12,240.00	Case Number: 512867	Meeting Date: PZC: 01/05/2026
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COMPREHENSIVE PLAN INFORMATION

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

Anchorage 2040 Land Use Designation:

- Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:

- Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at 5 dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

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
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: Public utility Community well Private well
 Wastewater disposal method: Public utility Community system Private on-site

APPLICATION REQUIREMENTS

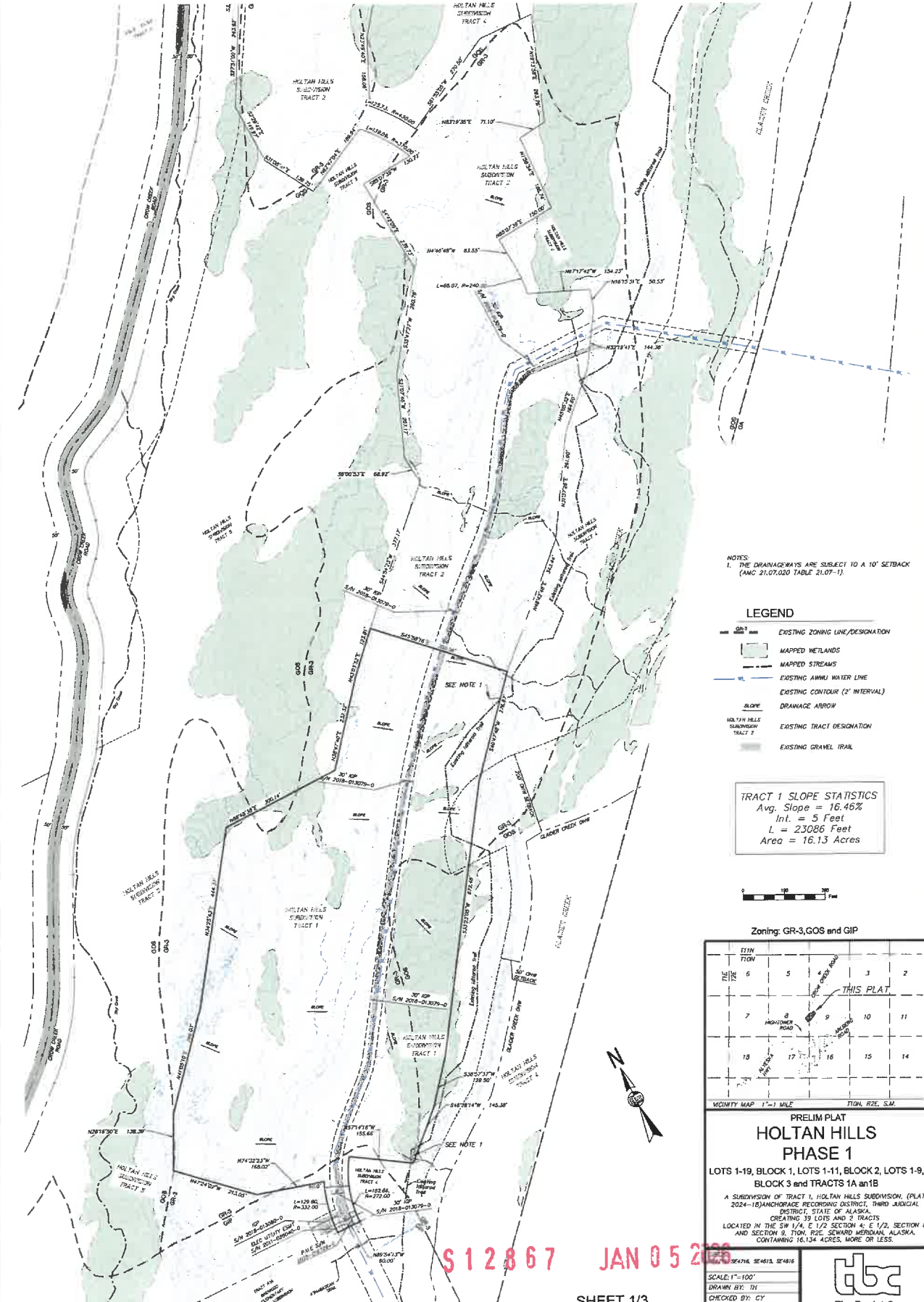
(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Certificate to Plat
- 4 copies required: Subdivision drainage plan
- 9 copies required: Topographic map of platted area
- 14 copies required:
 (4 copies for a short plat)
 Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- Soils investigation and analysis reports (4 copies) Waived by _____



NOTES:
 1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).

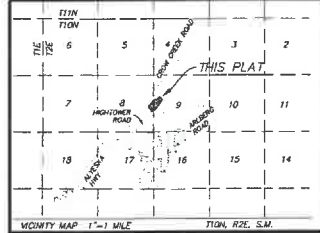
LEGEND

- EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING AWWA WATER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE ARROW
- HOLTAN HILLS SUBDIVISION TRACT 1
- EXISTING TRACT DESIGNATION
- EXISTING GRAVEL TRAIL

TRACT 1 SLOPE STATISTICS
 Avg. Slope = 16.46%
 Int. = 5 Feet
 L = 23086 Feet
 Area = 16.13 Acres



Zoning: GR-3, GOS and GP



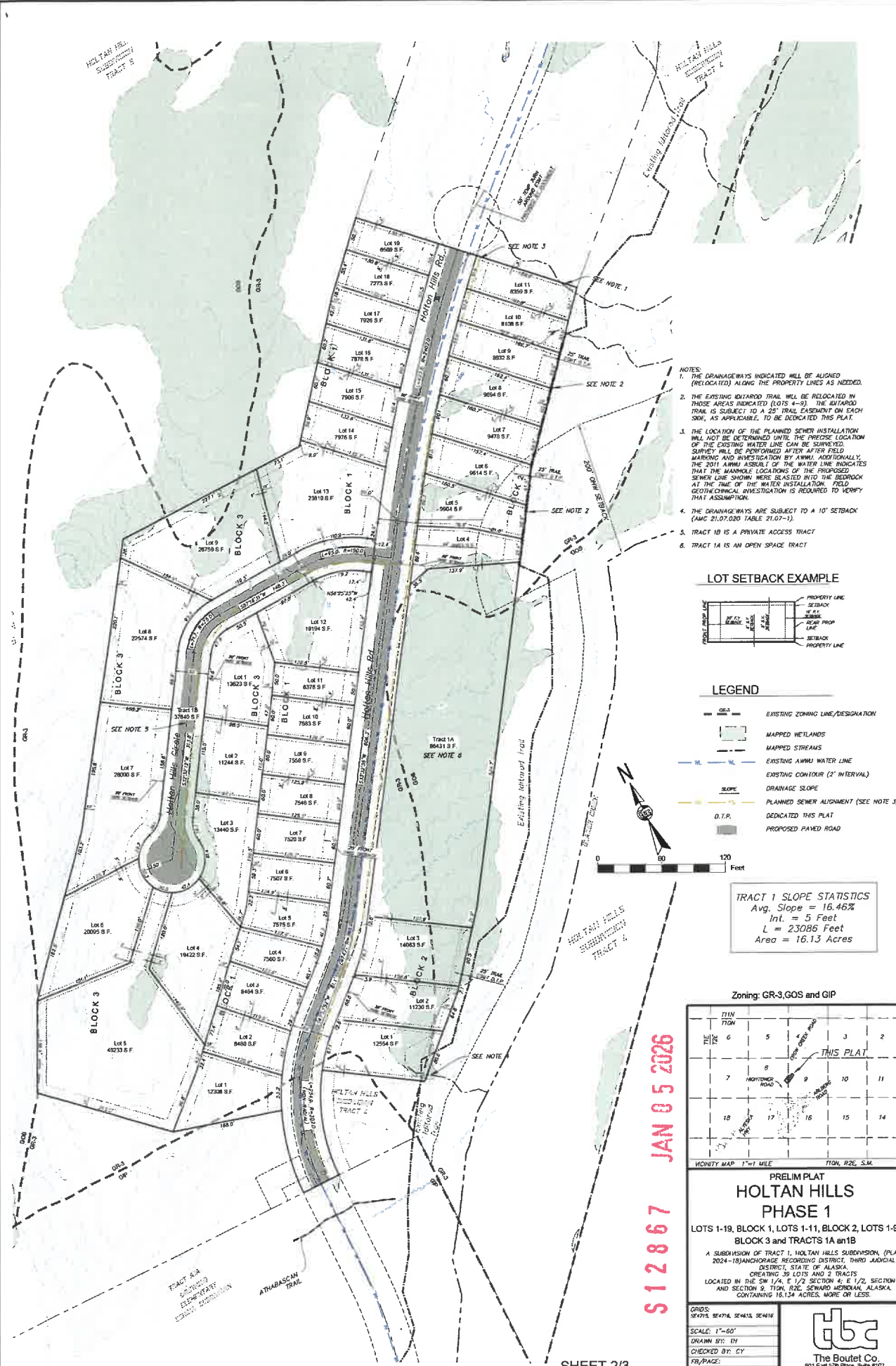
PRELIM PLAT
**HOLTAN HILLS
 PHASE 1**
 LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9,
 BLOCK 3 and TRACTS 1A and 1B
 A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT
 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL
 DISTRICT, STATE OF ALASKA.
 CREATING 39 LOTS AND 2 TRACTS
 LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8
 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA,
 CONTAINING 16,134 ACRES, MORE OR LESS.

S 12867 JAN 05 2025

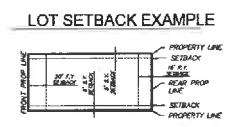
SHEET 1/3
 EXISTING CONDITIONS

SCALE: 1"=100'
 DRAWN BY: TW
 CHECKED BY: CF
 15/PAGE:
 DATE: 10/22/25
 MCA CASE No.: N/A

The Boulet Co.
 601 East 57th Road, Suite #102
 Anchorage, Alaska, 99518
 PHONE: (907) 552-5778 FAX: (907) 552-6779
 License No. A200287 - bob@theboulet.com

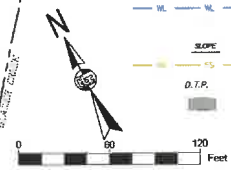


- NOTES:**
1. THE DRAINAGEWAYS INDICATED WILL BE ALIGNED (RELOCATED) ALONG THE PROPERTY LINES AS NEEDED.
 2. THE EXISTING OUTROAD TRAIL WILL BE RELOCATED IN THOSE AREAS INDICATED (LOTS 4-3). THE OUTROAD TRAIL IS SUBJECT TO A 2' TRAIL EASEMENT ON EACH SIDE, AS APPLICABLE, TO BE DEDICATED THIS PLAT.
 3. THE LOCATION OF THE PLANNED SEWER INSTALLATION WILL NOT BE DETERMINED UNTIL THE PRECISE LOCATION OF THE EXISTING WATER LINE CAN BE SURVEYED. SURVEY WILL BE PERFORMED AFTER AFTER FIELD MARKING AND INVESTIGATION BY ANNU. ADDITIONALLY, THE 2011 ANNUAL SURVEY OF THE WATER LINE INDICATES THAT THE MANHOLE LOCATIONS ON THE PROPOSED SEWER LINE SHOWN WERE BLASTED INTO THE BEDROCK AT THE TIME OF THE WATER INSTALLATION. FIELD GEOCHEMICAL INVESTIGATION IS REQUIRED TO VERIFY THAT ASSUMPTION.
 4. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).
 5. TRACT 1B IS A PRIVATE ACCESS TRACT
 6. TRACT 1A IS AN OPEN SPACE TRACT



LEGEND

- EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING ANNU WATER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE SLOPE
- PLANNED SEWER ALIGNMENT (SEE NOTE 3)
- DEDICATED THIS PLAT
- PROPOSED PAVED ROAD



TRACT 1 SLOPE STATISTICS
 Avg. Slope = 16.46%
 Int. = 5 Feet
 L = 23086 Feet
 Area = 16.13 Acres

S 12867 JAN 05 2026

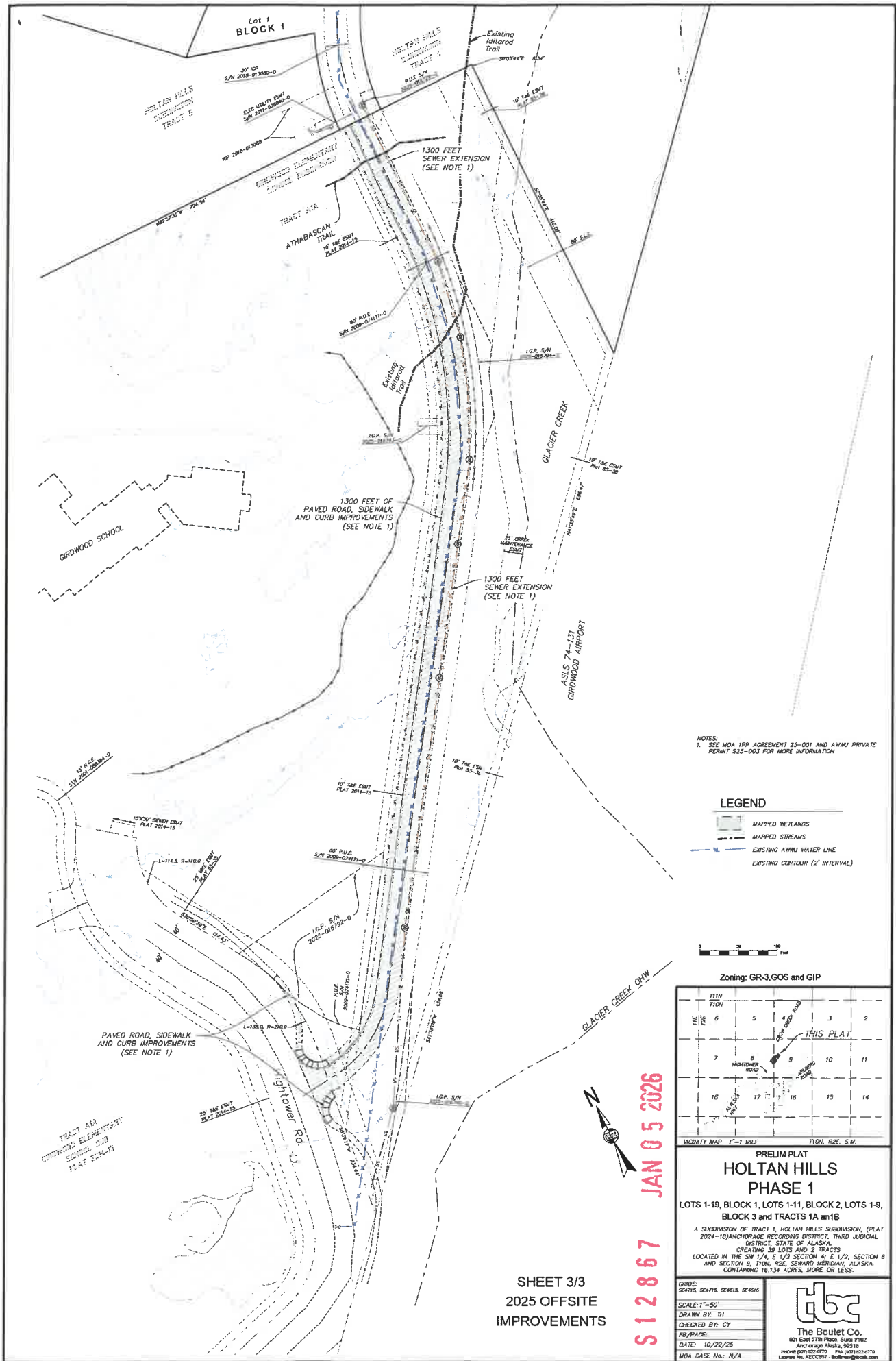
Zoning: GR-3, GOS and GIP

PRELIM PLAT
HOLTAN HILLS
PHASE 1
 LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CREATING 39 LOTS AND 2 TRACTS LOCATED IN THE SW 1/4, E 1/2 SECTION 8, AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA, CONTAINING 16.134 ACRES, MORE OR LESS.

GRID: SE475, SE476, SE478, SE479, SE481, SE482
 SCALE: 1"=60'
 DRAWN BY: TH
 CHECKED BY: CY
 FR/PAGE:
 DATE: 10/22/25
 MGA CASE No.: N/A

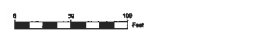
The Boulet Co.
 801 East 37th Street, Suite 1102
 Anchorage, Alaska, 99511
 PHONE: (907) 554-5176 FAX: (907) 552-8178
 LICENSE NO. AS03957 - sboulet@boulet.com



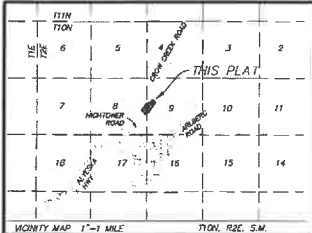
NOTES:
 1. SEE MDA IPP AGREEMENT 25-001 AND AWWA PRIVATE PERMIT 525-003 FOR MORE INFORMATION

LEGEND

- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING AWWA WATER LINE
- EXISTING CONTOUR (2' INTERVAL)



Zoning: GR-3, GOS and GIP

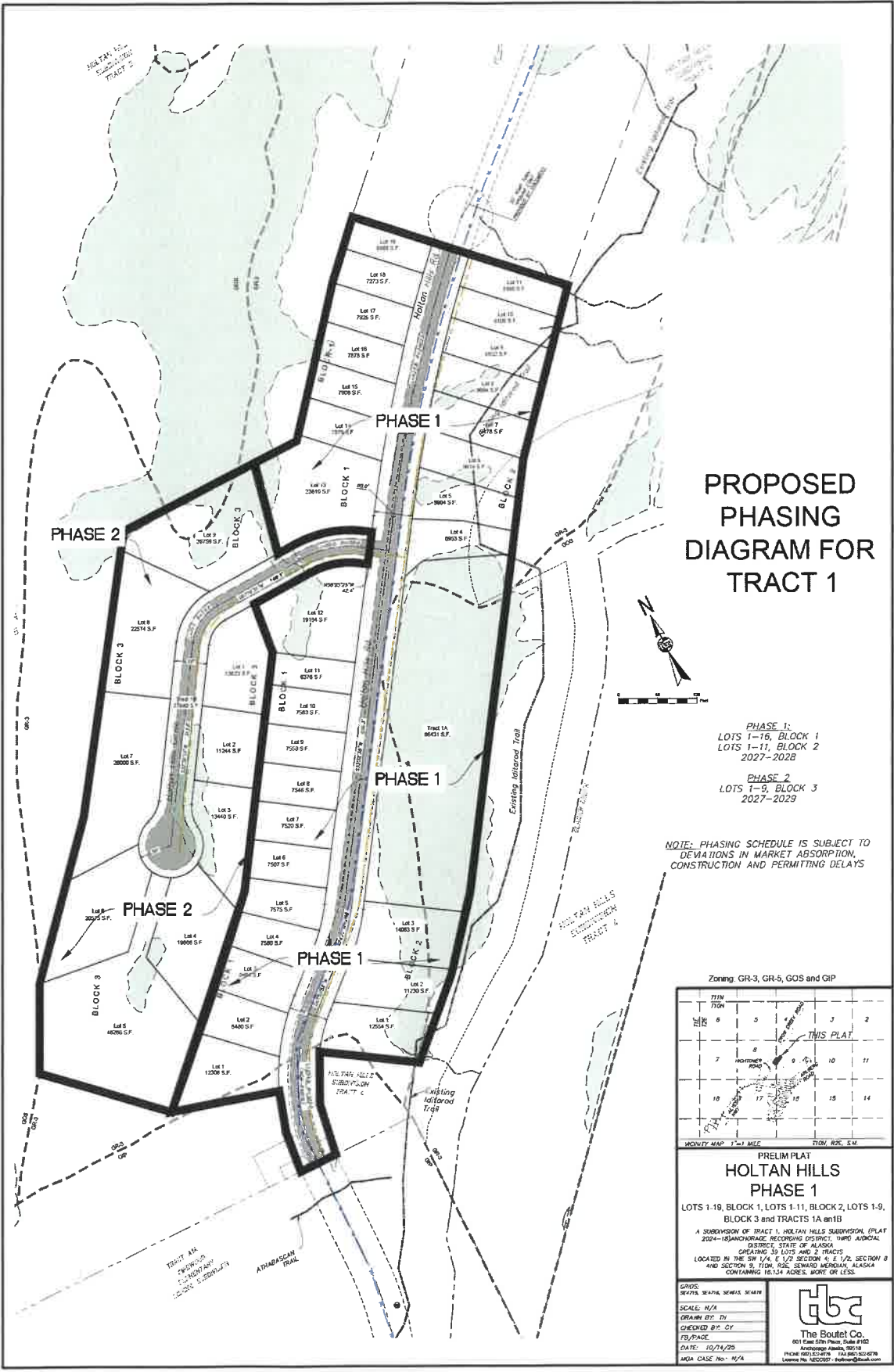


PRELIM PLAT
**HOLTAN HILLS
 PHASE 1**
 LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9,
 BLOCK 3 and TRACTS 1A and 1B
 A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT
 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL
 DISTRICT, STATE OF ALASKA.
 CREATING 39 LOTS AND 2 TRACTS
 LOCATED IN THE SW 1/4, E 1/2 SECTION 4, E 1/2, SECTION 8
 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA.
 CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:
 SE4715, SE4716, SE4615, SE4616
 SCALE: 1"=50'
 DRAWN BY: TH
 CHECKED BY: CY
 DATE: 10/22/25
 MDA CASE No.: N/A

SHEET 3/3
 2025 OFFSITE
 IMPROVEMENTS

JAN 05 2026
 S 1 2 8 6 7



PROPOSED PHASING DIAGRAM FOR TRACT 1

PHASE 1:
 LOTS 1-16, BLOCK 1
 LOTS 1-11, BLOCK 2
 2027-2028

PHASE 2:
 LOTS 1-9, BLOCK 3
 2027-2029

NOTE: PHASING SCHEDULE IS SUBJECT TO DEVIATIONS IN MARKET ABSORPTION, CONSTRUCTION AND PERMITTING DELAYS

Zoning: GR-3, GR-5, GOS and GIP

11M	10	9	8	7	6	5	4	3	2
12	11	10	9	8	7	6	5	4	3
13	12	11	10	9	8	7	6	5	4
14	13	12	11	10	9	8	7	6	5
15	14	13	12	11	10	9	8	7	6
16	15	14	13	12	11	10	9	8	7

WOLFEY MAP 1:1 MILE TOWN RD. S.W.

PRELIM PLAT
HOLTAN HILLS
PHASE 1
 LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 CREATING 39 LOTS AND 2 TRACTS
 LOCATED IN THE SW 1/4, E 1/2 SECTION 6 & 1/2 SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA CONTAINING 16,124 ACRES, MORE OR LESS.

GR-3, GR-5, GOS, SEMI-D, SEMI-R
 SCALE: 1/4" = 10'
 DRAWN BY: TH
 CHECKED BY: CJ
 FB/PAGE
 DATE: 10/24/25
 MGA CASE NO.: 19/4

The Boulet Co.
 601 East 5th Street, Suite #103
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 Phone: (907) 552-4778 Fax: (907) 552-4779
 License No. A620297 - Professional

Application for Subdivision Variance

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




PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	CY Investments, LLC	Name (last name first)	Hoffman, Tony (The Boutet COmpany)
Mailing Address	561 East 36th Avenue, Suite 200	Mailing Address	601 East 57th Place
	Anchorage, AK., 99503		Anchorage, Ak. 99518
Contact Phone – Day	907-646-3670	Contact Phone – Day	
Evening		Evening	
E-mail	connie@bhhsalaska.com	E-mail	thoffman@tbcak.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): 075-311-06-000
Site Street Address: None listed
Current legal description: (use additional sheet if necessary) Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST
The variance is for relief from the requirement to: Lot Frontage to a Dedicated Street and Dedication of ROW
Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature  Owner Representative (Representatives must provide written proof of authorization) Date 10/24/25

Print Name Tony Hoffman

Accepted by: 	Poster & Affidavit: 1+1	Fee:	Case Number: S 1 2 8 6 7	Meeting Date: JAN 0 5 2026
			512867	Pzc: 01/05/2026

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21. 21.08.030 L.1

AMC 21. 21.08.040 A.1

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: Signed application(original) and Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: Signed application(original)

- 14 copies required:
- Signed application (copies)
 - Variance narrative, addressing:
 - The need for the variance
 - The effect of granting the variance
 - An analysis of how the proposal meets the variance standards below
 - Underlying plat
 - Proposed plot plan or site plan, to scale (new construction)
 - Topographic map of site
 - Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/23/2025

Holtan Hills Subdivision
SUBDIVISION DESIGN VARIANCE NARRATIVE
LOT FRONTAGE AND ACCESS AND ROAD DEDICATION
(A.M.C. 21.08.030L.1 and A.M.C. 21.08.040A.1)

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. This request is specific to the cul-de-sac road (Holtan Hills Circle) serving the upper 9 lots in Block 3. The road corridor is planned to be a 50' wide private tract, built to applicable road standards.

Anchorage Municipal Code AMC 21.08.030L.1 states that *“Except when platted under subsection 21.03.200E., Commercial Tract Plats, or except for lots tracted out for open space, well protection areas, or for undevelopable areas such as wetlands, all lots shall have frontage on a street..”*

Additionally, Anchorage Municipal Code AMC 21.08.040A.1 states that “All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board....”

We are requesting that the upper cul-de-sac road (Holtan Hills Circle) fronting and providing access to these lots in Block 3 be encompassed in a 50' private access tract in lieu of public right-of-way.

Variance Standards (AMC 21.03.240G.3.)

- a. *There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property. The proposed road will be maintained by the Homeowners Association. Dedication to and maintenance by the Municipality is clearly not as desirable as private maintenance and upkeep. In an area with high snow accumulation such as Girdwood, faster response times for plowing and sanding increases safety for the property owners within the cul de sac. Additionally, there is no possible way that the road can be extended south further, as private property and the Girdwood School are located directly to the south.

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- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;**

The requested variance does not affect any other properties adjacent to the proposed subdivision. Since the road and roadway improvements will be privately maintained by the homeowners association there is a cost benefit to the public. The private road will be constructed to all applicable municipal standards.

- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and**

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. Approval of the variance will allow the development to proceed in a smaller footprint, thereby creating less disturbance to the property, and decrease the likelihood of subsurface water disturbance.

- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.**

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property. A full ROW width of 60 feet would create greater disturbance as it would widen the road footprint and require buildings to be built back further. This results in more clearing and greater land disturbance to the existing vegetation along the road corridor which is highly undesirable to the future property owners as well as the Girdwood community.

Additional Variance Requirements (AMC 21.08.040A.1)

Anchorage Municipal Code AMC 21.080.040A.1 states that “All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board. Applicants for a variance for private streets shall demonstrate the following:”

- a. Why a private street is appropriate and preferable to a publicly dedicated street.**

Allowing the street to be constructed in a private tract is preferable in that it allows for a more “compact” development, since it has a narrower ROW and the building setback is not so deep from the edge of road (compared to a full 60 foot ROW). Additionally, road grades are anticipated to potentially exceed 10%. Private contractors maintaining the road typically respond faster for snow plowing. This results in safer roads that have been plowed and/or sanded faster after snowfall when compared to municipally maintained roads. Lastly, the Municipality will not be required to maintain the road, thus a saving in cost and manpower to the city.

- b. That a private party is willing and able to maintain a private street to public standard.**

The developer will be required to build the road to municipal standard and form a binding homeowners association that will have the required dues structured to appropriately maintain the road.

- c. That a private street presents no conflict or obstruction to the orderly expansion of the public street system.**

The proposed road will be a cul-de-sac that terminates within the development and provides no possibility of extending further south due to significant topographic challenges.

Application for Subdivision Variance

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



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) CY Investments, LLC		Name (last name first) Hoffman, Tony (The Boutet Company)	
Mailing Address 561 East 36th Avenue, Suite 200		Mailing Address 601 East 57th Place	
Anchorage, AK., 99503		Anchorage, Ak. 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907-646-3670			
E-mail connie@bhhsalaska.com		E-mail thoffman@tbcak.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): 075-311-06-000
Site Street Address: None listed
Current legal description: (use additional sheet if necessary) Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST
The variance is for relief from the requirement to: AMC 21.08.030 F.6 (Cul De Sac Length)
Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Date
		10/24/25
Print Name		
Tony Hoffman		

S 1 2 8 6 7 JAN 0 5 2026

Accepted by: 	Poster & Affidavit: 1+1	Fee	Case Number S 12867	Meeting Date 01/05/2026
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VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.030 F. 6 CUL DE SAC LENGTH

AMC 21.

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: Signed application(original) and Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: Signed application(original)

- 14 copies required:
- Signed application (copies)
 - Variance narrative, addressing:
 - The need for the variance
 - The effect of granting the variance
 - An analysis of how the proposal meets the variance standards below
 - Underlying plat
 - Proposed plot plan or site plan, to scale (new construction)
 - Topographic map of site
 - Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/24/2025

Holtan Hills Subdivision
SUBDIVISION DESIGN VARIANCE NARRATIVE
CUL DE SAC LENGTH

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. The main road (Holtan Hills Drive) is 1440 feet and will be extended in future phases. This variance addresses the upper cul-de-sac road (Holtan Hills Circle), which is 670 feet.

Anchorage Municipal Code 21.08.030.F.6 states that "Where topography and traffic circulation permit, the length of a cul-de-sac right-of-way shall not exceed 900 feet in the R-6, R-8, R-9, R-10... and 600 feet in all other zoning districts...".

We are requesting a variance to allow a cul-de-sac length to exceed the standard by 70 feet for a total length of 670 feet.

Variance Standards (AMC 21.03.240G.3.)

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The topography in the upper area of this development is very steep. The planned cul-de-sac road is situated on a ridge, and slopes exceeding 20% to the east and west (toward Crow Creek Road) away from the road corridor making any sort of secondary access or road connections prohibitive without massive grading and land disturbance. Strict application of this provision would result in fewer residential lots being provided in its current configuration due to the resulting shorter road length. Given the loss of residential opportunity, the strict application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property.

- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;***

The requested variance does not affect any other properties adjacent to the proposed subdivision. There are no residences adjacent to the development, and the school property is not impacted by the variance. All other required design standards for the cul-de-sac will be met upon construction.

S 1 2 8 6 7 JAN 0 5 2026

c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. This variance request is consistent with or supported by the following goal of the Girdwood Comprehensive Plan:

Goal E2: *Economic development in Girdwood is compatible with the natural environment*

This variance will allow a smaller footprint of the road construction required. Allowing a slightly longer cul de sac to be built without a secondary access or connection means less disturbance of the bedrock slopes.

The requested variance will create less disturbance to the property and decrease the likelihood of subsurface water disturbance.

d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property by increasing the development footprint necessary to provide a secondary access or by reducing the number of residential lots that are provided.

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel #07531106000)

- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X ABC **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

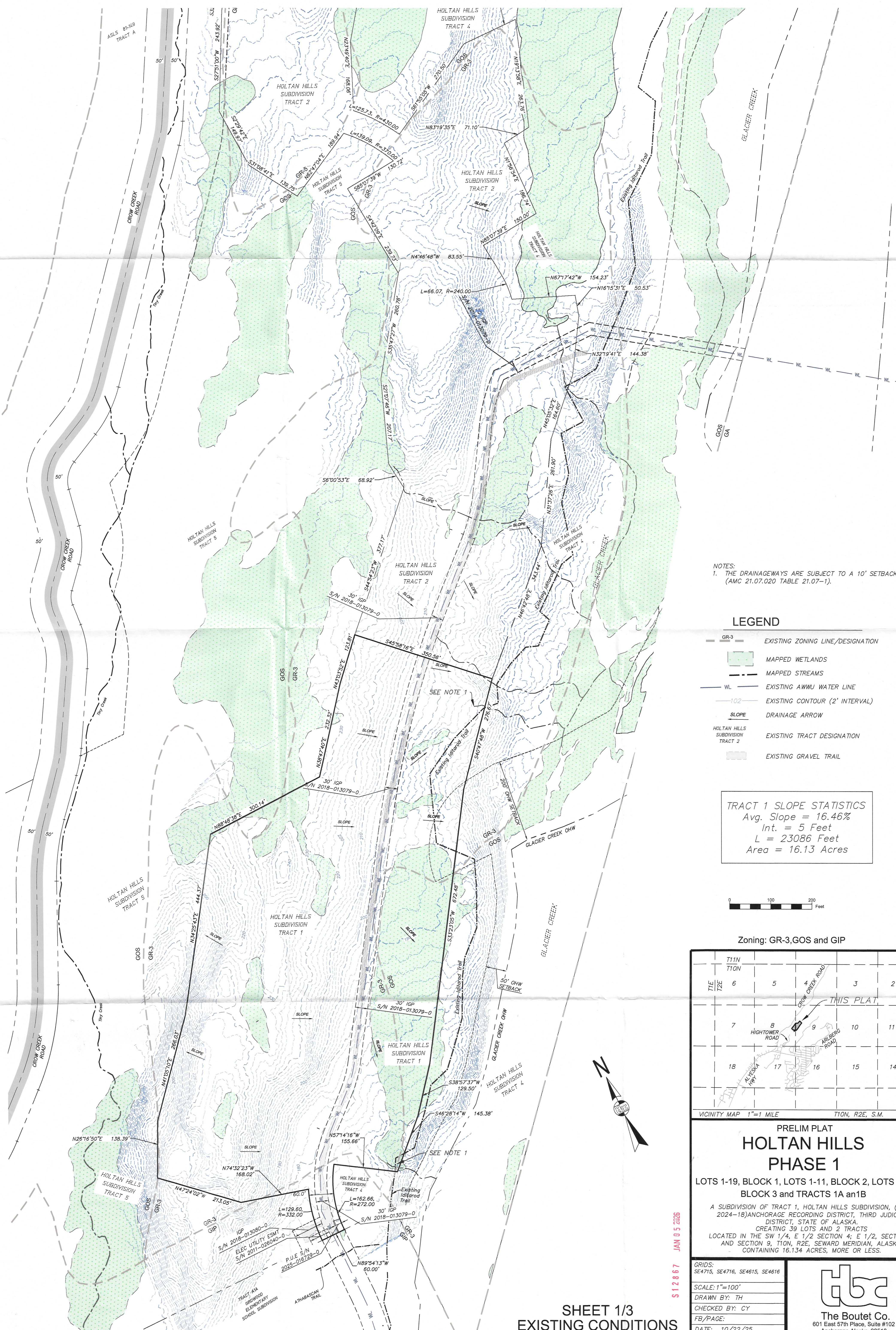
- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:



10/30/25

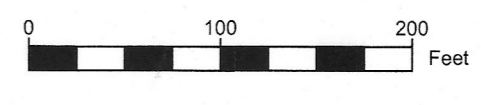


NOTES:
 1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).

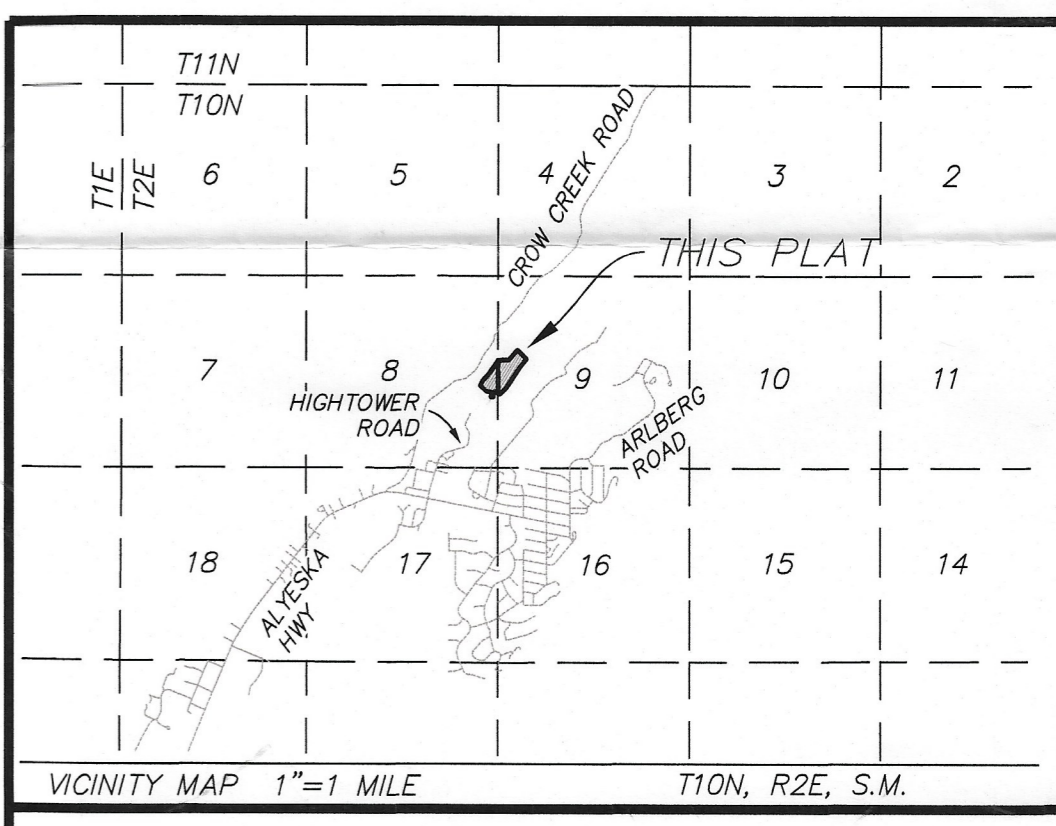
LEGEND

- GR-3 EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWJ WATER LINE
- 102 EXISTING CONTOUR (2' INTERVAL)
- SLOPE DRAINAGE ARROW
- HOLTAN HILLS SUBDIVISION TRACT 2 EXISTING TRACT DESIGNATION
- EXISTING GRAVEL TRAIL

TRACT 1 SLOPE STATISTICS
 Avg. Slope = 16.46%
 Int. = 5 Feet
 L = 23086 Feet
 Area = 16.13 Acres



Zoning: GR-3, GOS and GIP



**PRELIM PLAT
 HOLTAN HILLS
 PHASE 1**

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B
 A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 CREATING 39 LOTS AND 2 TRACTS
 LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA. CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS: SE4715, SE4716, SE4615, SE4616
 SCALE: 1"=100'
 DRAWN BY: TH
 CHECKED BY: CY
 FB/PAGE:
 DATE: 10/22/25
 MOA CASE No.: N/A

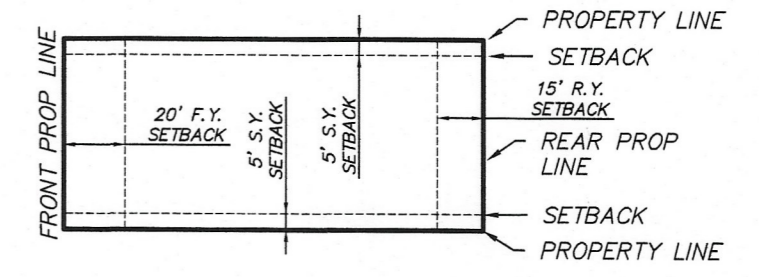


512867 JAN 05 2026

HOLTAN HILLS SUBDIVISION TRACT 5

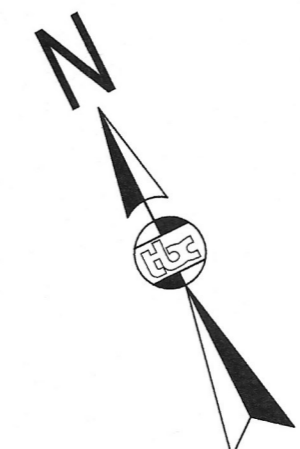
- NOTES:
1. THE DRAINAGEWAYS INDICATED WILL BE ALIGNED (RELOCATED) ALONG THE PROPERTY LINES AS NEEDED.
 2. THE EXISTING IDITAROD TRAIL WILL BE RELOCATED IN THOSE AREAS INDICATED (LOTS 4-9). THE IDITAROD TRAIL IS SUBJECT TO A 25' TRAIL EASEMENT ON EACH SIDE, AS APPLICABLE, TO BE DEDICATED THIS PLAT.
 3. THE LOCATION OF THE PLANNED SEWER INSTALLATION WILL NOT BE DETERMINED UNTIL THE PRECISE LOCATION OF THE EXISTING WATER LINE CAN BE SURVEYED. SURVEY WILL BE PERFORMED AFTER FIELD MARKING AND INVESTIGATION BY AWWU. ADDITIONALLY, THE 2011 AWWU ASBUILT OF THE WATER LINE INDICATES THAT THE MANHOLE LOCATIONS OF THE PROPOSED SEWER LINE SHOWN WERE BLASTED INTO THE BEDROCK AT THE TIME OF THE WATER INSTALLATION. FIELD GEOTECHNICAL INVESTIGATION IS REQUIRED TO VERIFY THAT ASSUMPTION.
 4. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).
 5. TRACT 1B IS A PRIVATE ACCESS TRACT
 6. TRACT 1A IS AN OPEN SPACE TRACT

LOT SETBACK EXAMPLE



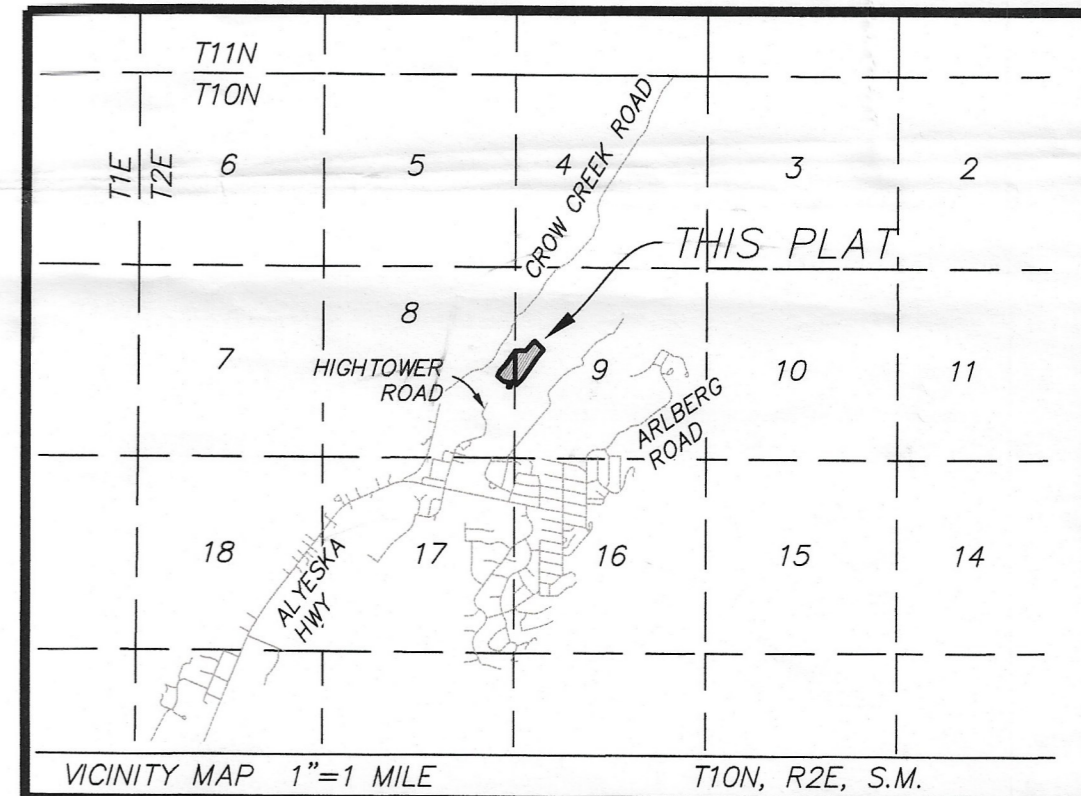
LEGEND

- GR-3 EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWU WATER LINE
- 102 EXISTING CONTOUR (2' INTERVAL)
- SLOPE DRAINAGE SLOPE
- SS PLANNED SEWER ALIGNMENT (SEE NOTE 3)
- D.T.P. DEDICATED THIS PLAT
- PROPOSED PAVED ROAD



TRACT 1 SLOPE STATISTICS
 Avg. Slope = 16.46%
 Int. = 5 Feet
 L = 23086 Feet
 Area = 16.13 Acres

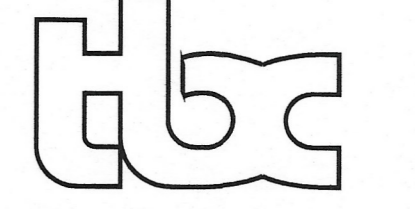
Zoning: GR-3,GOS and GIP



PRELIM PLAT
**HOLTAN HILLS
 PHASE 1**

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GRIDS:
 SE4715, SE4716, SE4615, SE4616
 SCALE: 1"=60'
 DRAWN BY: TH
 CHECKED BY: CY
 FB/PAGE:
 DATE: 10/22/25
 MOA CASE No.: N/A



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 License No. AECC957 - thoffman@tbcoak.com

S 12867 JAN 05 2026

Lot 1
BLOCK 1

HOLTAN HILLS
SUBDIVISION
TRACT 5

HOLTAN HILLS
SUBDIVISION
TRACT 4

GIRDWOOD ELEMENTARY
SCHOOL SUBDIVISION

TRACT A1A
ATHABASCAN
TRAIL

GIRDWOOD SCHOOL

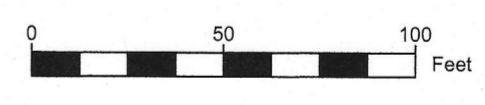
GLACIER CREEK

ASLS 74-131
GIRDWOOD AIRPORT

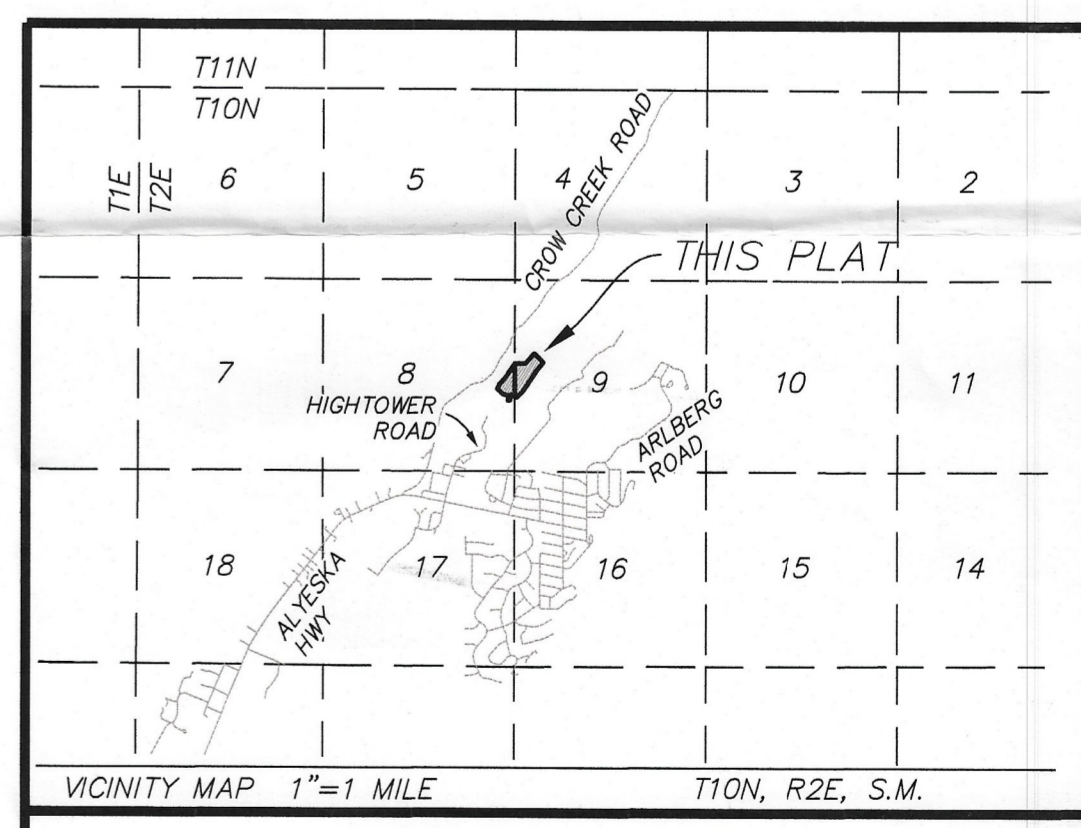
NOTES:
1. SEE MOA 1PP AGREEMENT 25-001 AND AWWU PRIVATE PERMIT S25-003 FOR MORE INFORMATION

LEGEND

- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWU WATER LINE
- EXISTING CONTOUR (2' INTERVAL)



Zoning: GR-3, GOS and GIP



PRELIM PLAT
**HOLTAN HILLS
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SHEET 3/3
2025 OFFSITE
IMPROVEMENTS

512867 JAN 03 2025

GRIDS:	SE4715, SE4716, SE4615, SE4616
SCALE:	1"=50'
DRAWN BY:	TH
CHECKED BY:	CY
FB/PAGE:	
DATE:	10/22/25
MOA CASE No.:	N/A

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