

**PLANNING DEPARTMENT
CURRENT PLANNING DEPARTMENT STAFF REPORT
PLANNING AND ZONING COMMISSION
CONDITIONAL USE**

DATE: January 5, 2026

CASE NO: 2026-0005

APPLICANT: Connie Yoshimura (CY Investments)

REPRESENTATIVE: Tony Hoffman (The Boutet Company)

REQUEST: Conditional Use for a Residential Planned Unit Development (PUD) in the gR-3 zoning district, in accordance with AMC 21.07.110G, (39 Lots and 2 Tracts)

RECOMMENDATION: Approval with conditions

LOCATION: Generally located east of Crow Creek Road, north of Hightower Road, and west of Mount Hood Drive

LEGAL DESCRIPTION: Tract 1, Holtan Hills (Plat 2024-18)

COMMUNITY COUNCILS: Girdwood

TAX NUMBER: 075-311-06

GRID: SE45717

SITE AREA: 16.13 Acres

CURRENT LAND USE: Vacant Land

TOPOGRAPHY: 18% Moderate Slope

ZONING: gR-3: Single-Family/Two-Family Residential District

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

COMPREHENSIVE PLAN:

Classification: Moderate-intensity Residential – Girdwood Comprehensive Plan 2025 Land Use Plan Map

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	GR-3	GOS	GIP	GOS
Land Use:	Single-Family/Two-Family Residential	Girdwood Open Space	Girdwood Institutions and Parks	Girdwood Open Space

REQUEST AND BACKGROUND

This application seeks approval for a Residential Planned Unit Development (PUD), a tool which uses the Conditional Use process to allow for more flexibility than would normally be allowable through a strict application of the zoning ordinance. The conditional use process is a tool that provides a greater degree of control over specific aspects of a site, or "...a *discretionary review process for uses with unique or widely varying operating characteristics or unusual site development features.*" This application is running alongside Case S12867 Holtan Hills Subdivision, Phase I.

The application, narrative, and diagrams address the approval criteria outlined in AMC 21.07.110(G) ("Conditional Use for a Residential Planned Unit Development") and AMC 21.03.080(D) ("Conditional Uses Approval Criteria"). The governing planning document for this application is the comprehensive plan, of which the Girdwood Comprehensive Plan is the most recently adopted element applicable to this area, adopted with AO 2024-114(S), and this area is substantially identified as planned for "moderate-intensity residential" use in the adopted future land use map. The plan explains this designation as:

"This land use designation is primarily for residential land uses. Residential character is maintained through form-based code and design standards, not necessarily by indicating the desired number of units or dwelling units per acre. The form-based regulations promote walkability and create development patterns ranging from single-family style development through low-rise multifamily developments. "Moderate-intensity" refers to the development footprint on a parcel; this district allows for a larger development footprint than the "low-intensity" category while still preserving onsite vegetation."

Per 21.01.090D.5: "Where comprehensive plan elements conflict, the most recently adopted shall govern."

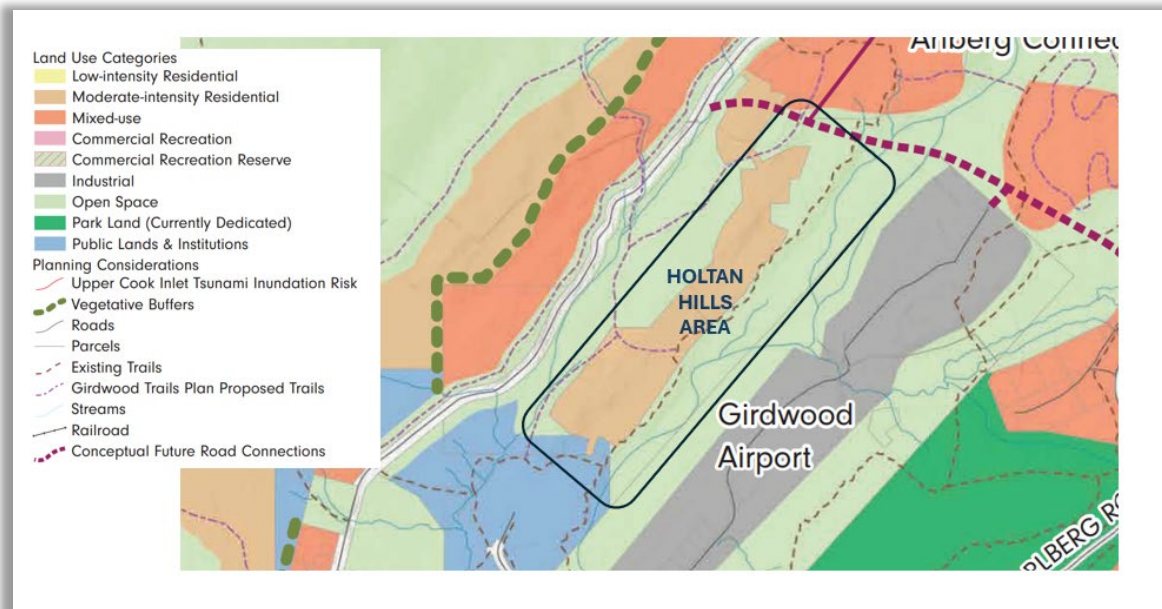


Figure 1 The Holtan Hills Area in the Girdwood Comprehensive Plan Land Use Map

This project may also be subject to other sets of agreements outside of Title 21, such as those outlined in the development agreement or AO 2023-137 (AA). Per 21.01.060, Title 21

"... is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of this title are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this title shall govern. Nothing in this title shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this title. In no case shall the municipality be obligated to enforce the provisions of any easements, covenants, or agreements between private parties."

The site in question contains wetlands, streams, bedrock, and steep terrain, and the design for the development proposes a range of lot sizes and lot configurations tailored to the natural features of the property and preserving open space within a designated wetland tract. Lot sizes will range from approximately 6,500 to 48,000 square feet. The proposed subdivision includes 39 lots and 2 tracts.

Project History

- **2006:** The Anchorage Assembly adopted the Crow Creek Neighborhood Land Use Plan (CCNLUP) via AO 2006-47 as an element of the comprehensive plan establishing it as the governing planning document for this area of Girdwood.
- **2009:** To implement the CCNLUP, the Heritage Land Bank (HLB) submitted a subdivision plat for 40 lots and 5 tracts, approved for 60 months but never recorded.
- **2010:** The Girdwood Water Improvement Transmission Line was constructed through the Holtan Hills project, connecting Hightower Road to the Anchorage Water and Wastewater Utility system.
- **2021:** HLB issued an RFP for land disposal; CY Investments, LLC (Connie Yoshimura, Principal) was awarded the contract after review.
- **2021:** HLB contracted HDR Engineering to map wetlands and streams, which are shown on the preliminary plat. Due to delays in finalizing the boundary survey and tract plat, the development agreement was extended to July 1, 2027.
- **January 2024:** the Assembly adopted AO 2023-137, approving disposal of the Heritage Land Bank properties. The ordinance also includes additional conditions.
- **May 2024:** The Holtan Hills Subdivision tract plat was recorded (Plat 2024-18).
- **March 2025:** The Assembly adopted AO 2024-114(S), replacing the Girdwood Area Plan with the Girdwood Comprehensive Plan.

PRE-APPLICATION CONFERENCE AND COMMUNITY MEETING

- A pre-application conference with reviewing agencies was held on August 5, 2025, in accordance with AMC 21.03.080C.2.
- The petitioner advertised and held a community meeting on September 23, 2025, in accordance with 21.03.080C.3.

- The petitioner held a second meeting on October 21, 2025. *Attachment 2. Application* includes the petitioner’s affidavit of posting, community meeting summary, and application submittal to the Planning Department.

PUBLIC COMMENTS

On December 9, 2025, the Planning Department mailed 207 notices to, “*all persons listed on the records of the municipal assessor as owners of any land within 500 feet of the outer boundary of the land subject to the application,*” as required in AMC 21.03.020H.3. The Department also provided notice of the public hearing to the Girdwood Board of Supervisors and posted on the municipal webpage, and the petitioner posted signs advertising the public hearing to fulfill notice requirements. The Department received one public comment in response plus three resolutions from the Girdwood Board of Supervisors (see Attachment 3: Comments).

Comments, resolutions, and comment response tables are available in Appendix A at the end of this document. Comments and resolutions in their original format are included in Attachment 3.

REVIEWING AGENCY COMMENTS

Municipal reviewing agencies had no objection to this Conditional Use for a Planned Unit Development. Municipality of Anchorage (MOA) Watershed Management provided comments regarding stormwater treatment and extended detention requirements for this development. Attachment 3. Comments include all comments from reviewing agencies.

CRITERIA FOR APPROVAL: CONDITIONAL USES

Per AMC 21.03.080:

"The conditional use approval procedure is intended for situations where a use may or may not be appropriate in a district, depending on the specific location, the use characteristics, and potential conditions to decrease the adverse impacts of the use on surrounding properties and/or the community-at-large. It also provides a discretionary review process for uses with unique or widely varying operating characteristics or unusual site development features. The procedure provides public review and evaluation of a use’s operating characteristics and site development features through a public hearing process."

The nine criteria for approving a conditional use are outlined below:

Criteria for Conditional Use	Staff Evaluation
<p>1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.</p>	<p><u>The application meets this criterion.</u></p> <p>This proposed conditional use is consistent with the future land use designation of "moderate-intensity residential" and the following goals and policies of the <i>Girdwood Comprehensive Plan</i>:</p> <p><i>Girdwood Comprehensive Plan (2025)</i></p>

Criteria for Conditional Use	Staff Evaluation
	<p>Goal E2: Economic development in Girdwood is compatible with the natural environment</p> <p>Policy E2.2: Conservation as a form of development. For example, the protection of valuable wild/natural/open space can be a contributor to the local economy.</p> <p>Policy E2.3: New and existing developments are connected to the trail and active transportation system.</p> <p>Goal H2: Encourage a broad range of new housing development that is consistent with Girdwood 's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.</p> <p>Policy H2.2: All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas.</p> <p>Policy H2.3: Accessory Dwelling Units (ADUs) are encouraged where appropriate.</p> <p>Goal R3: Girdwood has a formal, established, maintained, and protected system of trails and open spaces.</p> <p>Policy R3.2: Identify and protect trails and trail access via easements.</p> <p>Goal R4: Girdwood's trails and natural spaces are integrated into the community.</p> <p>Policy R4.2: New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces.</p>
<p>2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.</p>	<p><u>The application meets this criterion.</u></p> <p>The Girdwood equivalent to 21.04 is 21.09.040 (Zoning Districts). The intent of the gR-3 district is outlined below:</p> <p>21.09.040B.2.d.ii. Intent</p> <p><i>The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and two-</i></p>

Criteria for Conditional Use	Staff Evaluation
	<p><i>family development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and table 21.09-2.</i></p> <p><u>This standard is met.</u></p> <p>A conditional use approval for a Planned Unit Development allows changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes to these standards.</p> <p>Per section 21.07.110G2: "<i>Notwithstanding subsection 21.03.240F.5., the planning and zoning commission may exempt a PUD from any special limitations of the zoning district</i>" and the Planning Department recommends that this project be exempt from the special limitation of master planning requirements as the conditional use process is a more restrictive review. Per 21.01.060.A, "<i>...where conditions, standards, or requirements imposed by any provision of this title are either more restrictive or less restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions that are more restrictive or that impose higher standards or requirements shall govern</i>"</p>
<p>3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.</p>	<p><u>The application meets this criterion.</u></p> <p>The Girdwood equivalent to 21.05 is 21.09.050 (Use Regulations). A conditional use approval for a Planned Unit Development allows changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes to these standards. The development as proposed is limited to residential uses and accounts for preserving significant wetlands areas by shifting the density to areas with less impact.</p> <p>Per 21.07.110G2, "<i>Notwithstanding subsection 21.03.240F.5., the planning and zoning commission may exempt a PUD from any special limitations of the zoning district.</i>"</p>
<p>4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use</p>	<p><u>The application meets this criterion.</u></p> <p>The site size, location, and topography are adequate for the proposed Planned Unit Development (PUD).</p>

Criteria for Conditional Use	Staff Evaluation
<p>and any mitigation needed to address potential impacts.</p>	<p>PUDs within the Girdwood Residential districts are allowed a maximum dwelling units per acre as supported by sewer and water infrastructure. Topography and the AWWU transmission main constrain this development. Per the application materials, mitigation through site design will mitigate potential impacts on slopes and wetlands.</p>
<p>5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.</p>	<p><u>The application meets this criterion.</u></p> <p>This is a conditional use for Planned Unit Development within a residential zoning district (gR-3) in an area designated for moderate-intensity residential development in the future. The proposed use is a new residential development, which will have minimal impact to the scale and density of other established neighborhoods within Girdwood.</p>
<p>6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).</p>	<p><u>The application meets this criterion.</u></p> <p>This Planned Unit Development is compatible with adjacent allowed uses. The scale of lot sizes will range from 6,500 square feet to 48,000 square feet. The majority of lots will be served by public water and sanitary sewer. This is a residential area, and hours of operation, traffic generation, noise, odor, and dust will not be any greater than the existing community after construction. The Girdwood New Townsite is a mix of residential and commercial activity, and the Girdwood K-8 School is adjacent to this development.</p>
<p>7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.</p>	<p><u>The application meets this criterion.</u></p> <p>There are no significant adverse impacts anticipated to result from this Conditional Use for a Planned Unit Development. This edge of this development is approximately 550 feet from Girdwood K-8 School. Holtan Hills, Tract 5 is also a buffer between this development and Girdwood K-8 School property line, creating anywhere from approximately 190 to 300 feet of buffer. The peak vehicular traffic hours will likely be similar to other parts of Girdwood with more driving from and to residential areas in the morning and evening. The newly constructed "T" intersection at Hightower Road will offset traffic impacts to the maximum extend feasible.</p>
<p>8. The proposed use is appropriately located with respect to the transportation</p>	<p><u>The application meets this criterion.</u></p>

Criteria for Conditional Use	Staff Evaluation
<p>system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.</p>	<p>The first phase of this development will construct 1,400 feet of Holtan Hills Drive, which will take vehicular access off the newly constructed intersection with Hightower Road. Holtan Hills Drive will be constructed to Municipal standards with lighting and pedestrian access. Future developments to the northwest will require the construction of a secondary access to Crow Creek Road that will provide an additional emergency route.</p> <p>Goal T.1 in the Girdwood Comprehensive Plan states that a car is not required to live in Girdwood, and all new subdivisions should be connected to the active transportation network (Policy T.1.1). The planned development will provide these connections.</p>
<p>9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.</p>	<p><u>The application meets this criterion.</u></p> <p>Public water is available to this development and sanitary sewer will be once developed. This area is served by the Girdwood Fire Station Number 41, and the Whittier Police Department.</p>

MINIMUM STANDARDS FOR APPROVAL: PUD

Per AMC 21.07.110G.:

"A residential planned unit development (PUD) is intended to allow flexibility for residential development in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance."

The minimum standards for approving a Planned Unit Development are outlined below:

PUD Requirement	Staff Evaluation
<p>a. Minimum Site Area. The minimum site area for a PUD shall be 1.0 acres.</p>	<p><u>The application meets this standard.</u></p> <p>The petition site contains approximately 16.1 acres.</p>
<p>b. Open Space</p>	<p><u>The application meets this standard.</u></p> <p>This development abuts Tract 4 of Holtan Hills Subdivision which is accessed via the</p>

PUD Requirement	Staff Evaluation
<p>A minimum of 15 percent of the site shall be reserved as open space which shall meet the following standards:</p> <p>i. The required open space may include both individual private open space, regardless if it is fenced, and common open space.</p> <p>ii. In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required; and</p> <p>iii. Parcels within a quarter mile of, or with access to a natural area, park, or other publicly-accessible open space may count those lands as meeting this requirement.</p>	<p>Iditarod Trail and provides direct access to the Glacier Creek. This access to an adjacent natural area fulfills the open space requirement. However, in addition to the open space provided by the adjacent publicly accessible Iditarod Trail and Glacier Creek, Tract 1A provides 1.98 acres of common open space for the use and enjoyment of the community. Each lot will also be subject to a maximum lot coverage, with the remainder of the lot dedicated to either individual private open space or common open space, depending on the use.</p>
<p>c. Design</p> <p>Any nonresidential use permitted in a PUD shall be compatible with the residential nature of the development.</p>	<p><u>This standard does not apply.</u></p> <p>All development is proposed as residential.</p>
<p>d. Access and Connectivity</p> <p>PUDs shall comply with 21.07.060, <i>Transportation and Connectivity</i>.</p>	<p><u>The application meets this standard.</u></p> <p>Driving from the development is estimated using conventional metrics to result in approximately 600 vehicle trips per day. The MOA Traffic Engineering determined the trip generation from this development would not trigger the need for a Traffic Impact Analysis (TIA). The offsite road construction improvement that will serve this development was constructed to municipal standards and provides access from Hightower Road. The new road is classified as a Local Residential Road, and will eventually connect to Crow Creek Road, providing a secondary access for the area.</p>
<p>e. Utility installation. All new utilities shall be installed underground.</p>	<p><u>The application meets this standard.</u></p>

PUD Requirement	Staff Evaluation
	All utilities will be installed underground.
<p>f. Homeowners' agreements.</p> <p>Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.010 et seq. or any mandatory homeowners' or similar association shall submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The commission may require any provisions necessary to ensure that the provisions and intent of this title are met.</p>	<p><u>The application partially meets this standard with conditions of approval.</u></p> <p>The applicant has provided language related to covenants and restrictions ("Leasing Provisions for Declaration of Holtan Hills" in the application) but should provide articles of incorporation and bylaws of the association to PZC for review prior to the sale of any property subject to the association.</p>
<p>3. Development Options</p> <p>The developer of a PUD may propose changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes completed through the PUD process. Changes to the standards shall be reviewed by the planning and zoning commission in accordance with the approval criteria of subsection G.1. above.</p> <p>a. Density</p> <p>The number of dwelling units per acre allowable on the gross area of a PUD shall be determined by the planning and zoning commission. However, in no event shall the number of dwelling units per acre exceed the maximums established by the following schedule: ...GR Districts: As supported by sewer and water infrastructure.</p>	<p><u>The application meets this standard</u></p> <p>Water and sewer will be available to all lots and will be adequately sized for the development. The proposed density of this development provided by the P.U.D. option allows a gross density of 6 units per acre and will maintain the wetland open space. The existing gR-3 zoning district allows a density of 5.2 units per acre, and the Girdwood Comprehensive Plan calls for moving away from density per acre as a metric, favoring more flexibility through a form-based code instead.</p>
<p>4. Planned Unit Developments in the Turnagain Arm District</p> <p>PUDs in the TA district shall conform, with regard to uses and residential density, to the land use plans of the Turnagain Arm Area Plan and the standards of this section.</p>	<p><u>This standard does not apply.</u></p>

DEPARTMENT RECOMMENDATION & CONDITIONS OF APPROVAL

The Department recommends APPROVAL of the Conditional Use for a residential Planned Unit Development, subject to the following conditions:


1. This approval is subject to all standards for a residential planned unit development in AMC Title 21, the petitioner's application, narrative, submittals, and the plans on file at the Planning Division.
2. The applicant shall submit for review by the Commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. This may occur at a later date to the Planning Department to forward on to the Planning and Zoning Commission, and may be submitted electronically for review.
3. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's office. Proof of such shall be submitted to the Planning Department.

FINDINGS FOR THE COMMISSION'S CONSIDERATION


1. The Girdwood community has identified the lack of housing as an issue in the area.
2. This project has been a priority of the Municipality for several years.
3. The project proposes lot sizes ranging from approximately 6,500 to 48,000 square feet and the proposed subdivision includes 39 lots and 2 tracts.
4. Site layout and access will be addressed in the subdivision case S12867
5. The application meets the requirements of AMC 21.03.080D. Conditional Uses
6. The application meets the requirements of AMC 21.07.110G. Conditional Use for a Residential Planned Unit Development.

Reviewed by:

Prepared by:



Melisa R. K. Babb
Planning Director



Daniel Mckenna-Foster
Long Range Planning Manager

APPENDIX A: COMMENT RESPONSE TABLE

Public Comment on 2026-0005	Staff Response
<p>Brooks Chandler 12/13/2025 12:49:28 PM</p> <p>The requested relief from density requirements is a good idea if fine tuned to increase housing affordability and the opportunities for people who live and work in Girdwood to obtain housing. Conditions advancing these goals should be the “quid quo pro” for allowing existing limits on density, lot size, etc. to be waived when approving the PUD/CUP. These conditions relate to the “construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainageways, and other site design features” of the proposed development. AMC 21.07.110(G)(2). Background- Nearly twenty years ago Girdwood residents involved in adoption of the Crow Creek Neighborhood Land Use Plan foresaw housing affordability as a looming challenge. CCNLUP p. 33. What was on the horizon in 2006 is now directly in our faces. Both affordability and availability of housing (The 2025 Girdwood Comprehensive Plan identified an “immediate workforce need” for 75 new housing units. GCP p.2-47), have been exacerbated by a boom in the short term rental business. “Roughly 83 percent of the new housing built in Girdwood in 2022 and 2023 is not being used as a primary residence by people who call Girdwood their home”. GCP p.2-55. The CCNLUP described Girdwood as a “mountain resort” community and said ““Some communities have found it helpful and/or necessary to implement systems that assure a certain amount of affordable housing is available for purchase or rental”. CCNLUP p.33. The CCNLUP suggested Girdwood emulate other mountain resort communities with programs for “employee restricted” housing. CCNLUP pp.33-34. Conditioning relief from density limits by requiring a portion of the higher density development to be focused on community workforce housing is now a feature of many mountain resort communities (Aspen, Vail, Breckenridge, Telluride, Park City, Teton County/Jackson, Whitefish). Continuing “business as usual” will continue the observed and documented adverse impacts of lack of</p>	<p>As a regulation based on protecting the health, safety, and welfare, zoning should be clear, fair, and evenly applied. Using zoning as an instrument to extract localized benefits undermines regulatory certainty and transparency.</p> <p>1.Short term rentals are now easily regulated via AO 2025-114(S-2), which allowed STRs as a use in all zones in Girdwood.</p>

Public Comment on 2026-0005	Staff Response
<p>available and affordable workforce housing in Girdwood. Conditioning approval of this development to decrease this adverse impact on the Girdwood “community-at-large” is within the discretion of the Commission. 21 AMC 21.03.080(A), 21 AMC 21.03.080(D)(7). Proposed conditions.</p>	
<p>Brooks Chandler 12/13/2025 12:49:28 PM</p> <p>1. Future conveyances of each of Lots 8-11 of Block 1 shall contain a twenty year restrictive covenant previously approved by the Planning and Zoning Commission that requires each dwelling unit on these lots to be used only as the principal place of residence of at least one natural person who during the entire period of their occupancy of the Property earns his or her living by working at least 30 hours per week for a business or public institution located in and serving the Girdwood Valley Service Area. Basis for condition- see above discussion. Requiring restrictive covenants on 4 lots would mitigate the adverse impact of a recognized workforce housing shortage and increase consistency with the GCP. The exact form of the covenant should be reviewed in detail by the Commission. The 20 year limit is suggested because it is not clear if this problem will persist forever.</p>	<p>This type of provision is unenforceable.</p>
<p>Brooks Chandler 12/13/2025 12:49:28 PM</p> <p>2. The uses of Block 2, Lots 1-3 are limited to 2 family dwellings. Basis for condition- Duplexes are likely to be more affordable than single family homes. Specifying 3 lots as “duplex only” ensures developer’s stated intent for a “mixed” housing development is realized. The developer cannot control what type of house a buyer constructs. Without such a condition the development may not have any duplexes. Consistent with Girdwood Comprehensive Plan Policy H2.1. NOTE: While specific lots should be identified in the conditions whether the lots mentioned in these comments are the ones chosen is of secondary importance. And lot conditions could be combined such that the</p>	<p>These restrictions have been addressed through the development agreement.</p>

Public Comment on 2026-0005	Staff Response
designated duplex lots double as the deed restricted properties.	
<p>Brooks Chandler 12/13/2025 12:49:28 PM 3. Prohibit the homeowner's association from requiring design standards. [Alternatively prohibit HOA design standards from applying to the multi-family lots. Basis for condition- Design standards can increase the costs of building a home. The Assembly has recently suspended application of design standards for residential construction. See, AMC 21.07.110(C)[multi-family]; 21.07.110(D)(1)[single family and two family]. The Commission should not allow the developer to impose design standards when current public policy has suspended requiring design standards. Whether existing Girdwood-specific design standards for future residential buildings/construction should be suspended for the Holton Hills development can be considered when addressing future building permits.</p>	<p>3. The specifics of the homeowner's association will be reviewed by the PZC and HLB, and determined via agreement between HLB and the developer. Per 21.01.060, Title 21</p> <p><i>"... is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of this title are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this title shall govern. Nothing in this title shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this title. In no case shall the municipality be obligated to enforce the provisions of any easements, covenants, or agreements between private parties."</i></p>
<p>Brooks Chandler 12/13/2025 12:49:28 PM 4. Require the proposed homeowner's association to "submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property". Basis for condition. Required by code. The application contains a general description only.</p>	<p>This action is included as a condition of approval in order to follow code.</p>
<p>Brooks Chandler 12/13/2025 12:49:28 PM 5. Prior to sale of any lots require the developer to relocate the Iditarod Trail at the developer's sole expense. Basis for condition- Ensure relocation indicated on preliminary plat is accomplished before any lots are sold.</p>	<p>The Iditarod Trail will be accommodated through the platting conditions of S12867.</p>
<p>Brooks Chandler 12/13/2025 12:49:28 PM 6. One of Lots 12 or 13 must be conveyed to a Girdwood housing trust or non-profit for the purposes of developing community housing for residents. Basis for condition- AO 2023-037 Sec.1(D).</p>	<p>These stipulations have been addressed through the development agreement. Reference to AO is unclear/not valid.</p>
<p>Brooks Chandler 12/13/2025 12:49:28 PM 7. Unless both multi-family lots are conveyed to a Girdwood housing trust or non-profit one of the following lots must be conveyed to a Girdwood housing trust or non-profit for the purposes of developing community housing for residents: a.</p>	<p>These stipulations have been addressed through the development agreement. Reference to AO is unclear/not valid.</p>

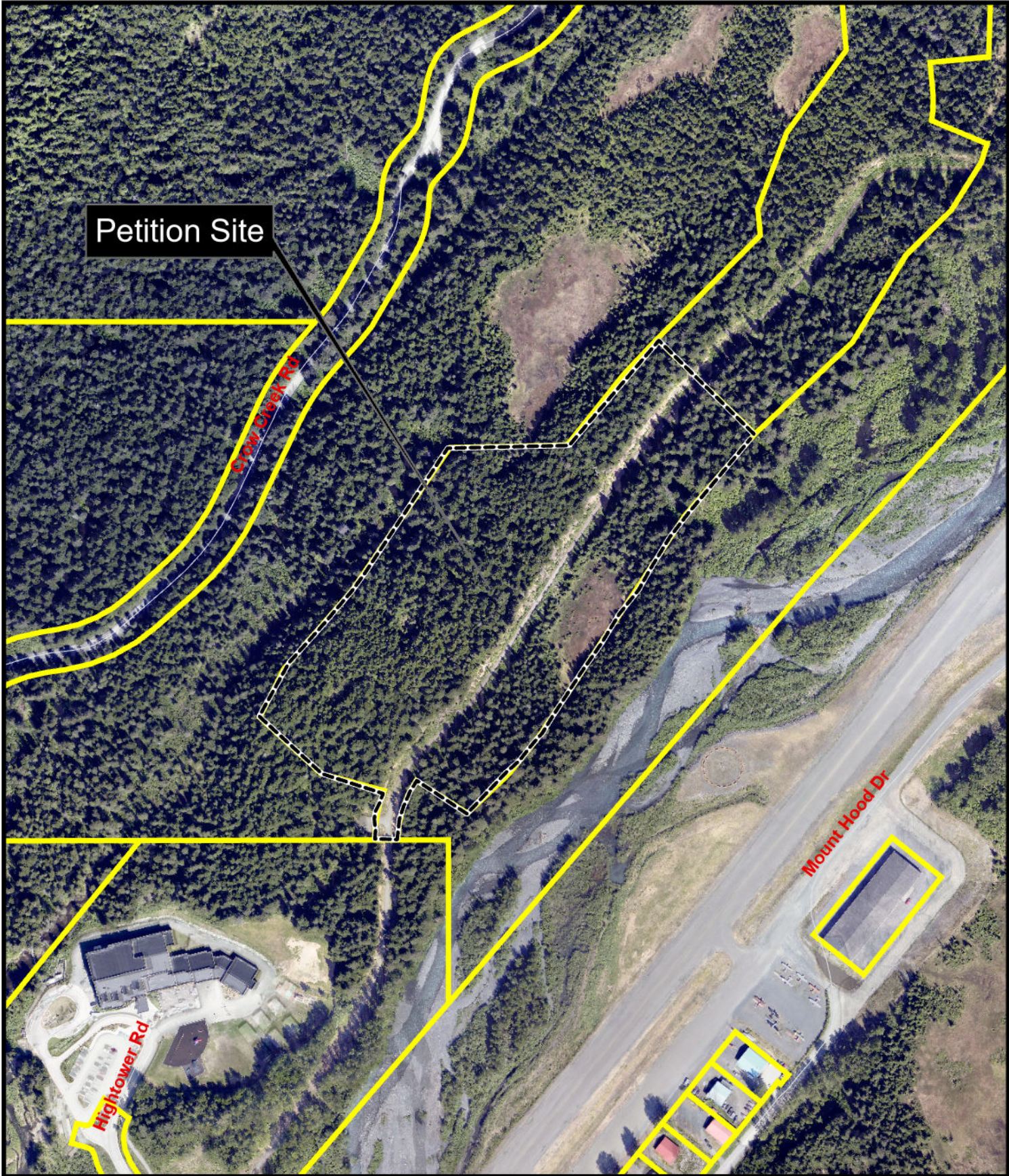
Public Comment on 2026-0005	Staff Response
<p>Lots 1-11 , Block 1 b. Lots 1-19, Block 2 c. Lots 1-9, Block 3 Basis for condition- AO 2023-037 Sec.1(D).</p>	
<p>Brooks Chandler 12/13/2025 12:49:28 PM 8. Any person seeking to develop lots must submit applications for land use entitlements to the Girdwood Board of Supervisors for review prior to seeking official action by the designated decision-making body. Basis for condition- AO 2023-037 Sec. 1(C).</p>	<p>The Department provided GBOS notice via agency review for this case. Reference to AO is unclear/not valid.</p>
<p>GBOS Resolution 2025-22</p> <ol style="list-style-type: none"> 1. The Conditional Use Permit to be denied pending completion of a land use study, as required by Anchorage Municipal Code section 25.40.025 2. Add a Plat note to Block 1 lot 12 and Block 1 lot 13 requiring their transfer to a Girdwood non-profit for development of community housing per AO 2023-037 3. Add a Plat Note to three (3) lots, specified as Block 1 lot 1, Block 1 Lot 2 and Block 1 Lot 3 limiting their use to only 2-family (duplex dwellings) 4. Require all future conveyances of each of four (4) lots (to be specified by the Planning and Zoning Commission) to include a 30-year restrictive covenant that each dwelling unit constructed on these lots be used only as the principal place of residence of at least 1 person, who during the entire period of their occupancy of the property earns their living by working at least 30 hours per week for a business or public institution located in and servicing the Girdwood Valley Service Area. 	<ol style="list-style-type: none"> 1. AMC 25.40.025 speaks to a requirement of the HLB disposal process, not the CUP/PUD. 2. These items were addressed in the development agreement. 3. These items were addressed in the development agreement. 4. This stipulation is unenforceable.
<p>GBOS Resolution 2025-23</p> <ol style="list-style-type: none"> 1. Establish a realignment of the Girdwood Middle Iditarod National Historic Trail through Phase 1 in consultation with Girdwood Valley Service Area 	<ol style="list-style-type: none"> 1. Trail easement provided in the subdivision case 2. Trail easement platted. 3. Platting conditions will address trail improvements.

Public Comment on 2026-0005	Staff Response
<p>2. Plat of the realigned trail with a 25' non-disturbance easement either side of the centerline</p> <p>3. Perform any resultant trail improvements in accordance with the established practices in the Girdwood Trails Master Plan (2024) and Girdwood Trails Management Plan (2020)</p>	
<p>GBOS Resolution 2025-20</p> <p>Girdwood Board of Supervisors support the reduction of light pollution within Holtan Hills through the use of dark sky friendly street lights, similar to the lighting on Verbier Way in Girdwood, along with an overall dark sky friendly policy for private residences within the development.</p>	<p>Comment acknowledged.</p>

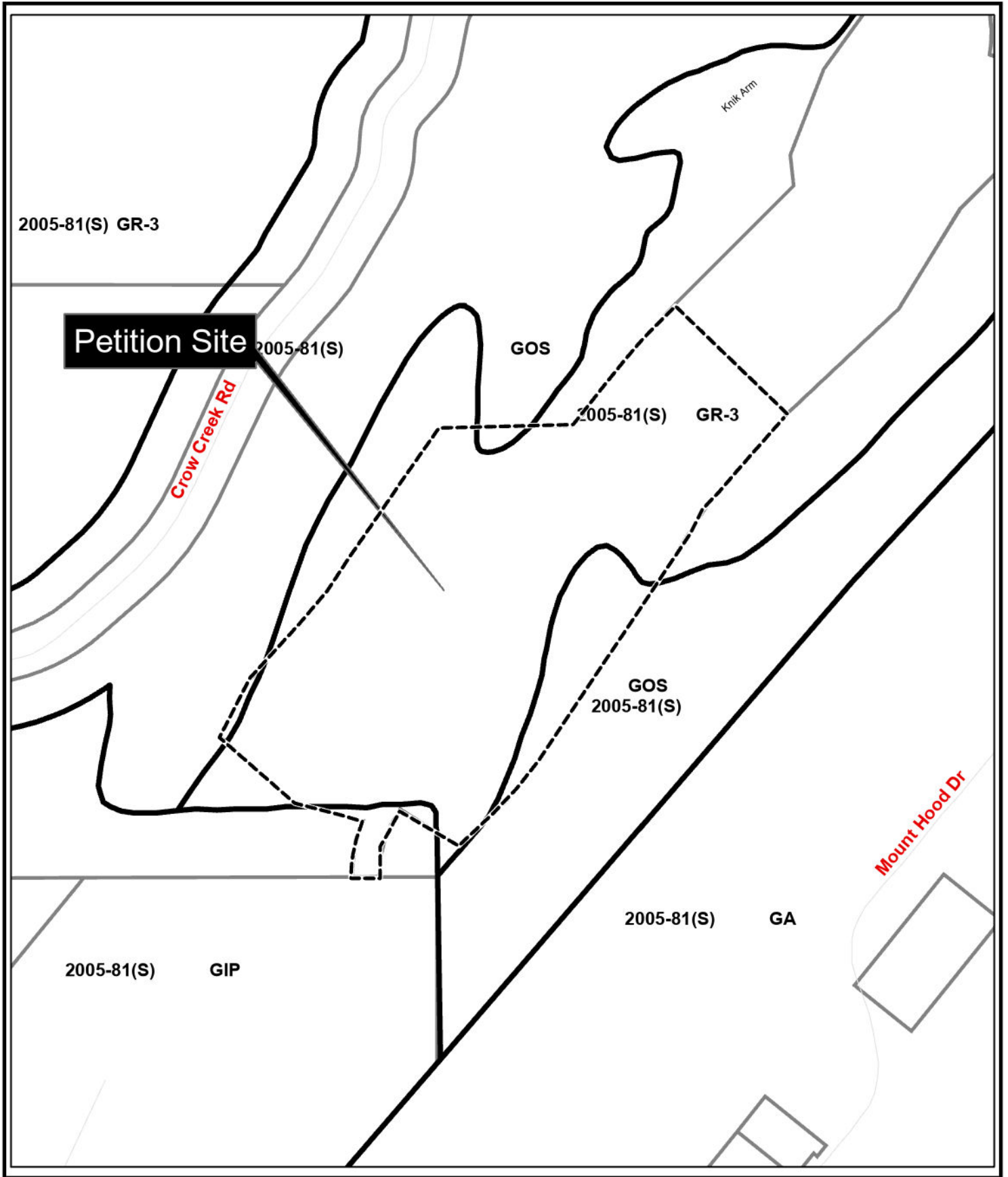
Attachment 1.

Parcel Boundary Maps

Case 2026-0005



2026-0005



Attachment 2.

Application

Case 2026-0005

Application for Conditional Use

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




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) C.Y. Investments		Name (last name first) Hoffman, Tony (The Boutet Company)	
Mailing Address 561 East 56th Ave, 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 cyoshimura@gci.net		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		
Zoning: GR-3	Acreage: 16.134	Grid #: Multiple

CONDITIONAL USE APPROVAL REQUESTED	
Use: Conditional Use for Residential P.U.D. A.M.C. 21.07.110 G	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Date
 Tony Hoffman		10/29/25
Print Name		

Accepted by: 	Poster & Affidavit: 1 + 1	Fee: 10,385.00	Case Number: 2026-0005	Meeting Date: P2C: 01/05/2026
---	------------------------------	-------------------	---------------------------	----------------------------------

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 _____ 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

SUBMITTAL REQUIREMENTS

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)
 1 copy required: Signed application (original) Ownership and beneficial interest form
 Watershed sign off form Underlying plat
 Special limitations from the underlying zoning, if applicable

- 14 copies required:
- Signed application (copies)
 - Map of area surrounding petition site within 500 feet, including zoning and existing uses
 - Map of existing conditions, to scale, including:
 - land uses structures utilities vegetation soils
 - natural features drainage topography site access pedestrian facilities
 - vehicle circulation and driveways easements and/or reservations
 - Project narrative explaining:
 - the project planning objectives facility operations
 - an analysis of how the proposal meets the standards on page 3 of this application
 - construction and operation schedule final ownership
 - gross and net density (PUDs only)
 - Site plan(s) to scale depicting, with dimensions:
 - building footprints parking areas vehicle circulation and driveways
 - pedestrian facilities lighting grading landscaping
 - loading facilities fences drainage required open space
 - snow storage area or alternative strategy trash receptacle location and screening detail
 - easements significant natural features freestanding sign location(s)
 - Building plans to scale depicting, with dimensions:
 - floor plans building elevations exterior colors and textures
 - Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

Project Overview

This document will serve as the narrative for the proposed development known as Holtan Hills, Tract 1. The development will create 39 residential lots, including 2 lots for Multi-Family, and internal Tract 1A for wetlands and internal Tract 1B for a private cul de sac. Included with this project narrative are the applications and other required documents.

Most of the property to be developed is currently zoned gR-3 (Single-Family/Two-Family Residential). The utilization of the Conditional Use for a Residential Planned Unit Development process allows for increased residential density and a more efficient mixed and higher density use of the land, that is encumbered by wetlands, streams, bedrock, and steep terrain.

See the last page for a list of submitted documents.

Project Location

The Holtan Hills Development is located in Girdwood, north of Hightower Road, near the Girdwood 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.

Background

In 2006, the Anchorage Assembly adopted the *Crow Creek Neighborhood Land Use Plan (CCNLUP)* via AO 2006-47 as an element of the comprehensive plan establishing it as the governing planning document for this area of Girdwood.

In 2009, in an effort to implement the CCNLUP, the Municipality of Anchorage Heritage Land Bank (HLB) submitted a subdivision plat application creating 40 lots and 5 tracts. The application was granted a 60 month approval. The lots approved varied in size from 17,000 to 27,000 sq.ft. However, the subdivision was never built or recorded.

In 2010, in accordance with the implementation schedule within the CCNLUP, the Girdwood Water Improvement Transmission Line was constructed through the Holtan Hills project. The project connected the water main in Hightower Road to the water line running from the AWWU wellhouse north of Girdwood Airport.

In 2021, HLB issued an RFP for land disposal of the same property. After extensive review by the HLB selection committee, the contract was awarded to CY Investments, LLC (Connie Yoshimura, Principal). In January 2024, the Anchorage Assembly approved the land transfer from HLB to CY Investments, LLC via AO 2023-137. As Amended, CY Investments received title to Tracts 1 and 2 on May 7th, 2024.

Starting in 2021, HLB contracted with HDR Engineering Inc to map the wetlands and streams throughout the project area. Those wetlands and streams are shown on the preliminary plat.

Due to unforeseen delays in finalizing the boundary survey and tract plat in 2023, the development agreement with HLB was extended to a closing date of July 1, 2027. The tract plat for Holtan Hills Subdivision was recorded on May 02, 2024. The Municipal interest in the DNR section line easement that runs through Tract 1, between sections 8 and 9 was vacated on that plat via Platting Board Resolution 2022-007.

A pre-application meeting was held with Municipal staff on August 5, 2025, to discuss the project.

In June 2025, construction began on off-site improvements that would provide access to Tract 1. The project included approximately 1300 linear feet of new sewer main, curb and gutter improvements, surface paving, realignment of electrical, gas, and a trail, as well as removal and disposal of several hundred cubic yards of buried trash from the former unpermitted and undocumented Girdwood landfill that was discovered during excavation.

Property Constraints and Conditions

After substantial consideration and analysis of the environmental, existing utility, and terrain conditions, it was determined that the lot designs and road layout shown are the best, highest, and most practical use of the property for a residential development. The preliminary plat provided with this request is the most efficient design to accommodate actual site conditions. The lots will be sold to builders and private parties, and the development of the lots and buildings will be subject to full review by the Municipality prior to issuance of a building permit. The lot design and layout presented maximizes the property available and avoids the mapped wetlands to the maximum possible. The road corridor has minor impact on the wetlands and has minimal drainage crossings. Additionally, the lot design maximizes access to the surrounding open spaces (Holtan Hills Tracts 4 and 5) and surrounding mountain and valley views.

The existing waterline that runs through the development will be tapped for each lot. The proposed sewer line will be designed to run parallel to the existing water line on the east (downhill) side. Sewer will be extended up to the 9 larger lots in Block 3 on the west side of the development. Water for the 9 Lots in Block 3 will be on site (wells). Fire hydrants will be installed at appropriate spacing for emergency use.

Lots 4-6, Block 2 are encumbered by a 200-foot Ordinary High Water setback from Glacier Creek. The Ordinary High Water line was flagged in the field by State of Alaska, Department of Natural Resources personnel from the Statewide Platting and Water Boundaries Unit in 2022 and was also surveyed by the project team.

Most of the lots being developed are within the gR-3 zoning district, with a few exceptions. Lot 1, Block 1 is “split zoned”, with part of the lot’s southern area zoned GIP (Girdwood Institutions and Parks). Lot 9, Block 3 has an area in the northern half of the lot zoned GOS (Girdwood Open Space). Lots 1-3, Block 2 are all split zoned as well. House placement and design will need to be carefully considered for these lots to minimize development inconvenience to the future homeowner.

Objectives

The subdivision preliminary plat and applications are being applied for as a Conditional Use for a Residential Planned Unit Development. We are requesting a 60-month approval for the two-phase Subdivision Plat and the Conditional Use Approval.

As such, the residential density will be allowed to exceed that otherwise allowed in the underlying gR-3 district, resulting in more housing opportunities for the Girdwood community. The proposed subdivision will create 39 lots and 2 tracts. This application, narrative and diagrams will address the approval criteria listed in AMC 21.07.110 G “Conditional Use for a Residential Planned Unit Development” as well as AMC 21.03.080 D “Conditional Uses Approval Criteria”. To provide review continuity, the subdivision and C.U. application will be presented concurrently at the Planning and Zoning Commission. Additionally, there is no requirement to develop an accompanying Area Master Plan, as the *2006 Crow Creek Neighborhood Land Use Plan* is the governing Area Master Plan for the area.

The P.U.D. process is being utilized because it will allow a development with a range of lot configurations and sizes while preserving the open space wetland tract. The lots range in sizes between 6,500 and 48,000

s.f.. A.M.C. 21.07.110G.1 (Conditional Use for a Planned Unit Development) states “*A residential planned unit development (PUD) is intended to allow flexibility for residential development in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance*” This flexibility allows us to provide a variety of lot sizes and configurations and not be constrained by a set minimum size. The larger lots are constrained by physical limitations such as wetlands, terrain and split zoning. These limit buildable areas for building pads.

A subdivision variance for the cul de sac length of Holtan Hills Circle, as well as a variance to allow Holtan Hills Circle (Tract 1B) to be developed as a private road are included in the application.

Community and Public Outreach

On Friday, August 29, 2025, 600 notices were mailed to the affected properties in compliance with AMC 21.03.020C (Community Meetings). A public community meeting was held on September 23rd, 2025, at the Meadow Community Center, located in the Lady of the Snow Church in Girdwood. A copy of the mailer and a summary of the meeting, including community concerns and responses are enclosed with this application.

To provide further community discussion and response to questions, a second public community meeting was held on October 21st, 2025 at the Girdwood Community Center. The mailer and response letter are included with this application.

A field site meeting was held 10-15-25 to evaluate the Iditarod Trail condition and re-alignment. Members of the Girdwood Trail Committee and other community personnel were involved and provided feedback.

Proposed Design Criteria

- **Lot Size.** The lot sizes vary in size and width. In Blocks 1 and 2 along the main road, most of the lots (16) are 60-70 wide, and can accommodate a wide variety of styles and layout. 6 lots are between 50 and 60 feet wide, and 6 lots are between 70 and 100 feet wide. In the upper area Block 3, there are 9 lots to be served by public sewer and on-site wells. Those lots range from 170 feet to 230 feet in width.
- **Building Setbacks.** The site plan includes building pads with 5' side yard setbacks. All front yard setbacks will be 20', and rear yard setbacks will be 15'.
- **Lot coverage.** A maximum lot coverage of 50% is requested, with possible increases for multi family.
- **Building Styles.** Lots 1-11, and 14 to 19, Block 1 and Lots 1-11, Block 2 and Lots 1-9, Block 3 can be developed as Single Family (Detached) and/or Duplex style homes. Lots 13 and 12, Block 1 are designated as multi-family lots.
- **Water and Sewer availability:** There are 9 lots in western upper area (Lots 1-9 Block 3) that will be served by public sewer only. The terrain in the area is extreme, with a ridge running through the middle and jurisdictional wetlands that makes developing the lots extremely difficult. Water will be provided in these lots by individual wells. Proposed access will be via a 50' private road (shown as Tract 1B) that will connect to the main dedicated roadway.
- **Use Types and building design.** Development types will vary across Phase 1 depending upon lot suitability. These types will range from Single-Family (Detached), Duplex, Townhouse or Apartment multi-family homes as well as potential cluster constructed in Single-Family style. The building style and colors will be consistent with the existing “Mountain Modern” style of development in Girdwood. See examples of the colors and styles in the submitted documents. The single family and duplex lots range from 6,500 s.f. to 48,000 sq.ft. All these lots can accommodate duplex and single-family buildings, as well as ADUs. There are 2 larger lots (Lots 12 and 13, Block

- 1) that have been designated as multi-family lots. See more information regarding Multi Family Criteria below.
- **Lot Design.** The lot and building pad designs have been developed to maximize the existing site conditions. Every effort will be made to design driveway grades that do not exceed 10%.
 - **Residential Density.** The gross area being developed as lots is 16.1 acres. The number of dwelling units cannot be computed exactly since the lots can accommodate different styles of residential development. But a D.U.A. (Dwelling Units per Acre) can be developed based on the following assumptions:(a) 100% of the lots (excluding the designated multi-family lots) will be developed as duplex: and (b) multi-family Lots 12 and 13, Block 1 will create 22 dwelling units. The maximum computed gross density could be 6 D.U.A.. The actual lot area being developed is 491,300 s.f. or 11.27 acres (excluding ROW and Tracts). The maximum that gR-3 lot sizes would allow is 5.2 D.U.A..
 - **The right-of-way** through the project will be a standard 60' in width. The road length in Phase 1 of the development is 1440', with a grade change of 36' from south to north. The grade on the road will be approximately 2.5%.
 - **Multi-family lots.** The lots that are designated as multi-family (Lots 12 and 13, Block 1) can be developed with any multi-family style, including (but not limited to) townhouse, apartment, and single-family style.
 - **Road Elements:** We request approval to design the developments roads with limited or discontinuous roadway lighting. Multiple community members testified in the public meetings that they prefer limited roadway lighting.

Multi Family Lot Design Criteria (specific to Lots 12 and 13, Block 1)

- As mentioned above, the 2 lots designated as multi-family (Lots 12 and 13, Block 1) will be built at a future date by the homebuilder who purchases them. We are requesting that the lots are approved for Multiple Family development to include the following types: Townhouse and Multi-Family (apartment) as well as single-family style. Like the rest of the development, water is available within the road corridor, and the wastewater sewer system will be installed for these lots during the infrastructure construction.
- Lot 13 is 23,800 s.f.. The site is minimally encumbered by wetlands or other environmental constraints. A preliminary design utilizing apartment style multi-family development of the site has determined that a 14 unit, 2 or 3 story building could easily fit on the lot, with parking and adequate setbacks. 14 dwelling units on this lot would be 30 D.U.A., and would provide much needed apartment units for Girdwood. Additionally, a 14-unit apartment style building would be a permitted use in current gR-3 zoning.
- Lot 12, 19,000 s.f., is directly south of Lot 13, and is constrained by mapped wetlands in the rear of the lot. The wetlands appear to be subject to Corps of Engineers Jurisdiction review. It was determined by preliminary design layouts that the lot would be best suited for townhouse style buildings and would access the main road in a shared driveway. 8 units on this lot would be 18 D.U.A..

These are the maximum units and building style requested for these lots. Site planning, building design and permitting will be the responsibility of the individual builder or developer of the properties.

Road Design and Elements

The road design and template will be designed in compliance with AMC 21.09.070 and other Municipal standards and provisions. Paved road and stormwater infrastructure along with minimal street lighting will

be constructed for Phase 1. The road cross section, width and amenities will be determined after thorough engineering analysis. A 50' turnaround will be constructed at the end of the road. The turnaround will be situated in Tract 2, and the owner will provide a recorded easement for it.

Trail Impacts

Access to the existing Iditarod Trail, which roughly follows the east edge of the development on the west bank of Glacier Creek, will not be adversely affected by the development. Access will be maintained during the construction of and development of the road and infrastructure for Phase 1. A small portion of the trail will be relocated to accommodate lot development (Lots 4-10, Block 2). See page 2 of the preliminary plat. The developer will work with HLB, the Girdwood Trails Committee and other affected stakeholders to provide a sustainable, well-constructed trail within the realigned section. A trail easement will be included on the final plat for Tract 1 for the affected portions of the Iditarod Trail.

Criteria Response (responses are in bold)

CONDITIONAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (21.07.110G)

2. Minimum Standards

All planned unit developments shall meet the following minimum standards:

a. Minimum Site Area

The minimum site area for a PUD shall be 1.0 acres.

The development area is 16.1 acres.

b. Open Space

A minimum of 15 percent of the site shall be reserved as open space which shall meet the following standards:

- i. The required open space may include both individual private open space, regardless if it is fenced, and common open space;
- ii. In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required; and
- iii. Parcels within a quarter mile of, or with access to a natural area, park, or other publicly-accessible open space may count those lands as meeting this requirement.

The required open space area is 15% of the area being developed, or 2.4 acres. The area inside the development, designated as "Open Space" meeting this requirement is Tract 1A, which is 86,431 s.f. (1.98 acres). That is 12% of the site being developed. The remaining 3% required open space is met via access to the Iditarod Trail and other surrounding trails that provide access to publicly available open space. Tract 4 of Holtan Hills Subdivision is accessed via the Iditarod Trail and provides direct access to Glacier Creek. This publicly accessible area meets the criteria of item iii above. Tract 4 is 348.05 acres and added to the area of Tract 1A (1.98 acres) this creates 350 acres of open space available to the development, much more than the required area (2.4 acres) to meet these criteria.

c. Design

Any non-residential use permitted in a PUD shall be compatible with the residential nature of the development.

This standard is not applicable. Non-residential uses are not being proposed in this development.

d. Access and Connectivity

PUDs shall comply with section 21.07.060, Transportation and Connectivity.

The zoning District classification is “Class A” 21.07.060 C Traffic Impact Mitigation. The impact of 39 lots (or the possibility of potentially 60 single family residences) would generate approximately 600 vehicle trips per day. It was determined by MOA Traffic Engineering that the trip generation from this development would not trigger the need for a traffic impact analysis (TIA). The section of road developed during the 2025 offsite road and utility improvements was constructed to municipal standard and provides access from Hightower Road to the development, and will be known as Holtan Hills Road. The road is classified as a Local Residential Road, and will eventually connect to Crow Creek Road, providing a secondary access for the area.

e. Utility Installation

All new utilities shall be installed underground. **All utilities will be installed below ground.**

f. Homeowners' Agreements

Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.010 et seq. or any mandatory homeowners' or similar association shall submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The commission may require any provisions necessary to ensure that the provisions and intent of this title are met.

A Homeowners Association will be established that will regulate the building styles and development of the subdivision. The standards established in the HOA documents will reflect materials and colors compatible with the natural environment and mountain modern aesthetic of the existing buildings and homes in Girdwood . Refer to the attached building style images that illustrate this Mountain Style of building design and exteriors. The following are some of the specifics the HOA will regulate:

- Exterior building materials
- Exterior colors and textures
- Landscaping installation and maintenance
- Driveway widths
- Exterior building and fence maintenance, including general upkeep of yards and ditching in front of the lots.
- Holtan Hills will practice Firewise methods wherever possible.

- **ADU design will be defined by the CC&R's. ADU's may be constructed as part of the primary building or placed behind the primary residence.**
- **All residential building construction will utilize the valley and mountain views to the maximum extent.**
- **The HOA will be responsible for open space maintenance as well as the community landscaping that will be installed.**
- **At such time 75% of all lots are sold, the HOA will be turned over to a board of directors elected by the homeowners.**

Additionally, The HOA will regulate short term rentals (STR) of the lots. See the attached document that defines the limitations for STR's. The Leasing Provisions that will be incorporated into the HOA documents are also attached.

The HOA will oversee the 50% owner occupancy requirement for the single family and multi-family property as stipulated in AO 2023-137 (As Amended). Additionally, an audit will be conducted every two years for the condominium associations, in compliance with the owner occupancy requirements set forth by AHFC and FHA to ensure ongoing eligibility for financing. Sub-associations will be created for condominiums and multi-family units. These units will fall under the Master Association and will include responsibilities and regulations specific to the individual multi-family buildings and lots.

All builders will be required to comply with the design criteria specified in the HOA documents. An architectural design review committee will be created to review proposed building design. The lot owner will be responsible for any wetland disturbance and filling and other required permitting.

3. Development Options

The developer of a PUD may propose changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes completed through the PUD process. Changes to the standards shall be reviewed by the planning and zoning commission in accordance with the approval criteria of subsection G.1.above.

a. Density

The number of dwelling units per acre allowable on the gross area of a PUD shall be determined by the planning and zoning commission and as supported by water and sewer infrastructure.

Water and sewer will be available to all lots and will be adequately sized for the development. Additionally, as discussed previously, by utilizing the ability provided by the P.U.D. development option, we can provide a gross density of 6 units per acre, and maintain the wetland open space. The gR-3 zoning would not allow the range of lot widths, sizes proposed and would limit the density to 5.2 units per acre. Additionally, the gR-3 minimum lot sizes and configurations would limit the ability to create the varied lot configurations we've proposed.

4. Planned Unit Developments in the Turnagain Arm District

This standard is not applicable. The project area is not within the Turnagain Arm District.

CONDITIONAL USES APPROVAL CRITERIA (21.03.080.D)

The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, all of the following criteria have been met in all material matters:

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;

Both the Crow Creek Neighborhood Land Use Plan and the recently approved Girdwood Comprehensive Plan support the use of clustering residential development (by utilizing the P.U.D. option) with the following goals outlined in each plan. Additionally, the newly adopted Girdwood Comprehensive Plan created more flexible land uses and designations for the project area. Some of the relevant goals and policies from the Girdwood Comprehensive Plan are listed below.

GOAL E2: Economic development in Girdwood is compatible with the natural environment. The proposed layout is surrounded on the east and west by undeveloped open space.

POLICY E2.2: Conservation as a form of development. For example, the protection of valuable wild/natural/open space can be a contributor to the local economy. The layout preserves the valuable wetlands, and access to the open space tracts adjacent to the development will be maintained.

POLICY E2.3: New and existing developments are connected to the trail and active transportation system. The primary road will connect to Hightower Road. Access to the Iditarod Trail is available at the southwest corner of the property, and the segments of the trail that are adjacent or on the property will be preserved in a dedicated easement.

GOAL H2: Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges. By creating the H.O.A. regulations and constraints, the building styles will be required to maintain the established "Mountain Style" of existing Girdwood households.

POLICY H2.2: All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas. Duplex construction will be allowed in all the lots. The 2 multi-family lots can accommodate all multi-family styles.

POLICY H2.3: Accessory Dwelling Units (ADUs) are encouraged where appropriate. The H.O.A. will allow ADU's with architectural design committee approval.

GOAL R3: Girdwood has a formal, established, maintained, and protected system of trails and open spaces. The development recognizes the established trails and adjacent open spaces and will maintain access to them to the maximum extent possible.

POLICY R3.2: Identify and protect trails and trail access via easements. Segments of the Iditarod trail that are adjacent or on the property will be preserved in a dedicated easement on the plat.

GOAL R4: Girdwood's trails and natural spaces are integrated into the community. The developments design acknowledges the importance of the trails and natural spaces. The existence of these areas and preservation of them is an asset to the community, as well as an asset to the development.

POLICY R4.2 New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces. Access to the trails and open spaces will be maintained to the maximum extent possible.

Compliance with existing Girdwood Land Use Code AMC 21.09

The predominant zoning district within the development area is “gR-3”. Allowed household living uses in this district are Single-Family (detached and attached), Two-Family (Duplex,) and Townhouse dwellings. The minimum lot areas in Chapter 9 specify minimum lot sizes as 8400 s.f. for single family (detached) and 16,800 s.f. for two family dwellings. The average lot size in the proposed plat for the 37 single family and duplex lots (excluding the multi-family lots 12 and 13, Block 1) is 14,491 s.f. Utilizing the C.U. PUD development option allows the development to fit into the gR-3 range, while maintaining substantial open space, minimal environmental disturbance and construction flexibility. Additionally, utilizing the 8400 s.f. lot size from gR-3 calculates as 5.2 D.U.A.

If the maximum build out were to occur, and all the lots were developed as duplex and Lots 12 and 13 were developed with 22 units total, a comparable gR-3 zoning density would be as follows: 37 lots with duplexes: 74 units + 22 multi-family units = 96 units total. The actual area for lots (excluding ROW, Wetland Tract 1A and Access Tract 1B) is 11.27 acres. That would create maximum of 8.5 D.U.A., which is generally consistent and compatible with the intent of gR-3.

Crow Creek Neighborhood Land Use Plan (2006)

This is the relevant Area Master Plan for development of the property. The majority of the first phase of this development is designated as the “Lower Matrix” area on the development and open space map in the plan. Clustered housing and preservation of open space is strongly encouraged in this plan. Additionally, the 2000 Girdwood Commercial Areas and Transportation Master Plan (CAT), an adopted element of the comprehensive plan and cited with the CCNLUP, calls for the construction of an access road from the Girdwood School to Crow Creek Road in a similar manner as currently constructed and further proposed by the Phase 1 development.

Girdwood Trails Plan (2024)

The Historic Iditarod is identified on the Trails Plan as Existing Class 3 (Developed). This trail enters the property at the southeast corner of the subdivision, and meanders along the west bank of Glacier Creek, on the east side of the development. The majority of the existing trail alignment will be maintained in its current location. There is one segment of approximately 300 feet in the middle of Phase 1 that will be realigned to accommodate lot development. The developer and HLB will work with the Girdwood Trails Committee and Chugach National Forest staff to make sure the realignment is appropriate for the users. Also, a trail placard or “kiosk” sign will be placed at the entrance to the trail. The type of signage and location will be coordinated with Girdwood Parks & Recreation.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;

While AMC 21.04 does not address the Girdwood zoning, AMC 21.09.040 states *“The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and twofamily development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and table 21.09-2. The development criteria for the lots allow for single family (detached) and duplex buildings. Multi family style construction is designated only in the 2 indicated lots (Lots 12 and 13, Block 1).*

The 2025 Girdwood Comprehensive Plan has well defined purposes for the residential uses proposed. Specifically, the plan designates the area as Mixed-density Residential. The plan indicates Residential Land Uses section in Chapter 3 Land Use Plan stating, on page 3-11 *“Reducing the minimum lot size and removing or increasing D.U.A. standards can allow developments to proceed while simultaneously achieving the desired neighborhood form.....”*

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;

The relevant code is in AMC 21.09.050 B (Girdwood Land Use Regulations, Use Specific definitions and Standards) which defines residential multiple categories of Residential Uses. Specifically, the relevant categories are Multi-Family (Apartment), Single-Family Detached, Townhouse and Two-Family (Duplex). These are the proposed uses in the development, meeting the residential criteria.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;

The lots have been designed to maximize the buildable area of the road corridor built upon the existing waterline. The topography on the west, uphill side of the corridor is steep, which makes further creating larger lots on that side challenging. Utilizing the waterline corridor also has the effect of mitigating the impact of the existing wetlands.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

The surrounding Crow Creek area has little commercial or residential development. With the school immediately to the south, the airport to the east and future homesites further up the valley to the north, the 39 residential lots of this development will have minimal impact to the existing permitted uses in the area and will match the scale and density of other established neighborhoods within Girdwood.

6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The design of these 39 residential lots is appropriate for the area it’s situated in. The size of the lots range from 6,500 s.f. to 48,000 s.f. and is appropriate for the area considering access to

public utilities and environmental constraints. The street lighting will be designed to minimize night glare utilizing limited or discontinuous roadway lighting. The road will be paved and will not generate unnecessary dust. The hours of operation in relation to residential land use do not create unpredictable disturbances (such as industrial or commercial uses might). The traffic impact to the Girdwood School will be mitigated by the design from the project onto Hightower Road . The intersection design creates a “T” onto Hightower Road, which will optimize line of sight for children coming and going to school, and will create a safe intersection during school hours.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;

The visual impact of the development will be mitigated by the fact that the southernmost housing built will be more than 1500 feet from Hightower Road. The peak traffic hours are anticipated to be during the morning hours of 7-8 a.m., and 5-7 p.m., as is standard for housing developments. And, as discussed previously, the impact to the Hightower Road traffic will be mitigated to the maximum amount possible by the “T” intersection at Hightower Road.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and

The first phase of development (39 lots) will require construction of 1400 feet of primary road (Holtan Hills Drive) will be accessed off Hightower Road. Holtan Hills Drive, which is classified as a local street, will be constructed with appropriate safety lighting, road cross section and crosswalk markings.

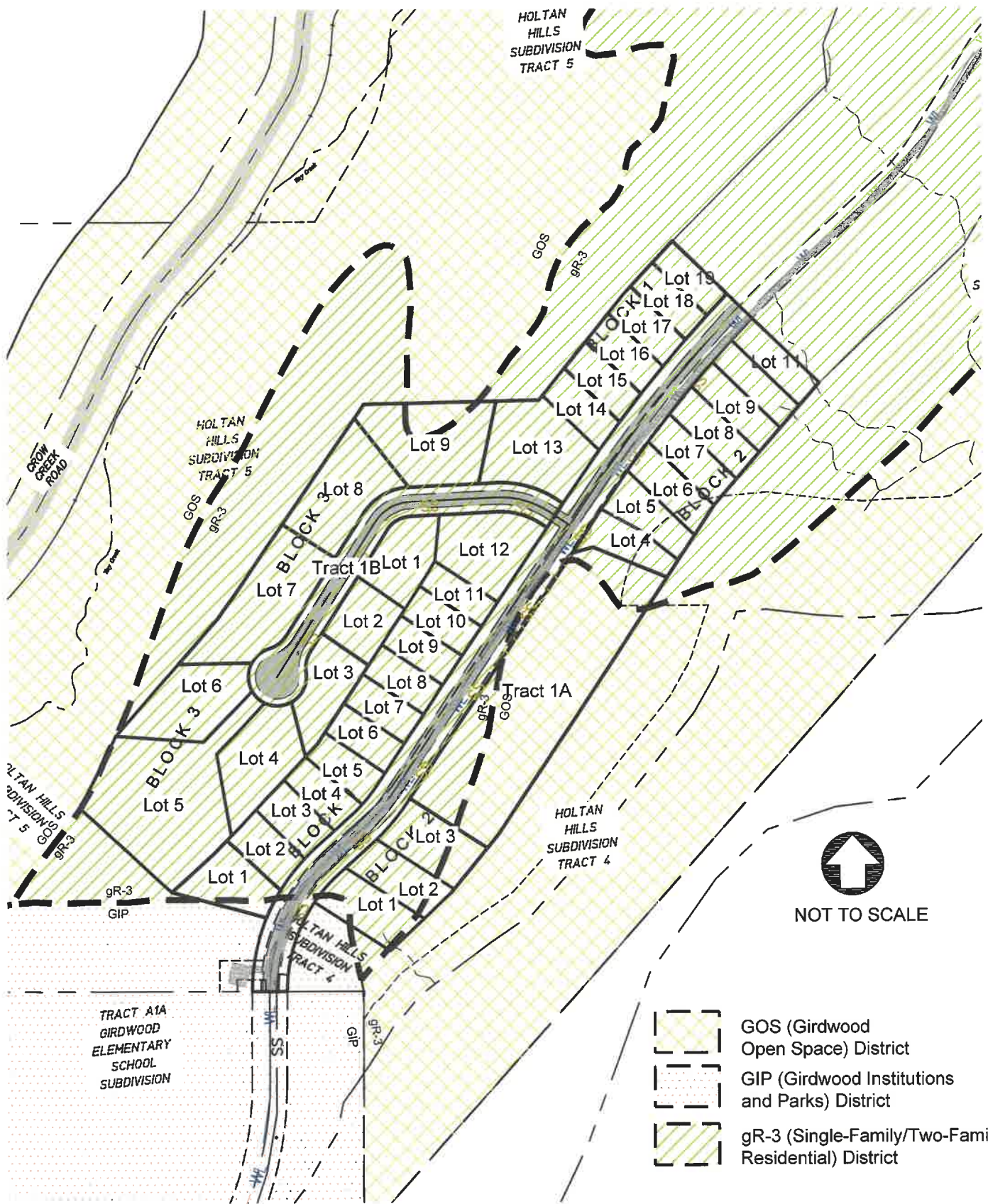
The future development of Holtan Hills, Tract 2 to the north will necessitate a developed connection to Crow Creek Road . That access will provide a secondary access for the development, as well as providing a secondary access emergency route for traffic coming out of the upper Crow Creek Valley from the north.

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

The development will be supplied by the existing public water line that was installed in 2010. No expansion of the water system is needed for the development. A public sewer line was installed from Hightower Road to the south end of the development during the 2025 off-site improvements. It will provide the sewer connection for Phase 1. The Girdwood Fire and Emergency Service Station is located less than a mile south of the development on Egloff Drive. Additionally, fire hydrants will be installed during construction of Phase 1, helping extend fire response capabilities for Girdwood.

List of Submitted Documents

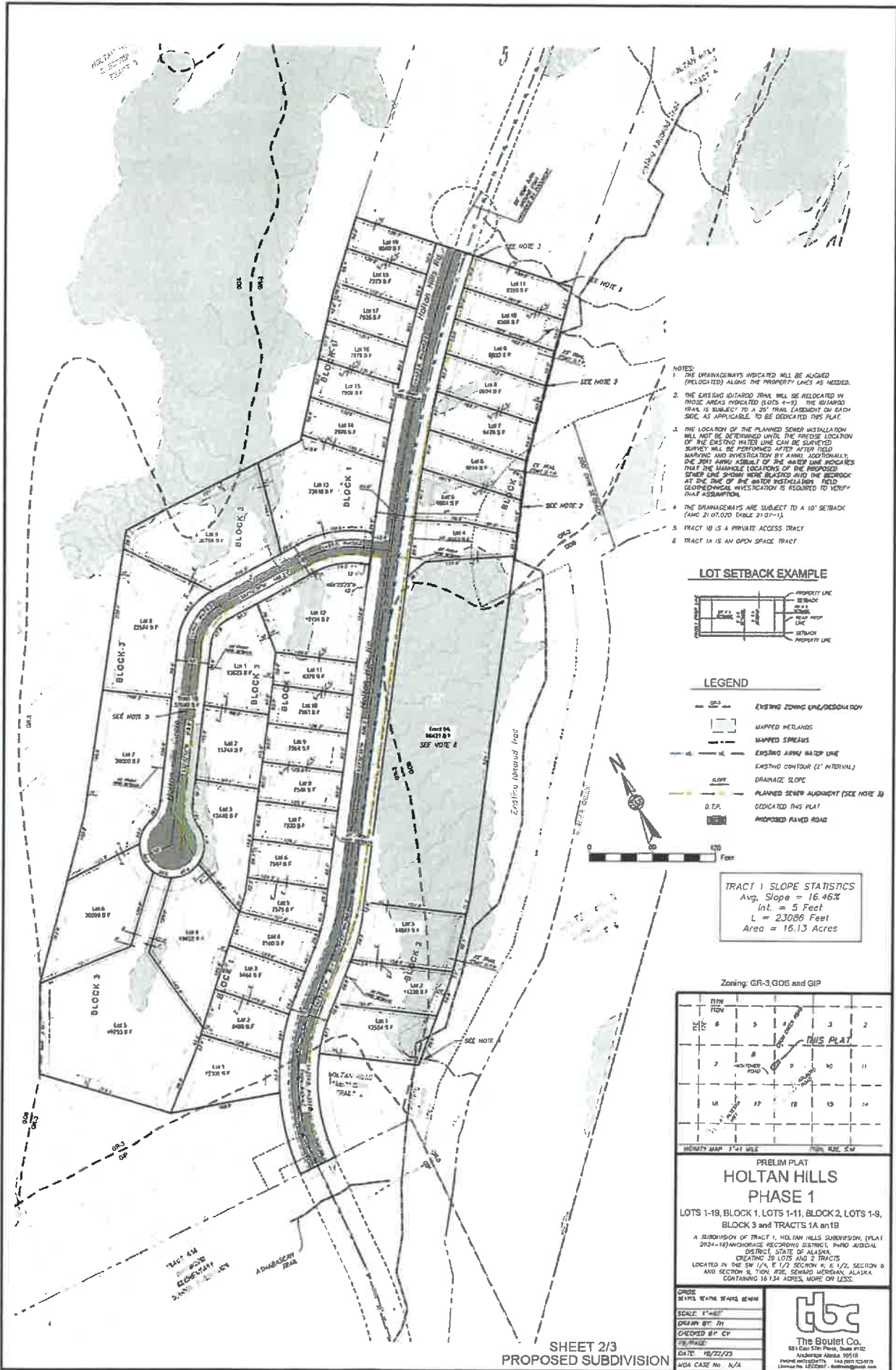
Preliminary Plat Application
Conditional Use application and narrative
Preliminary plat (3 pages)
(2) Subdivision design variance applications and narratives
Owners Authorization
Title Report
AWWU Pre-Application form
Watershed Management Pre-application form
Community Meeting Mailers
Community Meeting Summary's
Short Term Rental and Leasing Provision HOA documents
Map Exhibits
Building Style Examples
Phasing Plan for Tract 1



HOLTAN HILLS PHASE 1

EXISTING ZONING MAP

10/29/25



Leasing Provisions for Declaration of Holtan Hills

Definitions

Dwelling. A structure or portion thereof which is designed and intended for occupancy as a self-contained residence, home or living unit by a person or group of people living together as a single household. For example, a detached house is a Dwelling, a duplex structure contains two (2) Dwellings, and a four-plex structure contains four (4) Dwellings.

Accessory Dwelling Unit (ADU). An additional dwelling unit added to, created within, or detached from a Dwelling on a Lot which provides basic requirements for living, sleeping, cooking, and sanitation, and which complies with the requirements of AMC 21.05.070 and AMC 21.09.050.

Multi-family Lot. A “Multi-family Lot” means a Lot consisting of two (2) or more Dwellings.

Single-family Lot. A “Single-family Lot” means a Lot consisting of one Dwelling.

ADU Architecture and Design Restrictions

Accessory Dwelling Unit. Not more than one (1) ADU shall be permitted on a Lot. The ADU may either be attached to or detached from the principal Dwelling on the Lot. A Lot with an ADU shall have sufficient garage and/or driveway space to ensure adequate parking in the garage or driveway by the occupants of the ADU. Each ADU shall be constructed and occupied in accordance with this Declaration and requirements set by the Municipality of Anchorage, including, without limitation, the provisions of AMC 21.05.070 and AMC 21.09.050. The exterior of an ADU, including the structure, color and architectural appearance shall complement the structure and architectural appearance of the principal Dwelling on the Lot. No ADU may be erected until the plans for such ADU have been approved, in writing, by the Architectural Control Committee.

Leasing Restrictions

Section ### - Leasing Restrictions. No Lot, or any portion thereof, may be conveyed pursuant to a time-sharing plan, or used for bed and breakfast, hotel or motel purposes. A Dwelling, or a portion thereof, may be rented only by a written lease, rental agreement, or other instrument granting occupancy (collectively referred to herein as a “lease”), subject to the following:

- (a) Each lease must incorporate the terms and restrictions of the Documents as a personal obligation of each tenant.
- (b) Each lease must attorn to the Association as landlord solely for the purpose of enforcing the restrictions of the Documents following Notice and Hearing to the Lot Owner, and an opportunity to cure the violation, and then by direct levy, injunction and/or eviction by summary process, against the tenant(s). The

family Lot shall be responsible for ensuring compliance with this limitation and for maintaining records sufficient to demonstrate such compliance upon request by the Executive Board.

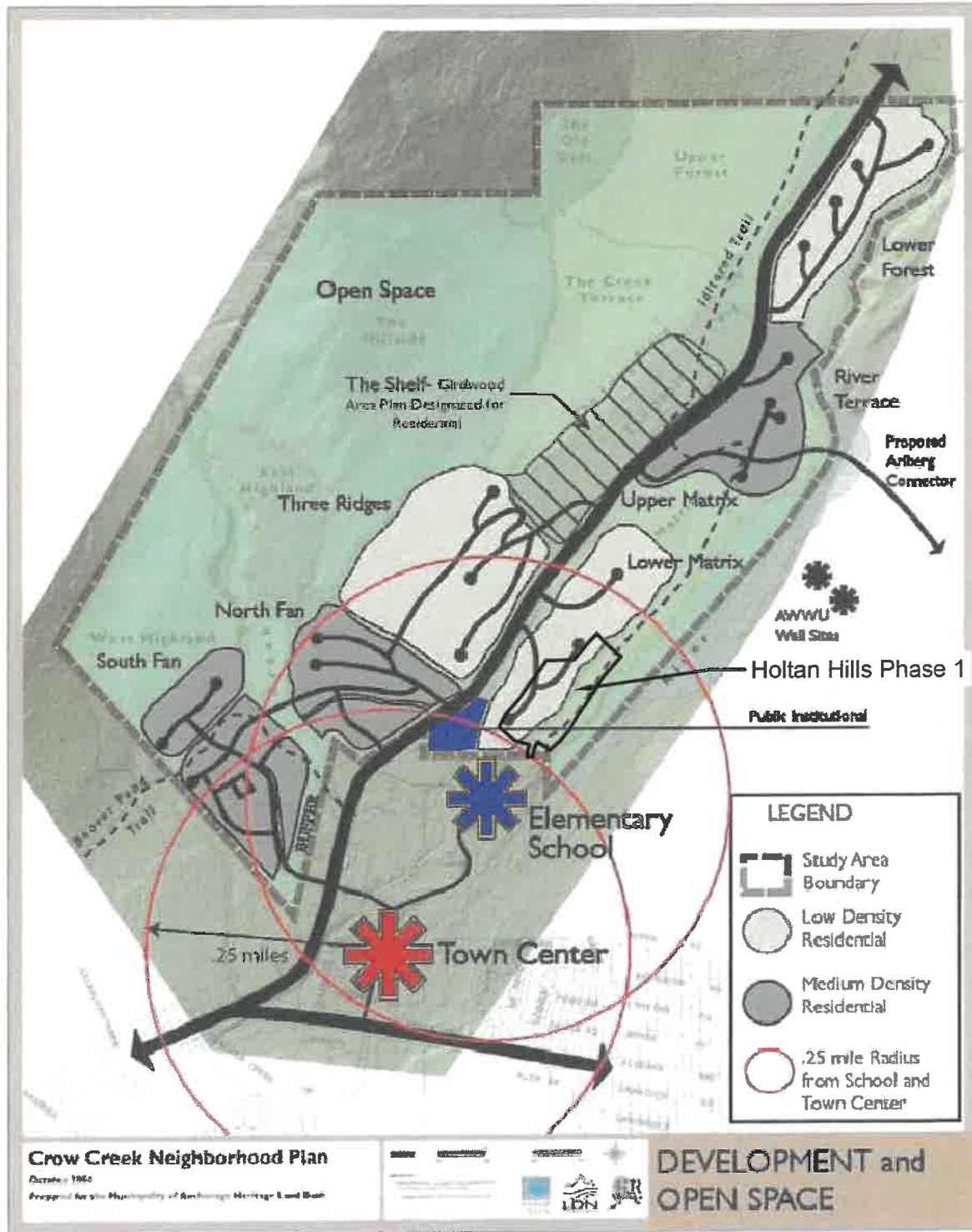
- (d) *Accessory Dwelling Units (ADUs)*. Notwithstanding the foregoing, an ADU constructed on any Lot may be leased or rented without restriction as to the minimum lease term, provided that the ADU otherwise complies with the requirements of this Declaration and all applicable laws.
- (e) *Amendment Limitation*. Notwithstanding Section ### of the Declaration (governing amendments to the Declaration), the restrictions set forth in this Section ### may not be amended or repealed except by the unanimous approval of one hundred percent (100%) of the votes in the Association after the expiration or termination of the period of Declarant Control, unless and until such time as the Municipality of Anchorage adopts an ordinance applicable to the Property within the Common Interest Community that otherwise regulates short-term rentals. Upon adoption of such municipal ordinance, this Section ### may be amended in accordance with the amendment provisions set forth in Section ### of the Declaration, to the extent consistent with such ordinance.

HOLTAN HILLS PLANNED UNIT DEVELOPMENT SHORT TERM RENTAL REQUIREMENTS

If a Lot is Developed as a:	The Lot is a:	STR Allowed?
Single-Family Home	Single-family Lot	STR is Not Permitted
Single-Family Home with ADU (either an attached or detached ADU)	Single-family Lot	STR is Permitted for the ADU; STR is Not Permitted for the Single-Family Home
Duplex (i.e., one building with two dwelling units)	Multi-family Lot	STR is Permitted Only for One Dwelling Unit (i.e., the 50% Rule Applies)
Multi-Family Structure (i.e., a single building or multiple buildings comprising three or more dwelling units)	Multi-family Lot	STR is Permitted for <u>Not More Than 50%</u> of the Dwelling Units (i.e., if there are three dwelling units, then STR is permitted for only one dwelling unit; if there are four dwelling units, STR is permitted for two dwelling units)

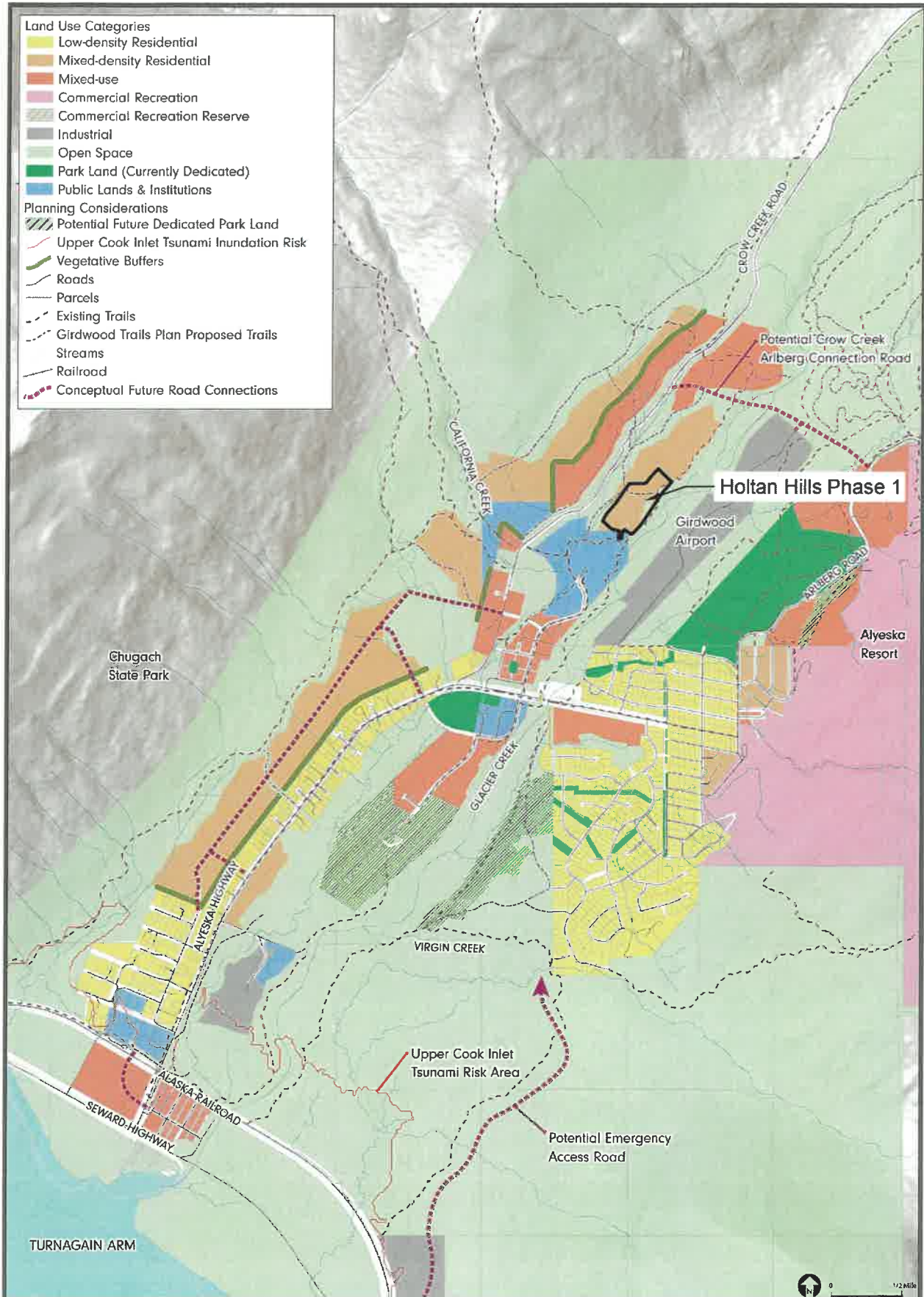
EXHIBIT "A"

Map 3. Development & Open Space Map (Amended)



Girdwood Comprehensive Plan Land Use Plan Map

Lower Valley Enlargement April 2024 DRAFT





Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Holtan Hills Phase 1
- Project Location, Tax ID, or Legal Description: 075-311-06
Holtan Hills Tract 1
- Is this parcel located within AWWU's certificated service area? ----- ~~X~~ / N
- Is a water key box located on each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / ~~X~~
- Are there any additional easements needed? To be determined during PD review. ----- Y / N
- Have any Private System plans been submitted for review? ----- Y / ~~X~~
- Are any of the lots subject to extended connection or other agreements? ^{PD} ----- ~~X~~ / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / ~~X~~

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N	To be determined during	
Water Transmission	Y / N	Private Development (PD)	
Sewer Lateral	Y / N	review process.	
Sewer Trunk	Y / N		

- Comments:
AWWU will require a private development agreement for water and sewer improvements needed to serve the individual parcels, assessments and easements will be determined at that time.

Verified By (AWWU):

Date:



10/23/2025

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz



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

Authorization Certificate

Date: 7/15/2025

Current Project Legal: Tracts 1 and 2, Holtan Hills Subdivision, Plat 2024-018

Proposed Legal: Lots 1-25, Block 1, Lots 1-16, Block 2 and Tracts 1A, 1B and 2A, Holtan Hills Phase 1 Subdivision

Type of Authorization: Conditional Use Application for Residential Planned Unit Development and Preliminary Plat Application

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Applications of the above described property.

Thank you,



Connie Yoshimura



Downhill ranch with lower walk-out.



Uphill single-family.



Downhill.





Multi-family. No garage.



Common stall garage.



5-plex townhouse.

5-plex ⇨ multi-family





Back decks one looking open space



Front deck for viewing



Front decks



4-plex



Duplex



4-plex.



Townhouse / duplex.


Date: Tuesday, October 21, 2025
7:00 P.M. (Alaska Time)


In person: **Girdwood Community Room**
at 250 Eglhoff Drive, Girdwood AK 99587

Microsoft Teams Link and call-in
information will be provided with
Girdwood Valley Service Area meeting
agenda 7 days prior to meeting date.

Directions: From Anchorage, south on
Seward Hwy, exit at Girdwood and
proceed 2.5 miles along Alyeska Hwy.
Turn right onto Eglhoff Drive (formerly
Glacier Creek Dr.). The
Library/Girdwood Community Room is
at the far end of the Fire Station-Library
complex.

Prsrt STD
US Postage
PAID
Permit 845
Anchorage, AK


CY Investments, LLC
561 East 36th Avenue, Suite 200
Anchorage, AK., 99503


ALL FOR AADC 995***0000215***000002
CY INVESTMENTS LLC
Or Current Resident
561 E 36TH AVE
ANCHORAGE AK 99503-4170

**Community Meeting
Announcement**

You are invited to attend a presentation for
Holtan Hills Phase 1, a conditional use for a
planned unit development. The proposed phase
will consist of approximately 39 lots and 2
tracts. The tracts will consist of a large wetland
tract along Glacier Creek and one tract will
serve as an access tract for larger lots on the
west.

The legal description is Tract 1, Holtan Hills
Subdivision, plat 2024-018.
The tax ID is 07531106000.

Please contact George Passantino, Community
Liaison, at george@holtanhills.com or
(907) 268-2648 for any questions.

- Closing Remarks, GBOS Co-Chair Jennifer Wingard. Hope we can continue to work with developer to find some overlap in mutual interests, especially in the realm of dark skies preservation.
 - Comment received and understood. No response offered.

Respectfully submitted,



Connie Yoshimura
CY Investments, LLC

George Passantino
Community Liaison, Holtan Hills
George@HoltanHills.com

- Holly Wells: I work at Birch Horton Bittner & Cherot and represent CY Investments. I do not work for HLB or the Municipality, although I work for numerous municipalities throughout the state.
- We need to continue voicing our concerns and opinions going forward. It is important that everyone read the development agreement. This will assist us in the future to hold development partners accountable for what they said they would do.
 - No response required
- Thanks so much for everyone being here, for our community, and thank you so much to the CY team. I've been really impressed by Holly and Lance and Tony and Brandon and Taylor. Y'all have really come here with your best effort. And Connie, I'm so appreciative that you're here. And I would say just like a bookend with Tommy is that, you know, this is happening and we need to work together. And you said that you're not the builder, that you're developer, so that this is your this is your whole arena, right? It's the getting the community involved. But what I'm seeing is a masterclass in oppositional defiant body language. Something that might be helpful would be to just work on positive psychology like when someone asks a question, say like, "thank you so much. I really want to come and meet you here halfway," but I see a lot of looking down. I see a lot of oppositional arms crossed. I see people that are scooting away from you because it's like oh this is so awkward. And then you hire George from another state who can't even be here for the community meeting. So, I know that you want to do your best. I know you have family that love you dearly and I want you to do well too. But you either have to hire someone that comes to Girdwood or work on how you want to be working with us all of your language is "you" and "us." How about let's move it to "we." You're an adult and you can be the person that's a role model and I know that you can and love your smile right now, I love that your arms are not crossed. So let's do that and let's embody the positive psychology and community. And that smile is beautiful. And so keep doing that. But I really appreciate transparency. We asked some questions that could be answered earlier and you wouldn't answer. Then you told your colleague not to answer it. Then someone said it is already on the record that you answered it. So anyhow, do some reflection on saying what you mean and mean what you say, and then we'll be here for you.
 - Connie Yoshimura: I would love to have it go to "we," but that's not how this project was started. And I will be here for you if you treat me in the same way that you just asked me to treat you.
- I am a student at Girdwood Elementary. How long will sidewalk at head of construction site be closed? Concerned about bike-to-school day in the spring.
 - Brandon Marcott: The ADA ramps panels were installed and need to cure. Should be closed 3 to 4 days and opened by beginning of last week

- Why are you concerned about how you list these properties?
 - Connie Yoshimura: CY Investments would like to see a variety of homes created and a variety of builders come in. Not our intent for homes to look alike and be the same size. Hope to have opportunities for duplexes, triplexes, single-family homes with ADUs, etc.
- Do you have any regrets about how this process unfolded and would you do anything different?
 - Connie Yoshimura: There are a range of feelings about the past of the project but those are best kept internally.
- Where will HLB spend their share of the profits? Will they be invested in the community? We encourage that a portion of the property be invested in Girdwood.
 - Lance Wilber: One of the first things we do is to replenish the funds. We will also have to work with Girdwood on how we invest in Girdwood. When lots are sold and all bills have been paid.
- Is an ADU considered a dwelling unit for purposes of STR restriction?
 - Taylor Rounds: No. ADUs can be used as a short-term rental, but the single-family home attached to them is restricted from short-term rentals.
- What is the process going forward?
 - Tony Hoffman: CY Investments will submit application to P&Z Commission for Subdivision, Planned Use and CU on Monday, October 27 and will be finalized two weeks after City comments are received. Engineering will commence after we receive approval from P&Z. P&Z Commission hearing is January 8.
- Is there anything that can be done about traffic concern going forward?
 - Lance Wilber: Those concerns were heard, both as they relate to construction traffic and ongoing traffic. We are bringing them back to the traffic engineer to further address them.
- \$125,000 commitment made during Phase 1. How are you able to keep this part of the plan?
 - Connie Yoshimura: This was negotiated extensively through the process and there is a commitment to set aside up to \$125,000 for that purpose.
- Is there thought to put in additional easements to provide access to Glacier Creek?
 - Brandon Marcott: We have had some discussions about this, but we are dealing with very steep topography that doesn't make trails particularly walkable.
- Will there be traffic controls and protections for children next year when full construction begins?
 - Connie Yoshimura: We have heard the community loud and clear. We will do everything possible to ensure safety for the school children.
- Holly (Wells), who pays your bills?

- What was the cost of road? Is there more road to be built?
 - Lance Wilber: HLB is responsible for the off-site road costs and as a self-sustaining fund, taxpayer funds are not being used. All internal road costs will be paid by CY Investments.
- Any federal, state or local funds being used for this?
 - Lance Wilber: HLB funds are public monies even if not generated by property taxes. It is, therefore, local funding. No state or federal money is being applied to the project.
 - Holly Wells: The one caveat is that if HLB were to donate the land for the two lots, there may be potential for state or federal funding to support developing the housing on those lots.
- How do you describe success on this project?
 - Lance Wilber: The goal is balancing multiple interests, including community interests like building housing that people want to live in, and developing a project that Girdwood and the development community would be proud of. We know this will be a challenge. Lastly, we want to make sure that the development agreement is followed as this is a long-term investment.
 - Connie Yoshimura: Success is creating a community, a neighborhood, that we can all be proud. Our passion is mixed density and that is what Girdwood already has. We want to do this within the constraints of the development agreement, the AO and the financial constraints any project would face.
- Very much appreciate the heart and the intent. To MOA and HLB, people that buy the homes in Holtan Hills will not likely live here. Most likely will be second homes. We desperately need a solution for the homes to keep our businesses open, our restaurants open, so that we can house people.
 - Comment received and understood. No response offered.
- We are constantly told we are in the Municipality and yet we feel so far from the Municipality. We also feel that we are never listened to. What incentives do you have to give Girdwood a deal like you received? Having a property only be on the market 90-days before it is bought back is simply not a long enough time.
 - Connie Yoshimura: CY investments is prevented from purchasing lots until they have been on the market for 90 days. As publicly stated before, CY Investments has no interest in acquiring a lot in Holtan Hills.
- Why not make all property STR-free?
 - Taylor Rounds: The level of restrictions on short-term rentals was set by the AO.
- CY Investments providing \$125,000 in road maintenance is simply not enough.
 - Connie Yoshimura: The funding was for planning the secondary access point to Crow Creek, not maintenance.

Other improvements to Crow Creek Road are not the responsibility of the developer. The developer's intent is to create homesites for purchase and follow the development agreement.

- How many lots in each of the Phases, 1, 2 and 3?
 - Tony Hoffman: Phase 1 is 39 lots. Phase 2 is under design to address the constraints (topography, waterline, etc.). Phase 3 has not been planned yet. There is no precise count yet, aside from the initial estimate of 187.
- Does CY have rights to other land parcels in Girdwood, such as if Pomeroy doesn't develop the southside?
 - Connie Yoshimura: There are no other properties under consideration beyond Phase 1, 2 and 3.
- The importance of including the 2 lots for community housing in Phase 1 is substantial.
 - Lance Wilber: The decision to purchase the lots in Phase 1 is being seriously evaluated at this point. Do not believe that the decision needs to be made immediately but that the discussion continues. We appreciate the suggestions
- If HLB has already spent \$2.5 million and estimated proceeds of Phase 1 are only \$1.25 million, is there still a commitment to purchasing these lots in Phase 1? How did work start on off-sites if the money had not yet been transferred? Is it the intent of HLB to donate the lots after they purchase?
 - Lance Wilber: It is the intent that HLB will purchase the lots at fair market value and then donate them.
- Why were two entrances to Iditarod Trail blocked off when they were emergency evacuation routes?
 - Brandon Marcott: Construction team was unaware that this was an evacuation route, and the primary concern was ensuring students did not walk across an active construction zone.
- What was the cost of the land purchased?
 - Connie Yoshimura: The land was provided as a part of the development agreement, whereby, in exchange, profits would be split.
 - Holly Wells: This was not a sale; it is a conditional obligation that developer must achieve. You cannot really equate it to a real estate sale.
- What was cost of sewer? Who is paying for that?
 - Brandon Marcott: The cost is unknown and the cost for Phase 1 is responsibility of CY Investments.
- What was cost of water? Who is paying for that?
 - Brandon Marcott: The water main is already in place for Phase 1 and two-thirds of Phase 2. There will be costs associated with connections for water service, which CY Investments will pay.

- GBOS member Jennifer Wingard mentioned that we can keep active communication between GBOS and HLB related to those lots. Some discussions have already happened at the Girdwood Housing and Economic Committee.
- Question regarding how lots will they be put on sale to allow people to buy lots rather than being forced to go through a builder?
 - Connie Yoshimura: There were 2 RFPs submitted, including one that was both a developer and builder. We created a developer-only proposal and made a commitment we would not do vertical construction. The intent of our RFP was to create a variety of homesites, and a variety of opportunities for purchase.
- During construction, some trees will have to come down. Developer should see if there is a way to donate this wood back to the community for things like public art.
 - Comment received and understood. No response offered.
- Are there any other business arrangements that CY Investments has in Girdwood?
 - Connie Yoshimura: She stated that she has no other business interests in Girdwood other than Holtan Hills.
- Does the burden of new influx of students, impacts on local stores, etc. fall on Girdwood residents? Wouldn't the simplest approach to managing the Iditarod Trail be to reduce the size of the impacting lot rather than realign the trail?
 - Holly Wells: When a community grows and whatever form that takes, the community must bear the burdens, cost and benefits of that growth. As much as Girdwood feels a separate community, it is a part of the Municipality of Anchorage. We understand the odd tension there and know that we cannot solve all of those problems. We cannot come in and limit who are afforded those opportunities based on their impact to the community. That would create Constitutional challenges both under the state and federal law.
- A traffic study is a waste of money and time when you can just tell the workers to slow down. Do better and control it. This will really impact Girdwood opinion of how this is going.
 - Comment received and understood. No response offered.
- The intent of the two lots designation was to give Girdwood control over the decision.
 - Comment received and understood. No response offered.
- Concerns expressed about the impacts on Crow Creek Road, which will be accessed by secondary road. If work is being done on Crow Creek Road should be not just done on bottom of the road. What is your intent for the community?
 - Holly Wells: There was discussion regarding snow removal and other implications on Crow Creek Road. We do not have an answer tonight but will evaluate the issue.
 - Connie Yoshimura: CY Investments is responsible for setting aside \$125,000 from proceeds of Phase 1 for planning of the internal extension to Crow Creek Road.

- Couldn't all 39 lots go for duplexes meaning that there would be no single-family homes at all and each lot could have a short-term rental?
 - Connie Yoshimura: It is not the intent for all properties to be duplexes. Recently, MOA rezoned all R-1 to accommodate duplexes, so we are only following the code set by the MOA.
- Couldn't you restrict the development to restrict some of the lots to single-family lots and some to duplexes?
 - Taylor Rounds: While its possible, this would potentially be in conflict with the development agreement to receive the highest value for the property. You also run into logistical issues by trying to restrict what can be built on any individual lot. That is out of our control. We have placed a short-term rental limitation to abide by AO and encourage owner occupancy to the extent possible.
- Why did you pick 50% STR restriction and not, say, 75%?
 - Taylor Rounds: That level was dictated by the AO.
- The contractors speed through Girdwood and we cannot slow them down. Speed humps would be far more effective than flashing speed limit signs.
 - Brandon Marcott: Speedhumps are possible to propose. The Traffic Department looks negatively upon those and does not see them as a viable solution. They also are concerned about the impacts on fire response. That said, such traffic controls can certainly be proposed.
- Have you evaluated the impacts on trash and recycling?
 - Brandon Marcott: There has been no evaluation of the impact to waste management routes.
- Who is paying for realignment of the trail?
 - GBOS Member Brian Burnett stated that this is still under evaluation.
- Where is the Traffic Control Plan for review. Have you asked the community what kind of traffic controls would be view?
 - GBOS Member Brian Burnett reported that they have requested a traffic study although unclear on the timeline.
- Two lots were committed for affordable housing. Is that still the case? Who is controlling those lots?
 - Connie Yoshimura: The AO is very specific. Two lots are to be available to HLB for purchase at some point in time but that is entirely up to HLB. CY Investments is awaiting that decision as it is totally in their hands. One change made from the Development Agreement to AO was the addition of these two lots. HLB stated that they are currently evaluating which options to purse and then work with Girdwood on the timing and plan to build them. HLB has not decided on that as of yet.

- Since Hightower Rd is already a high-usage road and a new road, Holtan Hills Dr. is being added, shouldn't Holtan Hills Dr. stop and the main traffic continue (without a stop sign). Who should we contact about this? The additional of new stop signs may be dangerous as people are "in the groove" and may not see the new signs.
 - Brandon Marcott: The addition of the 3-way stop was directed by the Traffic Department of the MOA. The original proposal had only a stop sign on Holtan Hills Drive but were directed by Traffic during the development review process to add the two additional signs. That said, currently, the stop signs facing Hightower Rd are both bagged. Travis Just, at the Municipality of Anchorage would be the best individual to speak with.
- How is the 50% of units restricted from short-term rentals decided?
 - Taylor Rounds: The covenants will state that any single-family home cannot be used as a short-term rental. If it has an ADU, that ADU can be used as a short-term rental. If a multi-family lot is purchased, only half of those units are permitted to be short-term rentals.
- Is there a maximum number of lots that any one individual can purchase?
 - Taylor Rounds: In theory, one individual could purchase all of the lots.
- As a general contractor, can I build my own home on these lots?
 - Taylor Rounds: Yes.
- What is a lot going for?
 - Connie Yoshimura: We do not have our cost estimates in and will not have them until spring. We unfortunately cannot price something until we know what it costs and until after it is appraised.
- This summer on Hightower Rd. was pretty scary with the trucks. Is there a plan to put in lighted crosswalks like the one on Alyeska Highway? Do you have any plans to improve Hightower Rd?
 - Brandon Marcott: No plans to improve Hightower Rd. and no impacts are anticipated to Hightower Rd. for Phase 1.
- How many people are we expecting to live in all three Phases?
 - Connie Yoshimura: The initial statement provided at the last meeting was that we estimate approximately 187 lots based on approximately 3 units per acre.
- This project cannot go forward without meeting Title 21 and Title 25, which both require a downstream impact assessment to be conducted, as well as identifying and mitigating impacts. Concerns that such a review must occur before proceeding.
 - Holly Wells: We are reviewing all the plans that are in effect and govern this area, and we are in compliance with them. Watershed concerns are carefully being monitored and we are working to make sure we coordinate with all other relevant agencies. Our team can develop a checklist to help convey this effort.

- Why aren't programs like Crested Butte's cap on the potential price of a resale property legally tenable in Alaska?
 - Taylor Rounds: There are a lot of logistical problems with putting a hard cap on the price. It is also not a requirement in the AO and therefore not an issue for this project.
 - Holly Wells: There are also Constitutional issues that are unique to Alaska, which are different from almost every other state. Because this transaction is a governmental action, instituting a cap on the price would be placing a limit on a private individual, which runs afoul of this. Moreover, if CY Investments unilaterally placed a limit, it would be potentially a breach of the development agreement that obligates CY Investments to sell lots for nothing less than the present market value.
- Where are the guardrails going on the offsites? Will they eliminate the shoulder or the pedestrian pathway?
 - Brandon Marcott: The guardrail is going in on the upper third of the off-site construction on the downhill side where the road curves along Glacier Creek. The 8-foot pathway is on the uphill side of the road, which was expanded 3-4 to accommodate the guardrail on the downhill side. The 3.5-foot shoulder will be maintained on each side.
- What are the impacts on the water supply from additional draw?
 - Brandon Marcott: In talking with AWWU, they determined that the water supply was more than adequate to supply this development and they confirmed that we can tap that main. Fire hydrants will be installed along the water supply, and we do not anticipate having any water supply issues there either.
- Could easements be placed in the plan to designate where trees cannot be cut?
 - Connie Yoshimura: Trees provide aesthetic value for any community. We have been known to fine or otherwise penalize contractors that wrongly cut trees. The challenge is that when a property owner comes in to excavate for a building, they need to cut a buffer to get to the property, which is approximately 20 feet and there isn't anything we can do that.
- Title 21 applies to the land-use permits. At what point does Title 25 kick in?
 - Holly Wells: The process of the disposal of the property began at the time of the RFP and the decision of what type of public process surrounded the competitive bidding process. Now we move into the development and use of the property. That process is governed by Title 21.
- Is paving complete? What company did the paving?
 - Brandon Marcott: Yes. The paving is complete and was installed by McKenna Brothers Paving.

c. The number of people that participated in the meeting(s)

- **Estimated Attendance at Most Recent Meeting:** 95 attendees (39 in person / 56 online)
- Participants included local residents, business owners and other interested stakeholders. See attached sign-in sheets and registries for details.
- **Project Panelists included:**
 - Connie Yoshimura, CY Investments
 - Holly Wells, Birch Horton Bittner & Cherot
 - Taylor Rounds, McCollum & Rounds, LLC
 - Brandon Marcott, Triad Engineering
 - Tony Hoffman, The Boutet Company
 - Lance Wilber, MOA Director Planning, Development and Public Works
 - George Passantino, Community Liaison, Holtan Hills (Virtual)

d. A summary of concerns, issues, and problems expressed during the meeting

- Opening Public Remarks provided by Tommy O'Malley. I'd like to address everybody here. You're here because you care about the community. They're here because they have to be. They messed up, didn't do the meeting right. They're here because they have to. They're paid to be here, and I want to thank you all for holding their feet to the fire to get them to do what they're supposed to do, but they have already demonstrated that they don't care for our community sensibilities, and they don't have to. It's in the law. They're doing it to the letter of the law, and it's really too late to go back and change things. And to protect our community, what I think we need to concentrate on is for the next time. We never thought that this could happen because it was too expensive. But the state or the muni put in water for them. They got the RFP when there were two people working for Heritage Land Bank. And neither of them had a real estate license. I appreciate a good bamboozle. I grew up here, lived through the pipeline. Sometimes you just gotta let one of them go. But you guys have to watch out for the next time. We really didn't know. We didn't put restrictions or covenants or limits, and they don't have to follow any of them, and they're paid to be here and they got attorneys. We don't have attorneys here, so. I don't know, it's hard to just let it happen. Perhaps some of the people who may be able to afford this land or build here, maybe they'll actually be able to live here and become part of our community. That's my hope for this bamboozle. My momma said there's always room for good people and I'm hoping for that to come from this. For the rest of this. We blew it or we didn't think it could happen.
 - No response required.

MEMORANDUM

To: Melisa Babb
Director, Planning Department
Municipality of Anchorage

From: Connie Yoshimura, CY Investments
George Passantino, Holtan Hills Community Liaison

Date: October 27, 2025

Subject: Summary of Community Meeting – Holtan Hills Development Proposal

Pursuant to Title 21, Section 21.03.020 of the Anchorage Municipal Code, CY Investments submits the following written summary of the community meeting held on October 21, 2025, regarding the proposed Holtan Hills development. This meeting was conducted in addition to a previous community meeting held on September 23, 2025.

a. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposals

- **Most Recent Event Date:** October 21, 2025 – GBOS / LUC Joint Meeting, Girdwood Community Room, 250 Egloff Rd
- **Previous Meeting:** September 23, 2025—Chapel of Our Lady of the Snows
- Both meetings comply with the requirements of Title 21.

b. Content and dates of mailing, and number of mailings, including letters, meeting notices, and any other written material

- **Mailing Date:** September 29, 2025
- **Content:** Formal invitation mailer and meeting notice including time, date, location, and project overview (ATTACHMENT 1)
- **Recipients:** Property owners and residents within the required 500-foot mailing radius of Tract 1 and 2, as well as the Girdwood Board of Supervisors address.
- **Number of Mailings:** 600

Hills application advances. We look forward to our next community meeting, which is scheduled to be held October 21st, 2025.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Connie Yoshimura', with a long horizontal flourish extending to the right.

Connie Yoshimura
CY Investments, LLC

George Passantino
Community Liaison, Holtan Hills
George@HoltanHills.com

- multi-family properties for short-term rentals (less than 30 days in duration) until such time as the Municipality adopts an ordinance, applicable to properties in the HOA, otherwise regulating short-term rentals. This restriction cannot be amended without a 100% unanimous approval of all parties entitled to vote on proposed amendments on HOA bylaws.
- When the homeowners take over the HOA, can they just change that and say we do want to have short Term rentals?
 - The Assembly Ordinance specifically states that the covenant restricting short-term rentals cannot be changed without a vote of 100% of the owners. It's an extremely high standard, particularly with a project of this size.
 - Are these houses allowed to be short term rentals?
 - Please see previous answer on short-term rentals.
 - Can we get as part of the Conditional Use, a commitment to deed restrictions to limit short-term rentals 50%?
 - Deed restrictions are unfavored as they can be problematic compared to separately recorded covenants. Deed restrictions often can and do lead to issues and disputes with respect to their validity and enforceability. Nevertheless, a very rigid and enforceable restriction was placed on Holtan Hills in the Assembly Ordinance. Holtan Hills is restricted from the use of single family and 50% of multi-family properties for short-term rentals (less than 30 days in duration) until such time as the Municipality adopts an ordinance, applicable to properties in the HOA, otherwise regulating short-term rentals. This restriction will be included in the HOA property covenants and cannot be amended without a 100% unanimous approval of all parties entitled to vote on proposed amendments on HOA bylaws. Further, deed restrictions can be problematic compared to separately recorded covenants.
 - What percentage would CY Investments be willing to allot to housing 30+ day?
 - See previous answer about deed restrictions. While a deed restriction is not included, a very rigid and enforceable restriction was placed on Holtan Hills in the Assembly Ordinance. Holtan Hills is restricted from the use of single family and 50% of multi-family properties for short-term rentals (less than 30 days in duration) until such time as the Municipality adopts an ordinance, applicable to properties in the HOA, otherwise regulating short-term rentals. This restriction cannot be amended without a 100% unanimous approval of all parties entitled to vote on proposed amendments on HOA bylaws.

Conclusion

CY Investments appreciates the community's participation and feedback. We are committed to continuing engagement, refining project plans and working collaboratively with the Municipality of Anchorage, the Girdwood Board of Supervisors, and the Land Use Committee as the Holtan

- The value of a lot is created by the width of the lot, not by the depth of the lot. So, if you can make a lot smaller in width, it is going to become more affordable. That was the problem with the failed previous Holtan Hills when the water line went in. The lots were far too wide, and they were too big. And you could not financially support the width of that lot. So, what we have over here is a wide variety of lots. That's what I'm trying to accomplish by having a variety of by having a variety of lot sizes and opportunities for smaller home sites with the opportunity to have more affordable products.
 - Concern with possibility of more “dark homes.”
 - Developer expressed the strong commitment to developing a thriving walkable residential community, as opposed to a dark home development, with proximity to the school and downtown. Originally, the RFP included Pomeroy, and it soon became apparent that was not a good match because Pomeroy was interested in taking a section of Holtan Hills for rental housing which deviated from our goal. CY Investments’ goal is to create a neighborhood and to create a community where the vast majority of people are home ownership. As such, we did not object to all the requirements that were on the AO such as SRO's and the 50% owner-occupied requirement. I had no objection to that whatsoever because my work experience, my development experience, we create communities, we create home ownership opportunities. Although I have developed 20-unit apartment buildings, this is not this is not the type of community that I'm interested in having now. We may have an apartment building or efficiencies. We may have some cluster housing. That's how we can get to the bottom of the ladder. We want to have this ladder represents a wide variety of housing types, all of which will be in Holden Hills.
 - If there were grant funding or subsidies available, would you commit to building senior and/or workforce housing?
 - This development is committed to addressing the housing needs of Girdwood. Unfortunately, such funding options are not currently available.
- Short Term Rentals
 - What prevents a 10-year moratorium on short-term rentals?
 - The topic of short-term rentals is directly addressed in the Assembly Ordinance, and we will comply with that in the covenants for the Master Homeowners Association. The entire project will be governed by a master set of covenants. And in those covenants we are going to include restrictions that limit short term rentals for single family homes and 50% of multifamily lots, and we will include enforcement mechanisms so that the Board of the HOA will have the tools to enforce it and any lot owner within the project will have the tools to enforce it. Holtan Hills is restricted from the use of single family and 50% of

learned that there were concerns regarding the notification and this meeting, and there were some concerns raised about the location of the meeting and there were concerns raised about the public notice, Holtan Hills delayed their application to arrange an October 21 meeting at a GBOS/LUC gathering. This meeting will include public notice requirements and provide the entire community and others an opportunity to attend. The September 23 meeting was lawful and in compliance with Titled 21 and the code, but it wasn't what Girdwood needed.

- Fire Safety

- What is the plan for fire protection? How much water will be available to fight residential or subdivision fire? What is the plan if there is a forest fire adjacent to the subdivision?
 - There's a 16-inch public water main that runs right through the middle of Phase 1 and all through the middle of the off sites as well. So that main will be tapped for fire hydrant connections. We'll be at least in Phase 1 and most if not all, of Phase 2. We'll be tapping that main to be putting in fire hydrants at regular intervals, so we'll be doing that in accordance with AWWU. Moreover, recommendations were submitted on wildland Urban interface design, with things such as fire-resistant roofs, etc.

- Affordable Housing

- What is being incorporated into the project for GCLT or workforce housing, if anything?
 - The development agreement includes that, through the developments of Phases 1, 2 and 3, the municipality can select a multifamily lot and a single-family lot that we could then use and work with the Girdwood Community Land Trust to decide what type of housing we would do on that. Through the development agreement, we will purchase the lot with proceeds of the sale. That selection time is coming soon. There are two initial lots designated as the multifamily lots. We are evaluating if we should select one of those lots now and then if we're going to do that, how do we work with Girdwood to figure out how we build them. We want to also understand how Girdwood would like to see them done. We have discussed how to we partner with the community, such as creating an RFP and working together, get that out and get it built. We also area exploring if we have the ability to do some other path. We haven't gone that far yet, but the intention is to select a lot. That's sort of the next thing as this development gets going. More to come on that one.
- What is being done to address the actual community housing needs of Girdwood.

fund off-site infrastructure, HLB authorized an additional \$2.5 million for off-site infrastructure. Heritage Land Bank is not funded by property taxes. The Heritage Land Bank is self-sustaining just like a utility or an enterprise organization. (NOTE: We do not know if AWWU has used any of that other money yet. We do know that they are analyzing their treatment plant in Girdwood)

- Have Phases 2 & 3 land transfers been transferred to you and CY Investments?
 - Tracts 1 and 2 have been transferred to CY Investments. Tract 3 has a contingency.
- Why is Title 25 MOA code not being followed? We are actually state public lands that have either been selected or conveyed to the municipality. We are not municipal land. We are only represented by a public Advisory Council because we are state public lands, which means that we have no vote at the municipal level. We have the lowest mill rate meaning so that when Heritage Land Bank doesn't fund the cost of all this that cost comes back on to this community. We don't have any money.
 - Anchorage is a unified municipality and as a unified municipality, it has within its boundaries communities like Girdwood and Eagle River, which look very succinctly different and also have the Board of Supervisors in one hand. And then you have service areas and we're a patchwork quilt. But we are still subject, whether you're in Girdwood or you're in Eagle River or anywhere in between, to the Municipal authority, and that's exercised over all of those boundaries, even though you don't have, even though you have a Board of Supervisors. That land use is governed by Title 21. That said, we will carefully review Title 25 as well. We can look into this.
- When is the 10th conveyance route going to be completed?
 - The development team is not sure what this question is in reference to.
- What did the traffic study show regarding increased traffic to the area?
 - A traffic study was not required for the development of Holtan Hill.
- Has CY Investments secured private financing (is CY Investments financially sound)?
 - During the RFP process, financial soundness was considered in the selection of the winning bid.
- Concern with lack of communication. No public posting of this meeting in places where public notices usually are, no information in the local newspaper, no social media announcements.
 - The community meeting was compliant with Title 21 and included the required written notice to those within 500 ft of the property for Phase 1 and 2. While the GBOS or Land Use Committee meeting would have been the first choice Holtan Hills selected a different date in order to meet the requirements of the project or the application process and get and stay on track in light of some delays on the offsite front and some other considerations. When Holtan Hills

- Will on-site septic systems be allowed?
 - Phase 1 is planned to be served by the AWWU sewer system.
- Are 75% of buyers living in Girdwood?
 - We cannot determine what percentage of buyers come from Girdwood.
- Where is the infrastructure coming from?
 - Off-site infrastructure is funded through HLB and the MOA. On-site infrastructure is funded completely by CY Investment. This includes road drainage, water connections, sewer and connections, gas and electric connections to each lot, and landscaping (topsoil and hydroseeding where appropriate).
- We still have a water treatment plan that is I think in the 2005 plan, it was at a 90% capacity. And it's also one of the most out-of-compliant water treatment facilities in the entire state of Alaska. So that is one of the great concerns of this community is that you're going to bring in these excess users in your project has not allocated for those for those new users on our water treatment system. Again, you are we have no money. This community does not have the ability to upgrade our water treatment facilities. We want clean water.
 - That is what the \$2.5 million is going to accomplish. And I do remember several years ago, the Girdwood water system was a private system, and it was acquired by AWWU. And that was a decision that was made a very, very long time ago for the benefit of the citizens of Girdwood, because there was not the ability of privately amongst the citizens of Girdwood to actually support improvement to your water. That's our understanding how AWWU acquired the water system. To our knowledge, AWWU still has access to the \$2.5 million grant that is earmarked for Girdwood. We do not know what their plans are for this money. We do know that they are beginning a study of the capacity of the existing wastewater treatment plant in Girdwood.
- Approval Process
 - Do you think it was done fairly?
 - This process was a competitive bid that has been carefully scrutinized by the Anchorage Assembly on multiple occasions.
 - What approvals remain from the Muni Community Development, and Planning and Zoning Commission?
 - The project must apply for and receive a CU/PUD from the Planning and Zoning Commission, which is slated for January 2026.
 - What is the Federal funding status?
 - Federal funding was secured to support the provision of off-site infrastructure in the amount of \$2.5 million. That money was subsequently used by AWWU to enhance other Girdwood facilities. To address the remaining obligation to

- Concern about scaling back the size of vehicles that are too big for the local roads like Timberline and communities not designed to accommodate them.
 - Our goal was to have the road finished before school opened and the discovery of the debris in the landfill slowed us down significantly. The off-site development team is trying to get done as fast as we can, which means bringing in larger trailers to get the material in quickly. The curb is planned for the week of September 30 and shortly thereafter that paving will be done, bringing this phase to an end soon. That said, we will talk with the contractor again and discuss what other things we can do, such as flagging, equipment size, etc. We are committed to creating a safe environment both during and after construction.

- On-Site Development
 - How many total housing units?
 - In Phase 1, there are 39 developable homesites, with various configurations, sizes and development opportunities. As such, a precise number of housing units is unavailable at this time.
 - What will the total population of Holtan Hills be?
 - The national average was estimated to be 2.63 people per home but given the variety of scenarios for the type of homes that will be built we cannot provide a future population estimation. CY Investments is obligated to do one tract at a time, so this is Tract 1, Tract 2 and Tract 3. We do believe, in general development terms, if you take 60 acres under normal residential standards, you're probably going to have three to four units per acre. Ultimately, that would give you approximately three because that's more realistic. You'd have approximately 180 home sites. What we're trying to accomplish is the mixed density environment that Girdwood already has.
 - Is Phase 1 entirely and only on Tract 1 and if not how much of Tract 2 is included?
 - Phase 1 development will only occur on Tract 1 property, as per the AO.
 - How many phases are planned?
 - A total of 3 phases is planned.
 - What is the timeline for the phases?
 - Based on the uncertainty of the approval process and any appeals, a precise timeline is unavailable. That said, the goal is to commence construction of Phase 1 during the upcoming 2026 construction season to miss the rainy season and the school year.
 - Will all the Development/Phases be connected to the AWWU Wastewater/Sewer and collection system?
 - Holtan Hills Phase 1 will be extending the sewer line to serve the community into Phase 2.

- What are the plans for creating safe walking paths for kids/families to the school?
 - The safety of students and pedestrians is of paramount concern. Unfortunately, fences installed to protect students and pedestrians have been repeatedly vandalized, torn down, and removed from the site. Additional repairs and have been made to improve student, pedestrian and bicycle safety, such as filling uneven surfaces.
- Poor communication regarding the bike path to school.
 - We appreciate the knowledge and concern and will take immediate action, coordinating with the contractor and school. Additionally, we will coordinate with GBOS to utilize their facebook page as a public notification system for construction updates.
- Why have commercial dump trucks been allowed to travel across centerline and into the coming lanes? This activity occurring during school drop off and pickup only makes things worse. Girdwood is also a very pedestrian and bicycle-oriented. We are a community that had children die by being run over because we didn't have a bicycle lane. Whatever ways that it can be fixed would be a huge comfort to the community
 - We appreciate being informed of this serious concern. We will reach out to the contractor to find a solution.
- Was the landfill soil excavated by the road contractor tested? Disposed of properly?
 - Yes. The tested material did come back with low, trace amounts of volatiles. All of the results were well below cleanup levels. We mobilized our environmental consultant to the field and they in turn interfaced with ADEC spill response and ADEC solid waste to characterize what we encountered, collect samples, help us develop a work plan. ADEC authorized us to move the material into a stockpile location on site while we prepared to haul it to the Eagle River landfill. So, all of this was authorized through ADEC, and we kept them informed throughout the process. All of the trash material that was excavated has been removed.
- Proximity of Water and Sewer Lines can have dramatic impact on water quality. Has anyone done tests on what water line is carrying in relationship to where the sewer lines are going to be?
 - The Water is fed through AWWU network from their well North of the airport. We did not encounter the water table during construction. The trenches were dry. As such, there was no contaminated spreading of material during the construction process.
- Concern with lack of communication with the Girdwood school before fencing off the end of the Athabaskan Environmental Physics Trail to "Water Road", an evacuation site.
 - We appreciate this being brought to our attention and will contact the school for additional information.

treatment to, can cause trouble. Alaska has a strong constitutional right to privacy. We have greater protections under our Constitution, even greater than the state of California. We're very similar to Hawaii in that regard. Some of those constitutional provisions protect similarly situated individuals from being treated differently in whatever way that may appear. Whether it's giving a right to local preference in a bid or a local preference in housing, all of these things are extremely vulnerable to challenge in Alaska because we fiercely protect those under the law. That doesn't mean that we won't look into it. But that's why those opportunities are not necessarily available here when you might see them done outside.

- What are the ranges of lot prices?
 - Prices will be determined by then-current market conditions at the time homesites are available for purchase. Given the uncertainty of future market conditions, pricing estimates are not available at this time.
- How will Holtan Hills grow the ability of our current community to grow?
 - The Housing Ladder consists of all housing units of various sizes, types and price points in a market. The more “rungs” that exist on the ladder, the more space it creates for residents seeking housing. Expanding the housing ladder creates new move-up opportunities for others already in the market. As current residents move into new homes, more housing capacity is made available in the homes they are vacating. This process repeats itself across all levels of the ladder. In Girdwood, there are simply not enough houses available, which is why so many local residents have already expressed interest in purchasing homes within Holtan Hills.
- Off-Site Infrastructure
 - When is the stockpile getting moved to Eagle River?
 - All of the trash material that was excavated has been removed and hauled to the Eagle River landfill under the approval of ADEC and MOA Solid Waste Services (SWS).
 - Why wasn't community historical knowledge queried before breaking ground?
 - The landfill was not known to the development team, nor was it discovered during the geotechnical investigation for the project. We did a geotechnical investigation in 2022 that included eight test holes and four additional test holes from the 2010 geotechnical investigation. The eight new test holes, and all the samples from those test holes were field screened with a photo-ionization detector (PID). Field screening results at that time indicated that no contamination was present in any of the test holes. So, we were unaware of the presence of the landfill until we unearthed it during our installation of the sewer main.

provide for a gradual transfer of control of the Association from the Declarant to the lot owners.

- If, for instance, you have three developers that buy 75% of the land. They now create their own board. Couldn't they easily reach the 100% unanimous approval for a change because they're looking to sell the land or sell the land once its built.
 - If one builder came in and bought all the lots and then claimed to have 100% and overturn the short-term rental restriction, we do not believe that such a maneuver would be compliant with the intent and spirit of the Assembly Ordinance. The ordinance states that the restriction can only be amended by 100% unanimous approval of all parties entitled to vote on amendments to the HOA documents, so we can ensure that the language we use would preclude a situation where one person (or a small group of developers) comes in and buys all of the lots and then tries to change the leasing restrictions. The intent is that any change to the leasing restrictions will require a 100% vote of the end users of the project, and not the votes of the developer or builders.
- What if the 75% threshold is not met?
 - See the response above regarding the period of Declarant control. The statute governing the period of Declarant control is designed to provide for a gradual transfer of control of the Association to the lot owners. There are no scenarios where a developer would be allowed to retain Declarant control of the Association indefinitely.
- Why only 50% owner occupancy required? Who determines?
 - The AO memorialized that owner-occupied housing at a level of at least 50% shall be prioritized. To help facilitate this goal, Holtan Hills is restricted from the use of single family and 50% of multi-family properties for short-term rentals (less than 30 days in duration). The HOA will hire a professional association manager that must verify and monitor this threshold.
- Will the 50% owner occupancy need to be met before second home purchases are allowed?
 - As stated above, there is no "owner occupancy" requirement. If a person wants to purchase two lots, there is nothing that prohibits that, but those lots will be subject to the same leasing restrictions as all of the other lots.
- How will the bidding for lot purchases take place?
 - Purchasing lots will be conducted in accordance with applicable state real estate law and industry best practices.
- Will locals be given priority?
 - These lots will be offered to buyers, whether those buyers are builders or individuals who want to build their own home. The first right of refusal or anything that gives preference to certain people is a very dangerous and slippery slope. Under fair housing laws, singling out people to offer preferential

- AO 2023-137 does not actually require any lots in this project to be “owner-occupied,” and the term itself is not defined by the Municipal Code. What the ordinance does require is that short-term rentals (less than 30 days in duration) are prohibited on all single-family lots and on 50% of the multifamily lots. Because “owner-occupancy” is not part of the approval conditions, it will not be used in the HOA covenants. Indeed, attempting to define “owner-occupied” would raise significant practical problems, since concepts like “minimum days of occupancy” or a “primary residence” requirement are inherently arbitrary, difficult to verify and not workable in practice. Additionally, some properties may be held in the name of an LLC or other entity, which cannot itself “occupy” a property. Instead, the HOA covenants will directly implement the actual requirements of AO 2023-137—by restricting short-term rentals on all single-family lots and on 50% of the multifamily lots, until such time as the Municipality adopts an ordinance, applicable to properties in the HOA, otherwise regulating short-term rentals. This approach is both consistent with the MOA’s approval and clear for all owners and residents.
- Will any of the principals involved with the development acquire lots? As per compensation? How many, what phase?
 - As per the development agreement, CY Investments is prohibited from purchasing property until such time as the properties have been on the market 90 days. Developer further stated that CY Investments has no interest in purchasing a lot.
- Who operates the HOA before the 75% threshold met and Board of Directors elected?
 - As per the AO 2023-137, as amended and approved on January 24, 2024, CY Investments shall serve as the “Declarant” for the project. As the Declarant, CY Investments will appoint the initial members of the Board of Directors for the Homeowner's Association and will have the right to appoint and remove the officers and directors of the Association for a period of time thereafter (referred to as the period of Declarant control). The period of Declarant control is governed by AS 34.08.330, and terminates upon the earlier of: (1) 60 days after 75% of the lots that may be created have been sold to lot owners other than the Declarant; (2) two years after the Declarant has ceased to offer lots for sale in the ordinary course of business; or (3) two years after any right to add new lots was last exercised. In addition, AS 34.08.330 provides that (a) once 25% of the lots that may be created have been sold to lot owners other than the Declarant, then at least one member and not less than 25 percent of the members of the Board must be elected by lot owners other than the Declarant; and (b) once 50% of the lots that may be created have been sold to lot owners other than the Declarant, then not less than 33.3% percent of the members of the Board must be elected by lot owners other than the Declarant. The statute is designed to

contractors if they go out of the boundaries or destroy a tree unnecessarily. When a future lot owner builds the structure, that person has to have the foundation and the room to create the foundation. During the site development activities, the developer will be responsible for compliance with all ordinances related to the removal of trees. Individual lot owners are responsible to remain in compliance with the Homeowners Association (HOA) CCR's and local ordinances.

- Who is in charge of landscaping?
 - CY Investments is responsible for the installation of initial common-area landscaping. Maintenance of the common-area landscaping will be the responsibility of the HOA. Individual homeowners are responsible for the landscaping and maintenance of their own lots in compliance with HOA CCRs.
- What is the plan to mitigate light pollution?
 - For Phase 1, we are anticipating three to four streetlights within the development. We had very extensive conversations with the municipality regarding the off-site infrastructure which contains ten streetlights. There was a lot of concern for pedestrian safety due to the close proximity to the school. We are doing our best to minimize light pollution. Extensive discussions revolved around the mutual desire for dark sky preservation between the community and the developer. We are bound by Municipal Code and lighting requirements (20' poles). Developer further expressed an interest in lower lighting options (e.g. 4' poles). Numerous attendees indicated a desire to encourage the Municipality to afford such lighting options. We will provide information as to how the community can support such an effort.
- Any concerns about lack of trees causing flooding to Glacier Creek?
 - Phase 1 will be designed through close coordination with municipal agencies to provide appropriate drainage controls. The offsite improvements were designed to minimize concentrated flow to the maximum extent possible. Phase 1 will be designed with similar goals in mind.
- Concern of less forest behind school for future generations.
 - While the land referred to as Holtan Hills is and has been identified as developable residential land, we nonetheless desire to preserve the natural resources to the greatest extent possible. That said, not developing this property is not a feasible option. It is far superior to develop on previously identified properties like Holtan Hills.
- HOA / Governance / Absorption
 - What does "owner occupied" mean for the 50% requirement? (primary, ski home, min # days on site, min # days rented out, rent to Girdwood resident?)

- Participants included local residents, representatives of the Girdwood Board of Supervisors, business owners and other interested stakeholders.

d. A summary of concerns, issues, and problems expressed during the meeting

- Trails
 - How will Iditarod Trail be affected? How to preserve alignment? How will the Iditarod Trail be re-routed? Where will it be placed?
 - We recognized the intrinsic value of the area trails as such they will all be preserved. A short section of the Iditarod Trail will be relocated slightly with a 25' easement on each side through the properties in Phase 1 (NOTE: This was incorrectly stated verbally at the meeting that it would be in Phase 2, not Phase 1. It has been corrected here for the formal record.) It is worth highlighting that CY Investments is the only private developer in south central Alaska with experience building public trails. The trail will be intersected by the new off-site road that is being built as well.
 - How will the trail changes be paid for?
 - Any trail impacts that occur within the off-site improvement area will be funded through the off-site improvement funds. The section which is being rerouted to the edge of the on-site properties in Phase 1 is a subdivision cost. (NOTE: This was incorrectly stated verbally at the meeting that the impact was occurring in Phase 2, not Phase 1. It has been corrected here for the formal record.) Ongoing maintenance will be funded by the HOA.
 - What are the plans for the trailheads?
 - No anticipated impacts to the area trailhead.
 - In this first plat, can the trail easement be recognized within this plat process?
 - Yes. Where it goes into the Holtan Hills property, we can dedicate a 25-foot easement on each side. Will be a 50-foot corridor. It will be rerouted in a very small area because it runs up onto the land. So, it will be rerouted, and we will dedicate an easement on it. That will be depicted on the preliminary plat.
 - Are you coordinating with the relevant agencies (BLM, USFS, HLB, GBOS)?
 - Coordination is occurring with all relevant agencies, including HLB, GBOS, Girdwood Trails Committee.
- Environment / Landscaping / Trees
 - Who is keeping up with the environmental impact with tree removal/replacement?
 - We recognized the intrinsic financial and aesthetic value of the trees to the community. As such a concerted effort will be made to preserve as many trees and native vegetation as possible. The trees are a part of the community. This effort will also include replanting and revegetation as needed. We will protect all the trees we possibly can during the development and will fine the

MEMORANDUM

To: Melisa Babb
Director, Planning Department
Municipality of Anchorage

From: Connie Yoshimura
CY Investments, LLC

George Passantino
Holtan Hills Community Liaison

Date: September 30, 2025

Subject: Summary of Community Meeting – September 23, 2025

Pursuant to Title 21, Section 21.03.020 of the Anchorage Municipal Code, CY Investments submits the following written summary of the community meeting held on September 23, 2025, regarding the proposed Holtan Hills Tract 1 development.

a. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposals

- **Event Date:** September 23, 2025 – Community Open House, The Meadows Community Center within the Chapel of Our Lady of the Snows, Girdwood, Alaska.
- This meeting complies with the requirements of Title 21. In addition, we have scheduled an additional meeting on October 21, 2025 with the Girdwood Board of Supervisors and the Girdwood Land Use Committee. This meeting will also be similarly compliant with these requirements, and a subsequent summary memo will be provided thereafter.

b. Content and dates of mailing, and number of mailings, including letters, meeting notices, and any other written material

- **Mailing Date:** September 6, 2025
- **Content:** Formal invitation mailer and meeting notice including time, date, location, and project overview (ATTACHMENT 1)
- **Recipients:** Property owners and residents within the required 500-foot mailing radius of Tract 1 and 2, as well as the Girdwood Board of Supervisors address.
- **Number of Mailings:** 600

c. The number of people that participated in the meeting(s)

- **Estimated Attendance:** Approximately 100 attendees

Appendix A

Date: Tuesday, September 23, 2025
5:00 P.M. - 7:30 P.M. (Alaska Time)

Prsrt STD
US Postage
PAID
Permit 845
Anchorage, AK

In person: **The Meadows**

Community Center, Chapel of Our
Lady of the Snows at 370 Northface
Road, Girdwood AK 99587

Refreshments will be served.

See the Holtan Hills Website at
www.holtanhills.com for more
information.

Directions: From Anchorage, south
on Seward Hwy, Turn left onto
Alyeska Hwy,

Turn left onto Arlberg Ave, Turn left
onto Northface Rd, The Meadows
Community Center is on the left

CY Investments, LLC
561 East 36th Avenue, Suite 200
Anchorage, AK., 99503



ALL FOR AADC 995***0000216***000002
CY INVESTMENTS LLC
Or Current Resident
561 E 36TH AVE
ANCHORAGE AK 99503-4170

Community Meeting Announcement

You are invited to attend a presentation for Holtan Hills Phase 1 a CU/PUD, a conditional use for a planned unit development. The proposed phase will consist of approximately 50 lots and 3 tracts. The tracts will consist of a large wetland tract along Glacier Creek, one tract will serve as an access tract for larger lots on the west and one tract is the remaining of existing Tract 2, that will be subdivided at a future date.

The legal descriptions are Tracts 1 and 2, Holtan Hills Subdivision, plat 2024-018.

The tax ID's are 07531106000 and 07531107000.

Please contact George Passantino,
Community Liaison, at
george@holtanhills.com or (907) 268-
2648 with any questions.



AFFIDAVIT OF POSTING

Case Number: 2026-0005
S12867

I, BRAYDEN HERD, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for C.U. PUD / FRESH RAIN. The notice was posted on 12/01/2025 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this FIRST day of DECEMBER, 2025.

Brayden Herd
Signature

LEGAL DESCRIPTION

Tractor Lot 1
Block _____
Subdivision HOLTAN HILLS
2024-18

NOTICE OF
PUBLIC HEARING

Z

CONDITIONAL USE

Case Number:

2016-0005

Public Hearing Location:

Location: 1000

Meeting Date:

Application # 1000

CONDITIONAL USE FOR A
RESIDENTIAL PLANNED UNIT
DEVELOPMENT

For more information call 360-338-2151
www.wa.gov/landmarks



End Of Paved Road

Attachment 3.

Comments

Case 2026-0005

Public Comments: 2026-0005

Commenter	Email	Phone Number	Submitted
<p>Brooks Chandler PO Box 1129 GIRDWOOD, AK 99587</p>			<p>12/13/2025 12:49:28 PM</p>
<p>The requested relief from density requirements is a good idea if fine tuned to increase housing affordability and the opportunities for people who live and work in Girdwood to obtain housing. Conditions advancing these goals should be the "quid quo pro" for allowing existing limits on density, lot size, etc. to be waived when approving the PUD/CUP. These conditions relate to the "construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainageways, and other site design features" of the proposed development. AMC 21.07.110(G)(2).</p> <p>Background- Nearly twenty years ago Girdwood residents involved in adoption of the Crow Creek Neighborhood Land Use Plan foresaw housing affordability as a looming challenge. CCNLUP p. 33. What was on the horizon in 2006 is now directly in our faces. Both affordability and availability of housing (The 2025 Girdwood Comprehensive Plan identified an "immediate workforce need" for 75 new housing units. GCP p.2-47), have been exacerbated by a boom in the short term rental business. "Roughly 83 percent of the new housing built in Girdwood in 2022 and 2023 is not being used as a primary residence by people who call Girdwood their home". GCP p.2-55.</p> <p>The CCNLUP described Girdwood as a "mountain resort" community and said ""Some communities have found it helpful and/or necessary to implement systems that assure a certain amount of affordable housing is available for purchase or rental". CCNLUP p.33.</p> <p>The CCNLUP suggested Girdwood emulate other mountain resort communities with programs for "employee restricted" housing. CCNLUP pp.33-34. Conditioning relief from density limits by requiring a portion of the higher density development to be focused on community workforce housing is now a feature of many mountain resort communities (Aspen, Vail, Breckenridge, Telluride, Park City, Teton County/Jackson, Whitefish).</p> <p>Continuing "business as usual" will continue the observed and documented adverse impacts of lack of available and affordable workforce housing in Girdwood. Conditioning approval of this development to decrease this adverse impact on the Girdwood "community-at-large" is within the discretion of the Commission. 21 AMC 21.03.080(A), 21 AMC 21.03.080(D)(7).</p> <p>Proposed conditions.</p> <ol style="list-style-type: none"> 1. Future conveyances of each of Lots 8-11 of Block 1 shall contain a twenty year restrictive covenant previously approved by the Planning and Zoning Commission that requires each dwelling unit on these lots to be used only as the principal place of residence of at least one natural person who during the entire period of their occupancy of the Property earns his or her living by working at least 30 hours per week for a business or public institution located in and serving the Girdwood Valley Service Area. Basis for condition- see above discussion. Requiring restrictive covenants on 4 lots would mitigate the adverse impact of a recognized workforce housing shortage and increase consistency with the GCP. The exact form of the covenant should be reviewed in detail by the Commission. The 20 year limit is suggested because it is not clear if this problem will persist forever. 2. The uses of Block 2, Lots 1-3 are limited to 2 family dwellings. Basis for condition- Duplexes are likely to be more affordable than single family homes. Specifying 3 lots as "duplex only" ensures developer's stated intent for a "mixed" housing development is realized. The developer cannot control what type of house a buyer constructs. Without such a condition the development may not have any duplexes. Consistent with Girdwood Comprehensive Plan H2.1. NOTE: While specific lots should be identified in the conditions whether the lots mentioned in these comments are the ones chosen is of secondary importance. And lot conditions could be combined such that the designated duplex lots double as the deed 			

restricted properties.

3. Prohibit the homeowner's association from requiring design standards. [Alternatively prohibit HOA design standards from applying to the multi-family lots.

Basis for condition- Design standards can increase the costs of building a home. The Assembly has recently suspended application of design standards for residential construction. See, AMC 21.07.110(C)[multi-family]; 21.07.110(D)(1)[single family and two family). The Commission should not allow the developer to impose design standards when current public policy has suspended requiring design standards. Whether existing Girdwood-specific design standards for future residential buildings/construction should be suspended for the Holton Hills development can be considered when addressing future building permits.

4. Require the proposed homeowner's association to "submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property".

Basis for condition. Required by code. The application contains a general description only.

5. Prior to sale of any lots require the developer to relocate the Iditarod Trail at the developer's sole expense.

Basis for condition- Ensure relocation indicated on preliminary plat is accomplished before any lots are sold.

6. One of Lots 12 or 13 must be conveyed to a Girdwood housing trust or non-profit for the purposes of developing community housing for residents.

Basis for condition- AO 2023-037 Sec.1(D).

7. Unless both multi-family lots are conveyed to a Girdwood housing trust or non-profit one of the following lots must be conveyed to a Girdwood housing trust or non-profit for the purposes of developing community housing for residents:

a. Lots 1-11 , Block 1

b. Lots 1-19, Block 2

c. Lots 1-9, Block 3

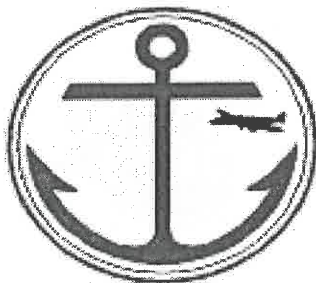
Basis for condition- AO 2023-037 Sec.1(D).

8. Any person seeking to develop lots must submit applications for land use entitlements to the Girdwood Board of Supervisors for review prior to seeking official action by the designated decision-making body.

Basis for condition- AO 2023-037 Sec. 1(C).

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

RECEIVED

DEC 17 2025

Resolution 2025-22

**Of the Girdwood Board of Supervisors
REQUESTING CONDITIONS ON PLANNING CASE 2026-0005 TO INCREASE THE AMOUNT OF
OCCUPIED COMMUNITY HOUSING WITHIN THE HOLTAN HILLS DEVELOPMENT**

WHEREAS, the Anchorage Assembly Housing Policy Priorities expressed in AR 2023-260(S) included the goal to “Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units”; and

WHEREAS, the majority of Girdwood’s housing units are non-occupied residences or “dark homes”, often vacation or second homes, and increasingly used as commercial short-term rentals (STRs), with an estimated 25% of Girdwood’s housing units listed as STRs at some point during the 2024-25 season; and

WHEREAS, the proportion of non-occupied homes is even greater for new construction, with over 80% of new homes and condos built in Girdwood during the 2022-2024 period not occupied by primary residents during 2025; and

WHEREAS, planning case 2026-0005, application for a Conditional Use / Planned Unit Development for the Holtan Hills development seeks relief from aspects of Title 21 with the goal of providing market-rate developed lots

THEREFORE, the Girdwood Board of Supervisors (GBOS) RESOLVES that the best and highest use of the Holtan Hills development for present and future residents of Girdwood is by incentivizing occupied community housing rather than dark homes;

AND ALSO THEREFORE GBOS recommends the following conditions be added to Planning Case 2026-0005

- 1) the Conditional Use Permit to be denied pending completion of a land use study, as required by Anchorage Municipal Code section 25.40.025
- 2) Add a Plat Note to Block 1 Lot 12 & Block 1 Lot 13 requiring their transfer to a Girdwood non-profit for development of community housing per AO 2023-037; and
- 3) Add a Plat Note to three (3) lots, specified as Block 1 Lot 1, Block 1 Lot 2 and Block 1 Lot 3 limiting their use to only 2-family (duplex) dwellings; and

- 4) Require all future conveyances of each of four (4) lots (to be specified by the Planning and Zoning Commission) to include a 30-year restrictive covenant that each dwelling unit constructed on these lots be used only as the principal place of residence of at least 1 person, who during the entire period of their occupancy of the property earns their living by working at least 30 hours per week for a business or public institution located in and servicing the Girdwood Valley Service Area.

PASSED AND APPROVED by a vote of 5 in favor and 0 opposed this 15th day of December 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair

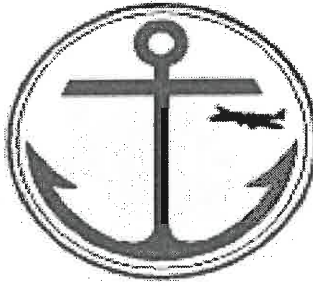
Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair

Municipality of Anchorage

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

Suzanne LaFrance Mayor



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek

RECEIVED

DEC 18 2025

Resolution 2025-23

Of the Girdwood Board of Supervisors REQUESTING CONDITIONS ON PLANNING CASE 2026-0005 REGARDING THE MIDDLE IDITAROD TRAIL

WHEREAS, the 2025 Girdwood Comprehensive Plan identifies Goal R4 as “Girdwood’s trails and open spaces are integrated into the community” and Policy R4.2 as “New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces.”; and

WHEREAS, maintaining community connectivity to the Girdwood Iditarod National Historic Trail is fundamental to the pedestrian-friendly recreation-based community of Girdwood; and

WHEREAS, the Girdwood Iditarod National Historic Trail is a trail of unique cultural and historic significance in Girdwood and for Southcentral Alaska well documented in the Girdwood-Iditarod Trail Route Study, a cooperative planning effort between the community, city, state and federal agencies that was completed and adopted by the Anchorage Assembly in 1997; and

WHEREAS, the Girdwood Iditarod Trail Route Study recommendations have informed the Girdwood Trails Management Plan (2020) and the Girdwood Trails Master Plan (2024) and provided guidance for Girdwood Parks and Recreation and the Girdwood Trails Committee in restoring and developing the trail thus far; and

WHEREAS, the Girdwood trail segments of the Iditarod National Historic Trail are included in the 1986 Iditarod National Historic Trail Comprehensive Management Plan and trail management recommendations include preservation, trail easements, and route maintenance; and

WHEREAS, proposed development of the Holtan Hills Subdivision requires that some portions of the trail be re-routed, as presented on the proposed plat and with construction of the new off-site improvements to the project that have impacted trailhead location and connectivity to the Athabaskan Environmental Physics Trail (AEP), which connects the Middle Iditarod National Historic Trail to the Girdwood pre-K-8 school; and

WHEREAS, the Winner Creek Trail was similarly impacted when the Alyeska Resort Master Plan (2008) proposed development along the 1969 Jr. National Nordic Trail, which was resolved by developer acquisition of a trail easement and payment to realign of the trail, maintaining traditional community connectivity to the Winner Creek Trail via the Winner Creek Extension Trail.

THEREFORE, GBOS recommends the following conditions regarding the Girdwood Middle Iditarod National Historic Trail be added to Planning Case 2026-0005, to be paid for by the development partners:

- Establish a realignment of the Girdwood Middle Iditarod National Historic Trail through Phase 1 in consultation with Girdwood Valley Service Area
- Plat of the realigned trail with a 25' non-disturbance easement either side of the centerline
- Perform any resultant trail improvements in accordance with established practices in the Girdwood Trails Master Plan (2024) and Girdwood Trails Management Plan (2020).

PASSED AND APPROVED by a vote of 5 in favor and 0 opposed this 15th day of December 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair

Brian Burnett

Brian Burnett
Girdwood Parks and Recreation Supervisor

MEMORANDUM

DATE: December 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: January 5, 2026

Agency Comments due: December 8, 2025 (extension requested)



AWWU has reviewed the materials and has the following comments:

2026-0005 Tract 1 Holtan Hills Subdivision (Plat 2024-18) - Request for Conditional Use for a Residential Planned Unit Development.

Please see additional comments in related Plat Case S12867.

1. Holtan Hills Tr 1 is considered benefitted by the 16-inch water transmission main currently located within an Intragovernmental Use Permit. The water main will be located within the proposed 60-foot Holtan Hills Drive Right-of-Way after completion of the platting action.
2. AWWU sewer service is not available within current Tr 1. Please coordinate with AWWU Private Development for a sewer main extension.
3. AWWU has no objections to this Residential Planned Use Development.

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



Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, December 9, 2025 10:29 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

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

2025-0143
2025-0145
2025-0147
2026-0004
2026-0005

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





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 8, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0005 & S12867: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the January 5, 2026 Planning and Zoning Commission hearing:

- 2026-0005 - Tract 1 Holtan Hills Subdivision (Plat 2024-18);
 - Based on the plans submitted this project likely qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1, Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5).
 - If the application of Green Infrastructure for this project is deemed infeasible, please provide a Green Infrastructure Feasibility Form (DCM Ch.2 Appendix L) stating the constraining elements that prevent the use of or severely restrict the overall function and benefit of Green Infrastructure techniques (DCM Ch.2 Sec. 3.3.2.1).
 - Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

- S12867 - Tract 1, Holtan Hills Subdivision (Plat 2024-18);
 - Based on the plans submitted this project likely qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1,

Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5.

- If the application of Green Infrastructure for this project is deemed infeasible, please provide a Green Infrastructure Feasibility Form (DCM Ch.2 Appendix L) stating the constraining elements that prevent the use of or severely restrict the overall function and benefit of Green Infrastructure techniques (DCM Ch.2 Sec. 3.3.2.1).
- Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

RECEIVED

DEC 08 2025

2026-0005



Iditarod Historic Trail Alliance
3705 Arctic Blvd #272
Anchorage, AK 99503-5774
iditarodhta@gmail.com



December 8, 2025

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

To Whom It May Concern,

The Iditarod National Historic Trail (INHT) spans 2,400 miles of winter and summer routes between Seward and Nome, Alaska. The Iditarod Historic Trail Alliance (Alliance) is a statewide nonprofit organization chartered to advance the knowledge, appreciation, and enjoyment of the historic Iditarod Trail. **We submit these comments to urge the Municipality to honor its intent to maintain a continuous route for the Iditarod Trail in Girdwood.**

In 2009 this Alliance passed a resolution to support preservation of adequate easements for INHT passage through Girdwood and Glacier Valley, with an ideal easement of 200 feet wide. This is further supported by the following:

- *Municipality of Anchorage Real Estate Department: Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five Year Management Plan*, as approved by the Anchorage Assembly in 2025, which states about this segment: "A trail easement will be required to develop the INHT north of Hightower Road along the privately-owned Holtan Hills properties and up valley to Crow Creek and Winner Creek Trails" (AR 2025-103, as amended)
- The *Girdwood Trails Plan*, adopted as an element of the Anchorage Municipal Comprehensive Plan in 2024, identifies an Iditarod Trail along the west side of Glacier Creek through the tract now slated for Holtan Hills (AO No. 2024-21)
- The *Girdwood-Iditarod Trail Route Study*, approved by the Anchorage Municipal Assembly as a guide to the Iditarod commemorative trail in Girdwood Valley in 1997, identified the west side of Glacier Creek as the preferred alignment for the trail (AR97-84)
- *INHT Comprehensive Management Plan*, Bureau of Land Management - Anchorage District Office, 1986
- *The Iditarod Trail (Seward-Nome Route) and other Alaska Gold Rush Trails*, Department of the Interior, 1977

The INHT was designated in 1978 under the National Trail System Act (NTSA) to commemorate the Seward-Nome route. This route was actively used from 1908 on to connect to gold fields in northern Alaska from the port in Seward. Maps of this trail show that after descending Turnagain Pass, the trail followed the north side of Turnagain Arm before turning north into the Girdwood-Glacier Creek Valley and continuing to Crow Pass. This route is well described far earlier than 1908 and was likely always used by people traveling, trading, and living in the area. Before the railroad, Crow Pass and

Ship-Indian Pass were the primary routes to connect territory south of Turnagain Arm to areas north.

It is critical to maintain a continuous public trail connecting Turnagain Arm to Crow Pass through the Girdwood-Glacier Creek Valley that offers both (a) a public right-of-way and (b) a scenic, natural character reflective of the historic experience. It may be considered that the road through the Girdwood-Glacier Creek Valley is the relevant State of Alaska RS 2477 and public access is thereby fulfilled. However, a trail through the Girdwood-Glacier Creek Valley is clearly included as part of the congressionally-designated historic trail under NTSA. Section 2 of NTSA describes its intent: to provide for the outdoor recreation needs of America's people and to promote the preservation of open-air, outdoor areas and historic resources, *especially in urban areas, scenic areas, and along historic travel routes*. As Girdwood becomes increasingly urban, the need for trails becomes more, rather than less, relevant.

Without having assessed specific route proposals, the Alliance supports the concept of rerouting the public use trail away from proposed development and establishing an adequate conservation easement to preserve a historic character and scenic experience to the trail. Our 2009 resolution recommended a minimum 200 foot easement corridor. We recommend that said conservation easement is held by a land trust or other appropriate private entity so that it is protected in perpetuity.

We further urge that a well-designed trail be built and maintained as part of any development that alters the existing trail. The 1997 Route Study and 2024 Trail Plan (both cited above) identify that the existing "Middle Iditarod Trail" was the preferred and most feasible route between the Girdwood School and Crow Creek Mine. A sustainable reroute is likely a complex undertaking, and the party responsible for eliminating the existing trail should carry the responsibility. This is in keeping with the standard that a private property owner may reroute an RS 2477 easement on their own property, at their own expense. Anchorage Parks & Rec, Chugach National Forest, and local stakeholder groups such as Girdwood Trails Committee have expertise that can support identifying route alternatives.

The Alliance appreciates this opportunity to indicate our support for a continuous Iditarod Trail through Girdwood Valley.

Sincerely,

Betsi Oliver

Executive Director
executivedirector@iditarodhistorictrail.org



United States
Department of
Agriculture

Forest
Service

Glacier Ranger District

P.O. Box 129 & 145 Forest Station
Road
Girdwood, AK 99587
(907) 783-3242

File Code: 2350

Date: December 7, 2025

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

RECEIVED

DEC 08 2025

2026-0005

Dear Director Babb,

Please accept these comments from the Glacier Ranger District of the Chugach National Forest (CNF), as it relates to management of the Girdwood segment of the Iditarod Trail. This trail segment begins down-valley at the Glacier District Office property and continues through the community of Girdwood on Municipality lands, until reaching a federal trail easement where the United States Forest Service (USFS) reserved trail management authority upon conveyance of the surrounding lands to the State. From here the CNF manages the primary route of the Iditarod north to the Chugach State Park boundary at Crow Pass, and south to Seward. In 1978, Congress amended the National Trails System Act to establish the Iditarod National Historic Trail (INHT) in recognition of this trail's national significance and the important role it has played in Alaska's history.

The Glacier Ranger District has long partnered with Girdwood Valley Service Area staff and Girdwood Trails Committee members in managing our respective trails within the Girdwood Valley. The Municipality of Anchorage, Girdwood Board of Supervisors, and the Glacier Ranger District have entered into a memorandum of understanding addressing Girdwood Valley Trails Cooperation. This agreement recognizes that many trails in Girdwood cross multiple jurisdictions, and there is value in working cooperatively in trail management. In 2017 Glacier Ranger District staff provided expertise to design a trail reconstruction of the Lower portion of the Girdwood Iditarod Trail, and the USFS trail crew provided some of the initial vegetative clearing as the Municipality prepped the project for completion by a contractor. Additionally, USFS and Municipal staff are currently engaged in a partnership for the development of a new trail bridge over Glacier Creek, on a nearby stretch of the INHT.

It is with this context that we have interest in the proposed platting for the planned residential development on Municipality lands. We understand that as drafted several of the proposed parcels would overlay a segment of the Iditarod Trail through Girdwood. Maintaining connectivity on this trail is critical for our shared trail users, and impacts to the trail in this location have the potential to affect the functionality of USFS managed trail segments. A well-managed and connected trail across land boundaries ensures the availability of high-quality trail user experiences for all.



On May 20th, 1997, the Anchorage Assembly passed a resolution approving the adoption of The Girdwood-Iditarod Trail Route Study as a guide for Iditarod management within the Girdwood Valley – the Chugach National Forest was a cooperator in this study. The study recognized the many ways that Girdwood was an important waypoint on the Iditarod Trail in the historic Gold Rush era. Research was conducted that revealed long forgotten stretches of the historic trail that still were largely intact but overgrown, climbing from town center towards Crow Pass and points north. It was determined to redevelop the trail through town, connecting the remaining historic segments with new segments where the historic route had subsequently been converted to roads or otherwise developed.

As the 1997 study stated, a redeveloped Iditarod route through Girdwood “could become a living monument to the history of mining, railroad building, and Alaskan frontier settlement, and be designated as a segment of the Iditarod National Historic Trail.” With much community effort the trail was reestablished and pieced together over the ensuing years. It has since become a point of pride for Girdwood residents and the resulting trail that threads through town up to National Forest lands has become a well-loved community resource.

The study recommended that in the middle Girdwood Valley the trail would “head north from the school, and then climb above Crow Creek Road to be located on the historic trail.” This is the affected area where the planned housing development and proposed platting is located, overlapping the trail as it was reestablished by the community.

We recommend that the trail through the affected area maintains connectivity, and is developed to a scale to accommodate anticipated use levels and to sustain exceptional trail experiences. We further recommend that the trail is adequately protected via an easement, in recognition of the trail’s importance to the community, state, and nation. The INHT Comprehensive Management Plan recommends trail easements for trail protection – this should be considered a best management practice. The establishment of an easement was further recommended in the Municipality’s 1997 Iditarod study, but to date this has not come to fruition.

Recent Girdwood Trail Committee resolutions recommend the establishment of a trail easement, and investment from the development partners to realign and improve the trail. These are appropriate recommendations that we support.

We look forward to a continued partnership with the Municipality of Anchorage in our management and stewardship of Girdwood Valley trails. Please feel free to reach out to CNF Trail Program Manager Will Brennan (william.brennan@usda.gov) for further coordination needs or questions.

Sincerely,

**CHRISTOPHE
R STEWART** Digitally signed by
CHRISTOPHER STEWART
Date: 2025.12.08 13:37:10
-09'00'

CHRISTOPHER S. STEWART
District Ranger

MEMORANDUM

DATE: December 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: January 5, 2026

Agency Comments due: December 8, 2025 (extension requested)



AWWU has reviewed the materials and has the following comments:

2026-0005 Tract 1 Holtan Hills Subdivision (Plat 2024-18) - Request for Conditional Use for a Residential Planned Unit Development.

Please see additional comments in related Plat Case S12867.

1. Holtan Hills Tr 1 is considered benefitted by the 16-inch water transmission main currently located within an Intragovernmental Use Permit. The water main will be located within the proposed 60-foot Holtan Hills Drive Right-of-Way after completion of the platting action.
2. AWWU sewer service is not available within current Tr 1. Please coordinate with AWWU Private Development for a sewer main extension.
3. AWWU has no objections to this Residential Planned Use Development.

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



Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, December 9, 2025 10:29 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

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

2025-0143
2025-0145
2025-0147
2026-0004
2026-0005

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





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 8, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0005 & S12867: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the January 5, 2026 Planning and Zoning Commission hearing:

- 2026-0005 - Tract 1 Holtan Hills Subdivision (Plat 2024-18);
 - Based on the plans submitted this project likely qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1, Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5).
 - If the application of Green Infrastructure for this project is deemed infeasible, please provide a Green Infrastructure Feasibility Form (DCM Ch.2 Appendix L) stating the constraining elements that prevent the use of or severely restrict the overall function and benefit of Green Infrastructure techniques (DCM Ch.2 Sec. 3.3.2.1).
 - Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.
- S12867 - Tract 1, Holtan Hills Subdivision (Plat 2024-18);
 - Based on the plans submitted this project likely qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1,

Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5.

- If the application of Green Infrastructure for this project is deemed infeasible, please provide a Green Infrastructure Feasibility Form (DCM Ch.2 Appendix L) stating the constraining elements that prevent the use of or severely restrict the overall function and benefit of Green Infrastructure techniques (DCM Ch.2 Sec. 3.3.2.1).
- Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

Kimmel, Corliss A.

From: LaFrance, Paul J.
Sent: Thursday, December 4, 2025 9:25 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Hatcher, Paul A.; Odell, Shawn M.
Subject: 2026-0005 & S12867 (Holtan Hills) Review Comments
Attachments: S12867-Holtan Hills.doc

Case No. 2026-0005

Private Development has no comments/objections to the Conditional Use for a PUD for Case No. 2026-0005.

S12867

Attached are Private Development's review comments for S12867. Shawn – let me know if I missed anything.

Thanks,

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

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, November 17, 2025 3:39 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0143,0145,0147; 2026-0004,0005; S12867 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheets for the above referenced cases (Rezones, Conditional Use for PUD & Long Plat), all of which are scheduled as Public Hearings before the Planning and Zoning Commission on 00/05/26. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **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 right hand corner of the Routing Cover Sheet.

2025-0143 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18338>.

2025-0145 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18340>.

2025-0147 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18342>.

2026-0004 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18351>.

2026-0005 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18352>.

S12867 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18353>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



November 26, 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:

- **2025-0140 – 13688 Canyon Road – Dimensional Variance**
- **2025-0143 – 4010 Piper Street Rezone**
- **2025-0145 – 1235 Contrary Court Rezone**
- **2025-0147 – Toloff / Golovin Lot Rezone**
- **2026-0003 – Title 21 Amendment to Increase Flexibility for Agricultural and Food Production uses in the Anchorage Bowl**

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

- **2026-0004 – Rhone Circle – Lot 64 Block 2 Rezone**
 - No objection to the proposed rezone
 - Applicant should be aware that DOT&PF has a project at the New Seward Highway and 36th Avenue that may affect access to Rhone Circle from 36th Avenue. Project information and contacts can be found at the DOT&PF project website:
<https://www.36thinterchange.com/>
- **2026-0005 – Holton Hills Conditional Use PUD**
 - No objection to the proposed Conditional Use to create a residential planned unit development.

- DOT&PF recommends the PUD should include pedestrian accommodations on all subdivision roads.
 - DOT&PF recommends at a minimum pedestrian level lighting on subdivision roads and intersections.
 - DOT&PF recommends internal Public Use Easement(s) for pedestrian access between Holton Hills Circle and Holton Hills Road. As an example, a PUE between Lots 3 and 4, Block 3 and Lots 4 and 5, Block 2, would allow for a more direct route to Girdwood Elementary as a safe route to school for this subdivision.
- **2026-0006 – 9120 Elim Street – Land Use Map Amendment**
 - No objection to the proposed land use change.
 - Applicant should be aware DOT&PF has a pavement preservation project on Abbott Road that may affect future access to Elim St. Please contact project manager Julia Hanson if you have questions, julia.hanson@alaska.gov.
 - **2026-0007 – 9120 and 9130 Elim Street – Zoning Map Amendment**
 - No objection to the proposed zoning change
 - Applicant should be aware DOT&PF has a pavement preservation project on Abbott Road that may affect future access to Elim St. Please contact project manager Julia Hanson if you have questions, julia.hanson@alaska.gov.

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:

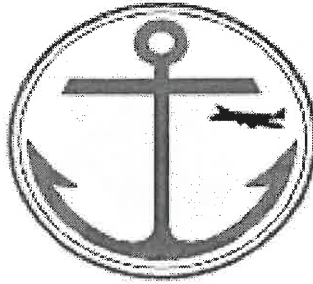
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
 Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
 Corliss Kimmel, Office Associate, Current Planning, MOA
 Lori Black, Office Associate, Current Planning, MOA
 Devki Rearden, Engineering Associate, DOT&PF
 Anna Bosin P.E,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

2026-0005

RECEIVED

NOV 20 2025

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

Resolution 2025-20

Of the Girdwood Board of Supervisors RESOLUTION OF SUPPORT FOR HOLTAN HILLS DARK SKY FRIENDLY STRATEGY

WHEREAS the Girdwood community is generally supportive of reducing the negative effects of light pollution on wildlife, the environment, and night sky viewing; and

WHEREAS Girdwood has used alternative street lighting successfully and effectively, still meeting public safety standards, on Verbier way and other locations; and

WHEREAS the developer for Holtan Hills has indicated an interest in alternative lighting options and working with the Girdwood community on lighting choices; and

WHEREAS, GBOS will provide additional requests relative to the Conditional Use Permit for the Planned Use Development for Holtan Hills,

THEREFORE the Girdwood Board of Supervisors supports the reduction of light pollution within Holtan Hills through the use of dark sky friendly street lights, similar to the lighting on Verbier Way in Girdwood, along with an overall dark sky friendly policy for private residences within the development.

Passed and approved by a vote of 5 in favor, 0 opposed on this 17th day of November 2025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair, Land Use Committee Supervisor

Margaret Tyler

Attest

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Suzanne LaFrance

2026-0005, Conditional Use for PUD 075-0311-06-000 Tract 1 Holton Hills (Plat 2024-18)

- a. In the platted area:
 - i. Change street name type. Proposed street configuration for “Holton Hills Rd” is such that it would be better identified as “Holton Hills Drive.”
 - ii. Change street name. Proposed street name of “Holton Hills Circle” is not unique and will need its own new unique street name to differentiate it from “Holton Hills Drive.”

Regards,

Todd Burns
MOA Addressing
907.343.8244