

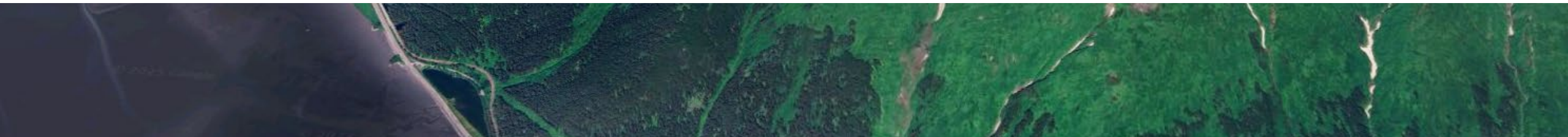


WORK SESSION



Holtan Hills PUD/CUP Subdivision Case S12867

Work session January 5, 2026

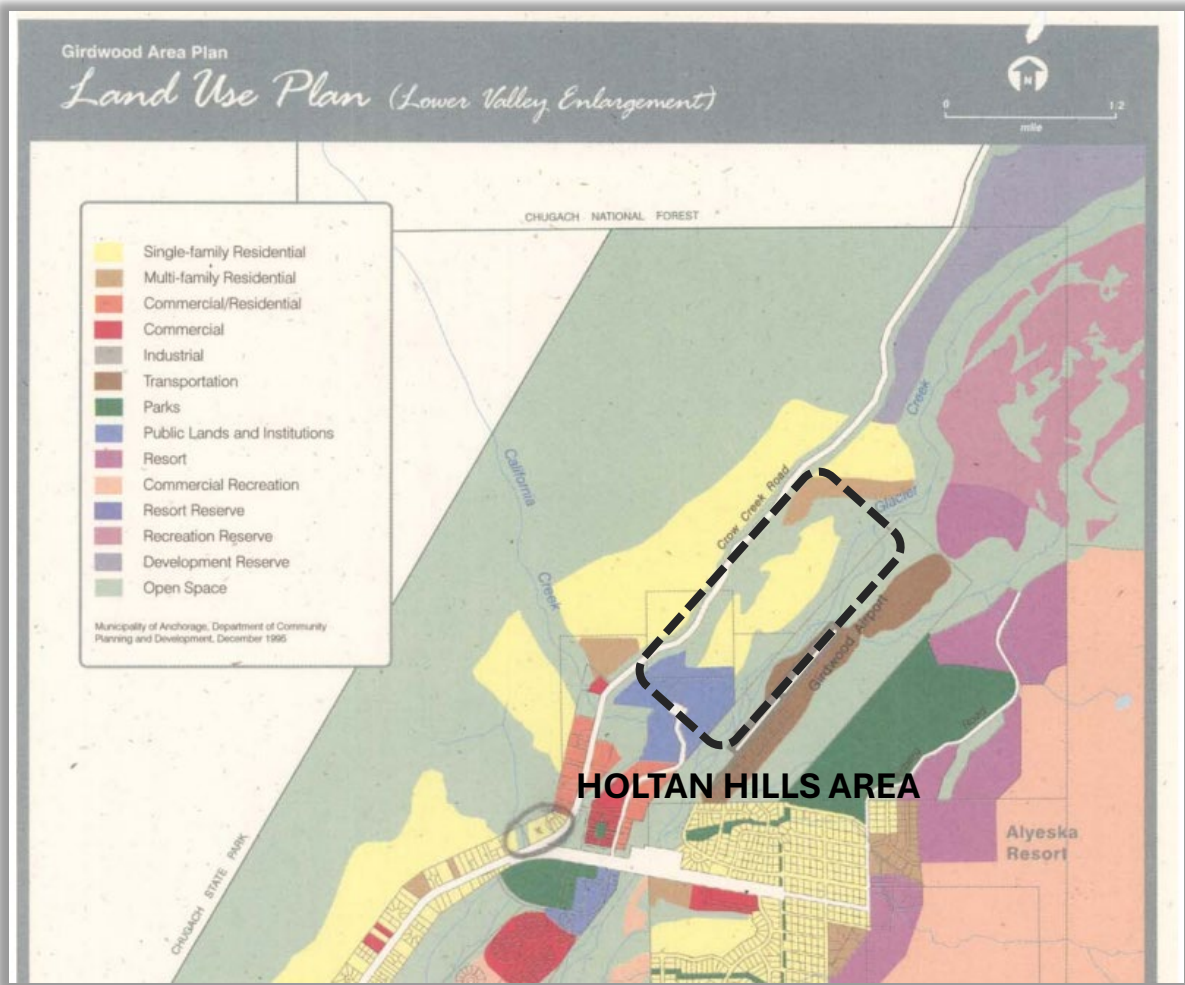


- 1. This case is about the CUP and the subdivision. Staff recommend approval of both.**
- 2. The Crow Creek Area Master Plan was adopted by the Assembly, it's the master plan if needed (AO 2006-47). No expiration date in the AO.**
- 3. We can't change AO 2023-137 (disposal/development agreement)—that is the Assembly's purview and in force for as long as that AO is valid.**
- 4. Because the development agreement is part of AO 2023-137, PZC can't really get into it without stepping on the toes of a higher level body.**

Project History

- **2006:** The Anchorage Assembly adopted the Crow Creek Plan 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 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), updating the Girdwood Comprehensive Plan.

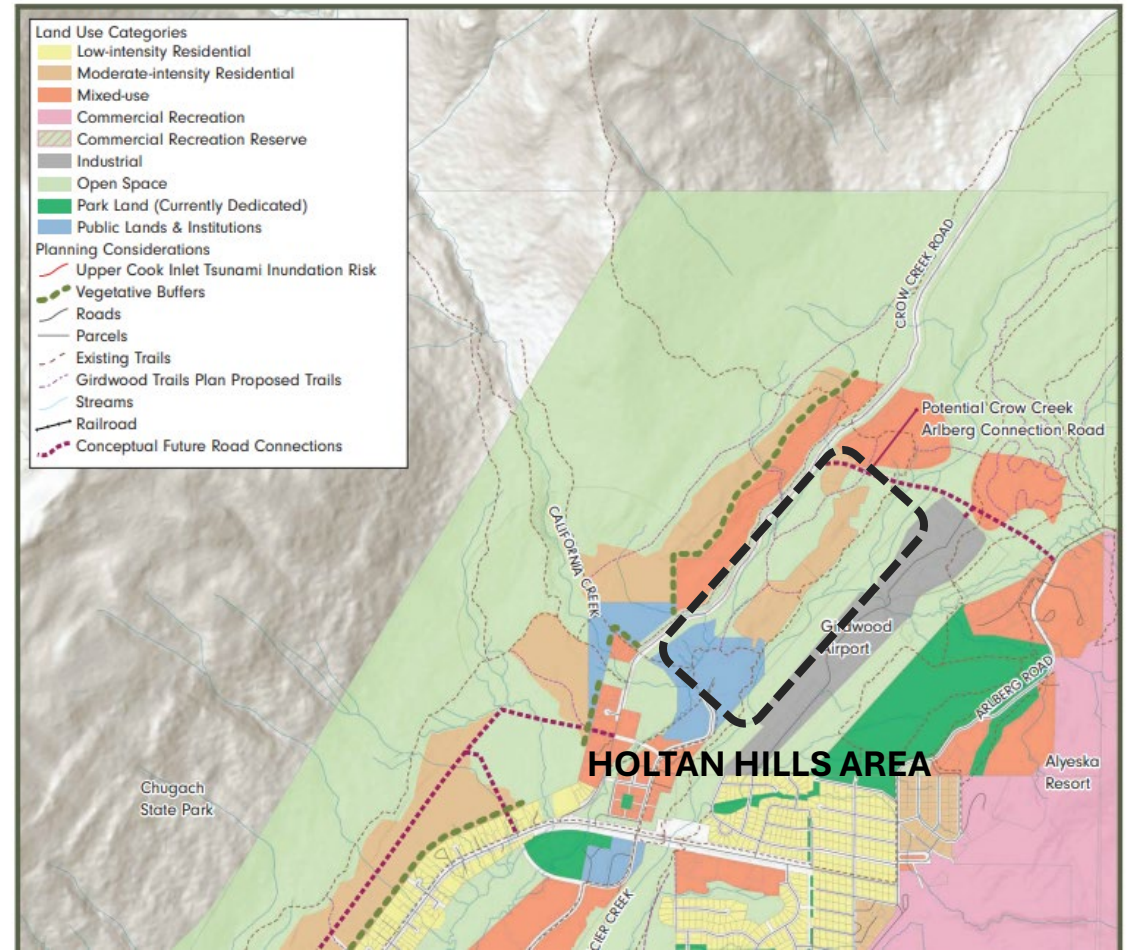
1995 Plan



2025 Plan

WORK SESSION

Girdwood Comprehensive Plan Land Use Plan Map Lower Valley Enlargement



1995 Category	New Category	Reason For Change
Multi-family Residential	Moderate-intensity Residential	Using the term “moderate-intensity” as opposed to “multi-family” allows for more broad types of housing developments along with some mixed-use opportunities.

<p>Moderate-intensity Residential</p>	<p>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.</p> <p>“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.</p> <p>Businesses that have a limited customer interface and that do not create traffic or parking impacts on neighbors are permitted by-right as accessory uses and as primary uses through entitlement review processes.</p>
--	---

Figure 2-6. Girdwood Housing Need Graphic

10-year housing need for Girdwood

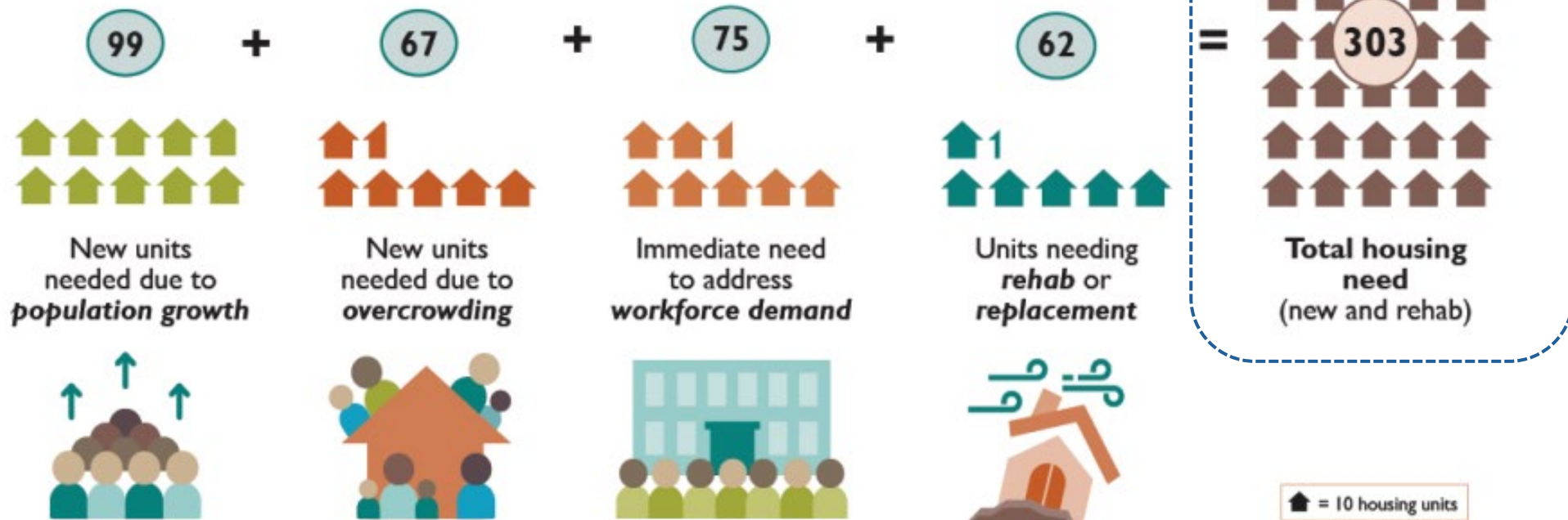
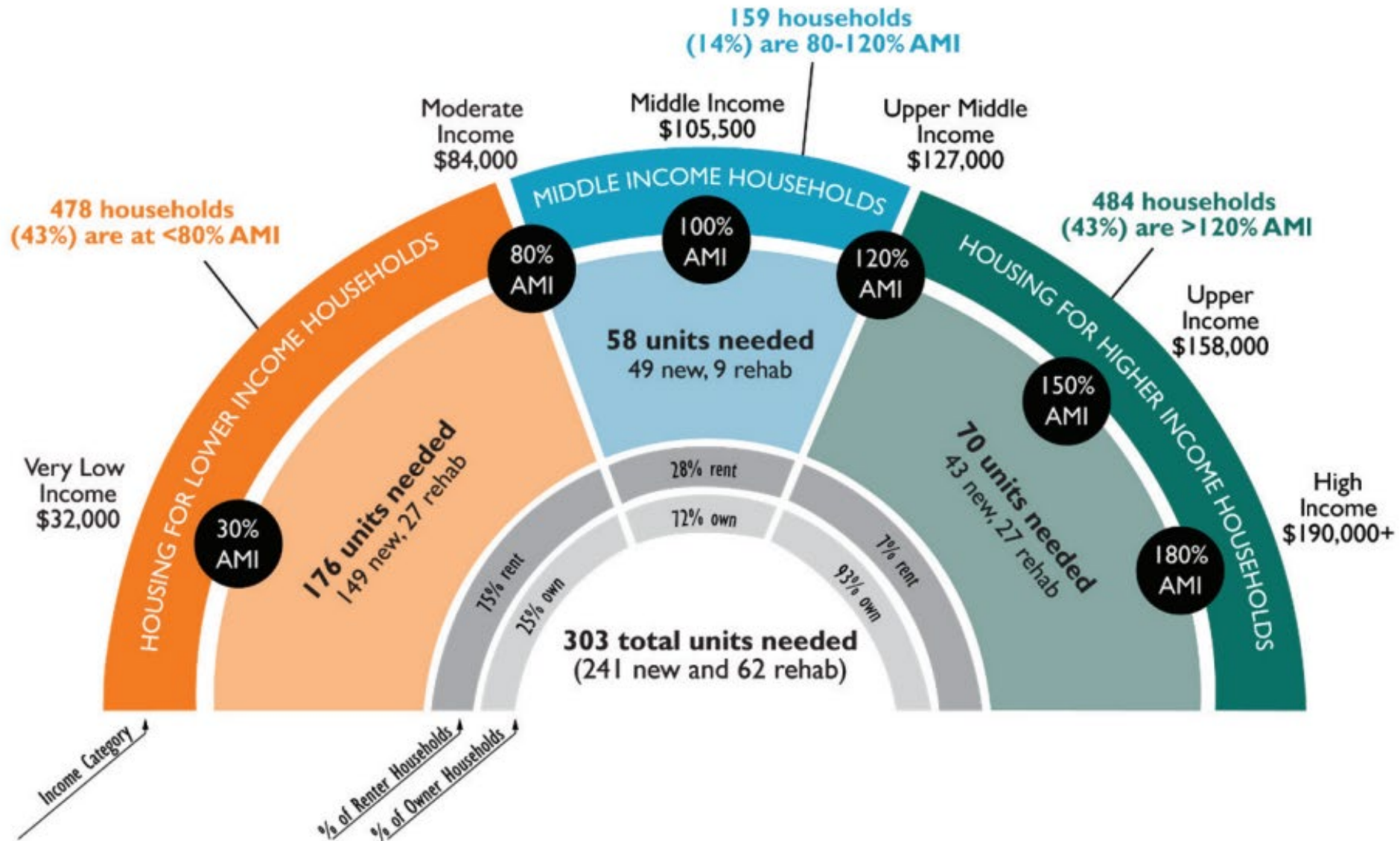


Figure 2-8. Housing Need by Income Type



S12867
&
PZC Case 2026-0005

A Planned Unit Development (PUD) allows a more detailed look at a development project...

WORK SESSION



Effected through the Conditional Use review process...



G. Conditional Use for a Residential Planned Unit Development

1. Intent and Approval
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. A residential PUD shall be processed as a conditional use in accordance with section 21.03.080. The planning and zoning commission shall evaluate the proposed planned unit development in accordance with the conditional use approval criteria at section 21.03.080D.

2. Minimum Standards
All planned unit developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainage ways, and other site design features as it may deem necessary. Notwithstanding subsection 21.03.240F.5., the planning and zoning commission may exempt a PUD from any special limitations of the zoning district.

a. Minimum Site Area
The minimum site area for a PUD shall be 1.0 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.

c. Design
Any nonresidential use permitted in a PUD shall be compatible with the residential nature of the development.

d. Access and Connectivity
PUDs shall comply with section 21.07.060, *Transportation and Connectivity*.

e. Utility Installation
All new utilities shall be installed underground.

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.

Title 21: Land Use Planning
Anchorage, Alaska

December 3, 2025
Page 7-120

21.03.080 CONDITIONAL USES

A. Purpose
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.

B. Applicability

- 1. Land uses requiring conditional use approval are identified in table 21.05-1, *Table of Allowed Uses*, table 21.05-3, *Table of Allowed Accessory Uses*, table 21.09-1, *Table of Allowed Uses (Girdwood)*, table 21.09-2, *Table of Accessory Uses (Girdwood)*, table 21.10-4, *Table of Allowed Uses (Chugiak-Eagle River)*, table 21.10-5, *Table of Accessory Uses (Chugiak-Eagle River)*, table 21.11-2, *Table of allowed Uses (Downtown)*, and table 21.11-3, *Table of Accessory Uses (Downtown)*.
- 2. This section shall not apply to remodeling, renovation, or repair to interior portions of structures that are subject to conditional use approval under this title, except those interior areas that affect conformity to the approval criteria for conditional use approval or the development and design requirements of this title.

C. Procedure

- 1. **Initiation**
An application for a conditional use approval shall be initiated by the owner(s) of the subject property.
- 2. **Pre-Application Conference**

Title 21: Land Use Planning
Anchorage, Alaska

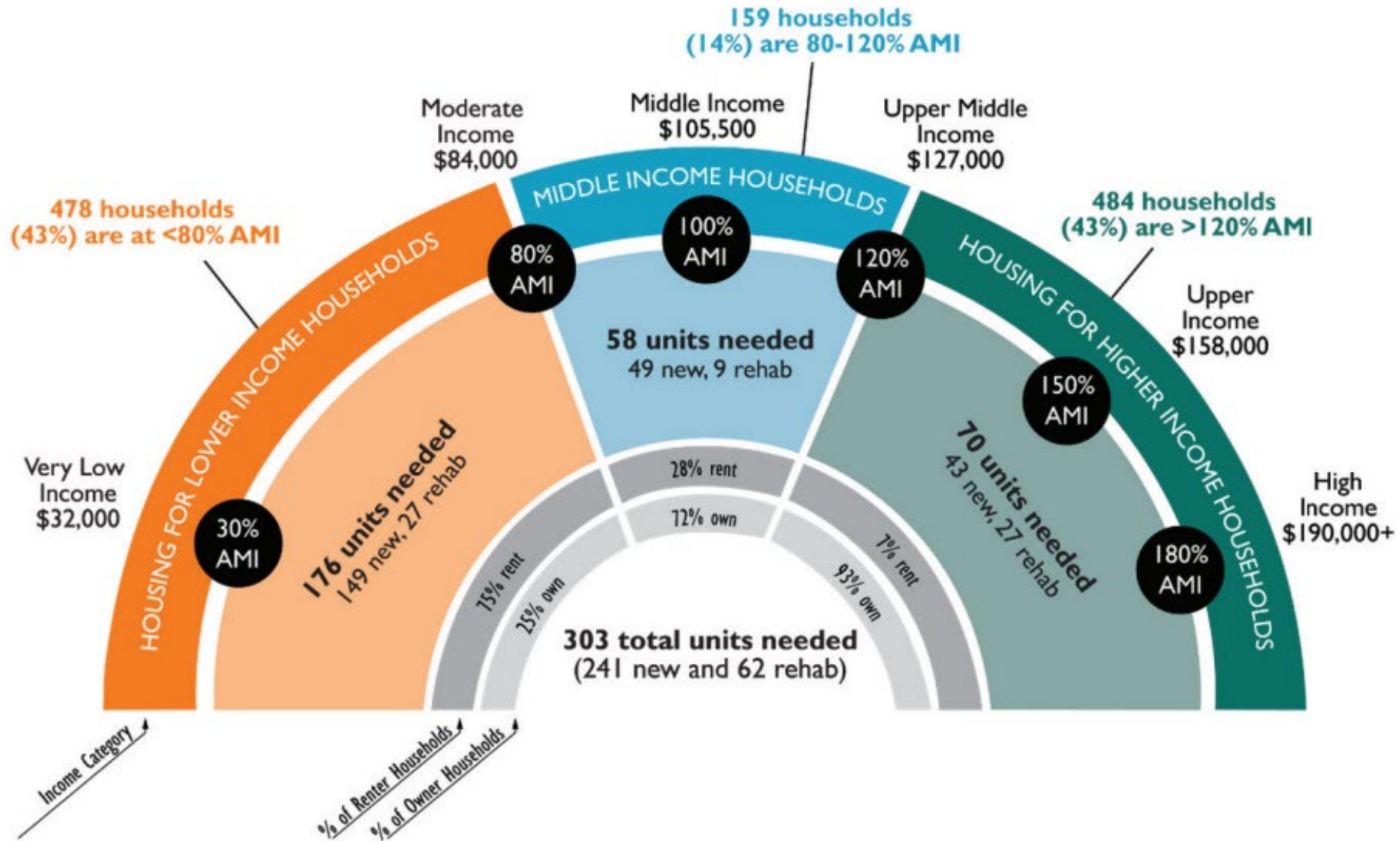
October 22, 2025
Page 3-34

For a development with a special site, or special conditions or characteristics





Figure 2-8. Housing Need by Income Type

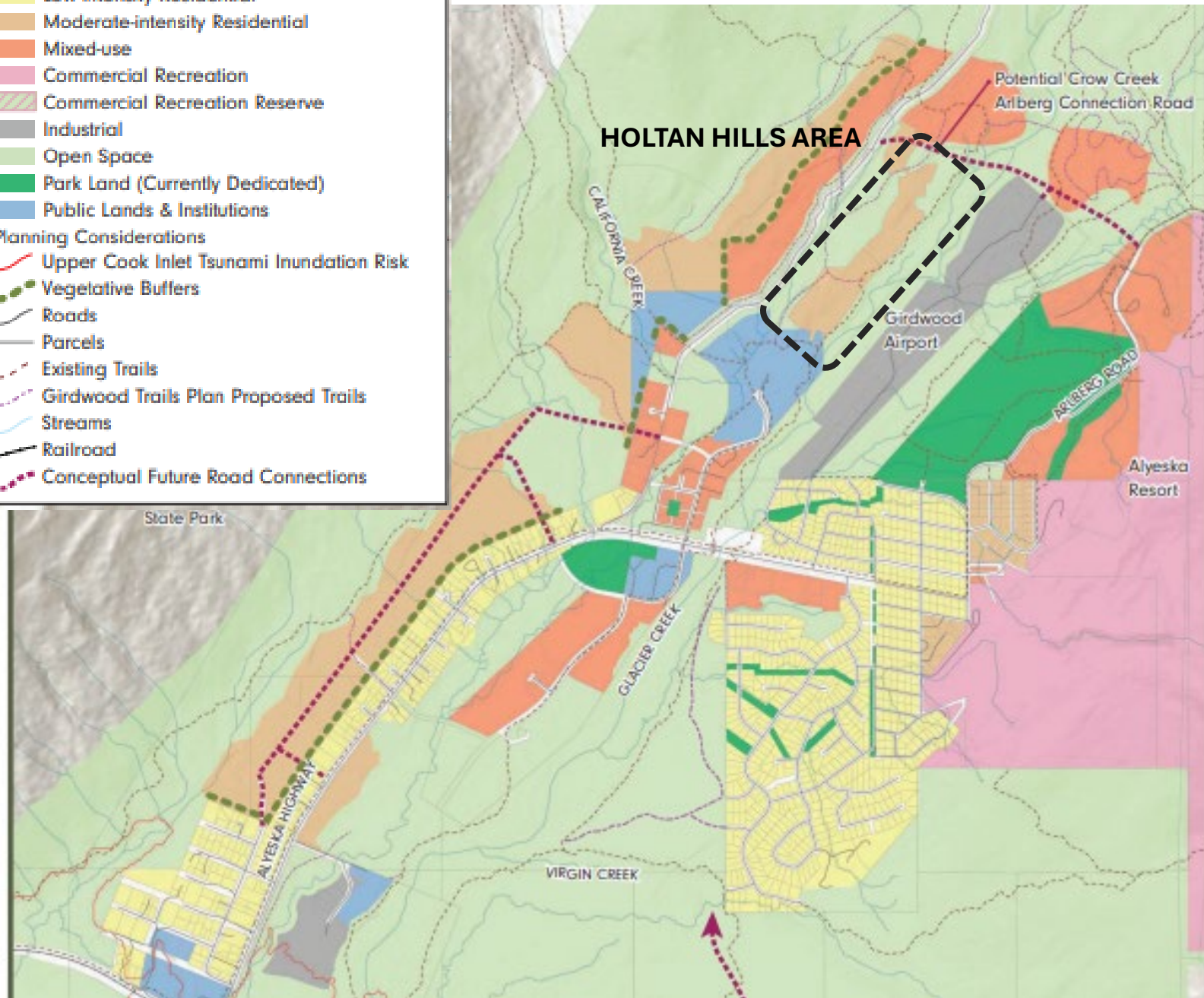


Land Use Categories

- Low-intensity Residential
- Moderate-intensity Residential
- Mixed-use
- Commercial Recreation
- Commercial Recreation Reserve
- Industrial
- Open Space
- Park Land (Currently Dedicated)
- Public Lands & Institutions

Planning Considerations

- Upper Cook Inlet Tsunami Inundation Risk
- Vegetative Buffers
- Roads
- Parcels
- Existing Trails
- Girdwood Trails Plan Proposed Trails
- Streams
- Railroad
- Conceptual Future Road Connections



21.09 Master Planning Criteria
Vs
21.03 Conditional Use Criteria

- **Most recent plan is Girdwood Comprehensive Plan (AO 2024-114(S))**
- **Crow Creek is still an adopted master plan**
- **Per section 21.07.110G2:** *" Notwithstanding subsection 21.03.240F.5., the planning and zoning commission may exempt a PUD from any special limitations of the zoning district."*

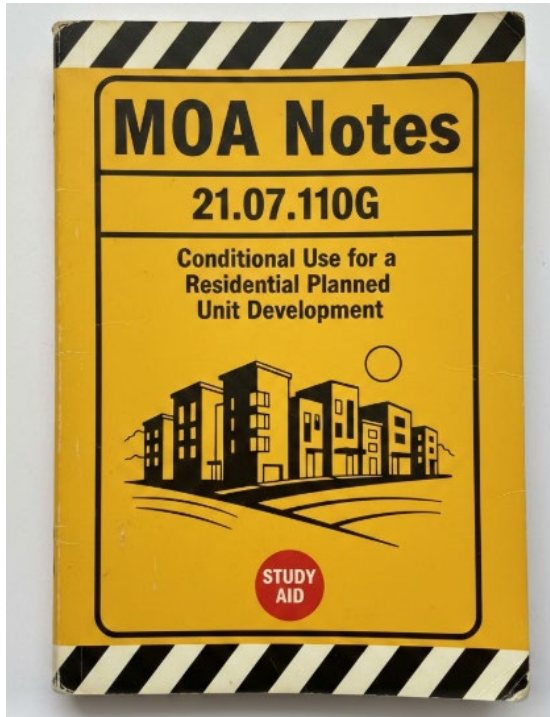
Criteria For Girdwood Master Planning in 21.09.030	Criteria for Conditional Use in 21.03.080
<p>a. The area master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter as stated in section 21.09.010;</p> <p>b. The streets, roads, and other transportation elements are in conformance with applicable transportation plans;</p>	<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>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>3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.</p>
	<p>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.</p>
<p>d. The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities;</p> <p>e. The development is compatible with the character of the surrounding area and minimizes any potential adverse impacts to surrounding areas to the maximum extent feasible; and</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>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>7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.</p>
<p>f. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in surrounding areas.</p>	<p>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.</p>
<p>c. The development has no substantial adverse fiscal impact on the Municipality;</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>

WORK SESSION

**21.07 PUD Criteria
&
21.03 Conditional Use Criteria review**

21.07.110G Quick Version

WORK SESSION

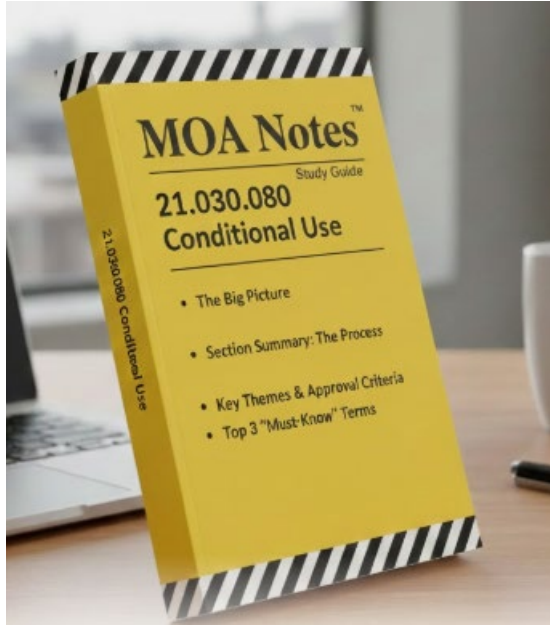


1. Is it at least 1 acre?	Yes
2. Does the project have at least 15% open space, or access to public open space?	Yes
3. Is there any non-residential, and if so, is it compatible with residential?	N/A
4. Does it comply with 21.07.060, transportation and connectivity?	Yes
5. Will all new utilities be underground?	Yes
6. Will there be an HOA, and will PZC be able to review it?	Yes
7. Was the development reviewed for changes in density, lot size, dimensions, and meet density restrictions?	Yes
8. Is the PUD in the Turnagain Arm District?	No

Criteria for PUD in 21.07.110G	Staff Evaluation
<p>Minimum Site Area: 1.0 acre or more.</p>	<p>➤ Meets the requirement</p>
<p>Open space: 15%, individual private open space or public open space, decks may be included, access to a public open space may be included</p>	<p>➤ The proposal meets this requirement. Tract A provides open space and there is ample public open space nearby the development.</p>
<p>Design: Non-residential uses shall be compatible with the residential nature of the development.</p>	<p>➤ N/A</p>
<p>Access & Connectivity: PUDs shall comply with section 21.07.060, Transportation and Connectivity.</p>	<p>➤ The PUD complies with this section.</p>
<p>Utility Installation All new utilities shall be installed underground.</p>	<p>➤ New utilities will be installed underground.</p>
<p>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.</p>	<p>➤ The Planning Department included a condition of approval that the applicant will provide the articles of incorporation and bylaws for review by the PZC at some point in the future.</p>
<p>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.</p>	<p>➤ The PUD meets the density restrictions in the table.</p>
<p>Planned Unit Developments in the Turnagain Arm District 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>➤ N/A</p>

21.03.080 Quick Version

WORK SESSION



1. Is it consistent with the Girdwood Comprehensive Plan?	Yes
2. Is it consistent with the zoning district?	Yes
3. Is it consistent with any use-specific standards?	Yes
4. Is the site adequate?	Yes
5. Will the project alter the character of the surrounding area, or prevent others from using their property?	No
6. Will the project be compatible with surrounding properties/uses?	Yes
7. Will any impacts be mitigated?	Yes
8. Is the project in the right place in terms of transportation?	Yes
9. Will the project have access to fire/water/police/etc?	Yes

Criteria for Conditional Use in 21.03.080	Staff Evaluation
The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.	<ul style="list-style-type: none"> ➤ The proposal is consistent with the Girdwood Comprehensive Plan. The GCP allocated more housing and density to this area over time. <p style="text-align: right;">WORK SESSION</p>
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.	<ul style="list-style-type: none"> ➤ The proposal is consistent with gR-3, and the master planning process was already completed with the Crow Creek Neighborhood plan, plus a conditional use approval for a Planned Unit Development establishes a procedure that is more intensive than a master plan process (providing an avenue to a comparable endpoint).
The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.	<ul style="list-style-type: none"> ➤ The CUP process will address the use-specific standards for gR-3 (related to site design and open space). Per 21.07.110G2, " Notwithstanding subsection 21.03.240F.5., the planning and zoning commission may exempt a PUD from any special limitations of the zoning district."
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.	<ul style="list-style-type: none"> ➤ The development has been designed specifically for the topography and location of this site.
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.	<ul style="list-style-type: none"> ➤ The proposal is a residential development in an area planned for residential.
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).	<ul style="list-style-type: none"> ➤ Residential development is compatible with adjacent residential uses and open space. This development won't be much different from other developments in Girdwood.
Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.	<ul style="list-style-type: none"> ➤ There are no significant adverse impacts anticipated to result from this Conditional Use for a Planned Unit Development. 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 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.	<ul style="list-style-type: none"> ➤ The project is planned in phases and will build out planned road sections. The Girdwood Comprehensive Plan notes that a car should not be 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.
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.	<ul style="list-style-type: none"> ➤ Public water and sewer will be available. This area is served by the Girdwood Fire Station Number 41, and the Whittier Police Department.

Proposed conditions of approval:

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.

Questions on the CUP?

Now to Shawn for the Subdivision Case

Thank you

