

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NUMBER 2026-006**

**A RESOLUTION APPROVING A PRELIMINARY PLAT TO SUBDIVIDE ONE TRACT INTO THIRTY-NINE LOTS AND TWO TRACTS, FOR HOLTAN HILLS SUBDIVISION, PHASE 1, LOTS 1 THRU 19, BLOCK 1, LOTS 1 THROUGH 11, BLOCK 2, LOTS 1 THROUGH 9, BLOCK 3, AND TRACTS 1A AND 1B (CASE S12867), WITH VARIANCES FROM AMC 21.08.030L.1., LOT FRONTAGE AND ACCESS, AMC 21.08.040A.1., DEDICATION OF STREETS, AND AMC 21.08.030F.6., CUL-DE-SACS, IN GIRDWOOD.**

(Case S12867) (Girdwood Board of Supervisors)

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WHEREAS, a petition has been received from CY Investments, LLC, owner, to subdivide one tract into thirty-nine lots and two tracts, for Holtan Hills Subdivision, Lots 1 through 19, Block 1, Lots 1 through 11, Block 2, Lots 1-9, Block 3, and Tracts 1A and 1B (Case S12867), with variances from AMC 21.08.030L.1., Lot Frontage and Access, AMC 21.08.040A.1., Dedication of Streets, and AMC 21.08.030F.6., Cul-de-sacs; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on January 5, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The Commission considered written comments sent to the Planning Department and public testimony during the meeting.
2. The criteria standards are met for the variance request for cul-de-sac length. Steep topography limits a through connection and strict application of the subdivision standards would be impractical and undesirable to the public, as it would require large amounts of grading and land disturbance to connect through.

The criteria standards are not met for the two variance requests regarding a private street within a tract. The Commission found public testimony of concerns about street maintenance was a valid argument against approving the variance. The Commission found criteria b was not met for these variance requests since it would be detrimental to public welfare.

3. The Commission felt there was merit to testimony requesting dark sky strategies for street lighting with potential benefits to residents and wildlife.
4. All applicable utility and reviewing agencies have no objection to the plat.
5. The proposed plat will facilitate future residential development in Girdwood.
6. This preliminary plat meets the subdivision regulations of Anchorage Municipal Code (AMC) 21.08.

- B. The Commission DENIES the requests for a variance from AMC 21.08.030L.1., Lot Frontage and Access - *All lots shall have frontage on a street and;*
  
- C. The Commission DENIES the requests for a variance from AMC 21.08.040A.1., Dedication of Streets - *all street rights-of-way shall be dedicated to the public.*
  
- D. The Commission APPROVES the request for a variance from AMC 21.08.030F.6.a *Cul-de-sacs* to exceed 600 feet in length for a cul-de-sac measuring approximately 670 feet from the centerline of Holtan Hills Road to the center of the cul-de-sac bulb in Holtan Hills Circle, subject to:
  - 1. Recording a suitable plat within 60 months of preliminary approval and any approved time extensions.
  
- E. Approval of the phasing plan, subject to:
  - 1. Recording a suitable plat within 60 months of approval and any approved time extensions.
  
- F. The Commission APPROVES of the plat for 60 months, subject to the following conditions:
  - 1. Resolve utility easements.
  - 2. Dedicate 60 feet of right-of-way for the proposed Holtan Hills Road and a 50-foot-radius temporary turnaround at the northeast end of Holtan Hills Road.
  - 3. Designate Tract 1B to include the two curves as shown with the minimum horizontal curve radius of 150 feet per Table 1-9 of the Design Criteria Manual (DCM). Horizontal curves less than 150-foot radius will require variance approval from the Municipal Engineer.
  - 4. Designate Tract 1A as open space tract (Area=86,431 SF).
  - 5. Establish a Homeowners Association (HOA) and provide a copy of the CC&R's to the Planning Department for review and approval.
  - 6. Resolve with Private Development the dedication of the trail easement for the Iditarod Trail for Lots 1 through 11. Lots 4 through 11 shall contain a minimum 25' easement along the east boundary of the lots to provide for the relocation of the trail in that area. The remainder of the trail shall be accommodated by an easement on Lots 1 through 3 and Tract 1A, where required, to ensure a minimum 25' of space is provided from the west edge of the existing trail.


7. Resolve with Private Development the need for and location of drainage easements. This is necessary 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.
8. Resolve with Watershed Management Services for the following:
  - a. 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).
  - b. 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).
9. Enter into a subdivision agreement with Private Development for the required public improvements, including the asphalt street, traffic control devices, street signs, monuments, drainage facilities, lighting, trail access, and utilities for the following:
  - a. Construct Holtan Hills Road to municipal standards in accordance with 21.09.070.F.5, Holtan Hills Road shall be constructed as a 20- to 22-foot-wide strip-paved road, with 3.5- to 5-foot shoulders, and ditches (or as otherwise approved to match the approach road (Holtan Hills Drive)) on both sides of the roadway.
  - b. Construct Holtan Hills Circle in accordance with 21.09.070.F.5. Holtan Hills Circle shall be constructed as a 20- to 22-foot-wide strip-paved road, with 3.5- to 5-foot shoulders, and ditches on both sides of the roadway with 39.5-foot radius cul-de-sac.
  - c. Provide a pedestrian path/bikeway on at least one side of Holtan Hills Road, in accordance with 21.09.070.F.5.d. (or as otherwise approved to match the approach road (Holtan Hills Drive)).
  - d. Provide street lighting in accordance with 21.09.070.G., with consideration for a dark sky friendly lighting strategy.
  - e. The relocation and construction of the existing Iditarod Trail on Lots 4-10, within the easement provided on the east boundary of the lots, as noted on the proposed plat. The Trail shall be located within the easement and constructed to the standards approved by Heritage Land Bank (HLB), the Girdwood Trails Committee, Girdwood Valley Service Area, U.S. Forest Service, and other affected stakeholders.


10. Enter into mainline extension agreements with Anchorage Water & Wastewater Utility (AWWU) to serve the proposed lots prior to recording the final plat to include:
  - a. Sewer main extension. The sewer main constructed during the off-site development phase (Private Development Agreement S25-003) is entirely within the bounds of Girdwood Elementary School Tract A1A south of the proposed development site. This main does not front any other parcels.
  - b. Water and sewer easements may be required on the southeast side of Holtan Hills Drive. Confirm the water and sewer mains have 15-feet of easement and/or Right-of-Way protection on either side of main centerline. Proposed Tract 1A and Block 2 Lots 1 – 11 will need to evaluation for additional easements. Please provide a draft to AWWU Planning after surveyance of the water line per proposed Note 3 on the draft plat. A 30-foot sewer easement will be a requirement in proposed Tract 1B, it shall be centered on the sewer main, this may impact Block 3 Lots 1-3, and Block 1 Lot 12.
  - c. Advisory: Parcels with frontage on the proposed Holtan Hills Drive will be assessed in accordance with AWU Tariff Rule 8.2.B.1 at the 2011 LUC rate of \$0.96122 per square foot on the area fronting Holtan Hills Drive up to 150 feet back. Parcels benefited by the proposed sanitary sewer main extension will be assessed for sewer trunk in accordance with ASU Tariff Rule 8.2.A.1 at the LID-GA60 rate of \$0.00599 per square foot on the total area of the parcel. No assessments will be triggered by this platting action.
11. Place the following notes on the plat:
  - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
  - b. Property owners and utilities shall not obstruct, impede, or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
12. Make the following drafting change:
  - a. In the platted area:
    - i. Change street name type. The proposed street configuration for “Holtan Hills Road” is such that it would be better identified as “Holtan Hills Drive.”
    - ii. Change street name. The proposed street name of “Holtan Hills Circle” is not unique and will need its own new unique street name to differentiate it from “Holtan Hills Drive.”
13. Obtain approval of the conditional use for the Planned Unit Development in Case 2026-0005.

14. Dedicate 50 feet of right-of-way for the proposed Holtan Hills Circle.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 5<sup>th</sup> day of January, 2026.

ADOPTED by the Anchorage Planning and Zoning Commission on this 2<sup>nd</sup> day of February, 2026.

  
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Mélisa R. K. Babb  
Secretary

  
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Andre Spinelli  
Chair

(Case S12867)

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