

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2026-005**

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A RESIDENTIAL
PLANNED UNIT DEVELOPMENT, SUBJECT TO CONDITIONS, FOR HOLTAN HILLS,
TRACT 1 (PLAT 2024-18).**

(Case No. 2026-0005)

WHEREAS, the Assembly adopted AO 2023-137, As Amended, which authorized the disposal of the area in question, and included a development agreement between the Heritage Land Bank and the developer; and,

WHEREAS, the Planning and Zoning Commission held a public work session on this case and subdivision case S12867 at 5:30 p.m. on January 5, 2026, immediately prior to its regular meeting; and,

WHEREAS, the Planning and Zoning Commission discussed, held a public hearing, and deliberated PZC Case No. 2026-0005 at its January 5, 2026, Regular Meeting.

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

- A. The Commission makes the following findings of fact:
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 1 tract.
 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.


7. The Planning and Zoning Commission is not in a position to override the stipulations of an adopted ordinance from the Assembly.
- B. The Planning and Zoning Commission recommends approval of this conditional use for a Planned Unit Development, subject to the conditions below:
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 Department.
 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 be submitted to the Planning Department at a later date for forwarding to the Planning and Zoning Commission, and it 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.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 5th day of January 2026.

ADOPTED by the Anchorage Planning and Zoning Commission this 2nd day of February 2026.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case No. 2026-0005)