



Municipality of Anchorage

Planning Department

Memorandum



DATE: March 9, 2026

TO: Planning and Zoning Commission

THRU: *MB* Méliisa R. K. Babb, Planning Director

FROM: *PAH* Paul Hatcher, Senior Planner

SUBJECT: PZC Case 2026-0042, Amendment to Title 21 Chapter 21.09, to align with the newly adopted *Girdwood Comprehensive Plan*

This amendment updates Anchorage Municipal Code (AMC) 21.09.040F.2. Zoning Districts, Other Districts, GA (Girdwood Airport) District to align with the newly adopted *2025 Girdwood Comprehensive Plan* (AO 2024-114(S)). This amendment also updates AMC 21.09.050, Table 21.09-2 Table of Allowed Uses by eliminating the duplicate use listing of Governmental Service and adds a definition and use-specific standards for Governmental Service in AMC 21.09.050B.3.c.

AMC 21.03.210 Title 21 - Text Amendments

C. Approval Criteria. Text amendments may be approved if the assembly finds that all the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare.

The State of Alaska Department of Transportation and Public Facilities (AK DOT&PF) is updating its avalanche-mitigation practices in response to the availability of materials and evolving operational needs. The proposed text amendment is necessary to ensure that AK DOT&PF's updated approach to avalanche mitigation along the Seward Highway Corridor can occur in a location with controlled access that meets required separation distances from the public. This amendment therefore advances the public health, safety, and general welfare by supporting more effective and reliable avalanche-mitigation measures.

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.

The proposed amendment is consistent with the purpose of Title 21. The proposed amendment is also consistent with the *Girdwood Comprehensive Plan*, an adopted element of the Comprehensive Plan.

Title 21 Purpose

Among the listed purposes of Title 21 within AMC 21.01.30 is Sub-Section K (AMC 21.01.030K.), which gives a Title 21 purpose of, "Promoting a pattern of land use and development upon which to provide for adequate transportation, water supply, sewerage, and other public facilities". The proposed amendment is consistent with this purpose.

2025 Girdwood Comprehensive Plan

Land Use Descriptions, Applications, and Planning Considerations - Industrial/Transportation (page 3-14):

The 1995 GAP included one Industrial area next to the AWWU facility and one Transportation area at the airport. This plan consolidates those categories into one Industrial category which is meant to encompass both industrial and airport uses. The intent is to allow for flexibility of uses that can occur near the airport, as long as they are compatible with FAA requirements for core aviation activity, have adequate access, and are compatible with surrounding zoning uses including both residential and dedicated parks. The existing Industrial area off Ruane Road next to the AWWU facility are HLB lands that will meet the projected industrial land needs in Girdwood for the next 10 years. One additional area has been identified as Industrial on a State of Alaska owned parcel on the southeast side of the valley adjacent to the railroad and Seward Highway. Previously, this parcel was a gravel pit, and the State of Alaska Department of Transportation & Public Facilities (AK DOT&PF) has plans to develop the site to manage avalanche control for the Seward Highway to include a helicopter pad and the storage of explosives. AK DOT&PF has conducted the analysis to ensure that the planned location and storage of explosives would meet required offsets from infrastructure and other land uses.

The proposed amendment is consistent with this text in the *2025 Girdwood Comprehensive Plan* that specifically calls for this change so that AK DOT&PF may use this property for avalanche control.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

AKDOT&PF is updating its approach to mitigating avalanche danger along the Seward Highway Corridor. As a result, an amendment to the applicable definitions and allowed uses is necessary to ensure consistency with the Girdwood Comprehensive Plan. Staff presented the proposed Chapter 9 changes to the Girdwood Board of Supervisors (GBOS) at its regular meeting on January 25, 2026. GBOS raised no objections to the proposed Title 21 text amendments.

Departmental and Public Comments

State and Municipal reviewing agencies had no objections to this Ordinance. Please refer to Attachment 3, "Comments" for correspondence from State and Municipal reviewing agencies. As of this writing, the Planning Department has not received public comments.

Department Recommendation

The Planning Department recommends that the Planning and Zoning Commission recommend approval to the Anchorage Assembly of the text amendment to Anchorage Municipal Code, Title 21 (Chapter 9), to align with the newly adopted *2025 Girdwood Comprehensive Plan*.

Suggested Findings

- The text amendment meets approval criteria in AMC 21.03.210.
- The Planning Department did not receive any comments in opposition.

Attachments to Memorandum

1. Reviewing Agency Memorandum
2. Draft Assembly Ordinance (AO)
3. Comments

Attachment 1.

Reviewing Agency Memorandum

Case 2026-0042



Municipality of Anchorage

Planning Department

Memorandum



Date: January 13, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0042 Amendment to Title 21 Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

The Planning Department is seeking comments on the attached draft ordinance to align the newly adopted Girdwood Comprehensive Plan with Chapter 9 regarding the Girdwood Airport District.

The State of Alaska Department of Transportation is changing the way they mitigate avalanche danger along the Seward Highway Corridor, therefore, requiring a need to amend the definition and uses allowed to match the Girdwood Comprehensive Plan that was adopted on March 18, 2025 (AO 2024-114(S).)

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 9, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0042)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Paul Hatcher at 907-343-7942 in the Planning Department.

Attachment: Draft Ordinance

Attachment 2.

Draft
Assembly Ordinance
(AO)

Case 2026-0042

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO No. 2026-__

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.09, TO ALIGN WITH THE NEWLY ADOPTED GIRDWOOD
COMPREHENSIVE PLAN.**

(Planning and Zoning Commission Case No. 2026-0042)

WHEREAS, the Municipality of Anchorage has adopted Title 21 of the Anchorage Municipal Code to implement the comprehensive plan in a manner which protects the public health, safety, welfare, and economic vitality; and

WHEREAS, the 2025 Girdwood Comprehensive Plan was adopted on March 18, 2025, (AO 2024-114(S)); and

WHEREAS, the Planning Department works with other departments to identify and fix issues in Title 21 as they arise; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.09.040 Zoning Districts is hereby amended to read as follow (*the remainder of the section is not affected and therefore not set out*):

21.09.040 ZONING DISTRICTS

*** **

F. Other Districts

*** **

2. GA (Girdwood Airport) District

a. Location

The GA district is appropriate where the comprehensive plan designates it as an implementation zone. [CONSISTS OF STATE OF ALASKA-OWNED PROPERTY WHERE THE GIRDWOOD AIRPORT IS CURRENTLY LOCATED. THE AIRPORT PROPERTY IS LOCATED NORTH OF ALYESKA HIGHWAY AND STRADDLES GLACIER CREEK. THE AIRPORT FACILITY ITSELF IS ON THE EAST SIDE OF GLACIER CREEK, BUT MUCH OF THE AIRPORT PROPERTY IS EITHER WETLANDS OR RIVER FLOODWAY.]

b. Intent

The intent of this district is for continuation of uses that are primarily aviation, industrial, or transportation related, but also for wetlands and river floodway to be minimally disturbed by

development within this district.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16; AO 2024-24, 4-3-24; AO 2024- 121, 1-7-25; AO 2025-104, 10-7-25)

Section 2. Anchorage Municipal Code of Regulations section 21.09.050 Use Regulations are amended as follows:

21.09.050 USE REGULATIONS

*** *** ***

A. Table of Allowed Uses

TABLE 21.09-2: TABLE OF ALLOWED USES																													
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table																													
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts																													
Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards					
		qR 1	qR 2	gR 2 A	qR 3	qR 4	qR 5	qC 1	qC 2	qC 3	qC 4	qC 5	qC 6	qC 7	qC 8	qC 9	qC 10	gl 1	gl 2	qR ST1	qR ST2	G A	G O S		G W				
RESIDENTIAL																													
Government Facility	Governmental Service							C											S	S					C				21.09.050B
INDUSTRIAL																													
Industrial Service	General industrial service																												21.05.060A.4.
	Governmental service																												[C]

*** *** ***

B. Use Specific Definitions and Standards

*** *** ***

3. Community Uses

*** *** ***

c. Governmental Service

i. Definition

A facility housing government shops, maintenance and repair centers, and/or equipment storage. May include transportation infrastructure such as heliports or helipads. Accessory activities may include supporting administrative offices.

ii. Use-specific standards

(A) The handling and firing of explosives shall be performed only by the individual possessing a valid explosives certificate issued by the fire marshal.

(B) Whenever a new storage or magazine site is established,

local law enforcement, and fire enforcement, and the emergency operations center shall be notified.
(C) Quantities of explosives shall be determined by the fire code in AMC title 23.

d[C]. Passive Outdoor Recreation

i. Definition

Those outdoor activities with low environmental impact, are not intrusive, do not use motors and may not require trails. Activities not necessarily requiring trails include backcountry skiing, dog sledding, snowshoeing, off trail hiking, paragliding, blueberry picking, birding, and picnicking. This definition does not include activities involving vehicles or games such as paint ball.

e[D]. Private School

i. Definition

Any building or group of buildings used for academic education for students between the kindergarten and 12th grade level, without major funding from any government agency.

f[E]. Visitor and Information Center

i. Definition

A facility providing information, interpretation, and educational services for visitors.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 2- 15-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24; AO 2024-121, 1-7-25; AO 2025-104, 10-7-25)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

Attachment 3.

Comments

Case 2026-0042

Anchorage2040

From: LaFrance, Paul J.
Sent: Wednesday, February 4, 2026 8:40 AM
To: Anchorage2040
Subject: RE: 2025-0042 Request for Reviewing Agency Comment

Private Development has no comments/objections to Case No. 2026-0042.

Thank you,

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

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Thursday, January 15, 2026 4:49 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0042 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheet for Case No. 2025-0042 (T21 Code Amendment) together with a Planning Dept. Memorandum to aid in your review of the case. Case 2025-0042 is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 03/09/26. The routing material can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0042 Reviewing Agency Routing. **Please submit comments as instructed on the Memorandum.**

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18408>.



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

MEMORANDUM

DATE: February 10, 2026

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: March 9, 2026

Agency Comments due: February 9, 2026



AWWU has reviewed the materials and has the following comments:

2026-0042 Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending AMC Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

1. AWWU has no objections to this Title 21 amendment adopting the Girdwood Comprehensive Plan.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 9, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0042: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 9, 2026 Planning and Zoning Commission hearing:

- 2026-0042 – Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending AMC Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan;
 - WMS has no comments on or objections to this ordinance.



January 30, 2026

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:

- **2026-0019 – 4125 Ptarmigan Terrace CUP**
- **2026-0032 – 1270 W 82nd Ave – Dimensional Variance**
- **2026-0037 – 24531 Teal Loop (Chugiak) Dimensional Variance**
- **2026-0043 – 1270 W 82nd Ave – Design Variance**

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

- **2026-0010 – Title 21 Amendment – Urban Design Commission Sunset**
 - No objection to the proposed ordinance and Title 21 amendment.
- **2026-0020 – 8825 Runamuck Pl - Zoning Change, Zoning Map Amendment**
 - No objection to the proposed zoning change.
 - No direct access to Dimond Blvd or Minnesota Drive will be allowed from this parcel.
- **2026-0033 – Debarr Rd and Columbine – Conditional Use Site Plan Review Senior Housing**
 - No objections to proposed condition use permit
 - DOT&PF supports and suggests wayfinding and staff and resident education on best safe practices to access EB transit on the south side of Debarr Road.

- **2026-0038 – 6821 Weimer Rd (Raspberry Rd) Design Variance**
 - No objection to the proposed Design Variance
 - No direct vehicular access from property to Raspberry Road will be permitted.

- **2026-0040 – Raspberry Road – Site Plan Review – CEA substation**
 - No objection to the proposed site plan.
 - Applicant will need to apply for a driveway permit for access onto Raspberry Road. Driveway permits can be applied for on DOT&PF’s ROW ePermit website: <https://dot.alaska.gov/row/Login.po> A regional permit office can be reached at 1-800-770-5263 for assistance.
 - Applicant will need to remove existing approach as proposed in plan set.
 - Applicant will need to coordinate with DOT&PF’s utility section if the proposed development requires any utility infrastructure or connections within DOT&PF right-of-way.

- **2026-0042 – Title 21 Amendment Girdwood Airport – Girdwood Comprehensive Plan alignment.**
 - DOT&PF supports this Title 21 amendment.
 - DOT&PF would like to thank the Municipality and the Planning Department for working with DOT&PF for finding a path and solution for the Avalanche Program Shared Magazine Storage Site project.

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

Public Comments: 2026-0042

Commenter	Email	Phone Number	Submitted
Ian Moore - AKDOT&PF PO Box 196960 Anchorage, AK 99519	ian.moore@alaska.gov	907-266-2464	1/29/2026 8:53:14 AM
Ted Stevens Anchorage International Airport recognizes the Municipality of Anchorage's effort to establish an airport- specific zoning district for Girdwood Airport to better address the range of aviation related uses on the site. ANC has previously coordinated with the Municipality on the concept of airport-specific zoning and is interested in tracking the outcomes of this effort as it may help inform future discussions related to zoning within the Municipality for a large, complex airport facility such as ANC.			



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: January 28, 2026

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0042 Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending AMC Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

Traffic Engineering has no comments.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, January 26, 2026 8:31 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 has no comments or objections:

2025-0138	2026-0025
2026-0019	2026-0043
2026-0020	2026-0032
2026-0033	2026-0037
2026-0042	2026-0040
2026-0024	

Thank you,

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



Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, January 20, 2026 1:40 PM
To: Kimmel, Corliss A.; Larson, Bradley J.
Subject: FW: 2026-0042 Request for Reviewing Agency Comment
Attachments: 2026-0042 Routing Coversheet.pdf; 2026-0042 Memorandum.pdf

No comments about amendment.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Thursday, January 15, 2026 4:49 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0042 Request for Reviewing Agency Comment

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[https://www.muni.org/CityViewPortal/Planning/Status?planningId=18408.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18408)



Planning Department
MUNICIPALITY OF ANCHORAGE

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