

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: November 19, 2024

ANCHORAGE, ALASKA

AO No. 2024-114

**AN ORDINANCE ADOPTING THE *GIRDWOOD COMPREHENSIVE PLAN* TO
UPDATE THE *GIRDWOOD AREA PLAN*, AND AMENDING ANCHORAGE
MUNICIPAL CODE TITLE 21, LAND USE PLANNING, SECTION 21.01.080B.1.,
TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.**

(Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2024-0074)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The *Girdwood Comprehensive Plan* (Exhibit A), is adopted as an update to the *Girdwood Area Plan*, subject to the following amendments:

1. Remove Future Dedicated Parkland from the land use map and mark those areas as Open Space. Create a new map and narrative that identifies those parcels as what the community is interested in as 'future dedicated parkland'.
2. Update Implementation Action R4.2 to read as follows, and for the vegetated buffers to show as dashed lines on the land use map:
Prior to platting or disposal of municipal land, a property easement, parcel, deed restriction, or similar shall be established through a platting action or dedication that creates a vegetated buffer between established subdivisions and potentially newly developed land. The intent of the vegetated buffers is to retain areas of existing, established vegetation to provide wildlife corridors, visual and noise buffers between developed neighborhoods, and maintain a natural visual landscape of the valley from elevation. The buffer can vary in width, however should be an average of 100 feet wide.
3. Update land use designations throughout the document:
 - a. Area #1. Change land use designation from "Open Space" to "Mixed-use" for the area northeast of the airport that is zoned GRST-2 and had a land use designation of "Resort" in the 1995 I, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011).
 - b. Area #2. Change land use designation from "Open Space" to "Low-density Residential" for Virgin Creek area that is zoned GCR-1 with a land use designation of "Commercial Recreation" in the 1995 Girdwood Area Plan, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and

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20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062).

- c. Area #3. Change land use designation from “Open Space” to “Mixed-use” for the area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149).
 - d. Area #4. Remove the land use category of “Commercial Recreation Reserve” from the document and place these areas instead into the “Commercial Recreation” category.
 - e. Area #5. Change land use designation of “Open Space” with “Potential Future Park Land” planning consideration to “Park Land” for Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075). Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.
 - f. Area #6. Align land use designations to boundaries of platted tract boundaries.
4. Add a new sentence under the “Mixed-Use” section: “Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques.” (Page 3-13)
 5. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON’T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
 6. Update Implementation Action for Goal T5.1 to read: Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development [ADJACENT TO THE AIRPORT]. (Page 4-16)
 7. Make all technical edits to address spelling, grammar, formatting, photo credits, and acknowledgements.

Section 2. Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section is not affected and therefore not set forth*):

21.01.080 Comprehensive Plan.

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TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date ¹	Amendments
Turnagain Arm	***	***	***
	[GIRDWOOD AREA PLAN] <u>Girdwood Comprehensive Plan</u>	AO 1994-238(S); 2-28-1995 <u>AO 2024-###; #-##-2024</u>	AO 1998-176; 11-24-1998 AO 2006-47; 4-11-2006 AO 2007-112; 9-11-2007 <u>AO 2024-###; #-##-2024</u>
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16; AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12-21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022-27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-###; #-##-###).

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2024.

Chair of the Assembly

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 932-2024

Meeting Date: November 19, 2024

1 FROM: MAYOR

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3 SUBJECT: AN ORDINANCE ADOPTING THE GIRDWOOD
4 COMPREHENSIVE PLAN TO UPDATE THE GIRDWOOD AREA
5 PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE
6 21, LAND USE PLANNING, SECTION 21.01.080B.1., TABLE
7 21.01-1: COMPREHENSIVE PLAN ELEMENTS.
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10 This is a request to adopt the *Girdwood Comprehensive Plan*, attached as Exhibit
11 A to this Memorandum, as an element of the Comprehensive Plan. Elements of
12 the Comprehensive Plan are listed in Anchorage Municipal Code (AMC)
13 21.01.080B.1. Table 21.01-1: Comprehensive Plan Elements, and the Ordinance
14 shows the replacement of the *Girdwood Area Plan* with the *Girdwood*
15 *Comprehensive Plan* in this table.
16

17 The Planning and Zoning Commission recommended adoption after holding a
18 public hearing on July 15, 2024, including most of the amendments proposed by
19 staff. These amendments are #3 through #7 in the AO. The Commission found the
20 *Girdwood Comprehensive Plan* had a substantive and involved public process. All
21 approval criteria for a comprehensive plan amendment are met in accordance with
22 AMC 21.03.070C.2.
23

24 The Commission did not adopt staff recommendations regarding vegetative
25 buffers and potential future parkland, and instead directed the project team to work
26 with the Planning Commission to resolve these issues. Staff and Huddle AK
27 (Imagine! Girdwood's representative) met on July 24, 2024, to discuss these
28 issues, and came up with two additional amendments. These are amendments #1
29 and #2 in the AO.
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31 The draft *Girdwood Comprehensive Plan* is included in Attachment A. Planning
32 and Zoning Commission Resolution 2024-022 is in Attachment B. The Planning
33 Department Analysis Packet is in Attachment C and include comments received
34 by the Department for the Planning and Zoning Commission public hearing.
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36 This ordinance has no private-sector economic effects, and local government
37 effects are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of
38 economic effects is not required.

1 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

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3 Prepared by: Elizabeth Appleby, Senior Planner, Planning Department
4 Approved by: Mélisa R. K. Babb, Planning Director
5 Concur: Lance Wilber, Community Development Director
6 Concur: Eva Gardner, Municipal Attorney
7 Concur: William D. Falsey, Acting Chief Administrative Officer
8 Concur: Rebecca A. Windt Pearson, Municipal Manager
9 Respectfully submitted: Suzanne LaFrance, Mayor

10
11 Attachments: Exhibit A
12 *Draft Girdwood Comprehensive Plan*
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14 Exhibit B
15 Planning and Zoning Commission Resolution 2024-022
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17 Exhibit C
18 Planning Department Analysis Packet, including Comments
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20 (Planning and Zoning Commission Case No. 2024-0074)