

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: November 1, 2005

CLERK'S OFFICE

APPROVED

Date: 11-1-05

GIRDWOOD LAND USE REGULATIONS WERE  
AMENDED AND APPROVED 11-1-05 ANCHORAGE, ALASKA  
AO No. 2005-81(S)

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW  
2 CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AND AMENDING  
3 CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS AND AMEND THE ZONING MAP.

4  
5 THE ANCHORAGE ASSEMBLY ORDAINS:

6  
7 **Section 1:** Anchorage Municipal Code is hereby amended to add a new chapter 21.09, Girdwood  
8 Land Use Regulations, as set forth in **Attachment [Exhibit]A**, attached hereto.

9  
10 **Section 2:** Anchorage Municipal Code section 21.40.010B. is hereby amended to add the new  
11 chapter 21.09 Girdwood use districts (*the remainder of the section is not affected and is therefore not*  
12 *set out*):

13  
14 **21.40.010 Zoning map; districts designated.**

15 \*\*\* \*\*

16  
17 B. Districts. The municipality is hereby divided into the following use districts:

18 \*\*\* \*\*

19  
20 36. gR-1 (Alyeska Highway Mixed Residential) District

21 37. gR-2 (Single-Family/Two-Family Residential District

22 38. gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District

23 39. gR-3 (Single-Family/Two-Family Residential) District

24 40. gR-4 (Multiple-Family Residential) District

25 41. gR-5 (Multiple-Family Residential) District

26 42. gC-1 (Seward Highway/Alyeska Highway Commercial) District

27 43. gC-2 (Girdwood Station/Seward Highway Commercial) District

28 44. gC-3 (Old Townsite Commercial/Residential) District

29 45. gC-4 (Lower Alyeska Highway Commercial) District

30 46. gC-5 (New Townsite South Commercial) District

31 47. gC-6 (Crow Creek Road Commercial/Residential) District

32 48. gC-7 (Townsite Square Commercial) District

33 49. gC-8 (New Townsite North Commercial) District

34 50. gC-9 (East Hightower Commercial/Residential) District

35 ~~51.gC-10 (Northeast Hightower Commercial/Residential) District~~

36 51.[52.]gC-10[41] (Upper Alyeska Highway Commercial) District

37 52.[53.]gI-1 (Ruane Road Industrial) District

38 53.[54.]gI-2 (Upper Crow Creek Industrial) District

39 54.[55.]GRST-1 (Original Mountain Base Resort) District

40 55.[56.]GRST-2 (New Base Resort) District

41 56.[57.]GA (Girdwood Airport) District

- 1                    57.~~58.~~IGOS (Girdwood Open Space) District
- 2                    58.~~59.~~GIP (Girdwood Institutions and Parks) District
- 3                    59.~~60.~~GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District
- 4                    60.~~61.~~GCR-2 Commercial Recreation (Glacier—Winner Creek) District
- 5                    61.~~62.~~GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
- 6                    62.~~63.~~GDR[~~-1 (Lower Valley)~~] Development Reserve~~] District~~
- 7                    164.GDR 2 (Upper Valley Development Reserve) District
- 8                    65.GDR 3 (Glacier Creek Development Reserve) District
- 9                    63.~~66.~~GRR (Recreation Reserve) District
- 10                   64.~~67.~~GW (Girdwood Watershed) District

11  
12                    \*\*\*        \*\*\*        \*\*\*

13                    (GAAB 21.05.040; AO No. 79-13; AO No. 80-84; AO No. 81-97; AO No. 82-49; AO No.  
14                    82-162; AO No. 83-52; AO No. 84-14; AO No. 84-63; AO No. 85-18; AO No. 85-23; AO  
15                    No. 85-173, 3-17-86; AO No. 91-90(S); AO No. 92-144)

16  
17 **Section 3:**      Anchorage Municipal Code chapter 21.40 is amended to add the new Girdwood  
18 zoning districts (from Anchorage Municipal Code subsections 21.09.040B.2., .040C.2., .040D.2.,  
19 .040E.2., and .040F.2. through .040F.12.) All zoning district references in (new) chapter 21.09 to  
20 these sections shall be considered references to the following sections (*the remainder of the section*  
21 *is not affected and is therefore not set out*):

22  
23                    **Chapter 21.40**                    **ZONING DISTRICTS\***

24  
25                    \*\*\*        \*\*\*        \*\*\*

26                    21.40.290                    gR-1 (Alyeska Highway Mixed Residential) District  
27                    (*text of 21.09.040B.2.a. to follow*)

28  
29                    21.40.300                    gR-2 (Single-Family/Two-Family Residential) District  
30                    (*text of 21.09.040B.2.b. to follow*)

31  
32                    21.40.310                    gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District  
33                    (*text of 21.09.040B.2.c. to follow*)

34  
35                    21.40.320                    gR-3 (Single-Family/Two-Family Residential) District  
36                    (*text of 21.09.040B.2.d. to follow*)

37  
38                    21.40.330                    gR-4 (Multiple-Family Residential) District  
39                    (*text of 21.09.040B.2.e. to follow*)

40  
41                    21.40.340                    gR-5 (Multiple-Family Residential) District  
42                    (*text of 21.09.040B.2.f. to follow*)

43  
44                    21.40.350                    gC-1 (Seward Highway/West Alyeska Highway Commercial) District  
45                    (*text of 21.09.040C.2.a. to follow*)

46  
47                    21.40.360                    gC-2 (Girdwood Station/Seward Highway Commercial) District  
48                    (*text of 21.09.040C.2.b. to follow*)

1  
2 21.40.370 gC-3 (Old Townsite Commercial/Residential) District  
3 *(text of 21.09.040C.2.c. to follow)*

4  
5 21.40.380 gC-4 (Lower Alyeska Highway Commercial) District  
6 *(text of 21.09.040C.2.d. to follow)*

7  
8 21.40.390 gC-5 (New Townsite South Commercial) District  
9 *(text of 21.09.040C.2.e. to follow)*

10  
11 21.40.400 gC-6 (Crow Creek Road Commercial/Residential) District  
12 *(text of 21.09.040C.2.f. to follow)*

13  
14 21.40.410 gC-7 (Townsite Square Commercial) District  
15 *(text of 21.09.040C.2.g. to follow)*

16  
17 21.40.420 gC-8 (New Townsite North Commercial) District  
18 *(text of 21.09.040C.2.h. to follow)*

19  
20 21.40.430 gC-9 (East Hightower Commercial/Residential) District  
21 *(text of 21.09.040C.2.i. to follow)*

22  
23 ~~21.40.440 gC-10 (Northeast Hightower Commercial/Residential) District~~  
24 ~~*(text of 21.09.040C.2.j. to follow)*~~

25  
26 21.40.440 [21.40.450] gC-10 [H] (Upper Alyeska Highway Commercial) District  
27 *(text of 21.09.040C.2. [j/k]. to follow)*

28  
29 21.40.450 [21.40.460] gI-1 (Ruane Road Industrial) District  
30 *(text of 21.09.040D.2.a. to follow)*

31  
32 21.40.460 [21.40.470] gI-2 (Upper Crow Creek Industrial) District  
33 *(text of 21.09.040D.2.b. to follow)*

34  
35 21.40.470 [21.40.480] GRST-1 (Original Mountain Base Resort) District  
36 *(text of 21.09.040E.2.a. to follow)*

37  
38 21.40.480 [21.40.490] GRST-2 (New Base Resort) District  
39 *(text of 21.09.040E.2.b. to follow)*

40  
41 21.40.490 [21.40.500] GA (Girdwood Airport) District  
42 *(text of 21.09.040F.2. to follow)*

43  
44 21.40.500 [21.40.510] GOS (Girdwood Open Space) District  
45 *(text of 21.09.040F.3. to follow)*

46  
47 21.40.510 [21.40.520] GIP (Girdwood Institutions and Parks) District  
48 *(text of 21.09.040F.4. to follow)*

21.40.520 [21.40.530] GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course)  
District (text of 21.09.040F.5. to follow)

21.40.530 [21.40.540] GCR-2 Commercial Recreation (Glacier—Winner Creek) District  
(text of 21.09.040F.6. to follow)

21.40.540 [21.40.550] GCR-3 Commercial Recreation (Crow Creek Historic Mine) District  
(text of 21.09.040F.7. to follow)

21.40.550 [21.40.560] GDR[1 (Lower Valley) Development Reserve] District  
(text of 21.09.040F.8. to follow)

[21.40.570 GDR-2 (Upper Valley Development Reserve) District  
(text of 21.09.040F.9. to follow)

21.40.580 GDR-3 (Glacier Creek Development Reserve) District  
(text of 21.09.040F.10. to follow)]

21.40.560 [21.40.590] GRR (Recreation Reserve) District  
(text of 21.09.040F. 9[H]. to follow)

21.40.570 [21.40.600] GW (Girdwood Watershed) District  
(text of 21.09.040F. 10[H2]. to follow)

**Section 4:** All references in title 21 to the R-11 district, as applied to Girdwood only, are hereby superseded by chapter 21.09.

**Section 5:** Use district boundaries within the area referenced herein are revised in accordance with maps 21.09-A through 21.09-K at the end of **Attachment [Exhibit] A.**

**Section 6:** This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 1<sup>st</sup> day of November 2005.

Anna J. Fairclough  
Chair

ATTEST:

Robert S. [Signature]  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY INFORMATION MEMORANDUM

AIM No. 87-2005

Meeting Date: November 1, 2005

**FROM: MAYOR**

**SUBJECT: AO NO. 2005-81(S), AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AMENDING CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS, AND AMENDING THE ZONING MAP.**

1 The Planning Department submits AO No. 2005-81(S) to reflect recommendations by the  
2 Planning and Zoning Commission on August 29, 2005.

3  
4 The Commission recommended eliminating three of the Girdwood zoning districts, and the  
5 substitute version of the ordinance reflects the recommended deletions.

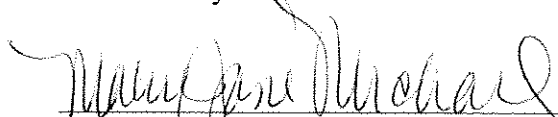
6  
7 Attachment A includes the red-lined version of the substitute ordinance with a highlighted  
8 amended Title 21, Chapter 9.

9  
10 THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2005-81(S), AMENDING  
11 AMC TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE  
12 REGULATIONS.

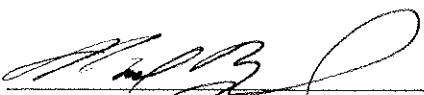
Concurred by:

  
\_\_\_\_\_  
Denis C. LeBlanc  
Municipal Manager


Concurred by:

  
\_\_\_\_\_  
Mary Jane Michael, Executive Director  
Office of Economic and Community Development

Respectfully submitted:

  
\_\_\_\_\_  
Mark Begich  
Mayor

Prepared by:

  
\_\_\_\_\_  
Tom Nelson, Director  
Planning Department

- Attachments:
- A. Highlighted Amendments to Title 21, Chapter 9 with Red-lined Version of AO No. 2005-81(S)
  - B. Planning and Zoning Commission Resolution No. 2005-051
  - C. Issue/Response Memorandum dated August 19, 2005
  - D. Minutes of the August 29, 2005 Planning and Zoning Commission Meeting
  - E. Minutes of the July 20, 2005 Joint Public Hearing of the Anchorage Assembly and Planning and Zoning Commission
  - F. Public Comments Received after July 20, 2005 Public Hearing Packet

Municipality of Anchorage  
**MUNICIPAL CLERKS OFFICE**  
**Agenda Document Control Sheet**

*AO 2005-81(S)*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT AO 2005-81(S) – Transmittal of Documents and a Proposed Substitute Ordinance Amending Anchorage Municipal Code Title 21 to Add a New Chapter 21.09 for Girdwood Land Use Regulations, Amending Chapter 21.40 to Add Girdwood Use Districts, and Amending the Zoning Map (Planning & Zoning Case No. 2005-096)	DATE PREPARED September 20, 2005	INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning	DIRECTOR'S NAME Tom Nelson <i>TN</i>	
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Erika McConnell	HIS/HER PHONE NUMBER 343-7921	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
<b>4</b>	<b>Mayor</b>	<i>KEW</i>	<i>10-28-05</i>
	Merrill Field Airport		
	Municipal Light & Power		
	Solid Waste Services		
	Water & Wastewater Utility		
<b>3</b>	<b>Municipal Manager</b>	<i>DCC</i>	<i>10/28/05</i>
	Development Services		
	Employee Relations		
	Facility Management		
	Finance, Chief Fiscal Officer		
	Fire		
	Health and Human Services		
	Information Technology		
	Office of Management and Budget		
	Operations and Maintenance		
	Police		
	Project Management & Engineering		
	Public Transportation		
	Purchasing		
	Traffic		
<b>2</b>	<b>Office of Economic and Community Development</b>	<i>MDM</i>	<i>10/28/05</i>
	Heritage Land Bank		
	Library		
	Museum		
	Parks and Recreation		
<b>1</b>	Planning	<i>TN</i>	<i>10/28/05</i>
	Port of Anchorage		
<b>2.5</b>	<b>Municipal Attorney</b>	<i>RWD</i>	<i>10/27/05</i>
<b>5</b>	<b>Municipal Clerk</b>		
	<b>Other</b>		
<b>5</b>	<b>Special Instruction/Comments</b>		
Refer to AO 2005-81/AM 440-2005 (July 20, 2005) <span style="float: right;"><i>A. Anderson - Old Business</i></span>			
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED <i>11/1/05</i>	<b>7</b>	PUBLIC HEARING DATE REQUESTED <i>11/1/05</i>

2005 OCT 28 AM 10:32  
 CLERKS OFFICE