

Submitted by:

Chair of the Assembly
at the Request of the Mayor

Prepared by:

Heritage Land Bank

For Reading:

March 14, 2006

CLERK'S OFFICE

APPROVED

Date: 4-11-06

ANCHORAGE, ALASKA

No. AO 2006- 47

AN ORDINANCE ADOPTING THE CROW CREEK AREA MASTER PLAN FOR LAND IN THE GIRDWOOD VALLEY AND AUTHORIZING AN AMENDMENT TO THE GIRDWOOD AREA PLAN FOR THE CROW CREEK NEIGHBORHOOD.

1 **WHEREAS**, in 1987 the Anchorage Assembly adopted the Turnagain Arm Comprehensive Plan
2 (TAMP) as a policy guide for development in all the settlement areas along Turnagain Arm from
3 Rainbow to Portage, and in 1995 adopted the Girdwood Area Plan under AO 94-238(S), as a
4 revision of TAMP; and

5
6 **WHEREAS**, the Heritage Land Bank prepared the Crow Creek Area Master Plan, "*Crow Creek*
7 *Neighborhood Land Use Plan*," to analyze land use options for approximately 1,000 acres
8 flanking Crow Creek Road in Girdwood. The plan is the product of nearly a year of public
9 meetings of Girdwood citizens; and

10
11 **WHEREAS**, the Girdwood Area Plan (GAP) includes recommended housing densities for
12 certain locations within Girdwood, modified by the proposed Crow Creek Area Master Plan; and

13
14 **WHEREAS**, pursuant to AMC section 21.05.040, the Girdwood Board of Supervisors and the
15 Planning and Zoning Commission reviewed, refined and approved the Crow Creek Area Master
16 Plan, and concurrently approved a corresponding modification of the Girdwood Area Plan; now,
17 therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**

20
21 **Section 1.** The Girdwood Area Plan, as adopted under Anchorage Ordinance No. 94-238(S),
22 is amended as follows:

- 23
24 a. In Table 9, page 49, amend housing density recommendations to be consistent
25 with the Crow Creek Area Master Plan; and
26
27 b. In Map 10, following page 46, amend the Land Use Map to reflect the density
28 distribution in subsection a. above.
29

30 **Section 2.** The Crow Creek Area Master Plan is adopted, with the following amendments:

- 31
32 a. On page 2, incorporate the final numbers shown on the taped revision.
33
34 b. On pages 3 and 17, amend to read "at least 25%" of the 710 lots be made
35 available for sale to private individuals, rather than "up to 25%" of the housing
36 units/lots will be reserved for sale to individuals.
37
38

- 1 c. On page 29, add text indicating the trail guidelines will be developed prior to
2 platting in order to integrate the trails with the natural setting and minimize road
3 and driveway crossings so trails may serve both transportation and recreation.
4
- 5 d. On page 35, include consideration of the trolley infrastructure on the "Crow Creek
6 Neighborhood Land Use Plan Preliminary Implementation Schedule" with the
7 infrastructure to be further reviewed and possibly designed at the time of the
8 North/South Fan, Three Ridges, and Lower Matrix development, as intimated on
9 page 33.
10

11 **Section 3.** This ordinance shall be effective immediately upon passage and approval by the
12 Assembly.
13

14 PASSED AND APPROVED by the Anchorage Assembly this 11th day of April,
15 2006.
16

17 Anna J. Fairclough
18 Chair of the Assembly
19

20 ATTEST:
21

22 Brian S. Dwyer
23 Municipal Clerk
24
25

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006- 47

Title: AN ORDINANCE ADOPTING THE CROW CREEK AREA MASTER PLAN
FOR LAND IN THE GIRDWOOD VALLEY AND AUTHORIZING AN
AMENDMENT TO THE GIRDWOOD AREA PLAN FOR THE CROW CREEK
NEIGHBORHOOD.

Sponsor: HLB
Preparing Agency: Heritage Land Bank
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY06	FY07	FY08	FY09
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services				
4000 Debt Service				
5000 Capital Outlay				
TOTAL DIRECT COSTS:	0	0	0	0
6000 IGCs	0	0	0	0
FUNCTION COST:	0	0	0	0
REVENUES:	0	0	0	0
CAPITAL:	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0

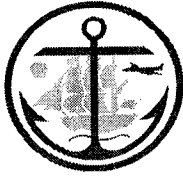
PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance provides long-range social and economic benefits to both public and private sectors and to the community as a whole. It implements goals and policies of Anchorage 2020 through its component the Girdwood Area Plan to provide a framework for master planning of "development pods" within the study area. The Crow Creek Plan calls for new and enhanced public trail systems, pedestrian access to the Girdwood New Townsite, and preservation of substantial open space. In response to local initiatives, a significant portion of the lots to be developed are to be sold directly to owner-builders rather than through a developer. Although some infrastructure costs are fronted by MOA, revenue from sales by competitive bid of the "development pods" meets or exceeds those costs.

PRIVATE SECTOR ECONOMIC EFFECTS: Other than as noted above, there are no direct private sector effects.

Prepared by: Art Eash

Telephone: **343-4807**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 160-2006

Meeting Date: March 14, 2006

From: MAYOR

Subject: AN ORDINANCE ADOPTING THE CROW CREEK AREA MASTER PLAN FOR LAND IN THE GIRDWOOD VALLEY AND AUTHORIZING AN AMENDMENT TO THE GIRDWOOD AREA PLAN FOR THE CROW CREEK NEIGHBORHOOD.

The Municipality of Anchorage (MOA), Heritage Land Bank, controls approximately 1,000 acres affected by this ordinance. The State of Alaska conveyed the land in the Girdwood Valley to the MOA as a land selection parcel in 1985. Under zoning regulations in chapter 21.09, approved by the Assembly in November 2005, the land is designated gR-3 (single-family/two-family residential district) and gR-5 (multi-family residential district; see Appendix A).

Collaborating with a consultant, and in a manner consistent with the Girdwood Area Plan (GAP), the Heritage Land Bank convened the Crow Creek Community Advisory Committee, meeting monthly during most of 2005 to develop the Crow Creek Area Master Plan (aka "Crow Creek Neighborhood Land Use Plan"); see Appendix B. The plan meets the requirements of chapter 21.09 for preparation of an area master plan. The community was invited to two Saturday meetings and both were well attended. A final draft of the plan was issued in July 2005; the Girdwood Board of Supervisors offered amendments in June and November, and endorsed the Crow Creek Area Master Plan (See Appendices C-1 and C-2). A hearing before the Heritage Land Bank Advisory Commission was held on June 9, 2005. The Planning and Zoning Commission unanimously approved the plan with amendments in December 2005 (see Appendices D-1 and D-2). The commission also concurrently approved the amendment to the GAP.

The plan identifies six 'pods' for eventual development, each subject to master planning requirements prior to platting and actual development. The Crow Creek Plan working group resolved to locate higher-density housing near the New Townsite and near the Alyeska resort. This distribution differs slightly from the GAP, necessitating the proposed amendment.

Terrain varies widely within the study area. Constraints on development arising from topography, soils and drainage reduced the expected number of units to be developed from 710 in the draft plan to a range of 465-710 units. Due to these challenges, the HLB Advisory Commission insisted development of roads, utilities and homes be carefully coordinated between agencies.

Participants in the Crow Creek Area Master Plan process considered the following factors in drafting the plan:

- **Community desires:** Preserve Girdwood's distinct style, complementing the natural setting.
- **The mission of the Heritage Land Bank:** Developing land to benefit present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan.
- **Existing plans:** The Turnagain Arm Master Plan, Girdwood Area Plan, Girdwood Commercial Areas and Transportation Master Plan, and Title 21 zoning regulations (as they approached final form for Assembly approval).
- **Current projects:** Crow Creek Road improvements by the Alaska Department of Transportation/Public Facilities; Anchorage Water & Wastewater Utility plans for sewer and water service extension into the Crow Creek area, and US Forest Service development of the Iditarod National Historic Trail.
- **Market Demands for real estate:** Rapid price increases evidence the short supply in the Girdwood Valley.
- **Environmental constraints and opportunities:** Natural resources and habitat, including wetlands and view sheds, archaeological features, and existing and planned trail systems.

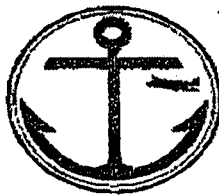
Cluster housing is a feature of the Crow Creek Area Master Plan, used in an effort to preserve open space and the most desirable characteristic of the valley. The traffic circulation system features new, efficient connections with Arlberg Road and Hightower Road. A trolley system is being considered as a means of providing transport for patrons and employees of the resort area, school children, and routine trips from residential areas to the commercial center. The Plan requires a buffer between existing neighborhoods and new development.

The impact on Girdwood of development contemplated by the plan includes addition of 1,310 citizens in up to 710 homes, implying up to 140 new students. Planning and Zoning Commission Resolution No. 2005-071 advised the Anchorage School District to evaluate the increases and respond with plans for additional facilities (Appendix D-1).

THE ADMINISTRATION RECOMMENDS ADOPTION OF THE CROW CREEK AREA MASTER PLAN AND AMENDMENT TO THE GIRLWOOD AREA PLAN.

Prepared By: Robin E. Ward, Executive Director, Heritage Land Bank
Concur: Mary Jane Michael, Executive Director
Department of Economic and Community Development
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

**Municipality
of
Anchorage**



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

Mark Begich, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Tracey Knutson, Chair;
Victor Duncan, John Gallup, Nick Danger, Jim Henderson

VIA FACSIMILE *** VIA MAIL

To: Planning and Zoning Commission
Municipality of Anchorage

From: The Girdwood Board of Supervisors

Re: Cases # 2005-104 and #2005-145

To Whom It May Concern:

The Crow Creek Neighborhood Land Use Plan is the result of over one year of public process here in Girdwood. A broad base of leadership was sought at the start of the process, including property owners from the area most affected by the potential development of the area.

Input was sought at several public meetings and the plan was modified based on this input from residents of Girdwood and other interested stakeholders.

Case # 2005-104. The Land Use Committee of the Girdwood Board of Supervisors reviewed the latest draft of the Crow Creek Area Neighborhood Land Use Plan at their regular November meeting and voted on two additional conditions for LUC support:

a) language concerning "up to 20% of the lots to be made available for sale to private individuals" was changed to read "at least 25% of the lots to be made available for sale to private individuals" and

b) no more than 25% of the development is to be sold without an upgrade to the Girdwood School to accommodate the increase in population caused by the development.

Case #2005-145 asks the Girdwood Board of Supervisors to support the changing of the Girdwood Area Plan (1995) to bring it into conformity with the Crow Creek Area Neighborhood Land Use Plan. There was extensive discussion both from the Board and from the public. The vote of the Girdwood Board of Supervisors was unanimous in support of Case # 2005-145.

A handwritten signature in black ink, appearing to read "John Gallup", with a long horizontal flourish extending to the right.

John Gallup
Co-Chair, Girdwood Board of Supervisors

Appendix D-1

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-071

A RESOLUTION APPROVING THE CROW CREEK AREA MASTER PLAN, ENTITLED "CROW CREEK NEIGHBORHOOD LAND USE PLAN," FOR 1,000 ACRES WITHIN SECTIONS 4, 8, AND 9, TOWNSHIP 10N, RANGE 2E, SEWARD MERIDIAN; TRACT A, ALASKA STATE LAND SURVEY NO. 81-149; THAT PORTION OF TRACT 1, ALYESKA PRINCE ADDITION, PLAT NO. 81-149, LYING WESTERLY OF GLACIER CREEK; TRACTS B AND D, GIRWOOD ELEMENTARY SCHOOL SUBDIVISION, PLAT NO. 95-35; AND TRACT 9A, PLAT NO. 73-220.

(Case 2005-104)

WHEREAS, the Heritage Land Bank has prepared the Crow Creek Area Master Plan, entitled "*Crow Creek Neighborhood Land Use Plan*," to analyze land use options for approximately 1,000 acres flanking Crow Creek Road in Girdwood, and which is a product of nearly a year of public meetings of the Crow Creek Citizens Advisory Committee and two community meetings, convened by the Municipality's Heritage Land Bank, and

WHEREAS, notices were published and a public hearing of the Planning and Commission was held on December 5, 2005.

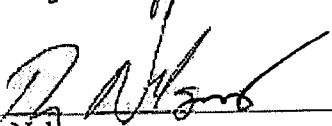
NOW, THEREFORE, BE IT RESOLVED by the Municipal Planning and Commission that:

- A. The Commission makes the following findings of fact:
 - 1. The Crow Creek Area Master Plan was endorsed, with suggested amendments, by the Girdwood Board of Supervisors in June and November 2005.
 - 2. The *Girdwood Area Plan* was approved by the Anchorage Assembly in 1995. A concurrent ordinance to amend the *Girdwood Area Plan* accordingly was considered by the Planning and Zoning Commission.
 - 3. The Commission finds that four amendments to the Crow Creek Area Master Plan are needed as follows:
 - a. Include consideration of the trolley infrastructure on the "Crow Creek Neighborhood Land Use Plan Preliminary Implementation Schedule" on page 35 of the Plan with the infrastructure to be further reviewed and possibly designed at the time of the North/South Fan, Three Ridges, and Lower Matrix development as intimated on page 33.

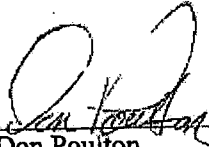
- b. Add text to page 29 indicating that trail guidelines will be developed prior to platting in order to integrate the trails with the natural setting and minimize road and driveway crossings so that trails can serve both transportation and recreation.
 - c. Incorporate the final numbers shown on the revision taped to page 2 of the Plan.
 - d. Amend pages 3 and 17 to read "at least 25%" of the 710 lots be made available for sale to private individuals rather than "up to 25%" of the housing units/lots will be reserved for sale to individuals.
4. The Commission further noted, as an advisory suggestion, that after an initial phase of the development has occurred, the impact of this development on the school situation in Girdwood will be re-evaluated, which may involve a delay in further development.
- B. The Commission recommends APPROVAL of the Crow Creek Area Master Plan entitled "*Crow Creek Neighborhood Land Use Plan*," as amended above.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of December 2005.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 9th day of January 2006.



Tom Nelson
Secretary



Don Poulton
Chair

Appendix D-2

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-072

A RESOLUTION AMENDING THE GIRDWOOD AREA PLAN, A COMPONENT OF THE COMPREHENSIVE PLAN, TO PROVIDE SPECIFICITY FOR HOUSING DENSITY IN THE CROW CREEK NEIGHBORHOOD.

(Case 2005-145)

WHEREAS, the Heritage Land Bank has prepared its Crow Creek Area Master Plan, entitled "*Crow Creek Neighborhood Land Use Plan*," which analyzes land use options for approximately 1,000 acres flanking Crow Creek Road in Girdwood and is a product of nearly a year of public meetings of the Crow Creek Citizens Advisory Committee and two community meetings, convened by the Municipality's Heritage Land Bank; and

WHEREAS, the *Girdwood Area Plan* was approved by the Anchorage Assembly in 1995; and

WHEREAS, notices were published and a public hearing of the Planning and Zoning Commission was held on December 5, 2005; and

WHEREAS, an ordinance to amend the *Girdwood Area Plan* accordingly was considered and a hearing held by the Planning and Zoning Commission on December 5, 2005; and

WHEREAS, the proposed amendment to the *Girdwood Area Plan* removes the *specific* multi-family designation from the areas governed by the Crow Creek Area Master Plan and allows attached multi-family units in the entire Crow Creek plan area, as governed by the master plan; and

WHEREAS, the proposed amendment will make the *Girdwood Area Plan* and the Crow Creek Area Master Plan consistent with each other; and

WHEREAS, an amendment to the zoning districts in Title 21, Chapter 9, will be necessary following adoption of this resolution.

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

A. The Commission makes the following findings of fact:


1. The amendment has been endorsed by the Girdwood Board of Supervisors; and

2. The amendment enables a mix of housing that is supportive of more affordable housing and also allows for compact housing and the possibility of cluster development as advocated in the Crow Creek Area Master Plan and the *Girdwood Area Plan*.

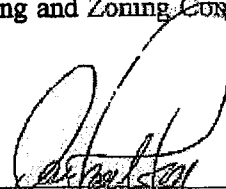
- B. The Commission recommends APPROVAL of the above referenced amendment to the 1995 *Girdwood Area Plan*.

PASSED AND APPROVED by the Anchorage Municipal Planning and Zoning Commission on the 5th day of December 2005.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 9th day of Jan. 2006.



Tom Nelson
Secretary



Don Poulton
Chair

Appendix A

Chapter 21.09: GIRDWOOD LAND USE REGULATIONS Sec. 21.09.060 Dimensional Standards

TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (sq ft)	Min. Width	Front	Side	Rear	Max Height	Max Lot Coverage (%)	Max Floor Area Ratio
Religious assembly	20,800						30% otherwise	greater
Hostel or inn	1.5 acres							0.50 for lots ≤ 12,500 sq ft
All other allowed uses	10,400							
GR-2 Single-family/two-family residential district								
GR-2A Single-family/two-family residential district (Crow Creek Road)								
Dwelling, single-family detached	10,400; or 50,000 without sewer	70 feet; 100 feet without sewer	20 feet [1]	10 feet [2]	15 feet; or 20 feet for lots > 1 acre [2]	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Dwelling, two-family	16,800; or 50,000 without sewer							0.50 for lots ≤ 12,500 sq ft
Community buildings and uses	10,400	70 feet; 100 feet without sewer	20 feet [1]	10 feet	15 feet; or 20 feet for lots > 1 acre	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Religious assembly	20,800							0.50 for lots ≤ 12,500 sq ft
All other allowed uses	10,400							
GR-3 Single-family/two-family residential district								
Dwelling, single-family attached	See 21.09.050B.2.c.							
Dwelling, single-family detached	8,400; or 50,000 without sewer	70 feet; 100 feet without sewer	(same as "Dwelling, two-family" below)			35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft
Dwelling, townhouse	See 21.09.050B.2.c.							
Dwelling, two-family	16,800; or 50,000 without sewer	70 feet; 100 feet without sewer	For lots ≤ 21,780 sq ft: front: 20 feet side: 10 feet rear: 15 feet			35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Community buildings and uses, except educational facilities	8,400; or 50,000 without sewer		For lots 21,781-43,560 sq ft: front: 25 feet side: 15 feet rear: 20 feet					0.50 for lots ≤ 12,500 sq ft
Religious assembly	20,800		For lots > 43,560 sq ft: front: 30 feet side: 20 feet rear: 30 feet					
Private schools	16,800							
Inn	1.5 acres; or 5 acres without sewer							

TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (sq ft)	Min. Width	Front	Side	Rear	Max Height	Max Coverage (%)	Max Floor Area Ratio
All other allowed uses	8,400; or 50,000 without sewer							
gR-4 Multi-family residential district								
Dwelling, multi- family	12,500	70 feet	20 feet [1]	10 feet [2]	10 feet [2]	35 feet	40%	n/a
Roominghouse	10,400	70 feet	20 feet [1]	10 feet	10 feet	35 feet	40%	n/a
Community buildings and uses	10,400							
Religious assembly	20,800							
All other allowed uses	10,400							
gR-5 Multi-family residential district								
Dwelling, multi- family	20,000	100 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
Dwelling, single- family attached	See 21.09.050B.2.c.							
Dwelling, single- family detached [3]	50,000	100 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
Dwelling, townhouse	See 21.09.050B.2.c.							
Religious assembly	20,800	80 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
All other allowed uses	10,400							
ADDITIONAL SPECIFIC STANDARDS: [1] <u>Alyeska Highway Setbacks</u> : Minimum setback of twenty-five (25) feet is required from any property line abutting the Alyeska Highway, but if the property extends into the road, the twenty-five (25) foot setback shall be measure from the edge of the road easement. [2] <u>Side and rear setback flexibility</u> : Side setbacks may be reduced by 5 feet on one side of the lot, but the amount of setback reduction shall be added to the opposite side setback. Rear setbacks may be reduced by 5 feet, but the amount of reduction shall be added to the front setback. [3] <u>Single-family dwellings in gR-5</u> : Single-family detached dwellings in the gR-5 are subject to the provisions of 21.09.040B.f.iii.(B).								

APPENDIX B

The Crow Creek Neighborhood Land Use Plan

The December 2005 amended final plan

**This page is the place-holder for the Crow Creek
Plan, which was delivered on February 2, 2006 to
the Municipal Clerk's Office for dissemination to
the Assembly**

Municipality
of
Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Tracey Knutson, Chair;
Victor Duncan, Marcus Tingle, John Gallup, Nick Danger

Mark Begich, Mayor

RESOLUTION 2005-06
Of the Girdwood Board of Supervisors

GIRDWOOD BOARD OF SUPERVISORS resolves a recommendation that the Municipality of Anchorage approve the Crow Creek Neighborhood Land Use Plan, as amended by the Land Use Advisory Committee on May 10, 2005.

WHEREAS, a group of Girdwood citizens known as the "Crow Creek Neighborhood Advisory Committee" (CAC) has met regularly since September 2004 to analyze opportunities to responsibly develop approximately 1000 acres of Heritage Land Bank (municipal) land in the Girdwood valley, flanking Crow Creek Road, and to advise HLB on a recommended course for development; and

WHEREAS, the CAC has spent many hours discussing all aspects of this development opportunity, greatly assisted in production of the draft "Crow Creek Neighborhood Land Use Plan" and amendments thereto, and presented the draft to the Land Use Advisory Committee on May 10, 2005; and

WHEREAS, the Revised Draft Plan follows the direction outlined in the Girdwood Area Plan; and

WHEREAS, the Draft Land Use Plan recognizes that housing needs in Girdwood are now acute, but that the character of the community and preservation of open space and recreation amenities within areas to be developed are of the utmost importance to residents; and

WHEREAS, on May 10, 2005, the Land Use Advisory Committee approved Resolution No. 0505-12, to indicate its non-objection to forwarding the revised draft Land Use Plan to the Board of Supervisors for their approval; and

WHEREAS, the recommendations of the Crow Creek Neighborhood Land Use Plan prescribe a course of responsible development for the community of Girdwood, subject to master planning to be undertaken for each "node" of development delineated within this Plan, which is intended to meet the specifications of the "area master plan" procedure within the proposed Chapter 9 of Title 21 of the Anchorage Municipal Code; and

THEREFORE BE IT RESOLVED on June 20, 2005, the GBOS recommends that the Municipality of Anchorage approve the Crow Creek Neighborhood Land Use Plan, as amended by the Land Use Advisory Committee on May 10, 2005.

PASSED AND APPROVED THIS 20th day of June, 2005.

Tracey L. Knutson
Tracey L. Knutson, Chair
Girdwood Board of Supervisors

Content Information**Content ID :** 003736**Type:** Ordinance - AO**Title:** Adoption of Crow Creek Neighborhood Land Use Plan**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Crow Creek LUS for Girdwood area**Keywords:** Crow Creek Girdwood**Date Prepared:** 2/23/06 2:16 PM**Director Name:** Robin E. Ward**Assembly Meeting Date** 3/14/06
MM/DD/YY:**Public Hearing Date MM/DD/YY:** 3/28/06**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	2/23/06 2:20 PM	Checkin	vanhornlr	Public	003736
HLB_SubWorkflow	2/23/06 2:25 PM	Approve	wardre	Public	003736
ECD_SubWorkflow	3/2/06 1:33 PM	Approve	thomasm	Public	003736
OMB_SubWorkflow	3/3/06 11:17 AM	Approve	mitsonjl	Public	003736
Legal_SubWorkflow	3/3/06 1:48 PM	Approve	fehlenrl	Public	003736
MuniMgrCoord_SubWorkflow	3/3/06 2:08 PM	Approve	abbottmk	Public	003736
MuniManager_SubWorkflow	3/3/06 2:08 PM	Approve	abbottmk	Public	003736

M.O.A.

2006 MAR - 3 PM 3:22

CLERKS OFFICE