

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 1-22-08

Submitted by: Assembly Member Johnston  
Assembly Member Birch  
Prepared by: Planning Department  
Reviewed by: Assembly Counsel  
For reading: January 8, 2008

ANCHORAGE, ALASKA

AO 2008-6

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.09 AND SECTION 21.15.134 PERTAINING TO SINGLE FAMILY, TWO-FAMILY AND TOWNHOUSE RESIDENTIAL USES, AND TO ALLOW COMMERCIAL TRACTS IN THE GIRWOOD RESORT ZONING DISTRICTS.

(Planning Case 2007-183)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code section 21.09.050 is hereby amended to read as follows *(the remainder of the section is not affected and therefore is not set out)*:

**21.09.040**      **Zoning districts.**

\*\*\*      \*\*\*      \*\*\*

E.      Resort districts.

1.      General description. There are two resort districts in Girdwood, labeled GRST-1 and GRST-2, focused on tourism and alpine skiing. The GRST-1 district consists of the area around the existing day lodge, referred to as the original mountain base resort. The GRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel area, and undeveloped property for future resort expansion. The resort districts permit a varied range of commercial uses and [THE DEVELOPMENT OF MULTI-FAMILY] residential dwelling units.

In order to provide adequate review of larger projects, to protect the public interest, prohibit the development of structures out of scale with the character of different parts of Girdwood, and provide flexibility and simplicity of development, certain uses have different review and approval requirements, depending on the size of the use. The sizes and approval requirements are delineated in Table 21.09.050-1.

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(AO No. 2005-81(S), § 1, 11-1-05); AO 2007-150, § 1, 12-11-07

1 **Section 2.** Anchorage Municipal Code section 21.09.050 is hereby amended to read as  
2 follows (*the remainder of the section is not affected and therefore is not set out*):  
3

4 **21.09.050**      **Use regulations.**

5 \*\*\*      \*\*\*      \*\*\*

6 A. *Table of allowed uses.* Table 21.09.050-1 below lists the uses allowed within  
7 the base zoning districts in Girdwood. When the uses in a district are  
8 determined through a master planning process per subsections 21.09.030E,  
9 and F., this table shall not apply.

10  
11 \*\*\*      \*\*\*      \*\*\*

12 5. Table of Allowed Uses  
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TABLE 21.09.050-2: TABLE OF ALLOWED USES

P = Permitted, C = Conditional, S = Administrative Site Plan Review, M = Major Site Plan Review, O (with # inside) = see endnote  
For GDR, GDR-L, GDR-2, GDR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential										Commercial										Ind.		Resort		O			
		gR					gR					gC					gC					gl	gl	gR	gR				
		1	2	2A	3	4	5	1	2	3	4	5	6	7	8	9	10	1	2	ST1	ST2	A							
Household Living	Dwelling, single-family detached	P	P	P	P	P			P	P	P	P								P	P					P	P		
	Dwelling, single-family attached	S			S																P					P	P		
	Dwelling, two-family	P	P	P	P	P			P	P		P														P	P		
	Dwelling, townhouse	S			S																					P	P		
	Dwelling, multiple-family (<4/acre)	P							P	P		P									P	P				P	P		
	Dwelling, multiple-family (4-8/acre)	C					S	S		S	S	S									S	S				S	S		
	Dwelling, multiple-family (>8-20/acre)						C	C				C														C	C		
	Dwelling, multiple-family (>20/acre)																									C	C		
	Dwelling, mixed-use																												
Group Living	Residential care facility, large	C					S	S		S	S	S																	
	Residential care facility, small	P	P	P	P	P			P	P		P																	
	Roominghouse	C					C	C		M	M	M														M	M		M

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C. Accessory uses.

1. Table of allowed accessory uses. Table 21.09.050-2 below lists the accessory uses allowed within all base zoning districts.

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2. *Use-specific standards for accessory uses.*

**iv. Maximum Square Footage**

**The minimum square footage for an accessory dwelling unit is 300 square feet. The maximum square footage for an accessory dwelling unit is 600 square feet, on a lot up to 15,000 square feet and 750 square feet, on a lot over 15,000 square feet; provided, however, that in the gRST-1 and gRST-2 districts, the maximum square footage for an accessory dwelling unit is 750 square feet on a single-family residential lot. The accessory dwelling unit shall not, however, exceed fifty percent (50%) of the gross floor are of the primary dwelling unit.**

\*\*\* \*\*

(AO No. 2005-81(S), § 1, 11-1-05)

**Section 3.** Anchorage Municipal Code section 21.15.134 is hereby amended to read as follows (*the remainder of the section is not affected and therefore is not set out*):

**21.15.134 Approval of plans for commercial tracts.**

A. Authorization, permitted districts; platting authority. A commercial tract may be created and divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction. Designation of commercial tracts shall be allowed only in PC, R-O, B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, MC, I, [OR] M1, GRST-1, or GRST-2 zoning districts. The planning and zoning commission shall be the platting authority for a commercial tract whose site plan includes a large retail or mixed use establishment. The platting board shall be the platting authority for all other commercial tracts.

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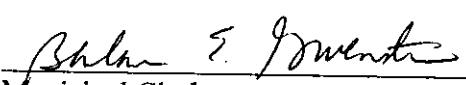
(AO No. 82-16; AO No. 91-34; AO No. 91-90(S); AO No. 2002-60, §§ 1--5, 7-16-02; AO No. 2006-36, § 1, 3-14-06)

**Section 4.** This ordinance shall be effective immediately upon its passage and approval by the Assembly.

1  
2 PASSED AND APPROVED by the Anchorage Assembly this 20<sup>th</sup> day of  
3 January, 2008

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7  
8 Chair 

9 ATTEST:

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11   
12 Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2008-6

Title: Planning and Zoning Commission, Case 2007-183;  
recommendation of approval for an amendment to Anchorage  
Municipal Code Chapter 21.09 and Section 21.15.134,  
pertaining to single family, two-family and townhouse  
residential uses, and to allow commercial tracts in the  
Girdwood Resort Zoning Districts.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>			
	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant economic impact on the private sector.

Prepared by:	<u>Jerry Weaver Jr.</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 35-2008

Meeting Date: January 22, 2008

From: Mayor

Subject: Planning and Zoning Commission recommendation for an ordinance amending Anchorage Municipal Code Chapter 21.09 and Section 21.15.134, pertaining to single family, two-family and townhouse residential uses, and to allow commercial tracts in the Girdwood Resort Zoning Districts

1 This ordinance will allow single-family, two-family and townhouse residential uses  
2 and styles in a mixed density approach in the Girdwood Resort Zoning Districts. In  
3 keeping with allowing these styles of residential uses, the ordinance will also allow  
4 accessory dwelling units with single-family uses, and will allow use of the  
5 commercial fragment lot development process to facilitate development.  
6

7 Single-family residential uses are generally allowed in all residential zoning districts.  
8 However, at times, minimum densities are set in some districts such as in the B-3  
9 (General Business) zoning district, to encourage higher densities and more compact  
10 arrangements. Recently, Alyeska Resort Management Company, Inc., submitted an  
11 Area Master Plan for the Alyeska Resort area in Girdwood, AK. This plan is a  
12 revision and expansion of the existing older plan for the resort. One of the primary  
13 points it desires to achieve is a mix of residential use types and densities. In review  
14 of the two resort district uses, it was noted that single family, two-family and  
15 townhouse uses are not allowed. Although the original intent was to encourage a  
16 mix of residential use types, it is noted that with an appropriate and required master  
17 planning process, it is possible to incorporate single-family, two-family and  
18 townhouse residential uses and styles in a mixed density approach. Allowing for this  
19 use, combined with the required master planning process, will allow for a case-by-  
20 case review of residential developments.  
21

22 There was no opposition to the ordinance at the public hearing. The Planning and  
23 Zoning Commission supports the ordinance.  
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28



1  
2 THE ADMINISTRATION RECOMMENDS ADOPTION OF THE  
3 ORDINANCE.  
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5

6 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

7 Concur: Tom Nelson, Director, Planning Department

8 Concur: Mary Jane Michaels, Director, Office of Economic  
9 and Community Development

10 Concur: James N. Reeves, Municipal Attorney

11 Concur: Denis C. LeBlanc, Municipal Manager

12 Respectfully submitted, Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-088**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.09 REGARDING SINGLE FAMILY, TWO-FAMILY AND TOWNHOUSE RESIDENTIAL USES IN THE GRST-1 AND GRST-2 (GIRDWOOD RESORT) DISTRICTS.

(Case 2007-183)

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WHEREAS, a request has been received from the Planning Department for a recommendation on an ordinance which would amend Anchorage Municipal Code section 21.09 and Section 21.15.134 Pertaining to Single Family, Two-Family and Townhouse Residential Uses, and to Allow Commercial Tracts in the GRST-1 and GRST-2 (Girdwood Resort) Zoning Districts; and

WHEREAS, notices were published, posted and mailed and a public hearing was held on December 10, 2007.

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

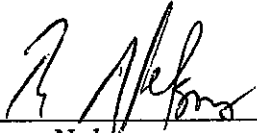
A. The Commission makes the following findings of fact:

1. The Commission finds that single family residential uses are generally allowed in all residential zoning districts. In review of the GRST-1 and GRST-2 resort district uses, it was noted that single family, two-family and townhouse uses are not allowed. Although the intent was originally to encourage a mix of residential use types, with an appropriate and required master planning process, it is possible to incorporate single family, two-family and townhouse residential uses and styles in a mixed density approach.
2. The Commission finds that a diversity of housing types in this area is appropriate, particularly in terms of allowing development of single-family uses in areas of more difficult topography. Because it provides this flexibility, these changes in the district would benefit development of this area and the community at large.
3. The Commission recommended approval of the ordinance unanimously

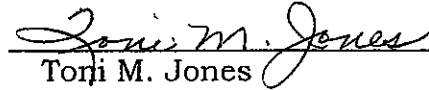
B. The Commission recommends to the Anchorage Assembly approval of an Ordinance Amending Anchorage Municipal Code Chapter 21.09 Regarding Single Family and Townhouse Residential Uses in the GRST-1 and GRST-2 (Girdwood Resort) Districts as written.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
this 10th day of December, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
7th day of January 2008.



Tom Nelson  
Secretary



Toni M. Jones  
Chair

(Case 2007-183)

ac

**PLANNING AND ZONING COMMISSION MEETING**

**Alyeska Hotel  
1000 Arlberg Road  
Girdwood, Alaska  
MINUTES OF  
December 10, 2007  
6:30 PM**

**A. ROLL CALL**

Present      Toni Jones, Chair  
                 Jim Fredrick  
                 Jim Palmer  
                 Art Isham, Vice Chair  
                 Andrew Josephson  
                 Nancy Pease  
                 Thomas Vincent Wang

Excused      Bruce Phelps  
                 Lamar Cotten

Staff          Tom Nelson  
                 Jerry Weaver  
                 Angela Chambers  
                 Sharen Walsh

**B. MINUTES**

COMMISSIONER ISHAM moved for approval of the minutes of November 19, 2007. COMMISSIONER PHELPS seconded.

AYE: Josephson, Jones, Isham, Fredrick, Palmer, Pease, Wang, Phelps, Cotten

NAY: None

PASSED

**C. SPECIAL ORDER OF BUSINESS**

**1. Disclosures**

VICE CHAIR ISHAM requested that members make disclosures regarding items on this evening's agenda.

CHAIR JONES disclosed that her employer has represented the petitioner and, in the past, she has done work on maps for them, but she has done

COMMISSIONER PHELPS disclosed regarding case 2007-169 that case involves, at least in part, the use of State land. He works with the Department of Natural Resources and they are the managers of that land for the State of Alaska. His unit does not directly administer the land involved. VICE CHAIR ISHAM felt Commissioner Phelps had no conflict.

COMMISSIONER ISHAM moved to reconsider case 2007-177.  
COMMISSIONER PEASE seconded.

COMMISSIONER WANG disclosed that he was not present for the meeting at which a vote was taken on this case and would abstain.

COMMISSIONER COTTEN asked why the Commission would not want to wait until Staff has answers before making a determination whether or not to reconsider this case. CHAIR JONES explained that the Commission's Rules of Procedure require that a reconsideration be dealt with at the meeting following the meeting at which action was taken on a case. The Commission would not reconsider the matter this evening, but would decide only on the issue of whether or not to reconsider. COMMISSIONER COTTEN asked if the matter would need to be reconsidered at the point when it is again before

the body. CHAIR JONES explained that the matter of reconsideration would not be brought before the Commission again, rather the motion on the matter itself would be brought before the Commission.

AYE: Josephson, Jones, Isham, Fredrick, Palmer, Pease, Wang, Phelps  
NAY: Cotten

PASSED

COMMISSIONER ISHAM moved to postpone case 2007-177 to December 19, 2007. COMMISSIONER PEASE seconded.

AYE: Josephson, Jones, Isham, Fredrick, Palmer, Pease, Wang, Cotten, Phelps  
NAY: None

PASSED

**D. CONSENT AGENDA**

**1. Resolutions for Approval: 2007-082 (case 2007-170)**

COMMISSIONER ISHAM moved for approval of the Consent Agenda.  
COMMISSIONER FREDRICK seconded.

COMMISSIONER PALMER and COMMISSIONER PEASE abstained as they were absent from the meeting at which this case was heard.

AYE: Josephson, Jones, Isham, Fredrick, Wang, Cotten, Phelps  
NAY: None  
ABSTAIN: Palmer, Pease

PASSED

**E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS – None**

**F. REGULAR AGENDA – None**

**G. PUBLIC HEARINGS**

CHAIR JONES suggested that the public hearings on cases 2007-183 and 2007-169 be held jointly. She also suggested altering time limits to 30

minutes for the petitioner, including rebuttal, 10 minutes for representatives of groups, and 5 minutes for individuals. There were no objections to these suggestions.

1.     **2007-183**           Municipality of Anchorage. An Ordinance Amending Anchorage Municipal Code Chapter 21.09 and Section 21.15.134 Pertaining To Single Family Residential Uses, and to Allow Commercial Tracts in the Girdwood Resort Zoning Districts.
  
2.     **2007-169**           Alyeska Resort Management Company. A special meeting of the Planning and Zoning Commission to be held in Girdwood at the Alyeska Hotel to review the Alyeska Resort Master Plan on December 10, 2007.

Staff member ANGELA CHAMBERS described the matters before the Commission this evening. She first spoke to case 2007-169, the Alyeska Resort Master Plan. Alyeska Resort Management Company (the petitioner) is proposing an Area Master plan for the Alyeska Resort area. A master plan for the petition site was previously approved by the Commission in 1987. Since that time, the Girdwood area has undergone an extensive rezoning process, and the resort holdings have been sold. The petitioner is proposing to amend the existing master plan by replacing it with a new plan that conforms both to the new zoning for the site and to the Resort's future expansion plans. She noted that the Commission had been provided with an 11"x17" copy of the Area Master Plan dated October 23, 2007. The third page of that document shows the outline of the master planning area. The Area Master Plan is intended to facilitate the planned development of the large tracts of land under unified control of the petitioner and to provide for land use compatibility and development responding to site-specific environmental constraints and opportunities. In doing so, the Area Master Plan establishes the general arrangement of land uses, circulation and infrastructure systems for the identified development areas, and creates more specific uses and standards to allow for more certainty in development for the community. The existing master plan encompasses an area of approximately 210 acres, whereas the proposed Area Master Plan encompasses a larger area of 386.91 acres, which is under the petitioner's development control. The new Area Master Plan also goes into more detail than the existing plan. There are some basic items

that outline the major feature of the Plan, which the petitioner will review. In summary, the major features of the Plan are: 386.91-acre site, with 266 acres of the site as recreational/open space

- Maximum 1,377 residential units with mixed housing and ownership types and densities from 1-20 dwelling units per acre (DUA)
- Maximum of 100,000 SF of commercial uses related to resort activities
- 400 new surface parking spaces, to bring total parking on the site to 2,200
- Pedestrian facilities and plazas connecting the residential villages, resort areas, and the Girdwood Townsite
- Connections to proposed Heritage Land Bank Nordic developments in the upper valley area

MS. CHAMBERS provided an overview of the criteria, the conditions, and the Department's recommendations. The petition site is zoned GRST-1 and GRST-2. Areas in Girdwood that are designated as GRST-2, and any other area in joint or single ownership that opt to, are required to comply with the Area Master Planning requirements. Areas in Girdwood zoned GRST-1 and GRST-2 are required to comply with the Development Master Planning requirements of AMC 21.09.030F. These subsections task the Planning and Zoning Commission to review and take action on the plans prior to the petitioner submitting any specific site development plans for individual uses. The Area Master Plan sets the boundaries and development types and standards for future planned developments within those boundaries, including infrastructure and general arrangement of the land uses. If the Area Master Plan is approved tonight, prior to any development in areas under this Area Master Plan, a Development Master Plan will be required. This Development Master Plan takes the master planning a step further, by creating more specific uses and standards to allow for more certainty in development. The intent of this process is as follows it becomes more of a site plan or conditional use. Both of these master planning processes are required for the subject resort area, due to their zoning and contiguous ownership. An approved Area Master Plan allows the applicant to file applications for development. This Plan would, however, create a presumption that design, density, uses, and site layout are acceptable to the municipality, subject to further review and application of relevant regulations in the review of subsequent applications.



The approval criteria include criterion (a) that the area master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter as stated in Section 21.09.010. The purpose of that code section is to provide standards and regulations to implement the comprehensive plan elements for Girdwood, preserve and enhance the distinctive mountain-resort character and natural environment of the Girdwood area, and avoid overlap with standards and regulations applicable in other districts of the municipality.

Criterion (b) is that the streets, roads, and other transportation elements are in conformance with applicable transportation plans. Criterion (c) is that the development has no substantial adverse fiscal impact on the municipality. Criterion (d) is that the development provides significant community benefits in terms of design, community facilities, open space, and other community amenities. Criterion (e) is that the development is compatible with the character of the surrounding area and minimizes any potential adverse impacts to surrounding areas to the maximum extent feasible. Criteria (f) is that sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in surrounding areas. The Commission is tasked with reviewing these criteria vis-à-vis the proposed Area Master Plan. The Area Master Plan is a generalized plan to guide future area development.

The Department finds that the Area Master Plan is based on a thorough examination and evaluation of the existing environmental, economic and physical conditions of the site, that it meets the criteria the Commission is charged with reviewing, and that the concept land uses and residential densities continues to meet the intent of the Girdwood Area Plan (GAP) as well as the area Master Plan. The Department recommends approval subject to 9 conditions. MS. CHAMBERS amended the first paragraph of the recommendation to delete "with the final Development Master Plan(s)." She also amended condition 9 to delete "or other entitlement requests" as that is not required by the code.

MS. CHAMBERS explained that case 2007-183 is an ordinance related to the Area Master Plan. It addresses single-family, two-family and townhouse residential development in the GRST-1 and GRST-2 districts. These uses are generally allowed in all residential zoning

districts, but at times minimum densities are set in some district to encourage higher densities and more compact arrangements. The Area Master Plan desires to achieve a mix of residential use types and densities. In review of the two resort district uses, it was noted that single family, two-family and townhouse uses are not allowed. The Department finds that with an appropriate and required master planning process it is possible to incorporate single-family, two family and townhouse uses and styles in a mixed-density approach. This also meets the intent of these districts. The ordinance would also allow accessory dwelling units with single-family uses.

COMMISSIONER PEASE noted that the Girdwood Board of Supervisors (GBOS) commented on their desire to change the height restrictions in the GRST-1 district. She asked if that would properly be considered in the zoning change or does it not need to be considered until a development plan is submitted. MS. CHAMBERS replied that once the Area Master Plan sets the generalized uses, the petitioner will submit individual development plans that do not change the uses allowed, but can change some of the development standards, such as height and setbacks. This will require a public hearing before the Commission. Changes that are done through development plans do not require an ordinance amendment and the Commission is the final authority on those items; they do not require Assembly approval. The appeal process for both the Master Plan and development plans is to the Board of Adjustment.

COMMISSIONER JOSEPHSON asked what types of accessory dwelling uses would be allowed by the ordinance. MS. CHAMBERS referred to page 005 of case 2007-183, containing a table of accessory uses. She explained that GRST-1 and GRST-2 would allow mother-in-law apartments.

The public hearing was opened.

TIM POTTER, representing the petitioner, introduced LARRY DANIELS with Alyeska Resort. MR. DANIELS introduced Mark Weeklin, hotel vice president, Rich Idom, ski operations vice president, and Randall Call, chief counsel. He also introduced consultants include Mark Cane and Mark Hamlin with SE Group, which has designed hundreds of ski resorts worldwide for the last 50 years. There were two bidders for Alyeska Resort last year and this bidder desired to create a four-season mountain resort where the mountain and its surroundings are the focus of year-round activities. The lifts that will be rebuilt or created are Chair 3, Chair 4, Chair

7 near the hotel, Chair 6, and the Glacier Tram that goes nearly to the ridgeline, which will put Alyeska over 3,000 vertical feet. This will create access to hundreds of acres to the south and east that would be open backcountry terrain. There will also be significant trail enhancements. The Adrenaline Park will be an area of year-round activity with training in winter and a zip line and possibly a mountain coaster facility in the summer. At the location of the current day lodge will be a summer concert venue and the beginning of the Winner Creek Trail that leads to the far side of the current hotel and to the existing Winner Creek Trail that extends to 20 Mile or the Crow Creek Road. There is also a hiking trail that starts at the tram terminal and comes down through the north side to provide access to the race trail of the mountain and to the base area, which was developed this past summer. In addition to hiking activities, the Resort hopes to work with the Municipality to develop a four-season hiking/Nordic trail toward Winner Creek. The other summer activity is lift-assisted mountain biking. Over the past summer, improvements were made to the hiking trail, snow making facilities were doubled to extend to the top of the tram, two magic carpets were installed to replace the old rope tows near the old day lodge and the tram, employee housing was constructed for up to 100 people, and there were numerous hotel improvements. There is a synergistic relationship between the mountain and the village.

MR. POTTER briefly reviewed the initial Master Plan for the Resort that includes an area that was acquired from the Heritage Land Bank (HLB) land. He then reviewed the 1987 Master Plan, which delineates development from Arlberg Road, an 800-car parking lot, and a hotel with over 300 rooms. Phase 2 was an additional 500-room hotel. This is nearly double the size of the existing hotel. The plan also showed large structures built into the hillside. Once the day lodge was constructed, the Planning Department asked that a master plan be developed before there was further development. There is now a new owner. Seibu acquired the additional acreage, but there has been a long period without development. The new owner is investing to improve the use of the hill for skiing, to ensure there is snow all the way to the top of the mountain, creating new runs, and creating year-round activities. The new owner views this as an integrated development of the lodge, the valley, and the village.

MR. POTTER next reviewed the new Area Master Plan depicting both areas that have been developed and areas that are planned for development. He began with a review of Tract A, which encompasses the existing hotel, the pond, the tram lift, and the existing parking lot. There is new employee housing and a new chapel in this area as well. Rather than another 500-room hotel, the plan is to create another pond with lodge facilities around the pond

and parking on the exterior so the area within the development is public pedestrian space. There will also be some commercial activity as well.

MR. POTTER next reviewed Areas C and D, which is a steep hillside environment with bedrock outcroppings. In past evaluation of this area, there was examination of taking a road up the hill. The current owner did not want to damage the hillside by building large structures and prefers to provide diversity in housing styles, putting single-family development where it can be developed with sensitivity to this difficult terrain. This area precipitates the changes to the GRST-1 and GRST-2 zones proposed in case 2007-183.

Area A1 includes the Challenge Alaska facility and the guns for avalanche control. A high-end lodge facility with ski-in/ski-out capability would be developed in this area. Four-plex townhouse style housing would also be developed in this area. Next to the existing residential development on Taos Road, single-family homes are proposed. A green area would be left adjacent to existing development in order to create a buffer.

Area V. There would also be additional development by Challenge Alaska. Chair 3 would be realigned, a new temporary base facility would be built, and the base village would be developed. The Nugget Inn is now gone and Chair 3 would be extended downward. He explained that many developments are under capitalized and initially subdivide the base area in order to capitalize the ski hill improvements, which happened in Girdwood. This meant that much of the beginner ski area was sold to capitalize the infrastructure for the hill. MR. POTTER described new development in this area, which would include a new day lodge, a new ski lift to that area, and under the building parking and heated walkways with commercial space at the ground level. He also indicated the location of a bunny hill and children's ski area. The changes requested to the GRST-1 and GRST-2 zones were requested in order to accommodate commercial tract subdivisions in this area and the area near the hotel. The Adrenaline Park would potentially have a zip line and a toboggan line for use in summer and winter.

In the base ski and day lodge area, a massing study was done in order to analyze the ability to provide access and parking beneath the buildings and ensure variation and texture to the buildings. MR. POTTER first displayed what would be the view from the Seward Highway, an aerial view of this area, and a southeast view from the slope. He also reviewed the design materials being considered as the palette for the development. He reviewed architectural types similar to what would be incorporated into this development. He then reviewed an architectural drawing of the building types proposed, including a concept drawing of the building to replace the

Sitzmark, which has an alpine look. He briefly reviewed how this proposed development ties into trails in the area. There is a location for a Nordic ski center that would be a gathering point, ski rental, coffee shop, etc. that would serve as a beginning, rest, and ending point for cross-country skiers, bicyclist, and hikers. This area connects to various trails, both existing and proposed. The Municipality is looking to develop three separate 5K loops to enhance the existing trail system.

COMMISSIONER PHELPS asked for a description of the proposal related to the Winner Creek Trail. He also asked if the multi-season trails are on municipal property. MR. POTTER replied that the multi-season trails are on municipal land. An open space area was created in the 1987 Master Plan that encompasses the trail. The intent is to take the plaza area at the base and continue pedestrian access through to Winner Creek Trail. COMMISSIONER PHELPS asked if the Forest Service would continue to maintain that trail. MR. POTTER responded that the trail has been upgraded. He understood there would be continued maintenance on the trail. COMMISSIONER PHELPS believed the trail is on either State or municipal land and he wondered whether the government would continue to maintain the trail on land not under its ownership. MR. DANIELS stated the right-of-way for the trail belongs to the Forest Service, although it is on municipal property. They have continued to maintain the trail. COMMISSIONER PHELPS understood the trail is a federal reserve.

COMMISSIONER PEASE noted that trail users look for a consistent experience. She thought that people seeking the backcountry experience on Glacier/Winner Creek would prefer to start at the tram rather than hike the approximately one mile through an urban village experience. She asked where those trail users might park. MR. POTTER replied that the type of improvements being developed are intended to useable for individuals all ages and levels of expertise. Users who want to get to Winner Creek Trail quickly will park in a lot at Area A on the perimeter of the development. COMMISSIONER PEASE noted that on map 3.2 is a solid orange line around the perimeter of the planning area that does not have a legend explanation. She asked if that is the trail that people would use to shortcut to the Glacier/Winner Creek Trail. MR. POTTER replied in the affirmative.

COMMISSIONER PALMER noted that a letter from Ed Schilling speaks about Taos Road being near his home. He asked for comment on this letter. MR. POTTER understood that Mr. Schilling's concern is the road connection to serve the single-family development in this area. There are a series of dead-end roads in this area and, over the years, there have been numerous complaints about heavy snow, limited widths in the road, difficulty with snow

removal, and difficulty with parking and for emergency access. When this area comes in for development approval, the petitioner anticipates a request from PM&E, Traffic Engineering, Fire and Girdwood Road Maintenance to see connection so there is a loop. The issue of buffering between Mr. Schilling's unit and the road would be addressed at the time of development. The width of the buffer is unknown, but a connection in the area is expected. COMMISSIONER PALMER asked if this question would be addressed in the transportation planning efforts. MS. CHAMBERS replied that these issues will be dealt with in specific master plans, but the issue of the road will also be addressed through a traffic impact analysis (TIA).

COMMISSIONER JOSEPHSON understood that natural vegetation would be retained adjacent to the single-family homes on Taos. MR. POTTER stated that the abutting developed lots have been essentially cleared during their development. There is nice vegetation behind those lots. The petitioner proposes that the access road be pulled east and vegetation remains along the east sides of the lot. If this property were developed under the existing zoning, it would be with multi-family homes, which would result in removal of the vegetation. COMMISSIONER JOSEPHSON asked if the master plan could require retention of vegetation through covenants. MR. POTTER replied that it could be required at this level of the plan. COMMISSIONER JOSEPHSON noted that the Peterson economics report refers to golfing. He asked if that is part of the master plan or a tertiary issue. MR. DANIELS emphasized that Mr. Burn has indicated he personally has no interest in developing a golf course.

COMMISSIONER PEASE thought the parking near the Adrenaline Park opens onto Alyeska View Avenue. This is outside the project area, but she asked if the road would need upgrades and how would overflow parking be prevented. MR. POTTER stated that overflow parking is an existing situation and something to be considered in future development plans. A TIA is underway from the end of Arlberg Road to the Alyeska Highway where it intersects with the Seward Highway. This issue can be addressed at this level, if the Commission so desires. COMMISSIONER PEASE felt that, with the possibility of a choke point at Arlberg and the Alyeska Highway, that might become an alternative access. MR. POTTER was aware of issues with overflow parking and access occurring in that direction during busy days. COMMISSIONER PEASE referred to the 2001 Transportation Master Plan and asked whether there would be provision so Arlberg can connect north to Crow Creek Road. Further, a rail spur was anticipated in the Transportation Master Plan, which also called for improved shuttle bus stops at the old base area and initiation of shuttle service between the hotel, day lodge, and the old townsite. The Transportation Master Plan also encourages better

connectivity with no cul-de-sacs or spurs to exceed 150 feet. MR. POTTER stated the access to Crow Creek would require bridge construction and have significant associated cost. When the 1987 Master Plan was done, effectively the same number of units was proposed. This plan is a redistribution of units within a somewhat larger area. The biggest concern at that time was if there was a catastrophic event that took out the bridge, the other side of the valley would be trapped and an alternative access would be desirable. He did not believe that connection would be driven by this project, based on the TIA. He asked whether there was a similar concern when the Municipality was doing the HLB project.

COMMISSIONER PEASE asked if the design at the end of Arlberg Road has a stub out to accommodate through traffic without disturbing pedestrian and parking patterns. MR. POTTER replied that what is proposed is similar to what the GAP shows in its transportation drawing as a crossover point. Nothing has been done to preclude that from occurring. COMMISSIONER PEASE asked if there is an easement that could accommodate the right-of-way necessary for Arlberg Road at a future date. MR. POTTER replied that is outside of the boundaries of Alyeska's ownership. The bridge and the road up to it are on municipal property.

MR. POTTER explained that the shuttle system is being enhanced through a grant that the Resort pursued, which will create an intra-community transit system. MR. DANIELS stated the community transit system began operation on November 17, 2007. COMMISSIONER PEASE asked whether that could be shown on the development plans. She also asked if potential future rail spur connection could be accommodated in the right-of-way for Arlberg Road and could that also be shown on the plan. MR. POTTER replied that the bridge and crossing could be shown. He noted that there are multiple crossings in the Moose Meadow area. Ski and other trails go up and down the valley and there are concerns with the need for grade-separated crossings for those. COMMISSIONER PEASE stated that page 39 of the Transportation Master Plan states that there will be no cul-de-sacs or spurs exceeding 150 feet. She asked whether there was possibility for better connection with the spurs that are shown in the plan. MR. POTTER stated there is only one way up the mountain, given topography, and there is no other way down. MS. CHAMBERS stated this issue was not more thoroughly addressed in the Staff analysis because the TIA is still underway. Transportation Planning and Traffic Engineering with both the State and the Municipality are examining this and other issues. One of the conditions of approval is resolution of the TIA because the Area Master Plan is generalized. The petitioner has provided more detail than is required.

COMMISSIONER PHELPS asked whether the petitioner has any concerns with the Staff recommendations. MR. POTTER replied that he had no concerns with the conditions as modified this evening.

COMMISSIONER PEASE noted that this new proposal has 24 units of employee housing and the rest of the housing appears to be upscale. She asked how the 24 units of employee housing and what has been built recently match with demand for affordable housing. MS. CHAMBERS replied that this is an issue that the Municipality struggles with throughout the city; there are no code requirements for affordable housing. The HLB commissioned general economic and other studies of the area. The Department is heartened that the petitioner is looking at the issue of employee housing. The issue of affordable housing is beyond the scope of this development.

ANDREW EKER, property owner in Girdwood for over 40 years, was impressed with the master plan being proposed. He stated he was one of the original owners of Alyeska East Condominiums and an original owner of Alyeska North Condominiums and is currently chair of the association. He felt the developer wants to enhance the day use of the mountain and it appears that, with the increased uphill capacity, there is insufficient parking for daytime use. Much of the use in the day is Chair 4 and Chair 1 and the only added parking is near the tram. His other concern is the developer's interest in expanding beginner slopes. A large building is planned in front of Alyeska North near Chair 3 and next to the Challenge Alaska building. This cuts into Chair 3, which is the primary beginner slope, and wipes out half of the lower slope.

DIANA STONE LIVINGSTON, resident and property owner in Girdwood for over 28 years, stated that she has served on the GBOS, 2.5 years of which as chair or co-chair, has served as chair of the Crow Creek Neighborhood Master Plan Subcommittee, and currently is chair of the Girdwood Townsite Master Plan Subcommittee. She also served on the task force that funded and has nearly brought into being the Girdwood library and community center. She stated that Alyeska Resort has been a draw for everyone that comes to the valley and it is the economic engine of the valley, employing approximately 500 persons. During the construction phase of this development, which may extend over some years, a number of people will be employed in construction jobs and the capital cost brought to the area will be approximately \$200 to \$300 million. The future employment for the Resort will be at least 700 employees, which will enhance the viability of the Resort as an economic engine, the Turnagain Arm area, Southcentral Alaska, and the state. She was encouraged that the plan is consistent with the provisions of the GAP,



the Commercial Area and Transportation Plan, Title 21 Chapter 9, with the noted exceptions, and that at a community meeting conducted under the auspices of the Girdwood Land Use Committee, there were 53 votes in favor of moving the plan forward with only two dissenting votes. The GBOS voted unanimously to move the plan forward. She hoped the Commission would vote to approve the master plan and let the design and development phases occur in the future.

COMMISSIONER PEASE noted that Staff found there would be no fiscal impact in terms of services as a result of this expansion. MS. STONE LIVINGSTON replied that one of her personal hopes is to see Girdwood have a fully operational K-12 education system, good roads, a library and community center, a second electric feeder line, and a second access road on the east side of Glacier Creek. All of these are challenges that are outside of the scope of this master plan. The GBOS received a commitment from HLB that the development of the Crow Creek neighborhoods would be phased so that the growth of infrastructure could keep pace. The library and community center are the first manifestation of the growth that is occurring. There is a new park-and-ride center and new paved roads around that development. More work will be done in summer 2008. There is also hope for improvements up Crow Creek Road, including a water line that provides a safe water supply.

DR. JAN URBAN, resident at 200 Taos Road, stated that he and his neighbors bought their units on the east side of Taos with the current zoning on a quiet cul-de-sac. He enjoys this atmosphere and the fact there is a tree lined back to the units. One of his concerns was that this area has a steep slope, which could create drainage issues and perhaps landslides, once the area is deforested. He felt that making Taos a through street is contrary to the environmental concerns of the community and small town atmosphere. He was also concerned that, although the developer has been clear that he desires a family resort, the plans show some hazards to young skiers at Chair 3. There does not seem to be a plan for a transition from beginner to intermediate skiers on the upper portion of the mountain and the lower mountain is not conducive to beginners. He believed that 70% of the skiers who come to Alyeska do not return because of their fear of the mountain, there is nothing for intermediate skiers or weak intermediate skiers on the upper mountain, and no transition other than icy catwalks. He looked forward to this zoning change being more than an eminent domain of a large developer taking the rights of the small individual property owner.

COMMISSIONER PEASE asked if there is an existing right-of-way for Taos or would there be eminent domain taking of property for right-of-way. MR.

POTTER replied that Taos is a public road that ends at the north boundary of the subdivision in which Dr. Urban owns a unit. The link the petitioner is examining goes over a utility corridor and would probably be exacted out of Alyeska Resort's property holdings. He did not anticipate there would be eminent domain taking of private property; he did not understand Dr. Urban's comment in this regard. DR. URBAN explained his use of the term was figurative and referred to changing the code to allow development of a street that is now a dead-end cul-de-sac and the significant changes in the surrounding area affecting property values if there are drainage issues. He stated he will no longer be able to view a forest of trees, but rather some development. He cannot prevent what someone does on the property they own, but he had some understanding of the uses allowed under the existing zoning when he purchased his property. COMMISSIONER PEASE did not believe the issue of the upper and lower mountain could be addressed in this site plan review.

VERNON BROWN stated he has been a resident of Alyeska North Condominiums since 1979. He stated that development behind him would take half of the lower mountain ski area. Chair 3 is being moved into the parking lot, which caused him concern. He thought that placing a large building adjacent to Alyeska North Condominiums would take the area available to beginners.

COMMISSIONER JOSEPHSON stated Chair 3 is toward the Seward Highway from the new development. He asked how the new development affect what is now the Nugget Inn and Chair 3. MR. BROWN stated that there are 75 yards between his condominium development and Chair 3 and the building the petitioner is proposing is four times the size of his condominium development. There is not enough room on the mountain to create such a facility without impeding the existing trail. COMMISSIONER JOSEPHSON stated he has environmental concerns about the area, but this hotel has actually opened more skiing. MR. BROWN stated there is no more beginner level skiing. From the front of Alyeska North to where Chair 3 is being moved, it is steep and half of the area is being encumbered.

PHIL LIVINGSTON, 28-year Girdwood resident, stated he has been a commercial real estate professional for 40 years. He stated he has seen numerous advances in Girdwood over time, but nothing has gone as far as he had hoped. Mr. Burn has the commitment and means to implement the changes that are being proposed. This summer Mr. Burn implemented \$25 million in mountain improvements to make Chair 3 and 7 user-friendly and widen the weir, a narrow bottleneck between Main Street and Chair 6, to 160 feet. The developer also intends to widen the Von Imhof Trail below Chair 6

to the race trail so it is safe for families. He felt confident that Mr. Burn could implement this Area Master Plan. He has seen the Master Plan four times, it is family-friendly, skier-friendly, environmentally-friendly, and it will bring all-season users to Girdwood. He urged the Commission to accept the plan. As a ski instructor for the ski school and Challenge Alaska, he understood that removal of Chair 3 is intended to make the area available to beginners. Chair 7 would be enhanced and this would quadruple the ski area for beginners. Widening those two areas and one area off the waterfall will make this an intermediate mountain, which will benefit skiers from Outside. He encouraged the Commission to expedite approval of the petitioner's proposal.

DIANE POWERS, 25-year Girdwood resident, agreed with Ms. Livingston's remarks. She asked to see more alternative energy ideas being used in this project.

MIKE OVERCAST, 15-year Girdwood resident and local businessperson, stated that Chugach Powder Guides and Chugach Adventure Guides serve 20% local clientele, but the bulk of clients come 60% from the Lower 48 and 20% from other countries. Their guests show excitement about Alyeska and with the backcountry skiing opportunities. The petitioner's Master Plan is a good plan that is the result of significant time, energy, and money that addresses the skier's needs and provides for four-season use. He supported the Master Plan without hesitation.

RACHEL SAXBY, condominium owner at Alyeska North Condominiums, reiterated the concerns about parking that were stated by Mr. Eker for Alyeska North and Alyeska East. When business is doing well at the Resort parking is already problematic. Not having additional parking with the proposed development plans would create parking and traffic burdens in the area. She was excited overall for the proposed development. She also had concerns with run-off, noting that Alyeska North has had significant challenges with run-off in the past.

CHAIR JONES clarified that the matter before the Commission is the Master Plan and any specific development plans will receive a future public hearing.

MARCUS ZACCARO, 40-year Girdwood resident and small business owner, was impressed overall with the work that has gone into the Master Plan, particularly with the base area around the Nugget Inn. He noted that the existing condominiums in the area were built without a comprehensive plan. The petitioner's proposal addresses the existing base area with pedestrian amenities, mountainside courtyards that address the upper mountain, beginner slopes and a children's courtyard.

MAC CAREY, owner in Alyeska East Condominiums, stated that he looks forward to future public hearings on developments. He favored the petitioner's proposal. He stated that future investment in this area is positive for his family and his lifestyle. However, he had concerns with parking and in particular that currently the northwest end of Alyeska East is a direct entrance to his floor, without which he would have to take access up a flight of steps, reducing the accessibility of the units on his floor.

DAVE HAMRE, co-owner of Chugach Powder Guides, stated he has been involved in issues and in business in the Girdwood area since 1977. He has been involved in planning on the Glacier/Winner Creek project for many years. He felt that access to Crow Creek is well preserved in this plan. The traffic pattern on Chair 3 largely stays uphill of the large building being proposed. It is important to preserve the beginner terrain, but use already flows uphill of that building. He felt it was important that there is a corresponding commitment on the part of the Municipality to provide support facilities for the community at large. The Municipality should look at community roads, establishing road standards, upgrades to the sewer systems, and other infrastructure improvements that support the proposed development. He stated his daughter plays in a nationally touring bluegrass band and he has visited concert facilities in the Lower 48 that can host such events. This attracts many people in the summertime. He stated it is possible to create that type of venue that is weather-resistant. He felt such a facility has broad-based implications for the Municipality as a whole because there is no comparable outdoor facility in Anchorage at this time. This Plan proposes a number of housing units, but the development will occur over some time period and the market will determine the absorption rate and number of housing units. He felt that municipal facilities could be enhanced/developed commensurately. He stated Chugach Powder Guides has clients from around the world and very few to date have invested anything in Girdwood because they have not seen a project with the product they desire and there has been no certainty in terms of master planning and commitments. This proposal is modest by Lower 48 standards, but it would result in positive changes to the community. He believed that Chugach Powder Guides' clients are waiting to make investments in Girdwood, pending this development.

SCOTT WOODLAND, a recent homebuyer in Girdwood, stated he grew up ski racing at Alyeska and has lived in many resort areas. As a new resident of Girdwood, he wanted to encourage approval of the petitioner's Master Plan. He feared that if this plan is not approved, another developer might not be forthcoming for some time.

MIKE CORRIGAN, frequent visitor and skier and owner at Alyeska North Condominiums, stated that the Resort border is 50 feet from his units and a distance of 75 feet is at the base of Chair 3. With the size of the building being proposed, he did not see the people coming down the two runs to the left go around that building. He agreed with Mr. Brown that the proposed design would decrease beginner skiing. He also noted that parking could be an issue.

In rebuttal, MR. POTTER stated that this is an Area Master Plan, but additional detail has been provided on the drawings. The designers and project team have tried to identify what scale of buildings and types of uses would be appropriate in which locations. He indicated that the structure behind Alyeska East Condominiums, the terrain, and its relationship to Chair 3 will be examined. In terms of parking concerns, he noted that two magic carpets would be installed near Chair 7. Children were previously brought to Chair 7, which was separated by some distance from parking. A magic carpet is being installed to make the area more exciting and attractive to children. A beginner ski school will be in that area as well. Chair 7 was intended to be a beginner's slope, but no mid-station was put in so that it could be used as a beginner slope. A mid-station will be installed so the area is concentrated for beginner skiing use. There is also an area to protect and separate beginner skiers from the return run. This new development will relocate some beginner skiers from the Chair 3 area to the Chair 7 area. In response to the comment regarding alternative energy, MR. POTTER indicated the new owner is very interested. He stated that Dr. Urban is concerned about the value of his land, but he has been enjoying the open area adjacent to him without cost for years and he is now inferring he should be protected either by not developing the area or moving development further away so that he can continue to enjoy something that is not under his ownership. He noted there are multiple public processes that will provide protection for the neighbors during future development.

COMMISSIONER PHELPS asked that Mr. Potter continue his remarks. MR. POTTER stated that single-family, townhouse and duplex housing is appropriate in this area and single-family can be more easily and appropriately accommodated on difficult terrain. Ownership in this base area is complicated in terms of easements and a fragment lot subdivision creates a much better tool for future development, and it allows better phasing and better financing possibilities. He stated this owner has committed to the betterment of the Resort.

COMMISSIONER PALMER asked for response to the public's remarks regarding water run-off. MR. POTTER stated the hillside is rock and run-off

comes downhill. The multi-plex developments that exist experience run-off at low points and in pockets. His suggestion is to intercept this flow to run it around those developments as part of future design.

COMMISSIONER PHELPS asked if commercial fragment lots could be used inside this zone. MR. POTTER replied that this is part of the proposed change in the ordinance.

COMMISSIONER JOSEPHSON asked if the proposed zoning change results in less impact than the existing zoning. MR. POTTER replied that it is beneficial to have a diversity of housing types, which this change allows. It also creates the ability to have smaller structures that can be independently designed into the site in order to preserve the slope to the extent possible. COMMISSIONER JOSEPHSON understood that Taos Road would have to be substantially expanded in order to access the middle of the proposed development. MR. POTTER replied that there would be some upgrade, connection and extension of the roads. Over the years there has been substantial discussion about the problem with snow removal on dead-ends such as Taos, and the lack of area for parking and emergency vehicle access. He anticipated that the Municipality would require connection of the roads. If that is not required, the road can be otherwise routed.

COMMISSIONER PEASE wondered whether the conclusion in case 2007-169 that there would be no fiscal impact to the Municipality and no need for additional services is reasonable. The water infrastructure chapter in the Master Plan speaks to projected community needs for water and wastewater. She asked if this project would accelerate the need for infrastructure expansion. MS. CHAMBERS replied that the standard against which this development is measured is adverse fiscal impact, that is, whether it would be out of character with the area. This is not an immediate development plan; rather it will take time to build out. The TIA and drainage plan are required at this stage of the generalized Area Master Plan in order to better understand the impacts. Any impacts directly related to and caused by a development are the responsibility of the development. When any community grows, there will also be impacts that are the responsibility of the community. Some of the needs will not be evident until individual development area plans and the TIA are completed.

COMMISSIONER JOSEPHSON recalled discussions in the media 10 to 15 years ago about chronic and widespread water problems in Girdwood, which he recalled were associated with wells on individual lots. He asked whether those had any link to the need for water and sewer on this development area. MS. CHAMBERS replied that the petitioner has done extensive on-site

investigations related to this development. There have been concerns in the past throughout the Municipality and in Girdwood related to floodplain and other issues. She was not aware of any contamination or concerns on the petition site. CHAIR JONES further noted that each development area would have to address individual physical issues and conform to developmental criteria.

COMMISSIONER PHELPS reviewed the Staff recommendations in case 2007-169, and asked if condition 2 should state, "The Development Master Plans are to be based upon the general concepts expressed in the approved Area Master Plan." MS. CHAMBERS explained that this condition is meant to state that prior to the submittal of any Development Master Plans, the TIA has to be finalized and drainage studies must be near completion. COMMISSIONER PHELPS asked if condition 2 could state "The primary vehicular and pedestrian routes and overall drainage study and concerns are to be identified and approved with the first Development Master Plan submitted to the Department for approval." MS. CHAMBERS noted that this is addressed in condition 7. She suggested that condition 2 include the first sentence only. COMMISSIONER PHELPS suggested that condition 2 state, "The Development Master Plans may be phased and are to be based upon the general concepts expressed in the approved Area Master Plan. The primary vehicular and pedestrian routes and overall drainage study and concerns are to be identified and approved with the first Development Master Plan. This will require an approved final TIA prior to public hearing for the first Development Master Plan." MS. CHAMBERS accepted this rewording. COMMISSIONER PHELPS asked if condition 7 is still needed. MR. NELSON explained that the major concern of Staff is that the basic land use and infrastructure must be outlined in the Area Master Plan. There are still some issues of concern with the Area Master Plan, particularly how areawide drainage and traffic circulation will be addressed. There is a traffic circulation system in the Area Master Plan, which Staff supports. The overall circulation system and drainage system are not yet fully addressed. These must be addressed so that when a Development Master Plan is brought forward the overall structure will be known.

COMMISSIONER PHELPS asked if condition 3 is intended to reduce conflicts between parking, loading and access. MR. NELSON replied that the intent is that where there are larger facilities, parking and circulation should be addressed, as well as access and loading. COMMISSIONER PHELPS suggested the condition read, "The Development Master Plans that are submitted to the Department for approval shall take into consideration provision of pedestrian access and limiting conflicts between parking, loading and access." MR. NELSON agreed to this language change.

COMMISSIONER PHELPS asked if condition 6 is required by code. MR. NELSON replied in the affirmative. COMMISSIONER PHELPS asked if the condition could be deleted. MR. NELSON replied in the affirmative.

COMMISSIONER PEASE wanted to ensure that, if condition 2 is amended, that there will in fact be an approved TIA before a public hearing on the first Development Master Plan so that the public can comment on the transportation concerns expressed at this hearing. MR. NELSON replied that this would be the case.

COMMISSIONER ISHAM asked that Mr. Potter respond to the four stipulations outlined in the November 30, 2007 letter from the GBOS. MR. POTTER explained that the community was informed that the developer would be seeking increased height limitations in certain areas, subject to further review by the Commission and the public. The GBOS supports the increase in height, although the final design is not yet known and those heights may not be proposed. The community was informed that the petitioner was asking for the ability to do fragment lot subdivisions and to increase building height. COMMISSIONER ISHAM asked if those issues should be addressed in the Commission's action this evening. MR. POTTER replied that it is desirable to have action at this level so the developer knows that height increase can be proposed in future Development Master Plans.

COMMISSIONER JOSEPHSON understood that in the developer's plan Chair 1 no longer comes in front of the Nugget Inn. MR. DANIELS replied that this is correct; Chair 1 is being removed probably next year. Chair 4, which will become a detachable quad, will be the primary access to the upper mountain in that area. COMMISSIONER JOSEPHSON understood that access to the upper mountain would be via Chair 4 and the tram. MR. DANIELS indicated this is correct. He explained that the detachable quad at Chair 4 will be much faster, cutting the time in half from current speeds. Chair 1 is not necessary to maintain the uphill capacity.

COMMISSIONER PALMER asked for comment on inclusion of the items that Mr. Potter referenced. MR. NELSON replied that the regulations already allow the latitude to create design standards in resort areas that do not have to comply with conventional standards. AMC 21.09.030.F(3)(e) says that "design standards proposed in the development master plan may differ from the standards in sections 21.09.060, 070 and 080, but shall meet or exceed those standards as described in (4)(g) below." Height requirements are contained in 21.09.060.

The public hearing was closed.



COMMISSIONER PHELPS moved for approval of case 2007-183, an Ordinance Amending Anchorage Municipal Code Chapter 21.09 Regarding Single Family and Townhouse Residential Uses in the GRST-1 and GRST-2 (Girdwood Resort) Districts as written. COMMISSIONER ISHAM seconded.

COMMISSIONER PHELPS believed this ordinance would be a useful addition to this zoning district. He felt that a diversity of housing types in this area is appropriate, particularly in terms of allowing development of single-family uses in more difficult topography. Because it provides this flexibility, he believed these changes in the district would benefit development of this area and the community at large.

COMMISSIONER PEASE noted that Commissioner Isham had asked if the applicant would be better served by including height restrictions at this time and the GBOS felt that should be included. COMMISSIONER ISHAM understood that Staff has said the issue of height restrictions is already addressed in the code.

AYE: Josephson, Jones, Isham, Fredrick, Palmer, Pease, Wang, Cotten, Phelps  
NAY: None

PASSED

COMMISSIONER PHELPS moved for approval of case 2007-169, Master Plan Approval for Alyeska Resort, in conformance with AMC 21.09.030 E and F, subject to conditions 1 through 9, amending condition 2 to state, "Development Master Plans are to be based upon and may be phased according to the approved Area Master Plan. The primary vehicular and pedestrian routes and concerns must be identified and approved with the first Development Master Plan. This will require an approved final TIA prior to the public hearing for the first Development Master Plan," amending condition 3 to state, "Development Master Plans, in their preparation, shall take into consideration the provision of pedestrian aces, vehicular movement, and shall ensure that conflicts between parking, loading and access are limited. Those areas with lodge facilities and higher concentration of lifts shall have easier to access drop-offs and close parking to benefit day visitors," deleting condition 6, deleting condition 7, amending the last sentence of the initial paragraph of the Staff Recommendation to delete "with the final Development Master Plan(s)" and amending condition 9 to delete "or other entitlement requests." COMMISSIONER WANG seconded.

COMMISSIONER PHELPS explained that he felt it was useful to include the statement that a TIA must be prepared prior to the first public hearing on Development Master Plans. He also felt that the reference to pedestrian and vehicular routes should be included in condition 2 because it provides a better understanding of what is intended. He believed that the Master Development Plan proposed by the applicant is comprehensive, much more flexible and creative than the existing master plan, and has the potential for creating a development that will benefit the Girdwood community and the community at large. This Area Master Plan will address recreational needs and benefit Girdwood and the Municipality. He believed that the Area Master Plan is well thought out and will serve as a good framework for development in this area. He noted that the issues identified in the public hearing regarding drainage in the area near Chair 3 would be further addressed with future development.

COMMISSIONER PEASE noted that there is a great deal of community support and enthusiasm for this Master Plan as a cohesive plan by a developer with experience and commitment in the area. The Plan is in accordance with the GAP, which among other goals, includes a goal "to provide a variety of year-round recreational opportunities" and "to continue the general land use themes of commercial resort development and community growth." It is not necessarily showing complete conformity to the Commercial Areas and Transportation Master Plan, and the Commission and Staff have identified concerns such as cul-de-sac treatment, secondary roads, shuttle transportation, and future rail and collector connection to Crow Creek Road, which will be addressed in the TIA to bring the plan into conformance with the Commercial Areas and Transportation Master Plan.

COMMISSIONER JOSEPHSON stated that, generally speaking, people would not want to drive to the hotel in order to access the gondola or tram to get to the top of the mountain. He thought there was a tendency to go to the parking lot near the day lodge. He anticipated there would be significant traffic issues to the south of Chair 4. He felt sympathetic to existing residents on Taos Road that they have investment-backed expectations, but the neighbors want to develop this land and there is nothing that prohibits that development. He noted that there are other locations in Alaska, like Homer, where asking prices are doubling because the community is maturing and that may happen in Girdwood as well.

COMMISSIONER ISHAM supported the motion and noted that this Area Master Plan meets the intent and requirements of AMC 21.09.030 for the development of an area master plan.

COMMISSIONER PEASE noted that the GAP notes that part of Girdwood's attraction is the small town atmosphere that includes social and economic diversity without a large degree of stratification. She hoped that this concept is kept in mind as the project moves to the development stage.

CHAIR JONES noted that when the land use code for Girdwood was adopted and the provisions for the master plan and development plans were incorporated, implementation of those provisions was uncertain. Today this process embodies that implementation and it is historic. She emphasized that it is important that the public be involved when Master Development Plans are brought forward.

AYE: Josephson, Jones, Isham, Fredrick, Palmer, Pease, Wang, Cotten,  
Phelps

NAY: None

PASSED

**I. REPORTS**

MS. CHAMBERS noted that the Assembly is hearing the ordinance on hotels in the PLI district at its next meeting and asked that a commissioner attend that meeting.

**J. COMMISSIONER COMMENTS – None**

**K. ADJOURNMENT**

The meeting was adjourned at 10:13 p.m.

**MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT  
MEMORANDUM**

---

**G.1.**

**DATE:** December 10, 2007

**TO:** Planning and Zoning Commission

**THRU:** *TN* Tom Nelson, Director, Planning Department

**THRU:** *JTW* Jerry T. Weaver, Jr., Division Administrator

**FROM:** *AC* Angela C. Chambers, AICP, Senior Planner

**SUBJECT:** 2007-183 An Ordinance Amending AMC 21.09 Regarding Single Family, Two-Family and Townhouse Residential Uses in the GRST-1 and GRST-2 (Girdwood Resort) Districts

**BACKGROUND AND DISCUSSION:**

Single family residential uses are generally allowed in all residential zoning districts. However, at times minimum densities are set in some districts, such as in the B-3 (General Business) zoning district, to encourage higher densities and more compact arrangements.

Recently, Alyeska Resort Management Company, Inc., submitted an Area Master Plan for the Alyeska Resort area in Girdwood, AK. This plan is a revision and expansion of the existing older plan for the resort. One of the primary points it desires to achieve is a mix of residential use types and densities. In review of the two resort district uses, it was noted that single family, two-family and townhouse uses are not allowed. Although the intent was originally to encourage a mix of residential use types, it has been noted that with an appropriate and required master planning process, it is possible to incorporate single family, two-family and townhouse residential uses and styles in a mixed density approach. In keeping with allowing these styles of residential uses, the ordinance will also allow accessory dwelling units with single family uses.

The Department finds that allowing single family uses is appropriate for these districts. Allowing for this use, combined with the required master planning process, will allow for a case by case review of residential developments.

**RECOMMENDATION:**

The Department recommends approval of the ordinance as written.

Submitted by: Chair of the Assembly at the  
request of the Mayor  
Prepared by:  
For reading

ANCHORAGE, ALASKA

AO 2007-

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.09  
AND SECTION 21.15.134 PERTAINING TO SINGLE FAMILY, TWO-FAMILY AND  
TOWNHOUSE RESIDENTIAL USES, AND TO ALLOW COMMERCIAL TRACTS IN  
THE GIRWOOD RESORT ZONING DISTRICTS.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code section 21.09.050 is hereby amended to read as  
follows *(the remainder of the section is not affected and therefore is not set out)*:

**21.09.040**      **Zoning districts.**

\*\*\*      \*\*\*      \*\*\*

E.      Resort districts.

1.      General description. There are two resort districts in Girdwood,  
labeled GRST-1 and GRST-2, focused on tourism and alpine skiing.  
The GRST-1 district consists of the area around the existing day  
lodge, referred to as the original mountain base resort. The GRST-2  
district consists of the Alyeska Resort ski slopes, the Alyeska Prince  
Hotel area, and undeveloped property for future resort expansion. The  
resort districts permit a varied range of commercial uses and [THE  
DEVELOPMENT OF MULTI-FAMILY] residential dwelling units.

In order to provide adequate review of larger projects, to protect the  
public interest, prohibit the development of structures out of scale with  
the character of different parts of Girdwood, and provide flexibility  
and simplicity of development, certain uses have different review and  
approval requirements, depending on the size of the use. The sizes and  
approval requirements are delineated in Table 21.09.050-1.

\*\*\*      \*\*\*      \*\*\*

(AO No. 2005-81(S), § 1, 11-1-05)

**Section 2.** Anchorage Municipal Code section 21.09.050 is hereby amended to read as  
follows *(the remainder of the section is not affected and therefore is not set out)*:

**21.09.050**      **Use regulations.**

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9

\*\*\*      \*\*\*      \*\*\*

A. *Table of allowed uses.* Table 21.09.050-1 below lists the uses allowed within the base zoning districts in Girdwood. When the uses in a district are determined through a master planning process per subsections 21.09.030E, and F., this table shall not apply.

\*\*\*      \*\*\*      \*\*\*

## 5. Table of Allowed Uses

TABLE 21.09.050-1: 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			Use Specific Standards					
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST	gR ST2	A	G	G	G	O		W	S			
Household Living	Dwelling, single-family detached	P	P	P	P	P	P		P	P	P	P									P	P									21.09.080B	
	Dwelling, single-family attached	S			S																P	P									21.09.050B.2.c 21.09.080C	
	Dwelling, two-family	P	P	P	P	P			P	P		P					P				P	P									21.09.080C	
	Dwelling, townhouse	S			S																P	P									21.09.050B.2.c 21.09.080D	
	Dwelling, multiple-family (<4/acre)	P							P	P							P	P			P	P									21.09.050B.2.b 21.09.080D	
	Dwelling, multiple-family (4-8/acre)	C					S	S		S	S	S					S	S			S	S									21.09.050B.2.b 21.09.080D	
	Dwelling, multiple-family (>8-20/acre)						C	C		C		M	C				C	C			C	C									21.09.050B.2.b 21.09.080D	
	Dwelling, multiple-family (>20/acre)																				C	C									21.09.050B.2.b 21.09.080D	
	Dwelling, mixed-use									P	P	P	P	P	P	P	P	P			P	P										21.09.080D 21.09.080E
	Group Living	Residential care facility, large	C					S	S		S	S	S					S														
Residential care facility, small		P	P	P	P	P	P		P	P		P																				
Roominghouse		C					C	C		M	M	M					M	M			M	M										

1  
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C.  
Accessory uses.

1. Table of allowed accessory uses. Table 21.09.050-2 below lists the accessory uses allowed within all base zoning districts.

\*\*\*

\*\*\* \*\*

TABLE 21.09.050-2: TABLE OF ACCESSORY USES

P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use  
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Accessory Uses	Residential					Commercial										Ind.	Resort		Other			Use Specific Standards											
	g					gC										gl	gR		G														
	1	2	3	4	5	1	2	3	4	5	6	7	8	9	10	1	2	1	2	A	C		S	G	O	W							
Accessory dwelling unit (ADU)	P	P	P	P							P	P							P	P											21.45.035 21.09.050C.2.a		
Bed and breakfast (up to 3 guestrooms)	P	P	P	P							S	S							S												21.45.250		
Bed and breakfast (4 or 5 guestrooms)	M	M	M	M							S	S							S												21.45.255		
Beekkeeping	P	P	P	P																													
Dormitory																																	
Drive-through service											C	C																				21.09.050C.2.b	
Garage or carport, private residential	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P													
Home- and garden-related use	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P													
Home occupation	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P												21.45.150	
Outdoor keeping of household pets	P	P	P	P	P						P	P																					
Paddock, stable or barn																			P														
Private storage of non-commercial equipment	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P													
Vehicle repair/rebuilding, outdoor, hobby																																	



1  
2 \*\*\* \*\*  
3 (AO No. 2005-81(S), § 1, 11-1-05  
4

5  
6 **Section 3.** Anchorage Municipal Code section 21.15.134 is hereby amended to read as  
7 follows (*the remainder of the section is not affected and therefore is not set out*):  
8

9 **21.15.134 Approval of plans for commercial tracts.**

10  
11 A. Authorization, permitted districts; platting authority. A commercial tract may  
12 be created and divided into fragment lots in order to facilitate construction of  
13 commercial developments requiring multiple phases of construction.  
14 Designation of commercial tracts shall be allowed only in PC, R-O, B-1A, B-  
15 1B, B-2A, B-2B, B-2C, B-3, B-4, MC, I, [OR] M1, GRST-1, or GRST-2  
16 zoning districts. The planning and zoning commission shall be the platting  
17 authority for a commercial tract whose site plan includes a large retail or  
18 mixed use establishment. The platting board shall be the platting authority for  
19 all other commercial tracts.  
20

21 \*\*\* \*\*  
22 (AO No. 82-16; AO No. 91-34; AO No. 91-90(S); AO No. 2002-60, §§ 1--5, 7-16-02; AO  
23 No. 2006-36, § 1, 3-14-06)  
24

25 **Section 4.** This ordinance shall be effective immediately upon its passage and approval  
26 by the Assembly.  
27

28 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
29 \_\_\_\_\_, 2007.  
30

31  
32  
33 \_\_\_\_\_  
34 Chair

35 ATTEST:  
36

37  
38 \_\_\_\_\_  
39 Municipal Clerk

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520 (FAX 269-0521)  
(TTY 269-0473)

November 21, 2007

RE: MOA Zoning Review

**RECEIVED**

NOV 27 2007

Municipality of Anchorage  
Zoning Division

Mr. Jerry Weaver, Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following zoning applications and has no comment:

**2007-045; Request for Conditional Use Amendment; Impound Yard**

**2007-183; Request for Ordinance Amending Title 21; GRST1&GRST2 zoning districts;**

**Girdwood Board of Directors**

**2007-185; Request for Variance; Center Subdivision, Block 3, Lot 8; North Star**

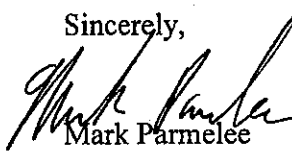
**2007-187; Request for Variance; Alyeska Subdivision Addn #2, Block 16, Lot 5;**

**Girdwood Board of Supervisors**

**2007-188; Request for Variance; Mesa Verde #2, Block 3, Lot 22; Mulcahy**

**2007-191; Request for Variance; Rogers Park**

Sincerely,

  
Mark Parmelee  
Area Planner

/mm

cc: Tom Grman, Anchorage M&O Superintendent  
Louise Hooyer, RLS, Engineering and Survey Supervisor, Right of Way  
Tucker Hurn, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety

*"Providing for the movement of people and goods and the delivery of state services."*

033



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**RECEIVED**

**DATE:** November 13, 2007  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *L*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for December 10, 2007.

NOV 13 2007

Municipality of Anchorage  
Zoning Division

Right of Way Division has reviewed the following case(s) due November 12, 2007.

**07-169**     **Girdwood, grids 4617, 4618, 4717, 4718, 4817, 4818, 4917, & 4918**  
              **(Master Plan Review, Alyeska Resort)**  
              Right of Way Division has no comments at this time.  
              Review time 15 minutes.

**07-183**     **Ordinance Amendment**  
              **(Title 21 for GRST1 & GRST2 Zoning Districts)**  
              Right of Way Division has no comments at this time.  
              Review time 15 minutes.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

**RECEIVED**

DATE: November 14, 2007

NOV 14 2007

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

Municipality of Anchorage  
Zoning Division

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for  
December 10, 2007 Planning & Zoning Commission Hearing

07-183

Ordinance Amending Title 21 for GRST1 & GRST2 zoning districts

Traffic Engineering and Transportation Planning have no comment.

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

NOV 14 2007

Municipality of Anchorage  
Zoning Division

**DATE:** November 7, 2007

**TO:** Jerry Weaver, Zoning Division Administrator, Planning Department

**FROM:** Paul Hatcher, Engineering Technician III, AWWU *PH*

**SUBJECT:** Zoning Case Comments  
Planning & Zoning Commission Hearing December 10, 2007  
Agency Comments due November 12, 2007

AWWU has reviewed the materials and has the following comments.

07-183

**GIRDWOOD, An ordinance amending Title 21 for GRST1 & GRST2 zoning districts**

1. AWWU has no objection to the proposed ordinance amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721, or the AWWU planning section at 564-2739, or e-mail [paul.hatcher@awwu.biz](mailto:paul.hatcher@awwu.biz).



RECEIVED

NOV 14 2007

Municipality of Anchorage  
Zoning Division

## FLOOD HAZARD REVIEW SHEET

Date: 11/13/07

Case: 2007-183

Flood Hazard Zone: NA

Map Number: NA

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☐ Other:

☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



**Municipality of Anchorage  
Development Services Department  
Building Safety Division**

**MEMORANDUM**



NOV 08 2007

**DATE:** November 8, 2007

**Municipality of Anchorage  
Zoning Division**

**TO:** Jerry Weaver, Jr., Platting Officer, CPD

**FROM:** *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

**SUBJECT:** Comments on Cases due November 12, 2007

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2007 – 169 Master Plan Review for the Alyeska Resort

No objection

2007 – 183 An ordinance amending Title 21 for GRST1 & GRST2 zoning districts

No objection

Pierce, Eileen A

**RECEIVED**

**From:** Staff, Alton R.  
**Sent:** Wednesday, November 07, 2007 10:11 AM  
**To:** McLaughlin, Francis D.; Stewart, Gloria I.; Pierce, Eileen A  
**Subject:** Planning and Zoning Comments

NOV 07 2007

**Municipality of Anchorage  
Zoning Division**

Zoning Case 2007-169 The Public Transportation Department has worked with Glacier Valley Transportation in establishing local transit service in Girdwood. Pedestrian connections to the established public transportation corridor should be encouraged.

The Public Transportation Department has no comment on the following Zoning Cases:

2007- 170  
171  
173  
174  
178  
183  
187

The Public Transportation Department has no comment on the following short plats:

S11039-4  
S11624-2  
S11629-2  
S11638-1  
S11639-1

Thank you for the opportunity to review.

Alton R. Staff  
Planning Manager  
Public Transportation Department  
3650A East Tudor Road  
Anchorage, AK 99507  
907-343-8230



Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

AO 2008-6

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT AMEND AMC CHAPTER 21.90 AND SECTION 21.15.134	DATE PREPARED 1/3/08	
	PERTAINING TO SINGLE FAMILY, TWO-FAMILY AND	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
	TOWNHOUSE RESIDENTIAL USE AND TO ALLOW COMMERCIAL TRACTS IN THE GIRDWOOD RESORT ZONING		
<b>2</b>	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dan Coffey, Assembly Chair	
	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Reviewed by: Julia Tucker, Assembly Counsel	HIS/HER PHONE NUMBER 343-4419	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
	Mayor		
	Municipal Clerk		
	Municipal Attorney		
	Employee Relations		
	Municipal Manager		
	Anchorage Parks & Recreation		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management and Budget		
	Police		
	Port of Anchorage		
	Office of Economic & Community Development		
	Solid Waste Services		
	Public Transportation		
	Anchorage Water & Wastewater Utility		
	Executive Manager		
	Planning Department		
	Chief Fiscal Officer		
	Heritage Land Bank		
	Information Technology Department		
	Project Management & Engineering		
	Purchasing		
	Other		
<b>5</b>	<b>Special Instructions/Comments</b>		
	ADDENDUM		
	CONSENT AGENDA - INTRODUCTION		
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED 1/8/08	<b>7</b>	PUBLIC HEARING DATE REQUESTED 1/22/08

2008 JAN -3 PM 10:13  
 CLERK'S OFFICE  
 H.O.A.

**Content Information****Content ID :** 005887**Type:** Ordinance - AO

**Title:** Planning and Zoning Commission recommendation for an ordinance amending Anchorage Municipal Code Chapter 21.09 and Section 21.15.134, pertaining to single family, two-family and townhouse residential uses, and to allow commercial tracts in the Girdwood Re

**Author:** weaverjt

**Initiating Dept:** Planning

**Description:** An ordinance amending Anchorage Municipal Code Chapter 21.09 and Section 21.15.134, pertaining to single family, two-family and townhouse residential uses, and to allow commercial tracts in the Girdwood Resort Zoning Districts

**Date Prepared:** 1/8/08 10:53 AM

**Director Name:** Tom Nelson

**Public Hearing Date:** 1/22/08

2008 JAN 14 AM 11:59  
 M.O. 1  
 CLERK OF COURT

**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	1/8/08 10:59 AM	Checkin	weaverjt	Public	005887
Planning_SubWorkflow	1/8/08 11:32 AM	Approve	nelsontp	Public	005887
ECD_SubWorkflow	1/8/08 2:48 PM	Approve	thomasm	Public	005887
OMB_SubWorkflow	1/10/08 2:02 PM	Approve	mitsonjl	Public	005887
Legal_SubWorkflow	1/10/08 5:25 PM	Approve	westoverrf	Public	005887
MuniManager_SubWorkflow	1/11/08 10:15 AM	Approve	leblancdc	Public	005887
MuniMgrCoord_SubWorkflow	1/13/08 11:11 AM	Approve	abbottmk	Public	005887