

Municipality of Anchorage



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<http://www.muni.org/gbos>*

Dave Bronson, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2023-08
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT
FOR ENDING USE OF THE 2006 CROW CREEK NEIGHBORHOOD LAND USE PLAN (CCNLUP)
AS AN AREA MASTER PLAN FOR DEVELOPMENT PURPOSES
AND
REQUEST FOR FUTURE PLANS TO BE TITLED FOR THEIR INTENDED PURPOSE

WHEREAS, there should be clear understanding by all parties how the process for major development proposals should proceed in Girdwood, with that clarity being an essential part of any successful development; and

WHEREAS, Title 21, in AMC 21.09.030 requires either an Area Master Plan to be completed "prior to subdivision or development of entire tracts or parcels within large tracts"; and

WHEREAS, Title 21 further defines "development" in AMC 21.15.040 to include "the disturbance of land, or the division of land into two or more parcels"; and

WHEREAS, the Holtan Hills proposal relied on the 2006 Crow Creek Neighborhood Land Use Plan (CCNLUP) to be interpreted as an Area Master Plan to meet the requirements of Title 21, Chapter 9, yet simultaneously be interpreted as a Neighborhood Plan to avoid the revision requirements of AMC 21.09.030 E.3.6; and

WHEREAS, the CCNLUP, when interpreted as an Area Master Plan, was deemed to be effective indefinitely due to the laying of the water line in October 2011; and

WHEREAS, other development in Girdwood, either within the CCNLUP boundary or elsewhere, should avoid inconsistent uses of plans; and

WHEREAS, adoption of the Girdwood Comprehensive Plan (also known as the Girdwood Area Plan), will necessitate either the explicit revision of all subsidiary plans or their reinterpretation to be consistent with the Girdwood Comprehensive Plan; and

WHEREAS, the Girdwood Land Use Committee voted unanimously for GBOS to request that the 2006 CCNLUP be abandoned or deemed unusable to satisfy the Area Master Plan requirements for a development, and to request the CCNLUP be updated after the Girdwood Comprehensive Plan is adopted.

THEREFORE the Girdwood Board of Supervisors RESOLVES that the 2006 CCNLUP be deemed invalid as satisfying the Area Master Plan requirement for any future project;

AND FURTHER RESOLVES that every existing or developed plan within Girdwood be designated as either a Neighborhood Plan or a project-specific Area Master Plan if there is a possibility of that plan being used for either purpose.

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 in favor, 0 opposed at their April 17 2023 Regular meeting.



Mike Edgington
GBOS Co-Chair



Attest