

**ANCHORAGE, ALASKA
AO No. 2025-112**

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL RESIDENTIAL ZONES.

(Planning and Zoning Commission Case No. 2025-0045)

WHEREAS, the Assembly commissioned a study on the feasibility of new manufactured home communities, which indicated that this type of development is no longer an affordable option; and,

WHEREAS, the study noted that no new manufactured home communities have been built in Anchorage since 1990, and the development of individual manufactured houses, such as for use on individual lots, has decreased from over 128 per year in 2014 to just 3 in 2023; and,

WHEREAS, the study also stated that zoning restrictions play a significant role in the decline of manufactured home community development; and,

WHEREAS, one of the goals of the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* is for a balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment; and,

WHEREAS, Policy #59 of the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* calls for the Municipality to recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options; and,

WHEREAS, Goal #3 of the *Anchorage 2040 Land Use Plan* calls for Anchorage’s neighborhoods to provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities; and,

WHEREAS, Action 4-12 of the *Anchorage 2040 Land Use Plan* calls for the Municipality to work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy; and,

WHEREAS, allowing more flexibility with how land can be used within existing manufactured housing communities but maintaining the protections of the building

code can both allow people to improve their living conditions and also provide more options for current residents; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.03.115, Review and Approval Procedures, Small Area Implementation Plan, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out, additionally formatting in all sections below is based on Planning's hosted code.*)

21.03.115 SMALL AREA IMPLEMENTATION PLAN

*** **

G. Compliance with Small Area Implementation Plan.

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2. The provision in G.1. shall not apply to the following use categories and types when conditional use approval is required in the applicable Title 21 tables of allowed uses:

a. Relocatable dwelling unit[MANUFACTURED HOME] communities;

*** **

(AO 2021-46(S), 6-8-21; AO 2024-24, 4-23-24; AO 2025-40(S), 4-22-25)

Section 2. Anchorage Municipal Code section 21.04.020, Zoning Districts, Residential Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.020 RESIDENTIAL DISTRICTS

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K. R-5: Low-Density Residential District.

1. Purpose.

The R-5 district is intended primarily for single- and two-family residential areas with gross densities up to five dwelling units per acre.[MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.]

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(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2025-33AA, 4-16-25; AO 2025-64AA, 6-10-25)

Section 3. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.010 TABLE OF ALLOWED USES

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E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts.

1

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																				
RESIDENTIAL											OTHER									
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10				
																		AF	DR	PR
																			PLI	W
																				Definitions and Use-Specific Standards
RESIDENTIAL USES																				
Household Living	***	***	***																	
	Dwelling unit, relocatable [MOBILE HOME]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Household Living	Relocatable dwelling unit [MANUFACTURED HOME] Community					S C	S C	S C	S C	S C										P
																				21.05.030A.7.
Group Living	***	***	***																	
	Habilitative care facility medium (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C				P	P	P	P[C]
Group Living	Habilitative care facility large (26+ residents)						P	P	P	P							P	P	P	P[C]
																				21.05.030B.3.
Transitional Living Facility							P	P	P	P							P	P		P[C]
																				21.05.030B.5.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25)

Section 4. Anchorage Municipal Code section 21.05.030, Use Regulations, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to

read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

A. Household Living.

*** *** ***

7. Dwelling Unit, Relocatable[MOBILE HOME].

a. Definition.

A form of transportable housing that can be certified as safe for habitation by the MOA Building Official. This includes dwellings that meet federal requirements for manufactured housing, sometimes referred to as "mobile homes" or "manufactured homes."[, FACTORY-BUILT DWELLING UNIT DESIGNED AND INTENDED TO BE USED AS A YEAR-ROUND DWELLING, AND BUILT PRIOR TO THE ENACTMENT OF THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT OF 1976.]

b. Use-Specific Standard.

[ONLY ONE MOBILE HOME IS ALLOWED PER LOT IN THE R-5 DISTRICT, UNLESS THE LOT IS WITHIN A MANUFACTURED HOME COMMUNITY.]A relocatable dwelling unit[MOBILE HOME] shall be placed on a permanent foundation unless it is located within a relocatable dwelling unit[MANUFACTURED HOME] community.

8. Relocatable Dwelling Unit Community (RDUC) [MANUFACTURED HOME COMMUNITY (MHC)].

a. Definition.

Any parcel or adjacent parcels of land in the same ownership that are utilized for occupancy by two relocatable dwelling units[MOBILE HOMES, OR MANUFACTURED HOMES]. This term shall not be construed to mean tourist facilities for parking of travel trailers or campers, which are classified under "camper park."

b. Use-Specific Standards.

All RDU[MH]Cs within the municipality, except for those located within the PLI district, shall be constructed, operated, and maintained in accordance with the general standards listed below.

*** *** ***

- iv. Maximum Site Density.
Gross density for RDU[MH]Cs shall not exceed 25[EIGHT] units per acre. Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.
- v. Impermanent Foundations.
No relocatable dwelling units[MOBILE HOMES AND MANUFACTURED HOMES] within an MDU[H]C shall be placed on a permanent foundation.
- vi. Relocatable Dwelling Unit Spaces. [MOBILE HOME OR MANUFACTURED HOME SPACES]
- (A) Occupancy.
No relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] space shall contain more than one relocatable dwelling unit [MANUFACTURED HOME, HOME, OR DUPLEX MOBILE HOME OR MANUFACTURED HOME.] [NO OTHER DWELLING UNIT SHALL OCCUPY A MOBILE HOME OR MANUFACTURED HOME SPACE].
- (B) Minimum Size.
In relocatable dwelling unit [MANUFACTURED HOME] communities created after January 1, 2014, all single relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 1,750[3,500] square feet of land area and all duplex relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 2,500[5,000] square feet of land area.
- (C) Relocatable Dwelling Unit[MOBILE HOME OR MANUFACTURED HOME] Separation.
- (1) No part of any relocatable dwelling unit[MOBILE HOME,

1 MANUFACTURED HOME],
2 accessory building, or its addition
3 shall be placed closer than 15 feet
4 from any other relocatable dwelling
5 unit[MOBILE HOME,
6 MANUFACTURED HOME], or its
7 addition, or no closer than ten feet
8 if that relocatable dwelling unit
9 [MOBILE HOME,
10 MANUFACTURED HOME],
11 accessory building, or its addition
12 being placed meets building code,
13 NFPA (National Fire Protection Act)
14 501A and HUD #24 CFR 3280
15 standards.

- 16
17 (2) The requirements of sections
18 21.06.030C.2., Projections into
19 Required Setbacks, and 21.05.070,
20 Accessory Uses and Structures,
21 shall not apply to RDU[MH]Cs. All
22 relocatable dwelling units[MOBILE
23 HOMES, MANUFACTURED
24 HOMES], and accessory structures
25 shall be placed at least five feet
26 from the front space line. Steps
27 shall not be considered in
28 determining the separations
29 required by this subsection.
30

- 31 (D) Access.
32 Each relocatable dwelling unit[MOBILE
33 HOME OR MANUFACTURED HOME]
34 space shall have direct success to an
35 internal street. Direct access to exterior
36 public streets is prohibited.
37

- 38 vii. Streets and Drainage Facilities.
39 All streets within an RDU[MH]C shall comply with
40 the following standards:
41 *** *** ***

- 42 viii. Water and Sewage Systems.
43 All dwelling units[HOMES] in RDU[MH]Cs shall
44 be connected to water and sewage systems
45 approved by the appropriate governmental body
46 before they may be occupied.
47

- 48 ix. Landscaping.
49 *** *** ***

(B) All areas not devoted to relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] spaces, structures, drives, walks, off-street parking facilities, or other required landscaping shall be planted with site enhancement landscaping.

x. Additions to relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES]; Accessory Buildings.

(A) Generally.

All additions and accessory buildings shall be subject to the spacing and setback requirements for relocatable dwelling units[MOBILE HOMES AND MANUFACTURED HOMES]. Any addition or accessory building shall be constructed in accordance with building safety code regulations pertaining to temporary structures, provided that additions will not be required to have a permanent foundation.

(B) Height.

The height of accessory buildings is limited to that of the underlying zoning district. In the case of districts where the height is unrestricted, the maximum height of accessory structures shall be 12 feet. The height of additions to relocatable [MOBILE] dwelling units[MOBILE HOMES OR MANUFACTURED HOMES] is limited to that of the underlying zoning district. The use of any area created above the original roof line of the relocatable dwelling unit[MOBILE HOME] or manufactured home as living space is prohibited.

(C) Exits.

The number of exterior exits from additions shall be equal to or greater than the number of exits leading from the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] to the addition. When two exterior exits are required from additions, they shall be

placed a distance apart equal to one-fifth of the total perimeter of the addition.

*** *** ***

- xiii. Campers and Travel Trailers. Occupied campers and travel trailers are not subject to paragraphs 8.b.vi., Relocatable Dwelling Unit[MOBILE HOME OR MANUFACTURED HOME] Spaces, and 8.b.viii., Water and Sewage Systems, of this subsection. Any permitted spaces intended for occupied campers and travel trailers shall be placed in an area segregated from permanent relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] spaces. Any area within an RDU[MH]C that is occupied by campers and travel trailers shall be served by a service building containing public toilet facilities and water supply.

*** *** ***

- xv. Convenience Establishments in RDU[MH]Cs. Convenience establishments of a commercial nature, including stores, coin-operated laundry, beauty shops and barbershops, may be permitted in RDU[MH]Cs subject to the following restrictions. Such establishments and the parking lot primarily related to their operations shall not occupy more than ten percent of the area of the community, shall be subordinate to the residential use and character of the park, shall be located, designed and intended to serve frequent trade or service needs of persons residing in the community, and shall present no visible evidence of their commercial character from any portion of any district outside the community. Such convenience areas shall be considered accessory uses to the principal use of relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES], may be permitted without a zoning change, and shall be discontinued if the RDU[MH]C is discontinued.

- xvi. Sites in Flood Hazard Area. The following requirements shall apply to all RDU[MH]Cs, any portion of which are within a flood hazard area:

- (A) Over-the-top ties shall be provided at each of the four corners of the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] and two ties per side at intermediate locations.

1 Relocatable dwelling units[MOBILE
2 HOMES] more than 50 feet long shall
3 require one additional tie per side.
4

5 (B) Frame ties shall be provided at each
6 corner of the frame, and five ties per side
7 at intermediate points. Relocatable
8 dwelling units[MOBILE HOMES OR
9 MANUFACTURED HOMES] more than 50
10 feet long shall require four additional ties
11 per side.
12

13 (C) All components of the anchorage system
14 shall be capable of carrying a force of
15 4,800 pounds.
16

17 (D) Any additions to the relocatable dwelling
18 unit[MOBILE HOME OR
19 MANUFACTURED HOME] shall be
20 similarly anchored.
21

22 (E) All applications for a conditional use for an
23 RDU[MH]C shall include an evacuation
24 plan indicating alternate vehicular access
25 and escape routes during times of
26 flooding.
27

28 xvii. Sites in Floodplain. No relocatable dwelling
29 units[MOBILE HOMES OR MANUFACTURED
30 HOMES] shall be placed within the regulatory
31 floodplain, except that RDU[MH]Cs existing
32 before September 25, 1979, shall be permitted to
33 place relocatable[MOBILE] dwelling
34 units[HOMES OR MANUFACTURED HOMES]
35 within existing unit spaces.
36

37 xviii. Nonconforming RDU[MH]Cs.
38

39 (A) Those RDU[MH]Cs situated within the
40 boundaries of the former City of
41 Anchorage which existed prior to August
42 30, 1977, are not subject to paragraphs
43 8.b.vi., Relocatable dwelling unit[MOBILE
44 HOME OR MANUFACTURED HOME]
45 Spaces, and 8.b.vii., Streets . Drainage
46 Facilities, of this subsection, provided that
47 such communities meet the standards set
48 forth in the former City of Anchorage

Municipal Code sections 6.60.010 through 6.60.110.

(B) Those RDU[MH]Cs situated in any area of the municipality other than that described in paragraph i. above, which existed prior to 1966, are not subject to the requirements of paragraphs 8.b.vi., Relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] Spaces, 8.b.vii., Streets and Drainage Facilities, and 8.b.x., Additions to Mobile Dwelling Units[HOMES OR MANUFACTURED HOMES]; Accessory Buildings, of this subsection, within the area and to the extent that it was constructed, operated or maintained prior to that date.

(C) Any RDU[MH]C exempt from certain requirements of this subsection 21.05.030A.8., Relocatable Dwelling Unit[MANUFACTURED HOME COMMUNITY], as provided in paragraphs xviii.(A) and (B) above, shall conform to all provisions of this subsection 21.05.030A.8. within any area first constructed, operated, or maintained after the specified date or within any area that is substantially altered, remodeled, reconstructed, or rebuilt after that date.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

Section 5. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

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I. Vehicles and Equipment.

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5. Vehicle-Large, Sales and Rental.

a. Definition.

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles, and boats less

than 30 feet in length and/or less than 12,000 lbs. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and relocatable dwelling units[MOBILE HOMES].

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25)

Section 6. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

C. Table of Accessory Uses

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TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER										
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards
***	***	***																											
Intermodal shipping container (other than for residential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.12.
***	***	***																											

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

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3. Bed and Breakfast

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b. Use-Specific Standards.

i. General Standards.

(A) Bed and breakfast establishments are allowed only in attached or detached single-family and two-family dwellings, not including relocatable dwelling units[MOBILE HOMES].

*** *** ***

12. Intermodal Shipping Container (Connex Unit) as Storage.

*** *** ***

b. Use-Specific Standards.

Except when used as dwelling unit, t[T]he use of a connex unit is allowed in all zoning districts subject to the following:

*** *** ***

- iii. In residential districts, connex units used for non-residential use are only permitted on lots equal to or greater than 40,000 square feet. Except as restricted in b.vii. below, connex units existing as of January 1, 2014 on any size lot may continue as long as the screening requirements of b.i. above and the number limitations of b.iv. below are met within one year of January 1, 2014, in which case such connex unit(s) shall be deemed conforming. Failure to comply with this provision shall not result in a legal nonconformity, but rather shall result in an illegal structure.

*** *** ***

E. Prohibited Accessory Uses and Structures.

*** *** ***

4. Use of Relocatable Dwelling Unit[MOBILE HOME], Recreational Vehicle, or Travel Trailer as Residence.

Except as allowed by 21.05.080B.3.d., in all zoning districts, [MOBILE HOMES,] recreational vehicles[,] and travel trailers may not be used as an accessory use for a permanent or temporary residence. However, an RV or travel trailer may be used as visitor accommodation for not more than 90 days in any calendar year. Relocatable dwelling units may be used as an accessory dwelling unit only if placed on a permanent foundation.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-2024; AO 2025-72(S)AA, 6-24-25)

Section 7. Anchorage Municipal Code section 21.05.080, Use Regulations, Temporary Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.080 TEMPORARY USES AND STRUCTURES

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B. General Temporary Use Standards.

*** *** ***

3. Other Uses and Structures Allowed.

The following temporary uses and structures shall be allowed in any zoning district or as specified below, in accordance with the standards of this section.

- *** *** ***
- d. Temporary Living in a Relocatable Dwelling Unit [MOBILE HOME], Motor Home, or Other Recreational Vehicle.
- Notwithstanding title 23, one relocatable dwelling unit[MOBILE HOME], motor home, or other recreational vehicle with a fully operable self-contained sanitation system may be used on a lot in the R-5, R-6, R-7, R-8, R-9, R-10, and TA districts as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired, if the following requirements are met:

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2024-24, 4-23-24)

Section 8. Anchorage Municipal Code section 21.06.020, Dimensional Standards, Dimensional Standards Tables, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.06.020 DIMENSIONAL STANDARDS TABLES

A. Table of Dimensional Standards: Residential Districts

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS								
<i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>								
Use	Minimum lot dimensions ¹		Max lot coverage (%) ⁷	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
*** *** ***								
R-5: Low-Density Residential District								
Dwelling, single-family, or one <u>relocatable [MOBILE] dwelling unit</u> [HOME]	7,000	50	30	20	5	10	1	Principal: 30 Accessory garages/ carports: 25 Other accessory: 12
*** *** ***								

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25)

Section 9. Anchorage Municipal Code section 21.07.020, Development and Design Standards, Natural Resource Protection, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.020 NATURAL RESOURCE PROTECTION

*** *** ***

E. Flood Hazard Area Regulations.

*** *** ***

5. Regulations Applicable to Flood Hazard Area.

*** *** ***

- c. Standards for Issuance of Building or Land Use Permit. No building permits, encroachment permits, manufactured home permits, relocatable dwelling unit permits, or other land use permits shall be issued for any development activity within the flood hazard area unless the plans show that, in addition to compliance with all other ordinances, regulations and permit requirements, the development shall meet the following requirements:

*** *** ***

7. Construction Requirements.

- a. Generally.

All new construction and substantial improvements in areas designated on the flood insurance rate map as zones A, A1-30, AE, and AH shall meet the following conditions:

*** *** ***

- v. For new relocatable dwelling unit communities or expansions to existing relocatable dwelling unit communities[MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISIONS]; for expansions to existing relocatable dwelling unit[MANUFACTURED HOME] parks and manufactured home subdivisions; for existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50 percent of value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for relocatable dwelling units[MANUFACTURED HOMES] not placed in a relocatable dwelling unit community[MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION], require that the repair, and on all property not within a relocatable dwelling unit community [MANUFACTURED HOME PARK OR SUBDIVISION] stands or lots are elevated on compacted fill or on pilings so that:

- (A) The lowest floor of each relocatable dwelling unit[MANUFACTURED HOME] must be at least one foot above the base flood level.
- (B) Adequate surface drainage and access for a hauler must be provided.
- (C) For relocatable dwelling units [MANUFACTURED HOMES] placed on pilings, pilings must be stable and no more than ten feet apart and reinforced if more than six feet above the ground level.
- (D) Lots must be large enough to permit steps.
- vi. All relocatable dwelling units[MANUFACTURED HOMES] to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the relocatable dwelling unit[MANUFACTURED HOME] is at least one foot above the base flood elevation, and be securely anchored to an adequately anchored foundation system.
- vii. All relocatable dwelling units[MANUFACTURED HOMES] must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include but are not limited to use of over-the-top or frame ties to ground anchors.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-34(S), 4-12-16; AO 2017-11, 2-14-17; AO 2018-67(S-1), 10-9-18; AO 2023-77, 7-25-23)

Section 10. Anchorage Municipal Code section 21.10.020, Chugiak-Eagle River, Application of Chapter 21.10, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.020 APPLICATION OF CHAPTER 21.10

*** *** ***

F. Definitions.

1. When the terms "Mobile Home" or "Manufactured Home" exist in this chapter 21.10, they shall be considered the same as Relocatable Dwelling Units in the other chapters of Title 21.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-38, 4-28-20)

Section 11. Anchorage Municipal Code section 21.11.050, Downtown, Use Regulations, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***

21.11.050 USE REGULATIONS

*** *** ***

A. Table of Allowed Uses

TABLE 21.11-2: TABLE OF ALLOWED USES — DOWNTOWN DISTRICTS P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
RESIDENTIAL USES					
Household Living	Dwelling, mixed-use	P	P	P	21.05.030A.1.
***	***	***			
	Relocatable dwelling[,] unit[MOBILE HOME]				21.05.030A.7.
	Relocatable dwelling unit[MANUFACTURED HOME] community				21.05.030A.8.
Group Living	Assisted living facility (3—8 residents)	P	P	P	21.05.030B.1.
***	***	***			

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-120, 12-5-23)

Section 12. Anchorage Municipal Code section 21.13.020, Nonconformities, Single- and Two-Family Structures and Mobile Homes, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.13.020 SINGLE- AND TWO-FAMILY STRUCTURES AND RELOCATABLE DWELLING UNITS[MOBILE HOMES]

*** *** ***

B. Relocatable Dwelling Units[MOBILE HOMES].

1. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] may be repaired or replaced, as long as the nonconformity is not increased.
2. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] on individual lots may be moved within the lot in compliance with setback regulations.
3. Relocatable dwelling units[MOBILE HOMES] in nonconforming relocatable[MOBILE] dwelling unit[MANUFACTURED HOME] communities may be repaired or replaced, in compliance with setback regulations.

(AO 2012-124(S), 2-26-13)

Section 13. Anchorage Municipal Code section 21.15.040, Rules of Construction and Definitions, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.040 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** **

Reinforcement

*** **

Relocatable Dwelling Unit

Any manufactured home, mobile home, tiny home, or other type of small dwelling that can be moved and certified as safe for permanent occupancy by either HUD or the Building Official.

Relocation (as used in section 21.07.050, Utility distribution facilities)

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017-75, 5-9-2017; AO 2018- 12, 2-27-18; AO 2018-67(S-1), 10-9-18; AO 2018-92, 10-23-18; AO 2019-132, 12-2-19; AO 2020-38, 4- 28-20; AO 2021-89(S), 2-15-22; AO 2022-36, 4-26-22; AO 2022-80(S), 11-22-22; AO 2023-120, 12-5-23; AO 2025-38(2), 4-22-25)

Section 14. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0045)



MUNICIPALITY OF ANCHORAGE # 10.G.2.

Assembly Memorandum

AM No. 734-2025

Meeting Date: October 7, 2025

FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL RESIDENTIAL ZONES.

OVERVIEW

At the request of the Administration and after additional consultation with the Development Services Department, there have been two substantial changes to this proposed ordinance since the Planning and Zoning Commission reviewed it on June 9, 2025.

1. The primary term for mobile dwelling units has been renamed to "relocatable dwelling units." When heard at the Planning and Zoning Commission on June 9, this proposed ordinance referred to "mobile dwelling units."
2. The original ordinance reviewed by the Planning and Zoning Commission allowed mobile dwelling units (now relocatable dwelling units) under zoning code to be used as Accessory Dwelling Units (ADUs) without a foundation. The version provided with this memorandum changes this to require relocatable dwelling units used as ADUs to have a foundation. This is due to the specifics of building code requiring ADUs to have a foundation in case something happens to the original primary structure and the ADU becomes the main structure on the lot. It is possible to allow dwelling units without foundations on regular residential lots, but it would require a different category of regulation to meet building code requirements.

There is one additional less-substantial change in response to feedback from the Alaska Manufactured Home Owners and Renters Association to add a line that states that "*Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.*"

BACKGROUND

- The *Manufactured Housing Communities, Assessment and Feasibility Study*, commissioned by the Planning Department and completed in 2024, indicated that manufactured home communities (MHCs) are no longer a viable option in Anchorage due to limitations on the land that can be developed for this use, infrastructure costs, competition with other housing at similar price points, and sourcing and shipping constraints.
- This ordinance would make it easier to repair or replace homes in existing manufactured housing parks.
- There are many small forms of housing that could meet Anchorage's housing needs but don't fit into existing regulations. This ordinance provides a few small but significant simplifications to allow more innovation and creativity for small forms of housing that can be certified as safe for habitation by the MOA Development Services Department.
- Existing Title 21 has potentially confusing terminology about "mobile homes" versus "manufactured" homes, sometimes using each to describe the same type of housing. This ordinance redefines any moveable form of housing as a "relocatable dwelling unit."
- Staff updated the original recommendations for this proposal after receiving comments calling for additional flexibility during agency review.

POLICY SUPPORT

- The *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the *Anchorage 2040 Land Use Plan* both mention Manufactured Housing as a priority for housing in Anchorage. (See the Anchorage 2020 strategy "Mobile Home Parks" and the Anchorage 2040 strategy #9 "Infill Housing Development regulations.")
- The Mayor's 10,000 Homes in 10 Years Strategy calls for legalizing smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes.
- The Mayor's 10,000 Homes in 10 Years Strategy calls for incentivizing construction and rehab and remediating neglect.

OVERVIEW OF CHANGES

This proposed ordinance includes the following additional changes recommended from comments during the agency review process:

- Allow any structure that can be certified as safe by the Development Services Department to be either a legal dwelling unit or a relocatable

dwelling unit with a permanent foundation in any of the zones where those uses are allowed.

- Simplify terms so that Title 21 no longer had references to “manufactured home” or “mobile home,” but rather only “relocatable dwelling unit” and other dwelling units on a foundation. A manufactured home if on a foundation and certified as safe by the Building Official will in the future just be called a dwelling unit.
- Allow relocatable dwelling units to be used as ADUs but require a foundation.
- Allowed the use of connex/shipping containers as dwelling units without the special design standards that still apply for when they are used for accessory storage. This means that a connex with a foundation is just a dwelling unit.
- Allow relocatable dwelling units on a permanent foundation in all residential zones where single-family homes are permitted.
- Allow greater density in Relocatable Dwelling Unit Communities (RDUC).
- Change RDUCs from a conditional use to an Administrative Site Plan Review use.
- Allow RDUs and RDUCs in the PLI zone, and exempt RDUCs in the PLI zone from the use-specific standards that apply to other RDUCs.

PLANNING AND ZONING COMMISSION DISCUSSION

The Planning and Zoning Commission discussed the expanded proposed ordinance at its June 9, 2025, meeting. Commissioners heard public comment on the item, additional comment from representatives of the Mayor's Office focused on housing and how this project could benefit efforts to reduce homelessness and then discussed the potential effects and opportunities of this change.

The Commission voted to recommend approval of the proposed ordinance with five in favor and two opposed.

The proposed ordinance has no private sector economic effects and local government effects are less than \$30,000; no summary of economic effects is required pursuant to AMC 2.30.053.

THE ADMINISTRATION RECOMMENDS APPROVAL.

1
2 Prepared by: Daniel Mckenna-Foster, Long-Range Planning Manager,
3 Planning Department
4 Approved by: Mélisa R. K. Babb, Planning Director
5 Concur: Lance Wilber, PDPW Director
6 Concur: Eva Gardner, Municipal Attorney
7 Concur: Ona R. Brause, OMB Director
8 Concur: Philippe D. Brice, CFO
9 Concur: William D. Falsey, Chief Administrative Officer
10 Concur: Rebecca A. Windt Pearson, Municipal Manager
11 Respectfully submitted: Suzanne LaFrance, Mayor
12
13 Attachments: Exhibit A, PZC Resolution No. 2025-017
14 Exhibit B, PZC Case No. 2025-0045 Staff Packet
15
16 (Planning and Zoning Commission Case 2025-0045)

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: 2026-0005

PLANNER: Paul Hatcher

REQUEST: Conditional Use for a Residential Planned Unit Development.

SITE ADDRESS: Vacant Land

CURRENT ZONING: gR-3 (Single-Family/Two-Family Residential); GIP (Girdwood Institutions & Parks); GOS (Girdwood Open Space) Districts

ORIG SUBD/LEGAL: Tract 1 Holtan Hills Subdivision (Plat 2024-18)

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Monday, January 05, 2026

Agency Comments Due: Monday, December 8, 2025

Council Comments Due: Monday, December 15, 2025

COMMUNITY COUNCIL(S):

Girdwood

Application for Conditional Use

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) C.Y. Investments		Name (last name first) Hoffman, Tony (The Boutet Company)	
Mailing Address 561 East 56th Ave, Suite 200		Mailing Address 601 East 57th Place	
Anchorage, AK. 99503		Anchorage, AK., 99518	
Contact Phone – Day 907-646-3670	Evening	Contact Phone – Day	Evening
E-mail cyoshimura@gci.net		E-mail thoffman@tbcak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 075-311-06-000		
Site Street Address: None Listed		
Current legal description: (use additional sheet if necessary) Tract 1, Holtan Hills Subdivision, Plat 2024-018		
Zoning: GR-3	Acreage: 16.134	Grid #: Multiple

CONDITIONAL USE APPROVAL REQUESTED	
Use: Conditional Use for Residential P.U.D. A.M.C. 21.07.110 G	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
10/29/25		
Print Name Tony Hoffman		

Accepted by: PAUL HATATEK	Poster & Affidavit: 1 + 1	Fee: 10,385.00	Case Number: 2026-0005	Meeting Date: P2C: 01/05/2026
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COMPREHENSIVE PLAN INFORMATION**Improvement Area (per AMC 21.08.050B.):** ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)

- 1 copy required: ☐ Signed application (original) ☐ Ownership and beneficial interest form
☐ Watershed sign off form ☐ Underlying plat
☐ Special limitations from the underlying zoning, if applicable

- 14 copies required:
- ☐ Signed application (copies)
 - ☐ Map of area surrounding petition site within 500 feet, including zoning and existing uses
 - ☐ Map of existing conditions, to scale, including:
 - ☐ land uses
 - ☐ structures
 - ☐ utilities
 - ☐ vegetation
 - ☐ soils
 - ☐ natural features
 - ☐ drainage
 - ☐ topography
 - ☐ site access
 - ☐ pedestrian facilities
 - ☐ vehicle circulation and driveways
 - ☐ easements and/or reservations
 - ☐ Project narrative explaining:
 - ☐ the project
 - ☐ planning objectives
 - ☐ facility operations
 - ☐ an analysis of how the proposal meets the standards on page 3 of this application
 - ☐ construction and operation schedule
 - ☐ final ownership
 - ☐ gross and net density (PUDs only)
 - ☐ Site plan(s) to scale depicting, with dimensions:
 - ☐ building footprints
 - ☐ parking areas
 - ☐ vehicle circulation and driveways
 - ☐ pedestrian facilities
 - ☐ lighting
 - ☐ grading
 - ☐ landscaping
 - ☐ loading facilities
 - ☐ fences
 - ☐ drainage
 - ☐ required open space
 - ☐ snow storage area or alternative strategy
 - ☐ trash receptacle location and screening detail
 - ☐ easements
 - ☐ significant natural features
 - ☐ freestanding sign location(s)
 - ☐ Building plans to scale depicting, with dimensions:
 - ☐ floor plans
 - ☐ building elevations
 - ☐ exterior colors and textures
 - ☐ Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

Project Overview

This document will serve as the narrative for the proposed development known as Holtan Hills, Tract 1. The development will create 39 residential lots, including 2 lots for Multi-Family, and internal Tract 1A for wetlands and internal Tract 1B for a private cul de sac. Included with this project narrative are the applications and other required documents.

Most of the property to be developed is currently zoned gR-3 (Single-Family/Two-Family Residential). The utilization of the Conditional Use for a Residential Planned Unit Development process allows for increased residential density and a more efficient mixed and higher density use of the land, that is encumbered by wetlands, streams, bedrock, and steep terrain.

See the last page for a list of submitted documents.

Project Location

The Holtan Hills Development is located in Girdwood, north of Hightower Road, near the Girdwood School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres.

Background

In 2006, the Anchorage Assembly adopted the *Crow Creek Neighborhood Land Use Plan (CCNLUP)* via AO 2006-47 as an element of the comprehensive plan establishing it as the governing planning document for this area of Girdwood.

In 2009, in an effort to implement the CCNLUP, the Municipality of Anchorage Heritage Land Bank (HLB) submitted a subdivision plat application creating 40 lots and 5 tracts. The application was granted a 60 month approval. The lots approved varied in size from 17,000 to 27,000 sq.ft. However, the subdivision was never built or recorded.

In 2010, in accordance with the implementation schedule within the CCNLUP, the Girdwood Water Improvement Transmission Line was constructed through the Holtan Hills project. The project connected the water main in Hightower Road to the water line running from the AWWU wellhouse north of Girdwood Airport.

In 2021, HLB issued an RFP for land disposal of the same property. After extensive review by the HLB selection committee, the contract was awarded to CY Investments, LLC (Connie Yoshimura, Principal). In January 2024, the Anchorage Assembly approved the land transfer from HLB to CY Investments, LLC via AO 2023-137. As Amended, CY Investments received title to Tracts 1 and 2 on May 7th, 2024.

Starting in 2021, HLB contracted with HDR Engineering Inc to map the wetlands and streams throughout the project area. Those wetlands and streams are shown on the preliminary plat.

Due to unforeseen delays in finalizing the boundary survey and tract plat in 2023, the development agreement with HLB was extended to a closing date of July 1, 2027. The tract plat for Holtan Hills Subdivision was recorded on May 02, 2024. The Municipal interest in the DNR section line easement that runs through Tract 1, between sections 8 and 9 was vacated on that plat via Platting Board Resolution 2022-007.

A pre-application meeting was held with Municipal staff on August 5, 2025, to discuss the project.

In June 2025, construction began on off-site improvements that would provide access to Tract 1. The project included approximately 1300 linear feet of new sewer main, curb and gutter improvements, surface paving, realignment of electrical, gas, and a trail, as well as removal and disposal of several hundred cubic yards of buried trash from the former unpermitted and undocumented Girdwood landfill that was discovered during excavation.

Property Constraints and Conditions

After substantial consideration and analysis of the environmental, existing utility, and terrain conditions, it was determined that the lot designs and road layout shown are the best, highest, and most practical use of the property for a residential development. The preliminary plat provided with this request is the most efficient design to accommodate actual site conditions. The lots will be sold to builders and private parties, and the development of the lots and buildings will be subject to full review by the Municipality prior to issuance of a building permit. The lot design and layout presented maximizes the property available and avoids the mapped wetlands to the maximum possible. The road corridor has minor impact on the wetlands and has minimal drainage crossings. Additionally, the lot design maximizes access to the surrounding open spaces (Holtan Hills Tracts 4 and 5) and surrounding mountain and valley views.

The existing waterline that runs through the development will be tapped for each lot. The proposed sewer line will be designed to run parallel to the existing water line on the east (downhill) side. Sewer will be extended up to the 9 larger lots in Block 3 on the west side of the development. Water for the 9 Lots in Block 3 will be on site (wells). Fire hydrants will be installed at appropriate spacing for emergency use.

Lots 4-6, Block 2 are encumbered by a 200-foot Ordinary High Water setback from Glacier Creek. The Ordinary High Water line was flagged in the field by State of Alaska, Department of Natural Resources personnel from the Statewide Platting and Water Boundaries Unit in 2022 and was also surveyed by the project team.

Most of the lots being developed are within the gR-3 zoning district, with a few exceptions. Lot 1, Block 1 is “split zoned”, with part of the lot’s southern area zoned GIP (Girdwood Institutions and Parks). Lot 9, Block 3 has an area in the northern half of the lot zoned GOS (Girdwood Open Space). Lots 1-3, Block 2 are all split zoned as well. House placement and design will need to be carefully considered for these lots to minimize development inconvenience to the future homeowner.

Objectives

The subdivision preliminary plat and applications are being applied for as a Conditional Use for a Residential Planned Unit Development. We are requesting a 60-month approval for the two-phase Subdivision Plat and the Conditional Use Approval.

As such, the residential density will be allowed to exceed that otherwise allowed in the underlying gR-3 district, resulting in more housing opportunities for the Girdwood community. The proposed subdivision will create 39 lots and 2 tracts. This application, narrative and diagrams will address the approval criteria listed in AMC 21.07.110 G “Conditional Use for a Residential Planned Unit Development” as well as AMC 21.03.080 D “Conditional Uses Approval Criteria”. To provide review continuity, the subdivision and C.U. application will be presented concurrently at the Planning and Zoning Commission. Additionally, there is no requirement to develop an accompanying Area Master Plan, as the *2006 Crow Creek Neighborhood Land Use Plan* is the governing Area Master Plan for the area.

The P.U.D. process is being utilized because it will allow a development with a range of lot configurations and sizes while preserving the open space wetland tract. The lots range in sizes between 6,500 and 48,000

s.f.. A.M.C. 21.07.110G.1 (Conditional Use for a Planned Unit Development) states “*A residential planned unit development (PUD) is intended to allow flexibility for residential development in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance*” This flexibility allows us to provide a variety of lot sizes and configurations and not be constrained by a set minimum size. The larger lots are constrained by physical limitations such as wetlands, terrain and split zoning. These limit buildable areas for building pads.

A subdivision variance for the cul de sac length of Holtan Hills Circle, as well as a variance to allow Holtan Hills Circle (Tract 1B) to be developed as a private road are included in the application.

Community and Public Outreach

On Friday, August 29, 2025, 600 notices were mailed to the affected properties in compliance with AMC 21.03.020C (Community Meetings). A public community meeting was held on September 23rd, 2025, at the Meadow Community Center, located in the Lady of the Snow Church in Girdwood. A copy of the mailer and a summary of the meeting, including community concerns and responses are enclosed with this application.

To provide further community discussion and response to questions, a second public community meeting was held on October 21st, 2025 at the Girdwood Community Center. The mailer and response letter are included with this application.

A field site meeting was held 10-15-25 to evaluate the Iditarod Trail condition and re-alignment. Members of the Girdwood Trail Committee and other community personnel were involved and provided feedback.

Proposed Design Criteria

- Lot Size. The lot sizes vary in size and width. In Blocks 1 and 2 along the main road, most of the lots (16) are 60-70 wide, and can accommodate a wide variety of styles and layout. 6 lots are between 50 and 60 feet wide, and 6 lots are between 70 and 100 feet wide. In the upper area Block 3, there are 9 lots to be served by public sewer and on-site wells. Those lots range from 170 feet to 230 feet in width.
- Building Setbacks. The site plan includes building pads with 5' side yard setbacks. All front yard setbacks will be 20', and rear yard setbacks will be 15'.
- Lot coverage. A maximum lot coverage of 50% is requested, with possible increases for multi family.
- Building Styles. Lots 1-11, and 14 to 19, Block 1 and Lots 1-11, Block 2 and Lots 1-9, Block 3 can be developed as Single Family (Detached) and/or Duplex style homes. Lots 13 and 12, Block 1 are designated as multi-family lots.
- Water and Sewer availability: There are 9 lots in western upper area (Lots 1-9 Block 3) that will be served by public sewer only. The terrain in the area is extreme, with a ridge running through the middle and jurisdictional wetlands that makes developing the lots extremely difficult. Water will be provided in these lots by individual wells. Proposed access will be via a 50' private road (shown as Tract 1B) that will connect to the main dedicated roadway.
- Use Types and building design. Development types will vary across Phase 1 depending upon lot suitability. These types will range from Single-Family (Detached), Duplex, Townhouse or Apartment multi-family homes as well as potential cluster constructed in Single-Family style. The building style and colors will be consistent with the existing “Mountain Modern” style of development in Girdwood. See examples of the colors and styles in the submitted documents. The single family and duplex lots range from 6,500 s.f. to 48,000 sq.ft. All these lots can accommodate duplex and single-family buildings, as well as ADUs. There are 2 larger lots (Lots 12 and 13, Block

- 1) that have been designated as multi-family lots. See more information regarding Multi Family Criteria below.
- Lot Design. The lot and building pad designs have been developed to maximize the existing site conditions. Every effort will be made to design driveway grades that do not exceed 10%.
 - Residential Density. The gross area being developed as lots is 16.1 acres. The number of dwelling units cannot be computed exactly since the lots can accommodate different styles of residential development. But a D.U.A. (Dwelling Units per Acre) can be developed based on the following assumptions: (a) 100% of the lots (excluding the designated multi-family lots) will be developed as duplex; and (b) multi-family Lots 12 and 13, Block 1 will create 22 dwelling units. The maximum computed gross density could be 6 D.U.A.. The actual lot area being developed is 491,300 s.f. or 11.27 acres (excluding ROW and Tracts). The maximum that gR-3 lot sizes would allow is 5.2 D.U.A..
 - The right-of-way through the project will be a standard 60' in width. The road length in Phase 1 of the development is 1440', with a grade change of 36' from south to north. The grade on the road will be approximately 2.5%.
 - Multi-family lots. The lots that are designated as multi-family (Lots 12 and 13, Block 1) can be developed with any multi-family style, including (but not limited to) townhouse, apartment, and single-family style.
 - Road Elements: We request approval to design the developments roads with limited or discontinuous roadway lighting. Multiple community members testified in the public meetings that they prefer limited roadway lighting.

Multi Family Lot Design Criteria (specific to Lots 12 and 13, Block 1)

- As mentioned above, the 2 lots designated as multi-family (Lots 12 and 13, Block 1) will be built at a future date by the homebuilder who purchases them. We are requesting that the lots are approved for Multiple Family development to include the following types: Townhouse and Multi-Family (apartment) as well as single-family style. Like the rest of the development, water is available within the road corridor, and the wastewater sewer system will be installed for these lots during the infrastructure construction.
- Lot 13 is 23,800 s.f.. The site is minimally encumbered by wetlands or other environmental constraints. A preliminary design utilizing apartment style multi-family development of the site has determined that a 14 unit, 2 or 3 story building could easily fit on the lot, with parking and adequate setbacks. 14 dwelling units on this lot would be 30 D.U.A., and would provide much needed apartment units for Girdwood. Additionally, a 14-unit apartment style building would be a permitted use in current gR-3 zoning.
- Lot 12, 19,000 s.f., is directly south of Lot 13, and is constrained by mapped wetlands in the rear of the lot. The wetlands appear to be subject to Corps of Engineers Jurisdiction review. It was determined by preliminary design layouts that the lot would be best suited for townhouse style buildings and would access the main road in a shared driveway. 8 units on this lot would be 18 D.U.A..

These are the maximum units and building style requested for these lots. Site planning, building design and permitting will be the responsibility of the individual builder or developer of the properties.

Road Design and Elements

The road design and template will be designed in compliance with AMC 21.09.070 and other Municipal standards and provisions. Paved road and stormwater infrastructure along with minimal street lighting will

be constructed for Phase 1. The road cross section, width and amenities will be determined after thorough engineering analysis. A 50' turnaround will be constructed at the end of the road. The turnaround will be situated in Tract 2, and the owner will provide a recorded easement for it.

Trail Impacts

Access to the existing Iditarod Trail, which roughly follows the east edge of the development on the west bank of Glacier Creek, will not be adversely affected by the development. Access will be maintained during the construction of and development of the road and infrastructure for Phase 1. A small portion of the trail will be relocated to accommodate lot development (Lots 4-10, Block 2). See page 2 of the preliminary plat. The developer will work with HLB, the Girdwood Trails Committee and other affected stakeholders to provide a sustainable, well-constructed trail within the realigned section. A trail easement will be included on the final plat for Tract 1 for the affected portions of the Iditarod Trail.

Criteria Response (responses are in bold)

CONDITIONAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (21.07.110G)

2. Minimum Standards

All planned unit developments shall meet the following minimum standards:

a. Minimum Site Area

The minimum site area for a PUD shall be 1.0 acres.

The development area is 16.1 acres.

b. Open Space

A minimum of 15 percent of the site shall be reserved as open space which shall meet the following standards:

- i. The required open space may include both individual private open space, regardless if it is fenced, and common open space;
- ii. In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required; and
- iii. Parcels within a quarter mile of, or with access to a natural area, park, or other publicly-accessible open space may count those lands as meeting this requirement.

The required open space area is 15% of the area being developed, or 2.4 acres. The area inside the development, designated as "Open Space" meeting this requirement is Tract 1A, which is 86,431 s.f. (1.98 acres). That is 12% of the site being developed. The remaining 3% required open space is met via access to the Iditarod Trail and other surrounding trails that provide access to publicly available open space. Tract 4 of Holtan Hills Subdivision is accessed via the Iditarod Trail and provides direct access to Glacier Creek. This publicly accessible area meets the criteria of item iii above. Tract 4 is 348.05 acres and added to the area of Tract 1A (1.98 acres) this creates 350 acres of open space available to the development, much more than the required area (2.4 acres) to meet these criteria.

c. Design

Any non-residential use permitted in a PUD shall be compatible with the residential nature of the development.

This standard is not applicable. Non-residential uses are not being proposed in this development.

d. Access and Connectivity

PUDs shall comply with section 21.07.060, Transportation and Connectivity.

The zoning District classification is “Class A” 21.07.060 C Traffic Impact Mitigation. The impact of 39 lots (or the possibility of potentially 60 single family residences) would generate approximately 600 vehicle trips per day. It was determined by MOA Traffic Engineering that the trip generation from this development would not trigger the need for a traffic impact analysis (TIA). The section of road developed during the 2025 offsite road and utility improvements was constructed to municipal standard and provides access from Hightower Road to the development, and will be known as Holtan Hills Road. The road is classified as a Local Residential Road, and will eventually connect to Crow Creek Road, providing a secondary access for the area.

e. Utility Installation

All new utilities shall be installed underground. **All utilities will be installed below ground.**

f. Homeowners' Agreements

Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.010 et seq. or any mandatory homeowners' or similar association shall submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The commission may require any provisions necessary to ensure that the provisions and intent of this title are met.

A Homeowners Association will be established that will regulate the building styles and development of the subdivision. The standards established in the HOA documents will reflect materials and colors compatible with the natural environment and mountain modern aesthetic of the existing buildings and homes in Girdwood . Refer to the attached building style images that illustrate this Mountain Style of building design and exteriors. The following are some of the specifics the HOA will regulate:

- Exterior building materials
- Exterior colors and textures
- Landscaping installation and maintenance
- Driveway widths
- Exterior building and fence maintenance, including general upkeep of yards and ditching in front of the lots.
- Holtan Hills will practice Firewise methods wherever possible.

- ADU design will be defined by the CC&R's. ADU's may be constructed as part of the primary building or placed behind the primary residence.
- All residential building construction will utilize the valley and mountain views to the maximum extent.
- The HOA will be responsible for open space maintenance as well as the community landscaping that will be installed.
- At such time 75% of all lots are sold, the HOA will be turned over to a board of directors elected by the homeowners.

Additionally, The HOA will regulate short term rentals (STR) of the lots. See the attached document that defines the limitations for STR's. The Leasing Provisions that will be incorporated into the HOA documents are also attached.

The HOA will oversee the 50% owner occupancy requirement for the single family and multi-family property as stipulated in AO 2023-137 (As Amended). Additionally, an audit will be conducted every two years for the condominium associations, in compliance with the owner occupancy requirements set forth by AHFC and FHA to ensure ongoing eligibility for financing. Sub-associations will be created for condominiums and multi-family units. These units will fall under the Master Association and will include responsibilities and regulations specific to the individual multi-family buildings and lots.

All builders will be required to comply with the design criteria specified in the HOA documents. An architectural design review committee will be created to review proposed building design. The lot owner will be responsible for any wetland disturbance and filling and other required permitting.

3. Development Options

The developer of a PUD may propose changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes completed through the PUD process. Changes to the standards shall be reviewed by the planning and zoning commission in accordance with the approval criteria of subsection G.1.above.

a. Density

The number of dwelling units per acre allowable on the gross area of a PUD shall be determined by the planning and zoning commission and as supported by water and sewer infrastructure.

Water and sewer will be available to all lots and will be adequately sized for the development. Additionally, as discussed previously, by utilizing the ability provided by the P.U.D. development option, we can provide a gross density of 6 units per acre, and maintain the wetland open space. The gR-3 zoning would not allow the range of lot widths, sizes proposed and would limit the density to 5.2 units per acre. Additionally, the gR-3 minimum lot sizes and configurations would limit the ability to create the varied lot configurations we've proposed.

4. Planned Unit Developments in the Turnagain Arm District

This standard is not applicable. The project area is not within the Turnagain Arm District.

CONDITIONAL USES APPROVAL CRITERIA (21.03.080.D)

The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, all of the following criteria have been met in all material matters:

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;

Both the Crow Creek Neighborhood Land Use Plan and the recently approved Girdwood Comprehensive Plan support the use of clustering residential development (by utilizing the P.U.D. option) with the following goals outlined in each plan. Additionally, the newly adopted Girdwood Comprehensive Plan created more flexible land uses and designations for the project area. Some of the relevant goals and policies from the Girdwood Comprehensive Plan are listed below.

GOAL E2: Economic development in Girdwood is compatible with the natural environment.
The proposed layout is surrounded on the east and west by undeveloped open space.

POLICY E2.2: Conservation as a form of development. For example, the protection of valuable wild/natural/open space can be a contributor to the local economy. **The layout preserves the valuable wetlands, and access to the open space tracts adjacent to the development will be maintained.**

POLICY E2.3: New and existing developments are connected to the trail and active transportation system. **The primary road will connect to Hightower Road. Access to the Iditarod Trail is available at the southwest corner of the property, and the segments of the trail that are adjacent or on the property will be preserved in a dedicated easement.**

GOAL H2: Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.
By creating the H.O.A. regulations and constraints, the building styles will be required to maintain the established "Mountain Style" of existing Girdwood households.

POLICY H2.2: All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas. **Duplex construction will be allowed in all the lots. The 2 multi-family lots can accommodate all multi-family styles.**

POLICY H2.3: Accessory Dwelling Units (ADUs) are encouraged where appropriate. **The H.O.A. will allow ADU's with architectural design committee approval.**

GOAL R3: Girdwood has a formal, established, maintained, and protected system of trails and open spaces. **The development recognizes the established trails and adjacent open spaces and will maintain access to them to the maximum extent possible.**

POLICY R3.2: Identify and protect trails and trail access via easements. **Segments of the Iditarod trail that are adjacent or on the property will be preserved in a dedicated easement on the plat.**

GOAL R4: Girdwood's trails and natural spaces are integrated into the community. The developments design acknowledges the importance of the trails and natural spaces. The existence of these areas and preservation of them is an asset to the community, as well as an asset to the development.

POLICY R4.2 New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces. Access to the trails and open spaces will be maintained to the maximum extent possible.

Compliance with existing Girdwood Land Use Code AMC 21.09

The predominant zoning district within the development area is "gR-3". Allowed household living uses in this district are Single-Family (detached and attached), Two-Family (Duplex,) and Townhouse dwellings. The minimum lot areas in Chapter 9 specify minimum lot sizes as 8400 s.f. for single family (detached) and 16,800 s.f. for two family dwellings. The average lot size in the proposed plat for the 37 single family and duplex lots (excluding the multi-family lots 12 and 13, Block 1) is 14,491 s.f. Utilizing the C.U. PUD development option allows the development to fit into the gR-3 range, while maintaining substantial open space, minimal environmental disturbance and construction flexibility. Additionally, utilizing the 8400 s.f. lot size from gR-3 calculates as 5.2 D.U.A.

If the maximum build out were to occur, and all the lots were developed as duplex and Lots 12 and 13 were developed with 22 units total, a comparable gR-3 zoning density would be as follows: 37 lots with duplexes: 74 units + 22 multi-family units = 96 units total. The actual area for lots (excluding ROW, Wetland Tract 1A and Access Tract 1B) is 11.27 acres. That would create maximum of 8.5 D.U.A., which is generally consistent and compatible with the intent of gR-3.

Crow Creek Neighborhood Land Use Plan (2006)

This is the relevant Area Master Plan for development of the property. The majority of the first phase of this development is designated as the "Lower Matrix" area on the development and open space map in the plan. Clustered housing and preservation of open space is strongly encouraged in this plan. Additionally, the 2000 Girdwood Commercial Areas and Transportation Master Plan (CAT), an adopted element of the comprehensive plan and cited with the CCNLUP, calls for the construction of an access road from the Girdwood School to Crow Creek Road in a similar manner as currently constructed and further proposed by the Phase 1 development.

Girdwood Trails Plan (2024)

The Historic Iditarod is identified on the Trails Plan as Existing Class 3 (Developed). This trail enters the property at the southeast corner of the subdivision, and meanders along the west bank of Glacier Creek, on the east side of the development. The majority of the existing trail alignment will be maintained in its current location. There is one segment of approximately 300 feet in the middle of Phase 1 that will be realigned to accommodate lot development. The developer and HLB will work with the Girdwood Trails Committee and Chugach National Forest staff to make sure the realignment is appropriate for the users. Also, a trail placard or "kiosk" sign will be placed at the entrance to the trail. The type of signage and location will be coordinated with Girdwood Parks & Recreation.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;

While AMC 21.04 does not address the Girdwood zoning, AMC 21.09.040 states *"The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and twofamily development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and table 21.09-2. The development criteria for the lots allow for single family (detached) and duplex buildings. Multi family style construction is designated only in the 2 indicated lots (Lots 12 and 13, Block 1).*

The 2025 Girdwood Comprehensive Plan has well defined purposes for the residential uses proposed. Specifically, the plan designates the area as Mixed-density Residential. The plan indicates Residential Land Uses section in Chapter 3 Land Use Plan stating, on page 3-11 *"Reducing the minimum lot size and removing or increasing D.U.A. standards can allow developments to proceed while simultaneously achieving the desired neighborhood form....."*

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;

The relevant code is in AMC 21.09.050 B (Girdwood Land Use Regulations, Use Specific definitions and Standards) which defines residential multiple categories of Residential Uses. Specifically, the relevant categories are Multi-Family (Apartment), Single-Family Detached, Townhouse and Two-Family (Duplex). These are the proposed uses in the development, meeting the residential criteria.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;

The lots have been designed to maximize the buildable area of the road corridor built upon the existing waterline. The topography on the west, uphill side of the corridor is steep, which makes further creating larger lots on that side challenging. Utilizing the waterline corridor also has the effect of mitigating the impact of the existing wetlands.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

The surrounding Crow Creek area has little commercial or residential development. With the school immediately to the south, the airport to the east and future homesites further up the valley to the north, the 39 residential lots of this development will have minimal impact to the existing permitted uses in the area and will match the scale and density of other established neighborhoods within Girdwood.

6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The design of these 39 residential lots is appropriate for the area it's situated in. The size of the lots range from 6,500 s.f. to 48,000 s.f. and is appropriate for the area considering access to

public utilities and environmental constraints. The street lighting will be designed to minimize night glare utilizing limited or discontinuous roadway lighting. The road will be paved and will not generate unnecessary dust. The hours of operation in relation to residential land use do not create unpredictable disturbances (such as industrial or commercial uses might). The traffic impact to the Girdwood School will be mitigated by the design from the project onto Hightower Road . The intersection design creates a “T” onto Hightower Road, which will optimize line of sight for children coming and going to school, and will create a safe intersection during school hours.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;

The visual impact of the development will be mitigated by the fact that the southernmost housing built will be more than 1500 feet from Hightower Road. The peak traffic hours are anticipated to be during the morning hours of 7-8 a.m., and 5-7 p.m., as is standard for housing developments. And, as discussed previously, the impact to the Hightower Road traffic will be mitigated to the maximum amount possible by the “T” intersection at Hightower Road.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and

The first phase of development (39 lots) will require construction of 1400 feet of primary road (Holtan Hills Drive) will be accessed off Hightower Road. Holtan Hills Drive, which is classified as a local street, will be constructed with appropriate safety lighting, road cross section and crosswalk markings.

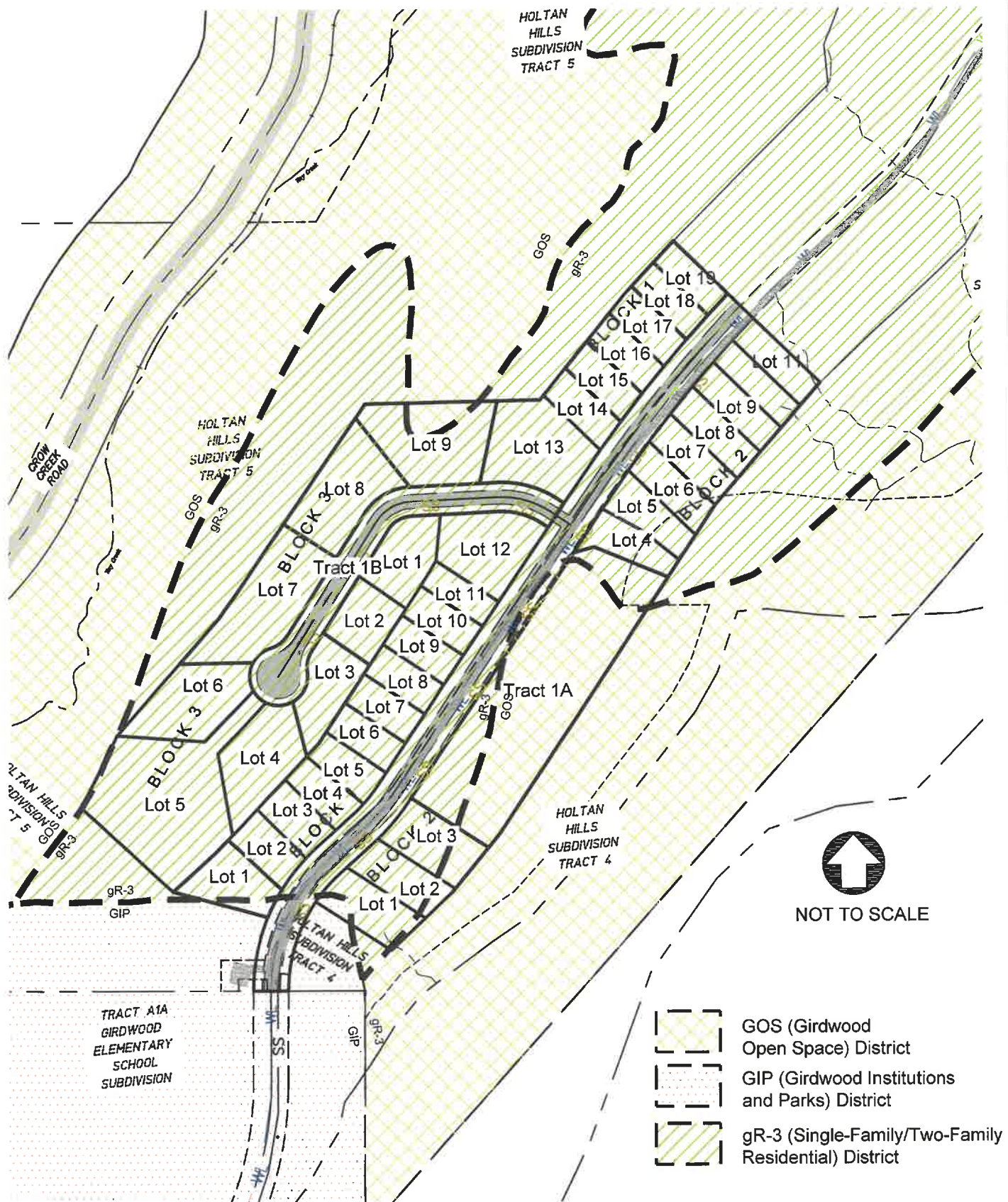
The future development of Holtan Hills, Tract 2 to the north will necessitate a developed connection to Crow Creek Road . That access will provide a secondary access for the development, as well as providing a secondary access emergency route for traffic coming out of the upper Crow Creek Valley from the north.

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

The development will be supplied by the existing public water line that was installed in 2010. No expansion of the water system is needed for the development. A public sewer line was installed from Hightower Road to the south end of the development during the 2025 off-site improvements. It will provide the sewer connection for Phase 1. The Girdwood Fire and Emergency Service Station is located less than a mile south of the development on Egloff Drive. Additionally, fire hydrants will be installed during construction of Phase 1, helping extend fire response capabilities for Girdwood.

List of Submitted Documents

Preliminary Plat Application
Conditional Use application and narrative
Preliminary plat (3 pages)
(2) Subdivision design variance applications and narratives
Owners Authorization
Title Report
AWWU Pre-Application form
Watershed Management Pre-application form
Community Meeting Mailers
Community Meeting Summary's
Short Term Rental and Leasing Provision HOA documents
Map Exhibits
Building Style Examples
Phasing Plan for Tract 1



HOLTAN HILLS PHASE 1

EXISTING ZONING MAP

10/29/25

Leasing Provisions for Declaration of Holtan Hills

Definitions

Dwelling. A structure or portion thereof which is designed and intended for occupancy as a self-contained residence, home or living unit by a person or group of people living together as a single household. For example, a detached house is a Dwelling, a duplex structure contains two (2) Dwellings, and a four-plex structure contains four (4) Dwellings.

Accessory Dwelling Unit (ADU). An additional dwelling unit added to, created within, or detached from a Dwelling on a Lot which provides basic requirements for living, sleeping, cooking, and sanitation, and which complies with the requirements of AMC 21.05.070 and AMC 21.09.050.

Multi-family Lot. A “Multi-family Lot” means a Lot consisting of two (2) or more Dwellings.

Single-family Lot. A “Single-family Lot” means a Lot consisting of one Dwelling.

ADU Architecture and Design Restrictions

Accessory Dwelling Unit. Not more than one (1) ADU shall be permitted on a Lot. The ADU may either be attached to or detached from the principal Dwelling on the Lot. A Lot with an ADU shall have sufficient garage and/or driveway space to ensure adequate parking in the garage or driveway by the occupants of the ADU. Each ADU shall be constructed and occupied in accordance with this Declaration and requirements set by the Municipality of Anchorage, including, without limitation, the provisions of AMC 21.05.070 and AMC 21.09.050. The exterior of an ADU, including the structure, color and architectural appearance shall complement the structure and architectural appearance of the principal Dwelling on the Lot. No ADU may be erected until the plans for such ADU have been approved, in writing, by the Architectural Control Committee.

Leasing Restrictions

Section ### - Leasing Restrictions. No Lot, or any portion thereof, may be conveyed pursuant to a time-sharing plan, or used for bed and breakfast, hotel or motel purposes. A Dwelling, or a portion thereof, may be rented only by a written lease, rental agreement, or other instrument granting occupancy (collectively referred to herein as a “lease”), subject to the following:

- (a) Each lease must incorporate the terms and restrictions of the Documents as a personal obligation of each tenant.
- (b) Each lease must attorn to the Association as landlord solely for the purpose of enforcing the restrictions of the Documents following Notice and Hearing to the Lot Owner, and an opportunity to cure the violation, and then by direct levy, injunction and/or eviction by summary process, against the tenant(s). The

family Lot shall be responsible for ensuring compliance with this limitation and for maintaining records sufficient to demonstrate such compliance upon request by the Executive Board.

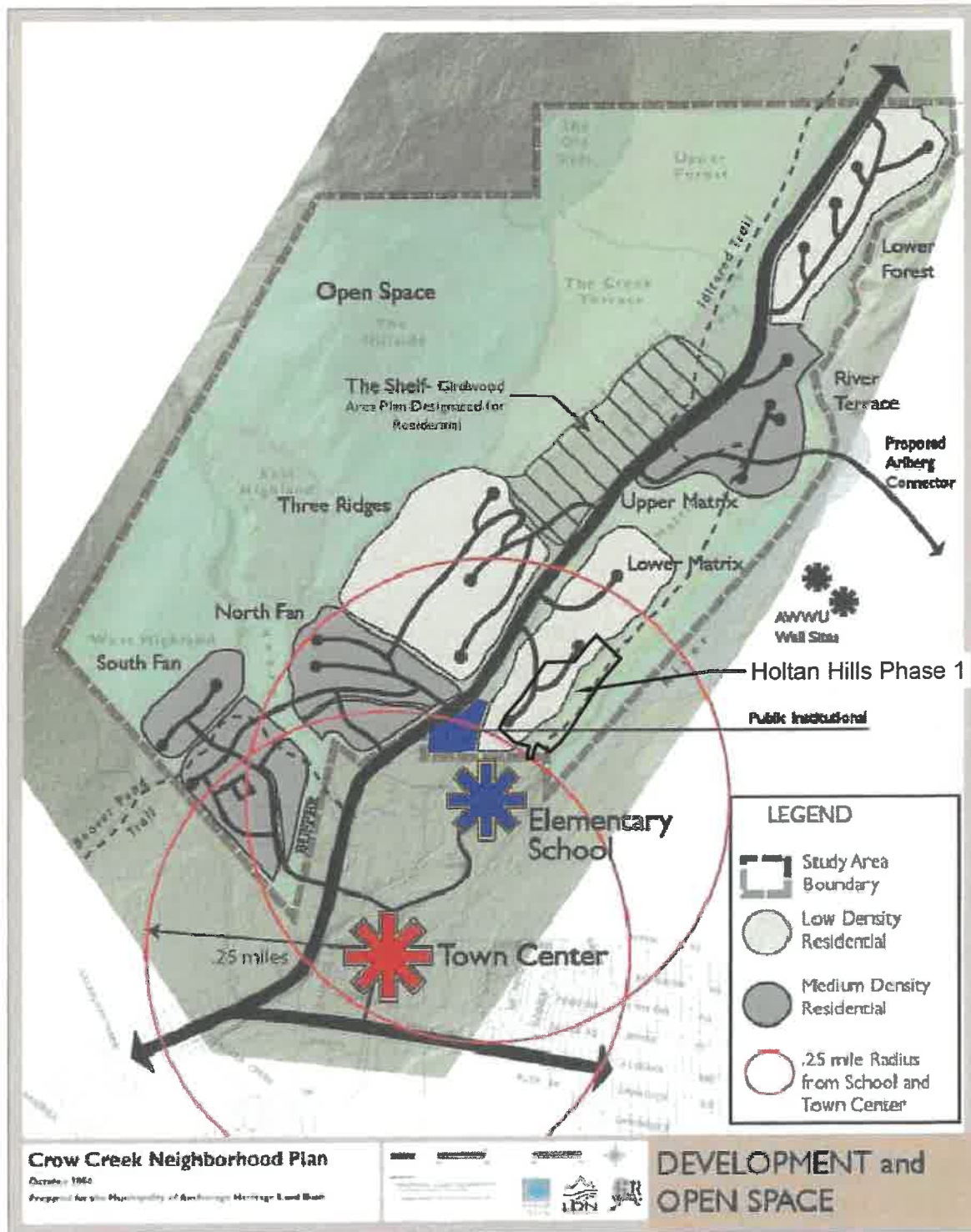
- (d) *Accessory Dwelling Units (ADUs)*. Notwithstanding the foregoing, an ADU constructed on any Lot may be leased or rented without restriction as to the minimum lease term, provided that the ADU otherwise complies with the requirements of this Declaration and all applicable laws.
- (e) *Amendment Limitation*. Notwithstanding Section ### of the Declaration (governing amendments to the Declaration), the restrictions set forth in this Section ### may not be amended or repealed except by the unanimous approval of one hundred percent (100%) of the votes in the Association after the expiration or termination of the period of Declarant Control, unless and until such time as the Municipality of Anchorage adopts an ordinance applicable to the Property within the Common Interest Community that otherwise regulates short-term rentals. Upon adoption of such municipal ordinance, this Section ### may be amended in accordance with the amendment provisions set forth in Section ### of the Declaration, to the extent consistent with such ordinance.

HOLTAN HILLS PLANNED UNIT DEVELOPMENT SHORT TERM RENTAL REQUIREMENTS

If a Lot is Developed as a:	The Lot is a:	STR Allowed?
Single-Family Home	Single-family Lot	STR is Not Permitted
Single-Family Home with ADU (either an attached or detached ADU)	Single-family Lot	STR is Permitted for the ADU; STR is Not Permitted for the Single-Family Home
Duplex (i.e., one building with two dwelling units)	Multi-family Lot	STR is Permitted Only for One Dwelling Unit (i.e., the 50% Rule Applies)
Multi-Family Structure (i.e., a single building or multiple buildings comprising three or more dwelling units)	Multi-family Lot	STR is Permitted for <u>Not More Than 50%</u> of the Dwelling Units (i.e., if there are three dwelling units, then STR is permitted for only one dwelling unit; if there are four dwelling units, STR is permitted for two dwelling units)

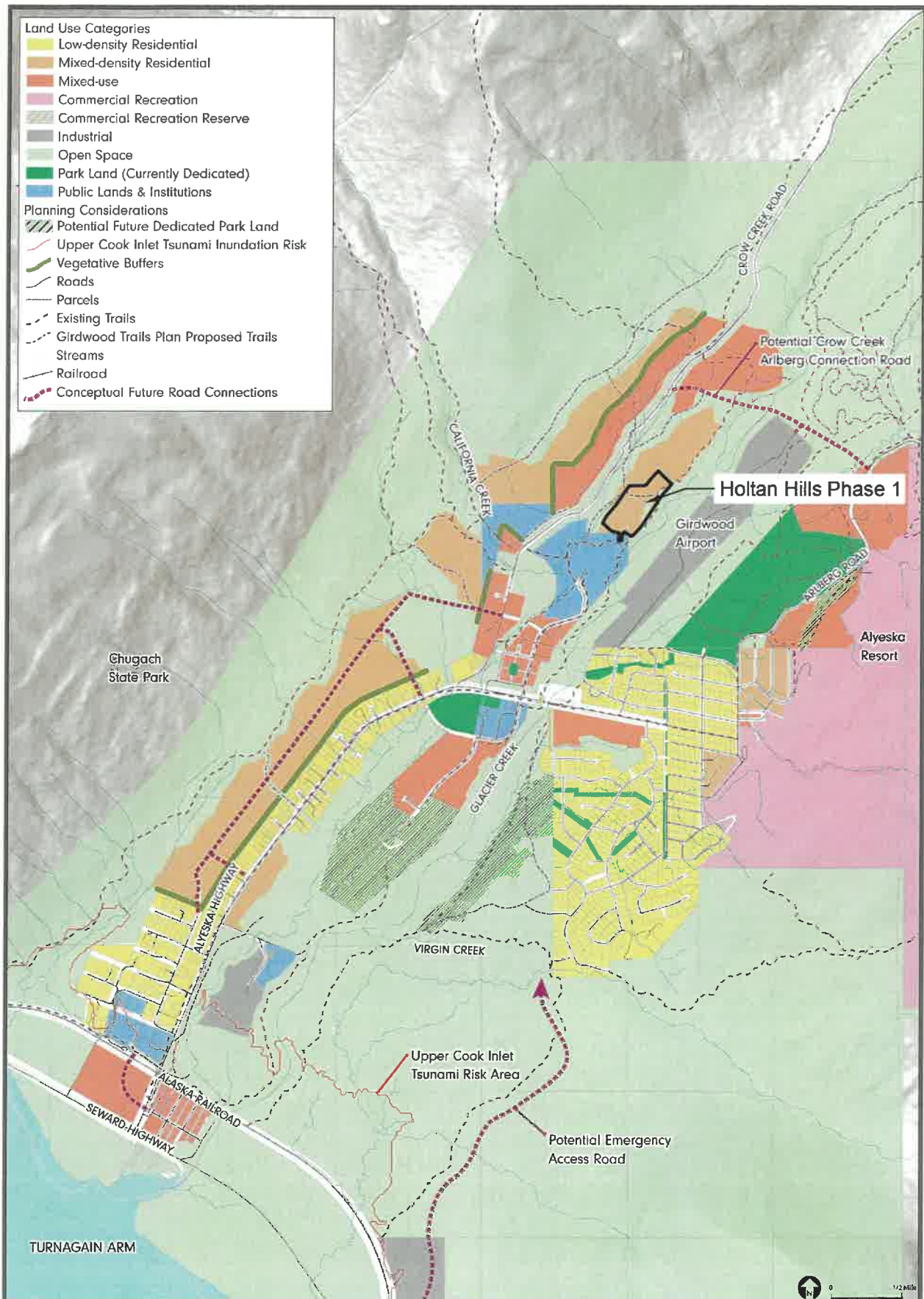
EXHIBIT "A"

Map 3. Development & Open Space Map (Amended)



Girdwood Comprehensive Plan Land Use Plan Map

Lower Valley Enlargement April 2024 DRAFT





Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Holtan Hills Phase 1
- Project Location, Tax ID, or Legal Description: 075-311-06
Holtan Hills Tract 1
- Is this parcel located within AWWU's certificated service area? ----- ~~X~~ / N
- Is a water key box located on each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / ~~X~~
- Are there any additional easements needed? To be determined during PD review. ----- Y / N
- Have any Private System plans been submitted for review? ----- Y / ~~X~~
- Are any of the lots subject to extended connection or other agreements? PD ----- ~~X~~ / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / ~~X~~

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N	To be determined during	
Water Transmission	Y / N	Private Development (PD)	
Sewer Lateral	Y / N	review process.	
Sewer Trunk	Y / N		

- Comments:
AWWU will require a private development agreement for water and sewer improvements needed
to serve the individual parcels, assessments and easements will be determined at that time.

Verified By (AWWU):

Date:

10/23/2025

Anchorage Water & Wastewater Utility



Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel #07531106000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
New or additional mapping **IS NOT REQUIRED**.*

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:


10/30/25

Authorization Certificate

Date: 7/15/2025

Current Project Legal: Tracts 1 and 2, Holtan Hills Subdivision, Plat 2024-018

Proposed Legal: Lots 1-25, Block 1, Lots 1-16, Block 2 and Tracts 1A, 1B and 2A, Holtan Hills Phase 1 Subdivision

Type of Authorization: Conditional Use Application for Residential Planned Unit Development and Preliminary Plat Application

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Applications of the above described property.

Thank you,



Connie Yoshimura



Downhill ranch with lower walk-out.



Uphill single-family.



Downhill.





Multi-family No garage .



Common Stall garage .



5-plex townhouse .

5-plex $\frac{1}{2}$ multi-family





Back decks one looking open space



Front deck for viewing



Front decks



4-plex



Duplex



4-plex.



Townhouse / duplex

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*

Name (last name first)

CY Investments LLC

Mailing Address

561 East 36th Ave, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

907-646-3670

Evening

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet Company)

Mailing Address

601 East 57th Place

Anchorage, AK. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None Listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

Zoning: GR3

Acreage: 16.134

Underlying Plat #: 2024-18

Grid #: SE4517

Lots: 0

Tracts: 1

Total # parcels: 1

PROPOSED SUBDIVISION INFORMATION

Proposed legal description: (use additional sheet if necessary)

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

Lots: 39

Tracts: 2

Total # parcels: 41

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

10/24/25

Print Name

TONY HOFFMAN

S 1 2 8 6 7

JAN 0 5 2026

Accepted by:

Paul Hartzler

Poster & Affidavit

1+1

Fee:

\$12,240.00

Case Number:

512867

Meeting Date: PZC:

01/05/2026

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☒ Residential at 5 dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

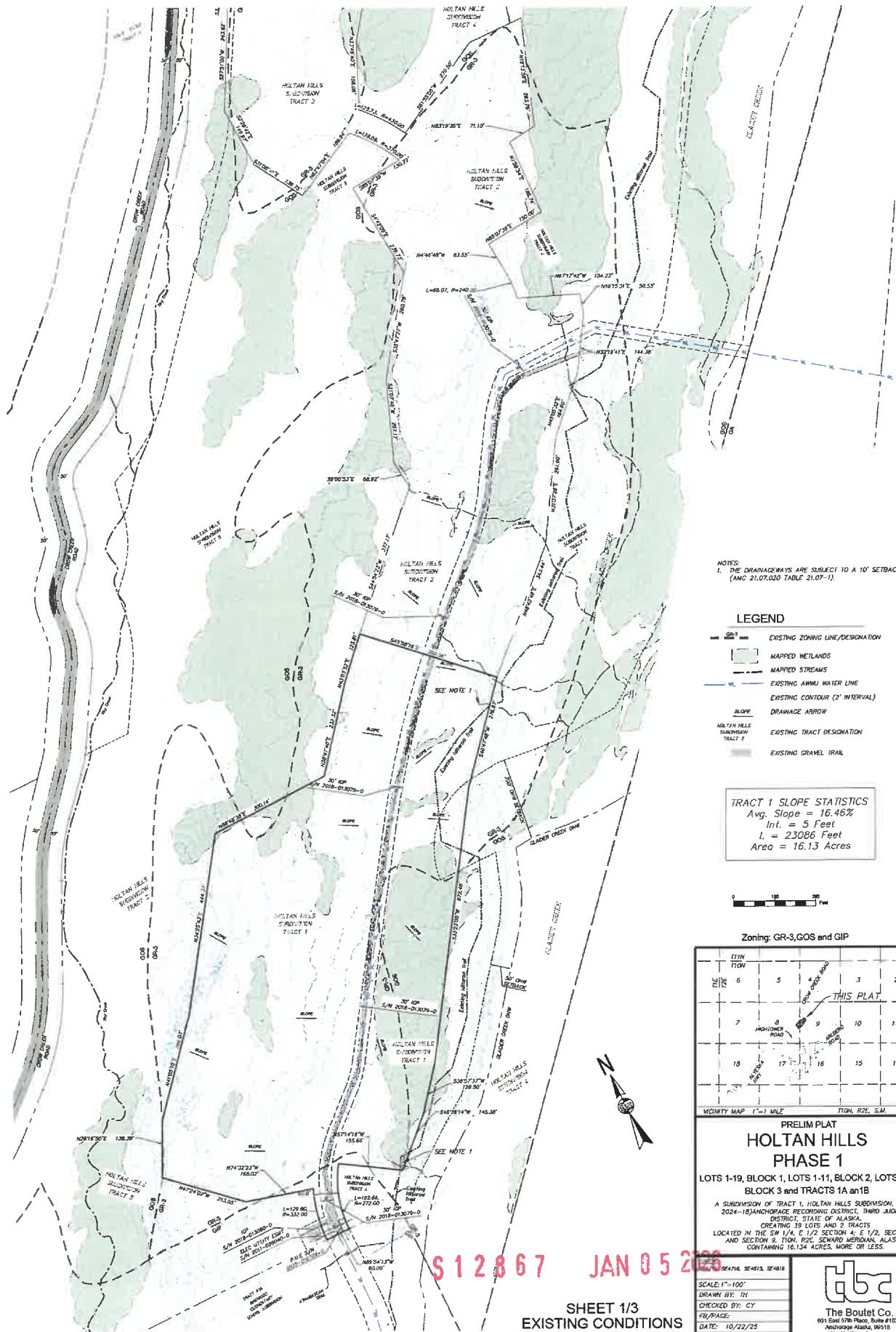
- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat
 4 copies required: ☐ Subdivision drainage plan
 9 copies required: ☐ Topographic map of platted area
 14 copies required:
 (4 copies for a short plat)
 ☐ Signed application (copies)
☐ Preliminary plat
☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐
- Soils investigation and analysis reports (4 copies)

Waived by _____



NOTES:
1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK
(AMC 21.07.020 TABLE 21.07-1)

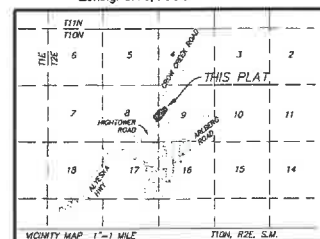
LEGEND

- EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING AWWA WATER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE ARROW
- HOLTAN HILLS SUBDIVISION
- EXISTING TRACT DESIGNATION
- EXISTING GRAVEL TRAIL

TRACT 1 SLOPE STATISTICS
Avg. Slope = 16.46%
Int. = 5 Feet
L = 23086 Feet
Area = 16.13 Acres



Zoning: GR-3, GOS and GP



PRELIM PLAT HOLTAN HILLS PHASE 1

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9,
BLOCK 3 and TRACTS 1A and 1B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT
2024-18) AND RANGE RECORDING DISTRICT, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4, E 1/2 SECTION 8
AND SECTION 9, T10N, R2E, S41W MERIDIAN, ALASKA,
CONTAINING 16,134 ACRES, MORE OR LESS.

SECTION 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCALE: 1"=100'

DRAWN BY: TH

CHECKED BY: CF

DATE: 10/22/25

MCA CASE No.: N/A



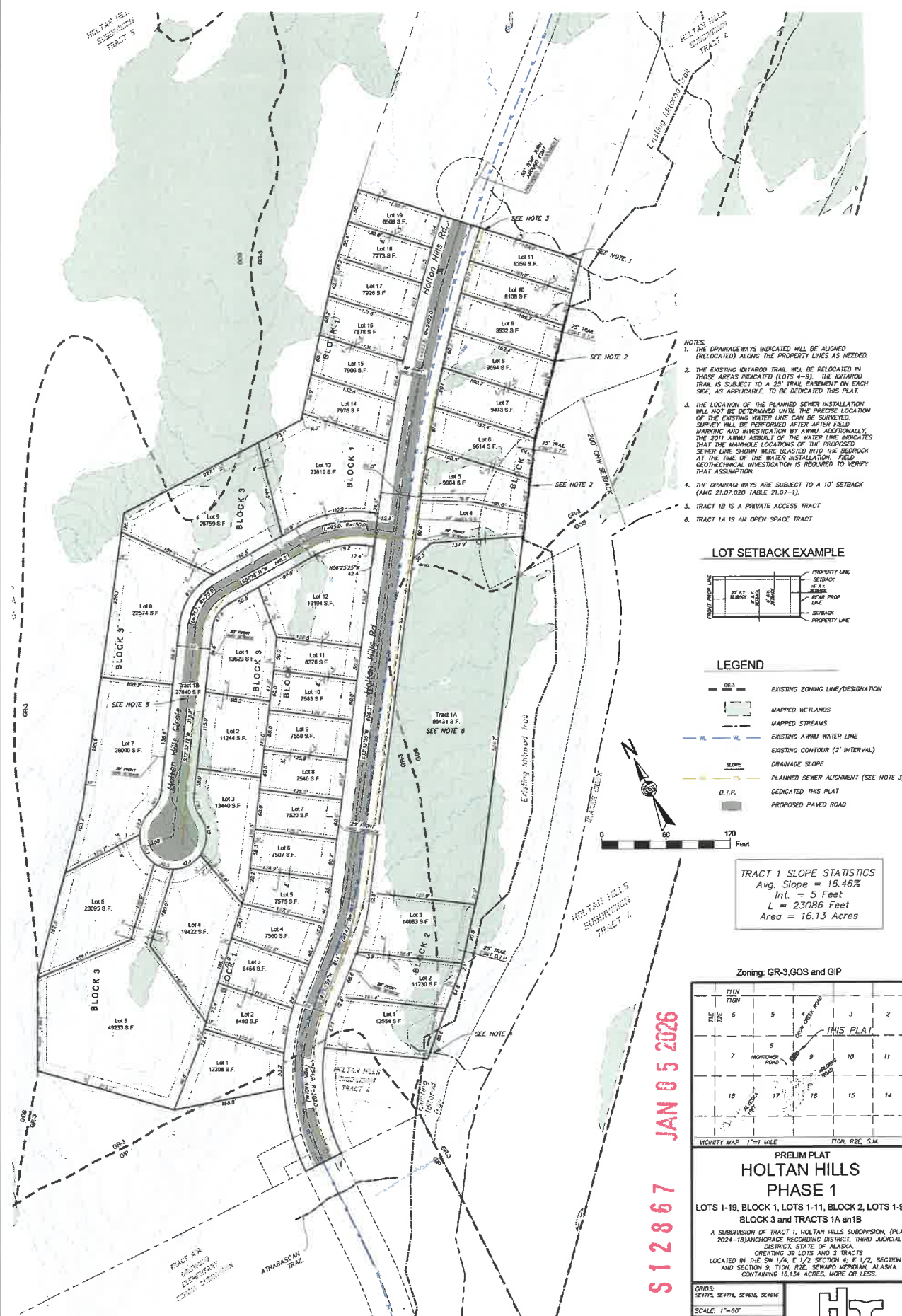
The Boutel Co.

601 East 57th Place, Suite #102
Anchorage, Alaska, 99518

PHONE: (907) 552-5779 FAX: (907) 552-6779
LICENSE NO. 422087 - 422088

SHEET 1/3
EXISTING CONDITIONS

S12867 JAN 05 2026



S12867 JAN 05 2026

Zoning: GR-3, GOS and GIP

**PRELIM PLAT
HOLTAN HILLS
PHASE 1**

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CREATING 39 LOTS AND 2 TRACTS LOCATED IN THE SW 1/4, E 1/2 SECTION 8 AND SECTION 9, T10N, R2E, S6W, ALASKA, CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:
 SE4715, SE4716, SE4717, SE4718

SCALE: 1"=60'

DRAWN BY: TH

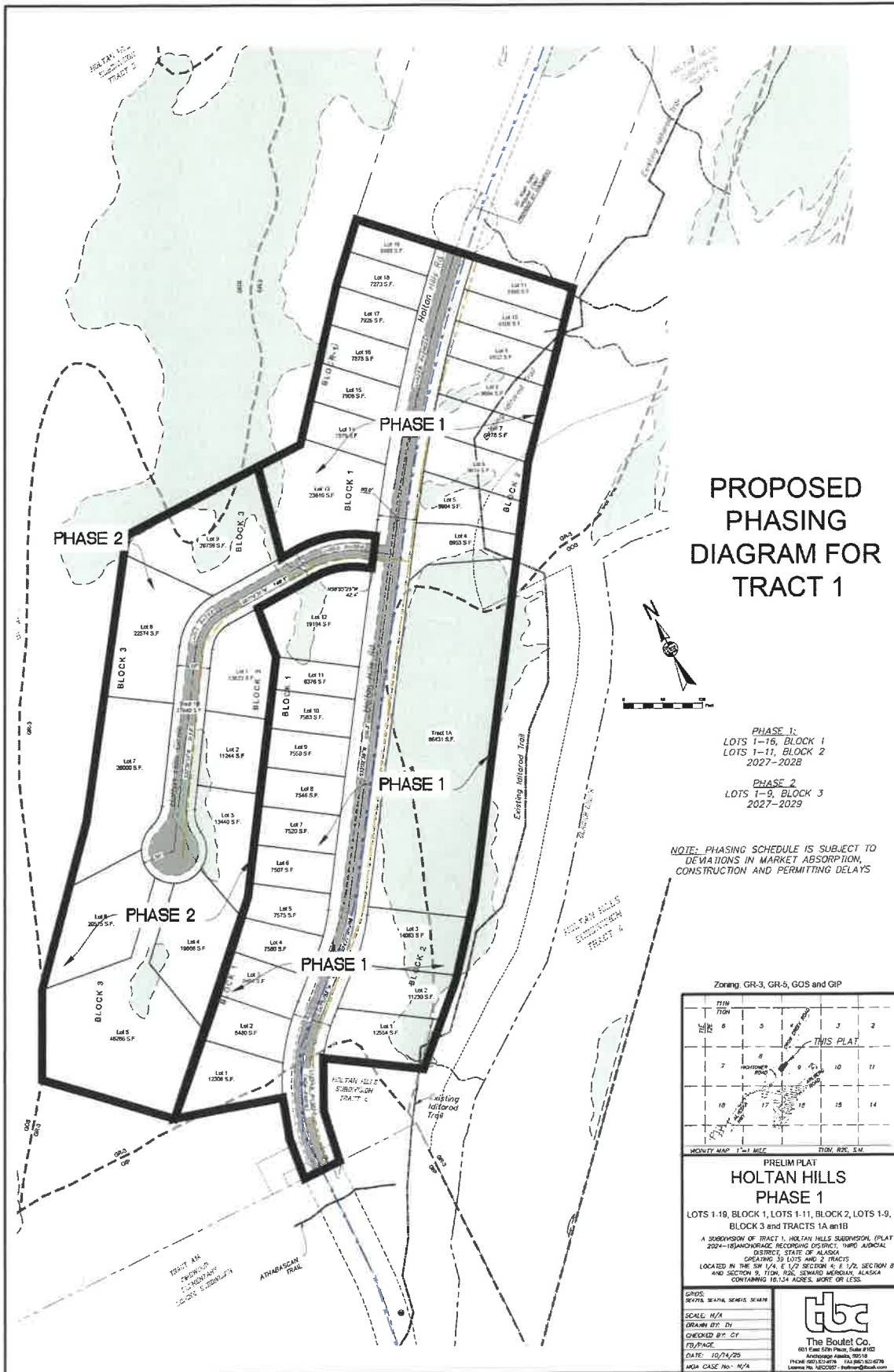
CHECKED BY: CY

FR/PAGE:

DATE: 10/22/25

MDA CASE No.: N/A

The Boutet Co.
 801 East 5th Street, Suite 100
 Anchorage, Alaska, 99515
 PHONE: 907.554.5179 FAX: 907.554.5179
 License No. AS003957 - sboutet@boutet.com



Application for Subdivision Variance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*

Name (last name first)

CY Investments, LLC

Mailing Address

561 East 36th Avenue, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

Evening

907-646-3670

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet COmpany)

Mailing Address

601 East 57th Place

Anchorage, Ak. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST

The variance is for relief from the requirement to:

Lot Frontage to a Dedicated Street and Dedication of ROW

Associated platting case number (if applicable):

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:

Poster & Affidavit:

Fee

Case Number

Meeting Date

S 1 2 8 6 7

JAN 05 2026

1+1

512867

01/05/2026

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21. 21.08.030 L.1

AMC 21. 21.08.040 A.1

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

14 copies required: ☐ Signed application (copies)
☐ Variance narrative, addressing:
 ☐ The need for the variance
 ☐ The effect of granting the variance
 ☐ An analysis of how the proposal meets the variance standards below
☐ Underlying plat
☐ Proposed plot plan or site plan, to scale (new construction)
☐ Topographic map of site
☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/23/2025

Holtan Hills Subdivision
SUBDIVISION DESIGN VARIANCE NARRATIVE
LOT FRONTAGE AND ACCESS AND ROAD DEDICATION
(A.M.C. 21.08.030L.1 and A.M.C. 21.08.040A.1)

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. This request is specific to the cul-de-sac road (Holtan Hills Circle) serving the upper 9 lots in Block 3. The road corridor is planned to be a 50' wide private tract, built to applicable road standards.

Anchorage Municipal Code AMC 21.08.030L.1 states that *"Except when platted under subsection 21.03.200E., Commercial Tract Plats, or except for lots tracted out for open space, well protection areas, or for undevelopable areas such as wetlands, all lots shall have frontage on a street.."*

Additionally, Anchorage Municipal Code AMC 21.08.040A.1 states that *"All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board...."*

We are requesting that the upper cul-de-sac road (Holtan Hills Circle) fronting and providing access to these lots in Block 3 be encompassed in a 50' private access tract in lieu of public right-of-way.

Variance Standards (AMC 21.03.240G.3.)

- a. *There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property. The proposed road will be maintained by the Homeowners Association. Dedication to and maintenance by the Municipality is clearly not as desirable as private maintenance and upkeep. In an area with high snow accumulation such as Girdwood, faster response times for plowing and sanding increases safety for the property owners within the cul de sac. Additionally, there is no possible way that the road can be extended south further, as private property and the Girdwood School are located directly to the south.

S 1 2 8 6 7 JAN 0 5 2026

- b. *The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;***

The requested variance does not affect any other properties adjacent to the proposed subdivision. Since the road and roadway improvements will be privately maintained by the homeowners association there is a cost benefit to the public. The private road will be constructed to all applicable municipal standards.

- c. *Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and***

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. Approval of the variance will allow the development to proceed in a smaller footprint, thereby creating less disturbance to the property, and decrease the likelihood of subsurface water disturbance.

- d. *Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.***

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property. A full ROW width of 60 feet would create greater disturbance as it would widen the road footprint and require buildings to be built back further. This results in more clearing and greater land disturbance to the existing vegetation along the road corridor which is highly undesirable to the future property owners as well as the Girdwood community.

Additional Variance Requirements (AMC 21.08.040A.1)

Anchorage Municipal Code AMC 21.080.040A.1 states that “*All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board. Applicants for a variance for private streets shall demonstrate the following:*”

- a. *Why a private street is appropriate and preferable to a publicly dedicated street.***

Allowing the street to be constructed in a private tract is preferable in that it allows for a more “compact” development, since it has a narrower ROW and the building setback is not so deep from the edge of road (compared to a full 60 foot ROW). Additionally, road grades are anticipated to potentially exceed 10%. Private contractors maintaining the road typically respond faster for snow plowing. This results in safer roads that have been plowed and/or sanded faster after snowfall when compared to municipally maintained roads. Lastly, the Municipality will not be required to maintain the road, thus a saving in cost and manpower to the city.

- b. *That a private party is willing and able to maintain a private street to public standard.***

The developer will be required to build the road to municipal standard and form a binding homeowners association that will have the required dues structured to appropriately maintain the road.

- c. *That a private street presents no conflict or obstruction to the orderly expansion of the public street system.***

The proposed road will be a cul-de-sac that terminates within the development and provides no possibility of extending further south due to significant topographic challenges.

Application for Subdivision Variance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*

Name (last name first)

CY Investments, LLC

Mailing Address

561 East 36th Avenue, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

Evening

907-646-3670

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet Company)

Mailing Address

601 East 57th Place

Anchorage, Ak. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST

The variance is for relief from the requirement to:

AMC 21.08.030 F.6 (Cul De Sac Length)

Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

10/24/25

Print Name

Tony Hoffman

S 1 2 8 6 7

JAN 0 5 2026

Accepted by:

Paul Hartzler

Poster & Affidavit:

1+1

Fee

Case Number

S 1 2 8 6 7

Meeting Date

P2C: 01/05/2026

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.030 F.6 CUE DE SAC LENGTH

AMC 21.

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

14 copies required: ☐ Signed application (copies)

☐ Variance narrative, addressing:

☐ The need for the variance

☐ The effect of granting the variance

☐ An analysis of how the proposal meets the variance standards below

☐ Underlying plat

☐ Proposed plot plan or site plan, to scale (new construction)

☐ Topographic map of site

☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/24/2025

Holtan Hills Subdivision SUBDIVISION DESIGN VARIANCE NARRATIVE CUL DE SAC LENGTH

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. The main road (Holtan Hills Drive) is 1440 feet and will be extended in future phases. This variance addresses the upper cul-de-sac road (Holtan Hills Circle), which is 670 feet.

Anchorage Municipal Code 21.08.030.F.6 states that "Where topography and traffic circulation permit, the length of a cul-de-sac right-of-way shall not exceed 900 feet in the R-6, R-8, R-9, R-10... and 600 feet in all other zoning districts..."

We are requesting a variance to allow a cul-de-sac length to exceed the standard by 70 feet for a total length of 670 feet.

Variance Standards (AMC 21.03.240G.3.)

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The topography in the upper area of this development is very steep. The planned cul-de-sac road is situated on a ridge, and slopes exceeding 20% to the east and west (toward Crow Creek Road) away from the road corridor making any sort of secondary access or road connections prohibitive without massive grading and land disturbance. Strict application of this provision would result in fewer residential lots being provided in its current configuration due to the resulting shorter road length. Given the loss of residential opportunity, the strict application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property.

- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;***

The requested variance does not affect any other properties adjacent to the proposed subdivision. There are no residences adjacent to the development, and the school property is not impacted by the variance. All other required design standards for the cul-de-sac will be met upon construction.

S 1 2 8 6 7 JAN 0 5 2026

c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. This variance request is consistent with or supported by the following goal of the Girdwood Comprehensive Plan:

Goal E2: *Economic development in Girdwood is compatible with the natural environment*

This variance will allow a smaller footprint of the road construction required. Allowing a slightly longer cul de sac to be built without a secondary access or connection means less disturbance of the bedrock slopes.

The requested variance will create less disturbance to the property and decrease the likelihood of subsurface water disturbance.

d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property by increasing the development footprint necessary to provide a secondary access or by reducing the number of residential lots that are provided.

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel #07531106000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X ABC DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

** Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.*

ADDITIONAL INFORMATION:

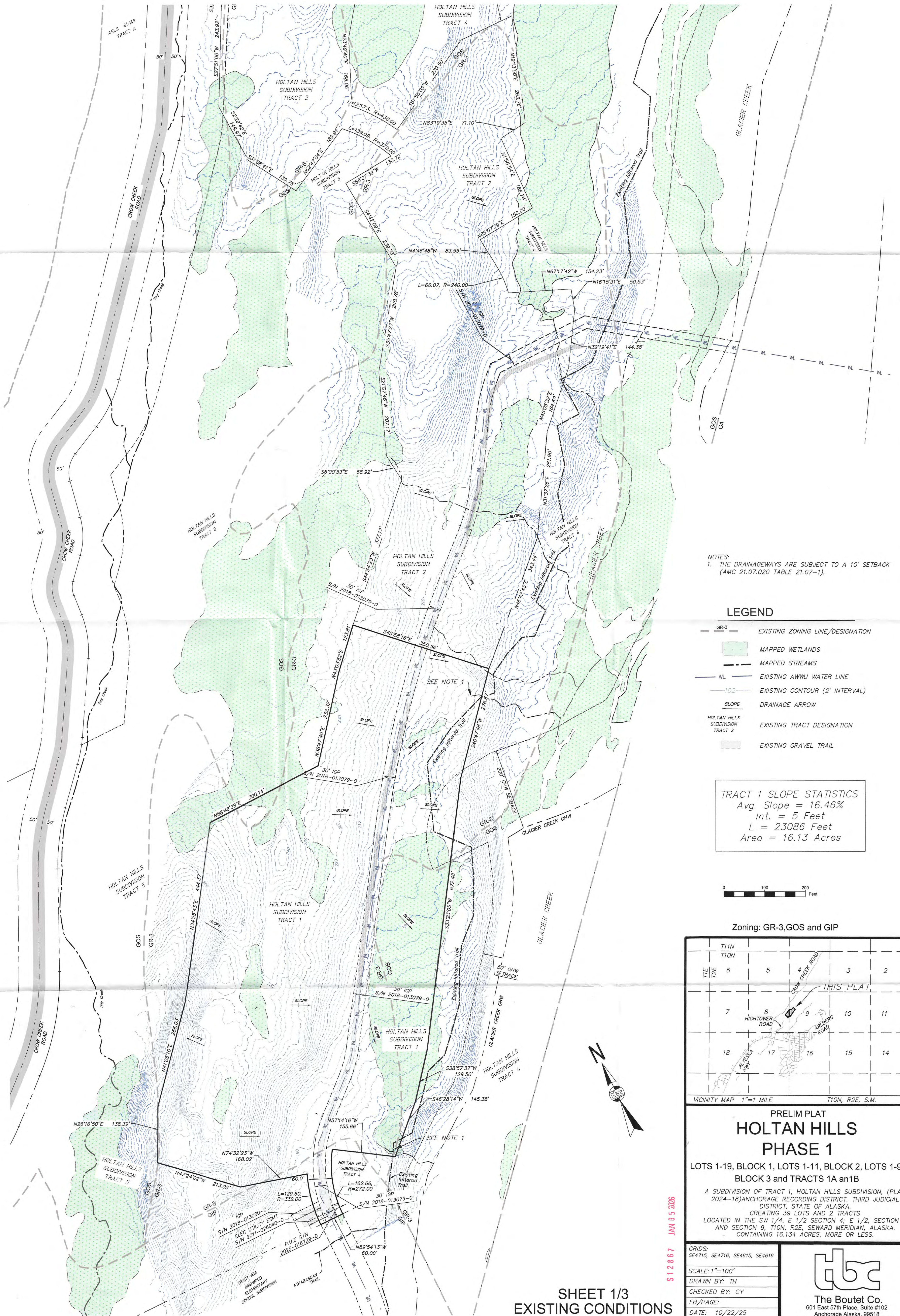
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<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	WMS written field inspection report or map is available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Field flagging and/or map-grade GPS data is available.		

Inspection Certified By:

Date:

K. R. C. [Signature]

10/30/25

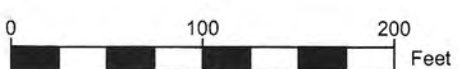


NOTES:
1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).

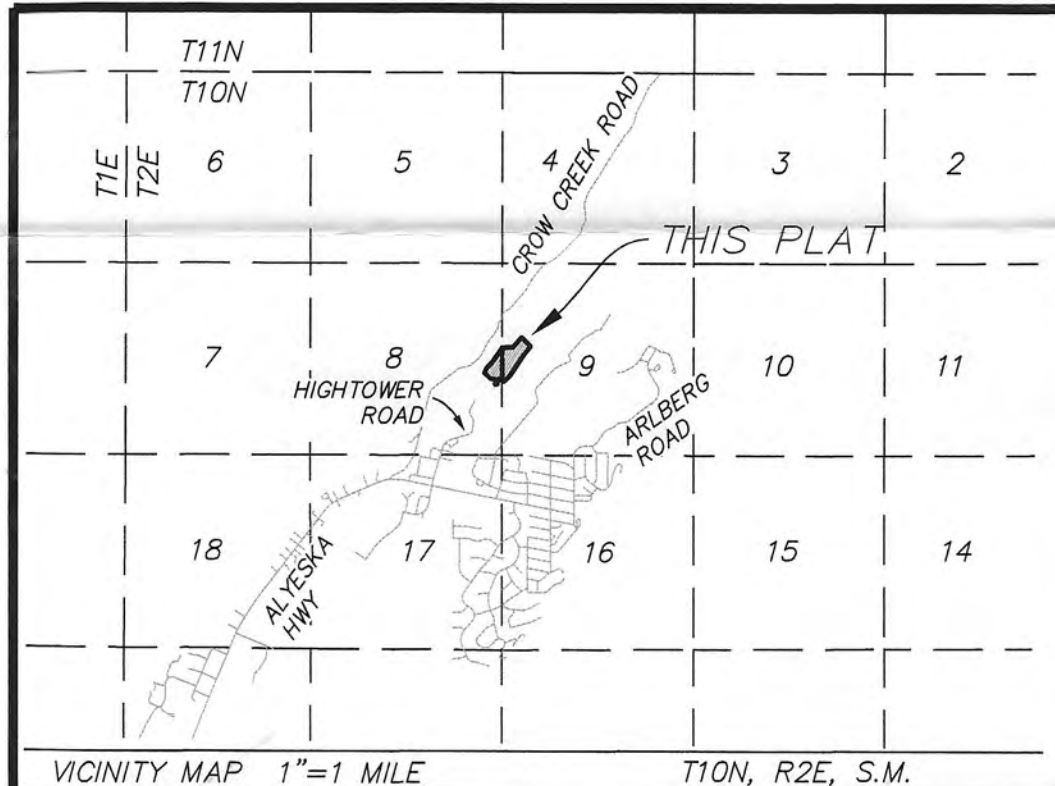
LEGEND

- GR-3 EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWJ WATER LINE
- 102 EXISTING CONTOUR (2' INTERVAL)
- SLOPE DRAINAGE ARROW
- HOLTAN HILLS SUBDIVISION TRACT 2 EXISTING TRACT DESIGNATION
- EXISTING GRAVEL TRAIL

TRACT 1 SLOPE STATISTICS
Avg. Slope = 16.46%
Int. = 5 Feet
L = 23086 Feet
Area = 16.13 Acres



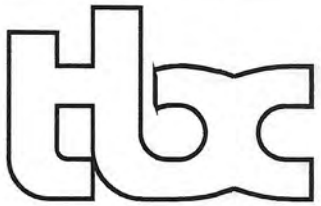
Zoning: GR-3,GOS and GIP



PRELIM PLAT
HOLTAN HILLS
PHASE 1

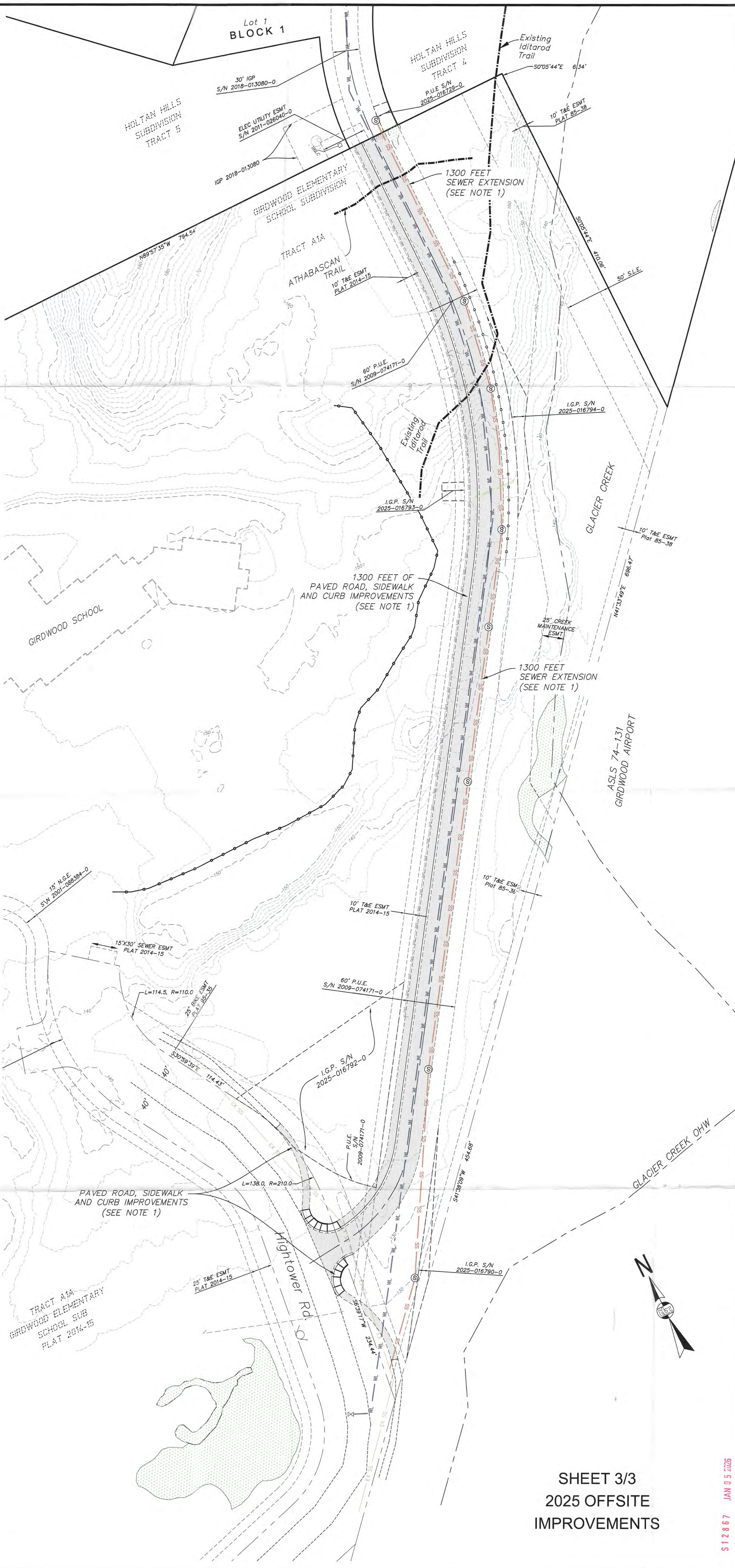
LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B
A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18)ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA.
CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:
SE4715, SE4716, SE4615, SE4616
SCALE: 1"=100'
DRAWN BY: TH
CHECKED BY: CY
FB/PAGE:
DATE: 10/22/25
MOA CASE No.: N/A



The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-8776 FAX (907) 522-8779
License No. AEC0587 - thebman@btac.com

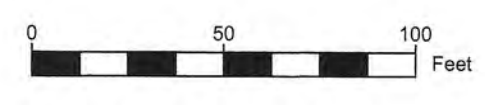
S 12867 JAN 05 2026



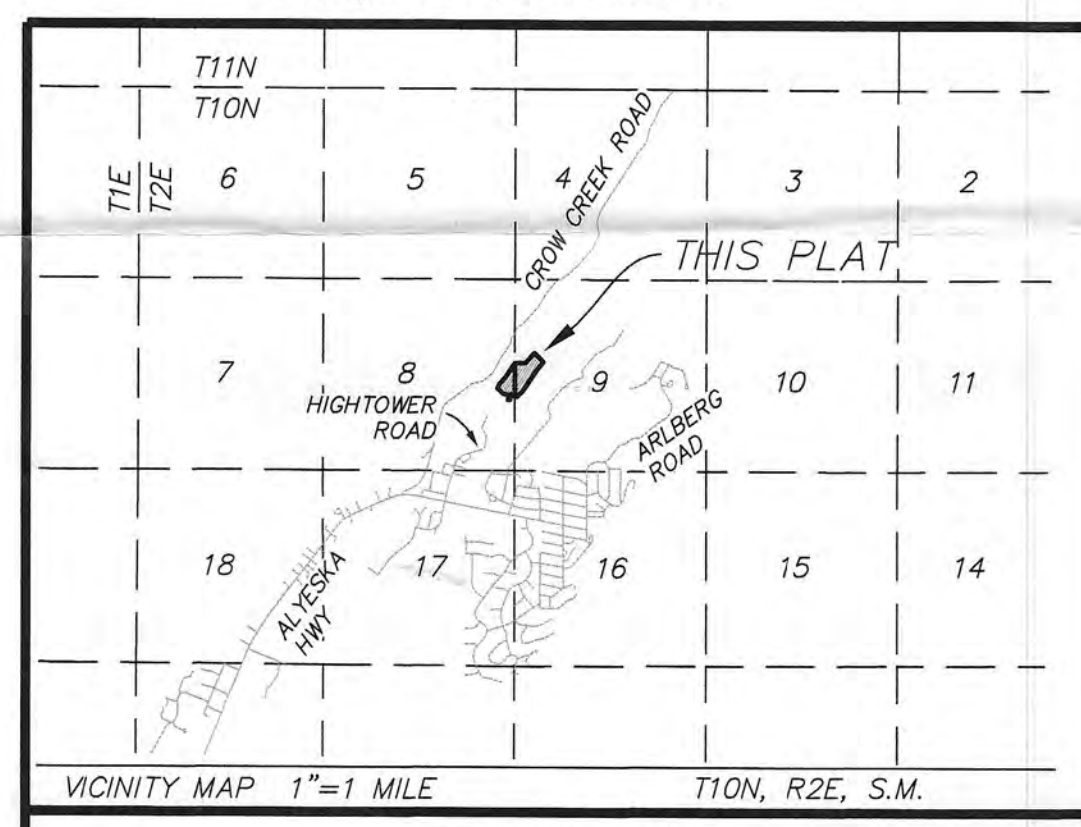
NOTES:
1. SEE MOA 1PP AGREEMENT 25-001 AND AWWU PRIVATE PERMIT S25-003 FOR MORE INFORMATION

LEGEND

- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING AWWU WATER LINE
- EXISTING CONTOUR (2' INTERVAL)



Zoning: GR-3, GOS and GIP



PRELIM PLAT
HOLTAN HILLS
PHASE 1

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA.
CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:	SE4715, SE4716, SE4815, SE4816
SCALE:	1"=50'
DRAWN BY:	TH
CHECKED BY:	CY
FB/PAGE:	
DATE:	10/22/25
MOA CASE No.:	N/A



The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779
License No. AECC957 - thoffman@tbcaak.com

SHEET 3/3
2025 OFFSITE
IMPROVEMENTS

S 12867 JAN 05 2026

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: S12867

PLANNER: Shawn Odell

REQUEST: Request to subdivide one (1) tract of land into thirty-nine (39) lots and two (2) new tracts; and request for three (3) Subdivision Variances seeking relief from: 1) AMC 21.08.030L.1. to allow the proposed upper nine (9) lots in Block 3 to have frontage on Holtan Hills Circle; 2) AMC 21.08.040A.1. to allow the Holtan Hills Circle to be encompassed in a 50-foot private access tract; and 3) AMC 21.08.030F.6. to allow the maximum cul-de-sac length to be 670 feet.

SITE ADDRESS: Vacant Land

CURRENT ZONING: gR-3 (Single-Family/Two-Family Residential); GIP (Girdwood Institutions & Parks); GOS (Girdwood Open Space) Districts

ORIG SUBD/LEGAL: Tract 1, Holtan Hills Subdivision (Plat 2024-18)

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Monday, January 05, 2026

Agency Comments Due: Monday, December 8, 2025

Council Comments Due: Monday, December 15, 2025

COMMUNITY COUNCIL(S):
Girdwood

REQUEST FOR PROPOSAL (RFP)

GIRDWOOD HOUSING ACTION and IMPLEMENTATION PLAN

DRAFT- FOR DISCUSSION AND DELIBERATION PURPOSES ONLY

Introduction

GENERAL INFORMATION

The Municipality of Anchorage, Girdwood Valley Service Area is soliciting proposals from qualified consultants to provide professional services for the preparation of a **Girdwood Housing Action and Implementation Plan** (“Plan”) “that takes a comprehensive look at developing sustainable housing” in Girdwood. (2025 GCP Goal H.3.1). The Municipality will select a firm or firms with demonstrated professional expertise and experience in development of strategies, analysis of financing sources, and feasibility of specific housing projects all intended to serve as a reference resource for the creation/expansion of workforce housing in Glacier Valley.

The Municipality will engage the contractor and will be responsible for contract administration and supervision. Preparation of the plan will be coordinated by the Municipality and will include a range of stakeholders potentially including the Girdwood Housing and Economic Committee, the Girdwood Land Use Committee, the Girdwood Board of Supervisors, Girdwood employers, local building contractors, the Municipality of Anchorage Heritage Land Bank, CY Investments (developer of Holtan Hills) and Pomeroy Lodging (owner of Alyeska Resort).

The result of the project will be a public hearing draft of the Girdwood Housing Action and Implementation Plan that will be submitted for formal review and approval by the Girdwood Board of Supervisors. The Girdwood Housing Action and Implementation Plan is intended to be a step towards “develop[ing] additional organizational capacity for housing development in Girdwood” (2025 GCP Goal H3). Such increased capacity will be important to fulfill the community’s desire to develop workforce housing and increase the number of housing units used as a primary residence in the Girdwood Valley Service Area as expressed in the 2025 Girdwood Comprehensive Plan. **The final outcome of this process will be an approved Girdwood Housing Action and Implementation Plan that will be an appendix to the Girdwood Comprehensive Plan.**

Background

The 2025 Girdwood Comprehensive Plan (“GCP”) discusses the lack of affordable housing for the Girdwood work force, the impact of short term rental housing on housing availability for the Girdwood work force, the relatively small proportion of existing housing units used as primary residences and immediate and future needs for housing through 2035. (GCP pp.2-41 through 2-55). The GCP shows an immediate need for 75 units of work force housing and a future need for 242 new housing units. The GCP contains a number of general goals including:

- H1- Maximize use of existing housing inventory
- H2- Encourage broad range of new housing development
- H3- Develop organizational capacity for housing

The Girdwood Valley Service Area enabling ordinance was amended in 202_ to add housing and economic development as specific services authorized to be provided within service area boundaries. After this expansion the Girdwood Board of Supervisors (“GBOS”) created the Girdwood Housing and Economic Committee (“GHEC”). The GHEC has assembled a detailed compilation of housing data and potential housing development opportunities and strategies. These are contained in a document titled “Program Matrix” which is available at _____. The GHEC adopted a Housing Implementation Plan in November of 2024 and has discussed but not taken formal action on two related plans titled Housing Action Plan for Girdwood and Girdwood Housing Action Plan. At a work session in September 2025 the GHEC approved using the Housing Goals portion of the GCP as the framework for a more detailed action/implementation plan. The previous work done by GHEC and previous public engagement in connection with the adoption of the GCP informs the proposed scope of work.

**INSERT STANDARD LANGUAGE REGARDING PREP COSTS/QUESTIONS/RULES
GOVERNING COMPETITION FROM SECTIONS 1 AND 2 OF PARKS AND REC MASTER
PLAN RFP**

3. Scope of Work

3.1 Narrative- Work on the Girdwood Housing Action and Implementation Plan (“the Plan”) will take place in 2025 and 2026, beginning with contractor engagement with the GHEC and working through Plan development and final approval by the Girdwood Board of Supervisors (“GBOS”). It is anticipated that the contract will be negotiated and a Notice to Proceed will be issued by January 2026.

The Scope of Work outlined in this RFP is intended to provide flexibility to Contractors to propose the most appropriate means of completing this project in the most efficient, timely, and cost-effective manner. The primary tasks anticipated to complete the Plan are described below. The selected Contractor will be expected to work closely and regularly with the GHEC throughout the project, to ensure successful completion of the scope of work.

Initial project tasks include review of the GCP, the GHEC Program Matrix, the GHEC Housing Implementation Plan and the drafts of the Housing Action Plan for Girdwood and Girdwood Housing Action Plan followed by a kickoff meeting with the GHEC.

3.2 Tasks

3.2.1 Develop Plan Framework/Finalize Scope - Work with the GHEC and GBOS to:

Task 1:- identify the specific components of the GCP Housing Goals, GHEC Program Matrix, GHEC Housing Implementation Plan and draft Housing Action Plans that have been substantially completed.

Task 2- identify which of the remaining components of the GHEC Program Matrix, GHEC Housing Implementation Plan and draft Housing Action Plans can be analyzed and included in the Plan within the limits of the Project Budget.

Task 3- determine what if any stakeholder interviews/meetings should be conducted in development of the Plan within the limits of the Project Budget. Potential interviews/meetings conducted by the Consultant include:

HLB- Meet with HLB to confirm level of HLB commitment to making land available to the community through management transfer or conveyance including a parcel at the intersection of Ruane Road and Alyeska Highway and a parcel adjacent to Karolius Ave.

CY Investments- Include CY Investments in joint meeting with HLB to explore timing of availability of two lots for development of workforce housing as envisioned in AO- _____ and options for accelerating transfer of ownership to MOA/HLB.

MOA Planning Department- Meet with MOA Planning Department to determine realistic timeline for completion of Chapter 9 rewrite assuming flat departmental budget

and existing work load and projects. In addition, determine if any zoning changes are required to facilitate Ruane/Alyeska proposed development and establish a potential timeline for such changes.

Girdwood Community Land Trust/Girdwood, Inc.- Meet with GCLT and GI to confirm interest and capacity in development of workforce housing. Identify additional capacity, if any, needed by GCLT and GI to successfully deliver and manage proposed Ruane/Alyeska project.

GVSA Staff- Meet with GVSA staff to determine existing capacity to manage an RV campground and/or administer STR to LTR incentive programs and develop management options for each .

Local Builders- Host/Coordinate a listening session to gauge developer interest in building workforce housing either in partnership with a local non-profit or as a stand alone project and learn what incentives increase developer interest to build workforce housing. Obtain information from builders about per square foot cost of new residential construction and if/how current zoning regulations increase cost.

Pomeroy Lodging- Meet with Pomeroy Lodging to confirm number of anticipated workforce housing units and non-workforce housing units to be constructed and probable timing of construction. Determine what incentives would increase Pomeroy interest in developing non-rental deed restricted workforce housing.

Short Term Rental Owners/Realtors/Property Managers- Host/Coordinate an STR listening session to gauge interest/willingness in conversion of STR units to long term rental units and what incentive level would be attractive for such conversion. Receive input on any objection to STR registration or regulation requirements.

Local Employers- Interview local employers to engage interest in partnering on workforce housing via voluntary contributions to workforce housing programs in return for employee preference to access programs. Identify options for employer participation as master lessor or owner of deed restricted property.

Assembly Members- meet with Girdwood representatives on the Assembly to understand support for STR registration and Girdwood specific STR regulations.

Task 4- Determine scope of Consultant review of housing strategies developed by other mountain resort/tourist communities within the limits of the Project Budget potentially including:

Whitefish, Montana

Breckenridge, Colorado

Task 5- Determine scope of Consultant review of STR regulation strategies developed by other communities within the limits of the Project Budget potentially including

Seward, Alaska

Soldotna, Alaska

Whitefish, Montana

Breckenridge, Colorado

Task 7 - Determine scope of Consultant responsibility for completion of work items listed in Task 3 – Analysis and Task 4- Financing.

Task 2: Objectives/Goals- Develop specific objectives for:

1. creation of workforce housing through new construction including a specific number of units and timelines based on need identified in the GCP and taking into consideration the planned Holton Hills and Pomeroy developments, anticipated time to secure funding and typical time for project development.
2. target for mix between short term rental housing, primary residence housing and owner-occupied housing.
3. number of units converted from short term to long term rentals.
4. Consideration of STR registration and regulation program either specific to the GVSA or as a component of pending municipal ordinance.
5. Rewrite of Chapter 9 of Title 21.

Task 3: Analysis

The following elements are to be included in the Plan unless modified or eliminated during development of the Framework in Task 1. Additional analysis may be required as deemed

necessary to successfully complete the Plan. The analysis focuses on the following potential tools to develop workforce housing:

1. New construction

Ruane

Holton Hills

2. Campground development
3. Rental Assistance
4. Conversion of Short Term Rentals to Long Term Rentals
5. STR Registration and regulation
6. Property Tax Incentives

Task 1- Cost Analysis- New construction/campground. Provide a rough order of magnitude cost estimate of the following potential housing actions:

Construction of Phase 1 of the Ruane/Alyeska housing project

Development of an RV campground adjacent to Karolius

Construction of single family and multifamily housing on the 2 lots anticipated to be deeded through MOA to a local non-profit as set forth in AO-____.

Task 2- Rental Assistance Programs- identify and analyze “gap” between typical workforce wages and existing rents (possibly using Creekside rental rates as lower typical rent) for long term rental housing in Girdwood using federal baseline for “affordable housing” of 30% of gross pay for rent and utilities. Based on this analysis develop estimate of rental assistance needed per worker to meet affordable housing criteria under current rental market conditions and hourly wage assumptions.

Task 3- STR to Long Term Rental Conversion Incentive-

1. identify and analyze the “gap” between STR revenue and long term rental revenue for a typical ADU used as an STR. Based on this analysis develop estimate of amount of incentive needed per ADU to provide a “no cost” result for property owner who converts to a long term rental. Discuss whether this strategy has been successful in other communities.

2. Identify potential property tax incentives to encourage use of ADU's for long term rental units. Determine what changes to state law would be required. Identify how such an incentive program would be managed. Discuss whether such tax incentives have been successful in other communities.

Task 4- Financing Options - Identify potential sources of housing project/program funding and Girdwood eligibility/ability to create or access a funding source including:

Service Area property taxes- estimate the potential increase in the existing property tax base resulting from current or planned construction of housing over the next ten years and the amount of property tax revenue that would result based on the 2025 mill rate.

Service area bed tax- estimate potential revenue from bed tax assuming proposed increase to bed tax is adopted and Girdwood receives proportion of this revenue.

Service area excise tax- estimate potential revenue from an excise tax on ski tickets using the "surcharge" on Anchorage Performing Arts Center tickets as an example of a similar program. Analyze process for creation of excise tax specific to ski tickets purchased from Hillside, Alyeska and Arctic Valley or specific to ski tickets purchased from Alyeska Resort.

Service Area housing specific tax- estimate potential revenue from a Girdwood specific "add on" tax patterned after the Anchorage Downtown special tax district used to fund community service patrols (among other things). Discuss process for adoption.

Housing Trust Fund- analyze ability of GVSA to create a dedicated Housing Trust Fund and deposit revenue into fund during annual budget process and retain revenue in the Trust Fund at the end of each annual budget cycle.

Development Impact Fee- analyze potential revenue that would result from assessment on new building permits with fees collected by Anchorage and remitted to GVSA.

AHFC Funding- Analyze potential for service area or local non-profit partnership with the Alaska Housing Finance Corporation (AHFC) to access GOAL

program grants, Low-Income Housing Tax Credits, and HOME funds for constructing or rehabilitating affordable rental units, Housing Choice Vouchers and Rural Professional Housing Grants(for teachers, law enforcement and health professionals).

AIDEA financing- identify whether AIDEA has existing housing programs for which Girdwood projects could be eligible.

Charitable funding- identify existing foundations/non-profits (both local and national) that assist in creation of workforce housing. Include analysis of potential contributions from local employers based on stakeholder interviews.

Federal Housing programs- identify whether Girdwood would be eligible to apply for federal funding for local workforce housing projects including Community Development Block Grants and USDA Rural Development programs.

Low Income Housing Tax Credits- identify existing LITHC programs similar to program used to develop Creekside apartments and explain how they work. Evaluate likelihood and avenue for success for Girdwood based entity to qualify and potential partners.

Task 5- Regulatory Options

Task 5.1- STR Regulation- Based on review of STR regulation strategies in other communities identify at least 3 options for regulation of STR's within the Girdwood Valley Service Area in addition to the proposed registration requirement previously advanced by GHEC.

Task 5.2- Zoning Changes- identify potential increase in number of housing units from implementation of changes to existing density, lot size, and areas where multi-family units are allowed as referenced in the GCP. Of the various items mentioned in the GCP identify which changes could be expected to have the most impact. Discuss timeline for Chapter 9 rewrite. Identify at least 3 interim fixes to Chapter 9 that could result in increase in housing units while waiting for Chapter 9 rewrite.

Task 5.3- Builder Incentives- Identify options for incentives tied to new construction that includes workforce housing and inclusionary zoning regulations requiring future subdivisions or PUD's to have minimum number of deed restricted units. Analyze potential impact of these incentives on creation of workforce housing in Girdwood especially with regard to remaining HLB property potentially available

for private development. Identify potential state law incentives including state authorized property tax exemption or corporate tax credits.

Task 5.4- Commercial Development- identify potential regulation requiring future commercial developments to provide for or contribute to a specified number of workforce housing units based on number of added employees. Estimate possible number of additional units such a requirement could generate.

Task 5.5- Subdivision Covenants- analyze options for enforcement of covenants limiting STR's within proposed Pomeroy and Holton Hills developments.

Task 6- Deed Restrictions. Identify types of deed restrictions potentially applicable to development and management of workforce housing. These include Income eligibility, Local employment requirements, initial pricing, resale pricing, and appreciation limits. Include analysis of any limitations on deed restrictions under Alaska law.

Task 7- Management Project Delivery Options

Task 7.1- Karolius RV Campground- analyze options for development and management of an RV Campground by:

GVSA Parks and Recreation- including whether employee or campground host could manage the campground

Private entity via management contract using USFS/NPS/Alaska State Parks as a model

Task 7.2- Ruane Road/AlyeskaProject- GHEC has supported an initiative of the Girdwood Community Land Trust as a potential partner with a private builder and the MOA Heritage Land Bank for development and management of this Project. Analyze feasibility of this concept including whether similar models for project delivery have been used in other communities. Explain options for how such a collaboration would work including risks and responsibilities of each of the partners in the project. Discuss options for how workforce housing component of the project would be managed post construction including deed restrictions, mix between rental and owner occupied units and how rental units would be managed. Identify potential alternatives to this model of project delivery for development of this

particular property. Analyze if size of proposed project meets or exceeds projected need for housing referenced in the GCP.

Task 7.3- Discuss potential structure of a Girdwood Housing Task Force as an alternative to or as a supplement to the Girdwood Housing and Economic Committee for ongoing monitoring and efforts to develop workforce housing. Identify whether Pomeroy Lodging and HLB are willing to participate in such a task force.

Task 7.4- Provide explanation/model for enforcement of any new STR regulations. Include discussion of whether additional service area employee or contractor would be needed for enforcement, estimate costs of enforcement.

Task 7.5- Provide options for administration of an STR conversion program including whether additional service area staff would be required to administer program and provide rough order of magnitude estimate of cost of administration.

Task 8- Monitoring Metrics

Task 8.1- develop measures for quantifying workforce housing development with specific goals such as number of affordable units built and occupied by local workers and percentage of housing stock used as primary residences vs. short-term rentals.

Task 8.2- establish short term and long term goals for each metric identified .

Task 8.3- discuss and recommend options for continual collection and monitoring of housing data include discussion of

Sources of data

Entity collecting data (GHEC, Housing Task Force, contractor, GVSA staff)

Frequency of data collection and reporting

Task 9: Housing Action and Implementation Plan . Using findings and conclusions from Tasks 1 through 8, the Contractor will draft the components for the Girdwood Housing Action and Implementation Plan. The Plan will prioritize specific goals and objectives including a timeline for reaching goals. Plan components may be adjusted during plan development; however, at a minimum, they should include the following general information:

- Introduction
- History of the Development of the Plan
- Relevance of other planning documents
 - Existing Conditions: Summarize and cross reference the data identified in the GCP and Program Matrix . The contractor is to work primarily from customer supplied data and assume accuracy of such data.
- Analysis: As identified in Tasks 3-7
- Goals: Proposed goals for development of workforce housing/mix of primary and secondary homes/mix of renter/owner units as identified in Tasks 2 and 8.

Financing: Identify the most promising/achievable funding sources and timeline for securing financing from those analyzed in Task 4.

- Implementation Plan: This section will provide specific recommendations for the implementation of the Plan. It may be integrated into the various plan elements or provided as a separate chapter in the Plan. The implementation plan will include a timeline, planning level cost estimates, and a prioritized list of workforce housing initiatives. The plan should also identify potential funding sources prioritized by achievability as well as project partners.

Roles and Responsibilities: Identify what entities are responsible for each component of plan implementation including potential partners and who is the “lead” entity initiating implementation. Include timeline for “lead” to initiate component of plan implementation.

Capacity: Identify any additional capacity needed by any entity with a role or responsibility for plan implementation. (for example, grant writer needed to apply for funding assistance).

- Appendices: This section will include items not included in the plan but relevant to the plan and planning process. Potential examples include: meeting minutes, links to GHEC program matrix, public comments, etc.

The Contractor will provide a draft of the Plan for internal review by GHEC. After review of the Draft Plan is complete, the Contractor will present the Draft Plan to the Girdwood Land Use committee, the Girdwood Housing and Economic Committee and the Girdwood Board of Supervisors for additional feedback and resolution. The Contractor will make recommended revisions and prepare a Public Hearing Draft of the plan for review, consideration and adoption by the Girdwood Board of Supervisors. Additional reviews by other decision-making bodies may be scheduled.

3.4 Project Schedule The project will commence in early 2026 and should be completed by August 1 2026. The successful proposer selected for this RFP will be the Contractor for all phases of the project. Following are proposed major milestones for plan development subject to scheduling, internal review, and printing needs:

- January 2026 Notice to proceed to the successful proposer
- February 2026 Kick off meeting with GHEC
- February-April 2026 Stakeholder Meetings/Private Interviews /Review of other communities plans and STR regulations/review of financing options
- May 2026 Draft Girdwood Housing Action and Implementation Plan
- June-July 2026 GHEC Review, Land Use and Board of Supervisors Review
- August-September 2026 GBOS Adopts Plan

The selected Contractor shall present a schedule for performance of various elements of the scope of work, which fit into the above milestones in a timely manner. The selected Contractor must be available to attend work sessions associated with the development of this plan, as needed with GVSA staff, Girdwood public meetings, and other advisory entities as needed. Most of the public planning process took place during development of the GCP (community meetings, roundtables, charettes etc.) and will NOT be repeated during the development of this Plan.

3.5 Project Budget The total contract amount, including expenses, for this project is approximately \$__, __[**THERE IS \$117,000 AVAILABLE- HAS PART OF THIS ALREADY BEEN INFORMALLY DESIGNATED FOR CAMPGROUND FEASIBILITY STUDY AS A SEPARATE STUDY??? REGARDLESS ASSUME GHEC MAY WANT TO KEEP SOME OF THIS IN RESERVE. PREVIOUSLY GHEC WAS SENSITIVE TO COSTS OF THIS PLAN. PARK PLAN RESPONSES TO RFP SHOULD PROVIDE A GUIDE. SCOPE CAN BE REDUCED AFTER RESPONSES ARE RECEIVED TO LIMIT POTENTIAL FOR COST OVERRUNS.]**. Fee and payment schedule will be negotiated with the selected Contractor.

[insert list and links]

Issues and Concerns: To date the Anchorage Assembly has shown limited interest in regulation of Short Term Rentals beyond a registration requirement.

Opportunities and Constraints:

1. Limited ability of a service area within the Municipality of Anchorage to tax or regulate within service area boundaries.
2. Girdwood is part of the Municipality of Anchorage. Girdwood may not qualify for state or federal programs targeted to “rural” communities.
3. Girdwood’s census data on income may place some of the potential funding sources identified in this RFP out of reach.
4. Girdwood must rely on the MOA Heritage Land Bank to make property available for development of workforce housing.
5. Inability of an MOA service area to create its own Housing Authority. The existing housing authority for Anchorage is believed to have no interest in Girdwood housing issues.

INSERT STANDARD LANGUAGE FROM SECTIONS 4, 6 and 7 OF PARKS MASTER PLAN RFP

**STANDARD EVALUATION CRITERIA APPEAR BELOW FOR GHEC
REVIEW/DISCUSSION- KYLE CAN EXPLAIN TYPICAL PROCESS FOR SELECTING THE
REVIEW COMMITTEE, SIZE OF COMMITTEE ETC. I AM NOT SURE IF MOA ACCEPTS
CHANGES TO THE STANDARD EVALUATION CRITERIA.**

5.0 EVALUATION CRITERIA AND PROCESS

5.1 Criteria

The criteria to consider during evaluations, and the associated point values, are as follows:

1. Project Methodology and Approach	0-30 points
2. Experience of Firm(s)	0-25 points
3. Qualifications of Key Personnel	0-25 points
4. <u>Management Plan</u>	<u>0-20 points</u>
Total Points Available	100 points

5.2 Qualitative Rating Factor

Firms will be ranked using the following qualitative rating factors for each RFP criteria:

- 1.0 Outstanding
- .8 Excellent
- .6 Good
- .4 Fair
- .2 Poor
- 0- Unsatisfactory

The rating factor for each criteria category will be multiplied against the points available to determine the total points for that category.

EXAMPLE: For the evaluation of the experience factor if the evaluator feels the response as provided was “Good” they would assign a “qualitative rating factor” of .6 for that criterion. The final score for that criterion would be determined by multiplying the qualitative rating factor of .6 by the maximum points available (30) and the resulting score of 18 would be assigned to the experience factor. This process would be repeated for each criterion.

NOTE IF YOU ELECT TO USE SECTION 5.2 MAKE SURE THAT THE RESULTING SCORES ON EVALUATIONS ARE MATHEMATICALLY POSSIBLE.

5.3 Evaluation Process

A committee of individuals will perform an evaluation of the proposal. The committee will rank the proposal as submitted. The Municipality of Anchorage reserves the right to award a contract solely on the written proposal.

The Municipality also reserves the right to request oral (in-person or telephone) interviews with the highest ranked firms (short list). The purpose of the interviews with the highest ranked firms is to allow expansion upon the written responses. If interviews are conducted, a maximum of (3) firms will be short-listed. A second score sheet will be used to score those firms interviewed. The final selection will be based on the total of all evaluators’ scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as for the first. The highest ranked proposer after the second scoring, if performed, may be invited to enter into final negotiations with the Municipality for the purposes of contract award.



Mayor Suzanne LaFrance
Municipality of Anchorage

October 14, 2025

Mayor LaFrance announces \$500,000 grant award to revitalize rural communities through historic preservation

Mayor Suzanne LaFrance is proud to announce that the National Park Service has awarded the Municipality of Anchorage a \$500,000 grant aimed at revitalizing its rural communities through historic preservation, heritage tourism, and job creation.

The program funding is specifically tailored toward the rehabilitation of culturally significant sites. The program targets rural areas with a population center of 3,000 or fewer, located at least 25 miles from downtown Anchorage. Key areas include the Native Village of Eklutna, Indian, and Girdwood, each rich in cultural heritage but facing unique preservation challenges.

“This grant represents a tremendous opportunity for our rural areas, allowing us to celebrate and preserve our history while creating jobs and growing our economy,” **said Mayor LaFrance.** “We are committed to ensuring that all areas of the Municipality, including those that are often overlooked, benefit from sustainable, long-term investment.”

The Municipality will award 5 to 7 subgrants, ranging from \$25,000 to \$75,000, to property owners, including private, public, nonprofit, and educational entities.

This project is being supported by the Paul Bruhn Historic Revitalization Program Grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior.

This marks the first time Anchorage has been eligible for the Paul Bruhn Historic Revitalization Grant Program.

The LaFrance administration established a Grant Development Office last year to target unique funding opportunities for Municipal projects. The office identified the grant opportunity, applied, and advocated successfully for the Park Service to revise its definition of “rural” to include underserved areas of the Municipality. This success underscores the value of the Municipality’s investment in the new office.

To receive the subgrants, properties must be eligible for listing on the National Register of Historic Places (NRHP) and demonstrate potential for economic revitalization through heritage tourism and job creation to ensure long-term benefits for the community. Each subgrantee will be required to provide a 10% match and enter preservation easements to ensure long-term protection of the areas.

For the next year, the program's focus will be on program development and outreach to educate property owners. The first round of subgrants will be awarded in Fall 2026 for the 2027 construction season, with additional projects to be funded in 2028.

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MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: April 20, 2023

TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole

THROUGH: Lance Wilber, Director
Office of Economic and Community Development

FROM: Emma Giboney, Land Management Officer
Heritage Land Bank

SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

EXECUTIVE SUMMARY

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

INTRODUCTION

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal

departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

METHODS

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

RESULTS

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

APPENDIX A: AR 2023-40

Municipal Clerk's Office
Amended and Approved
Date: **February 7, 2023**

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA AR No. 2023-40, As Amended

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.

WHEREAS, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

WHEREAS, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

WHEREAS, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

WHEREAS, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

WHEREAS, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

WHEREAS, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

WHEREAS, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

WHEREAS, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and

WHEREAS, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

WHEREAS, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

WHEREAS, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. To request the Administration direct HLB to add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood.

Section 2. Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community.

Section 3. For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another

entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

Section 4. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

Suzanne LaFrance

Chair

ATTEST:

Barbara A. Jones

Municipal Clerk

APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

Reason for Exclusion	# of Parcels
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4

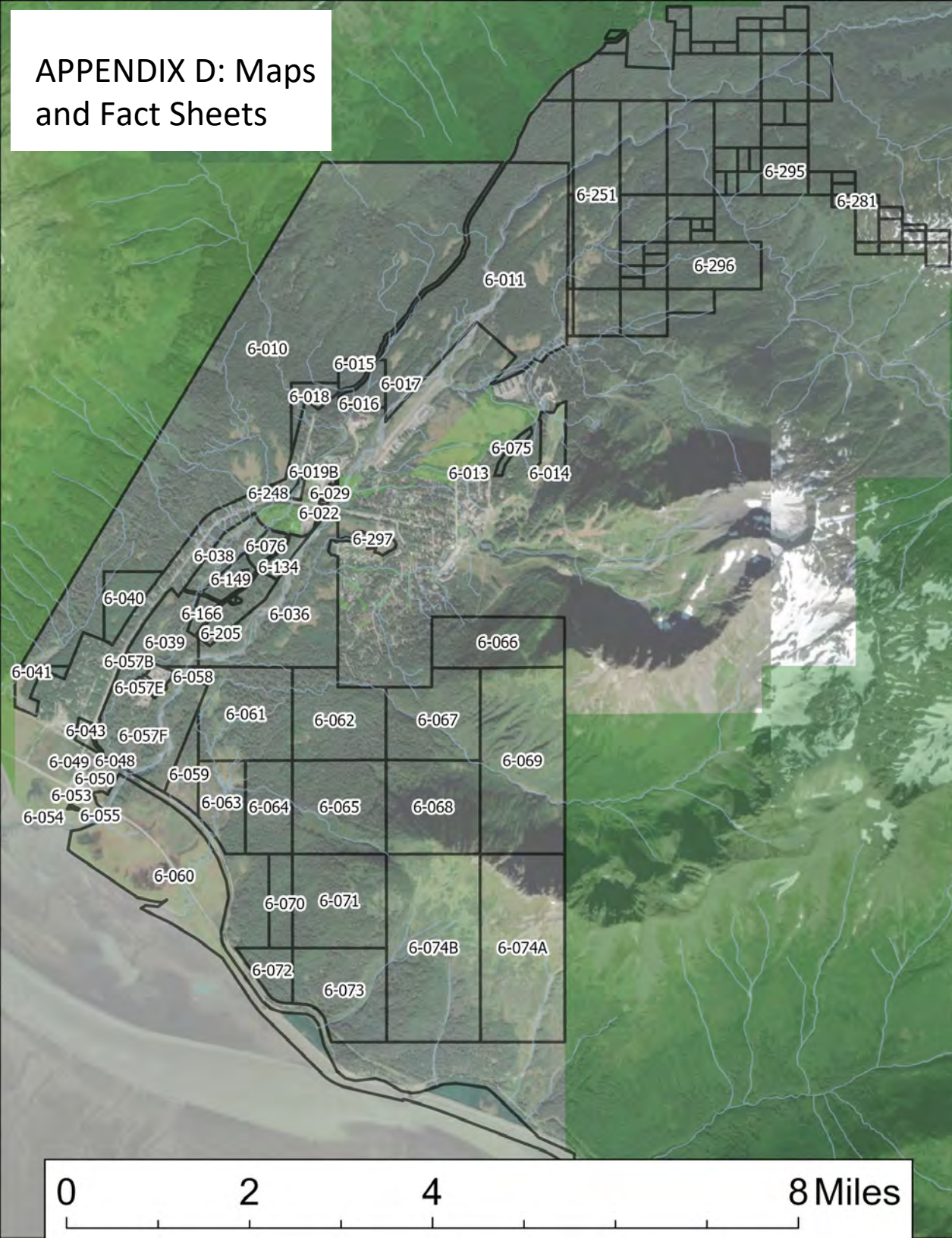
	Planning and Zoning			
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

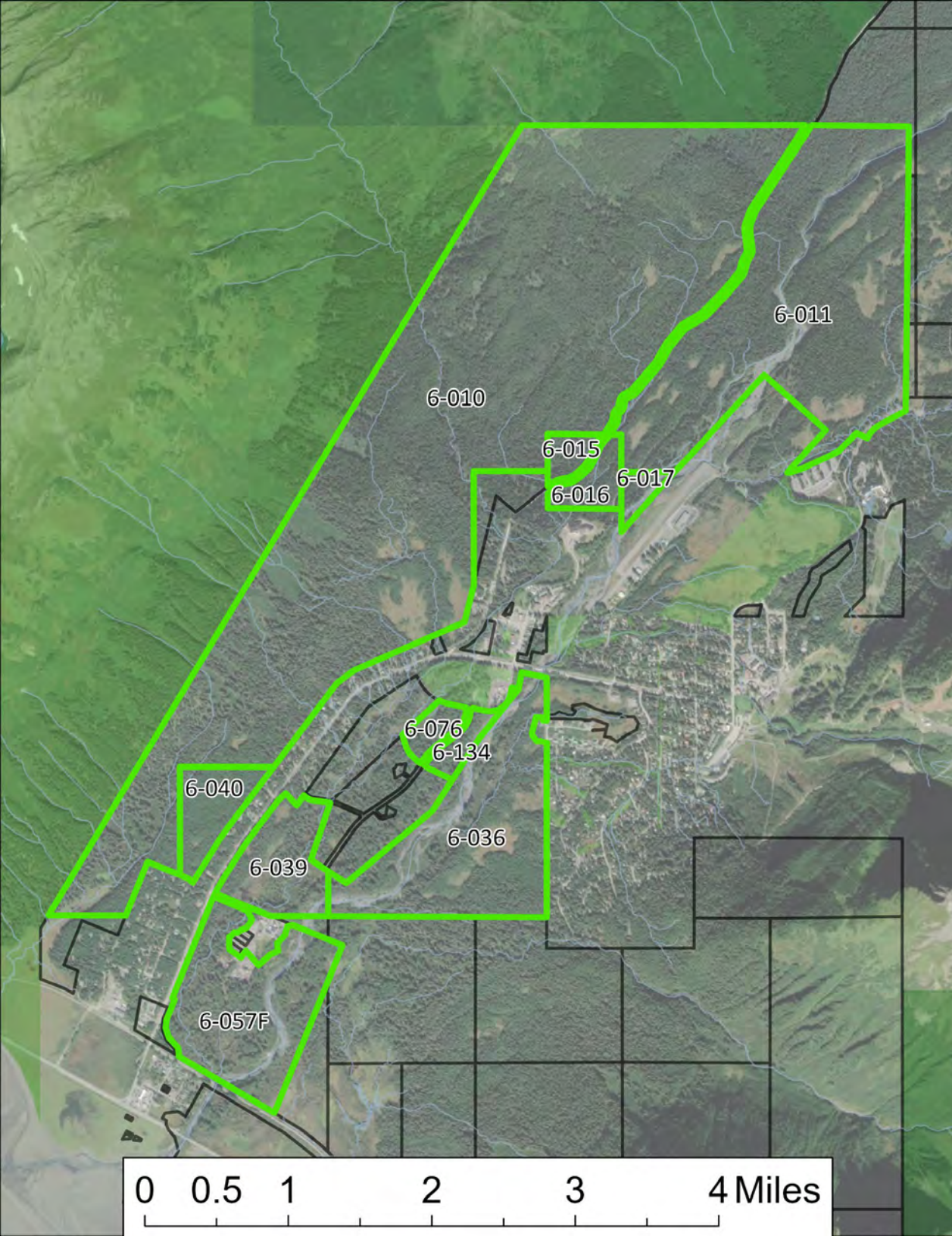
	Wetlands			Special Flood Hazard Zones			
HLB Number	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95

	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

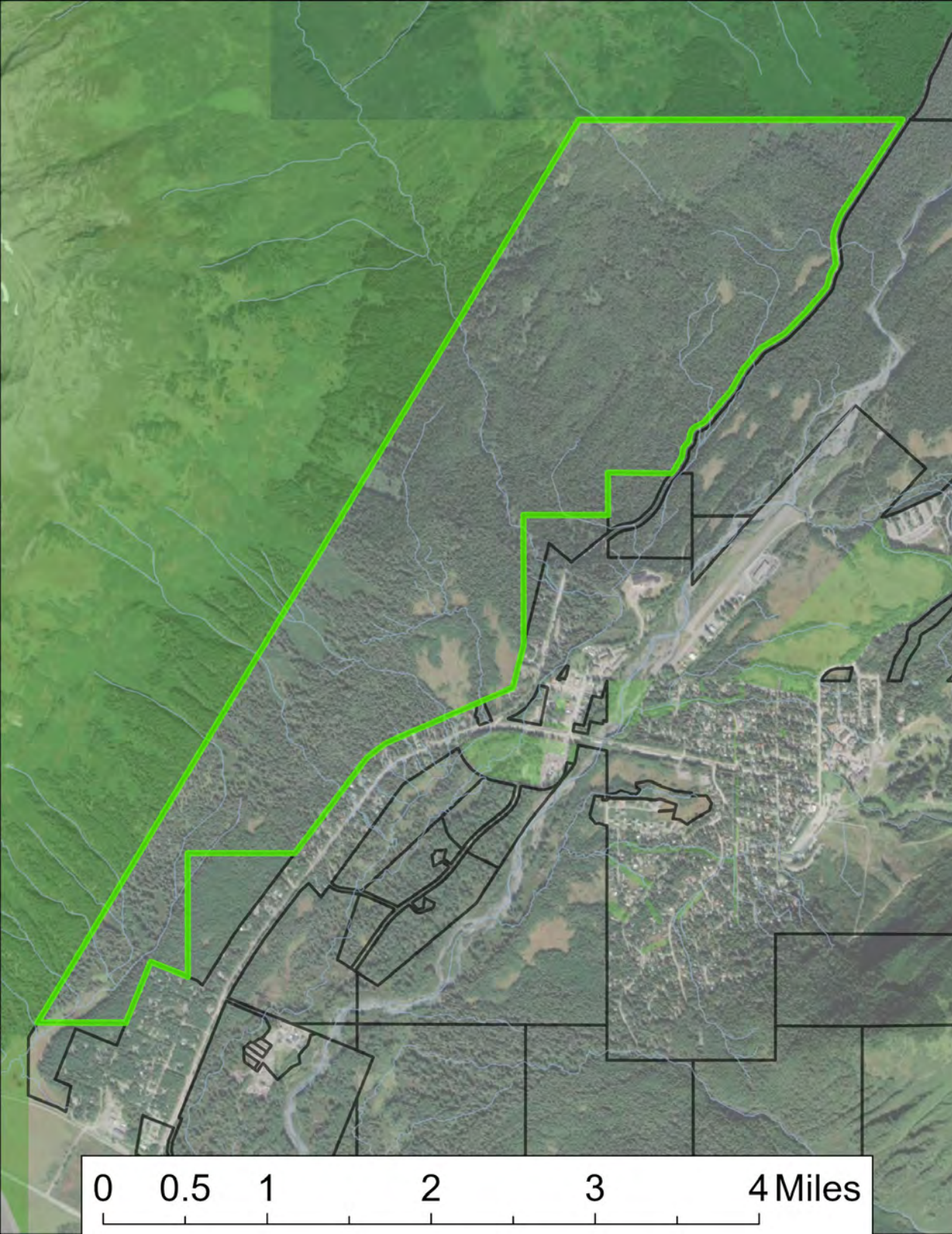
APPENDIX D: Maps and Fact Sheets



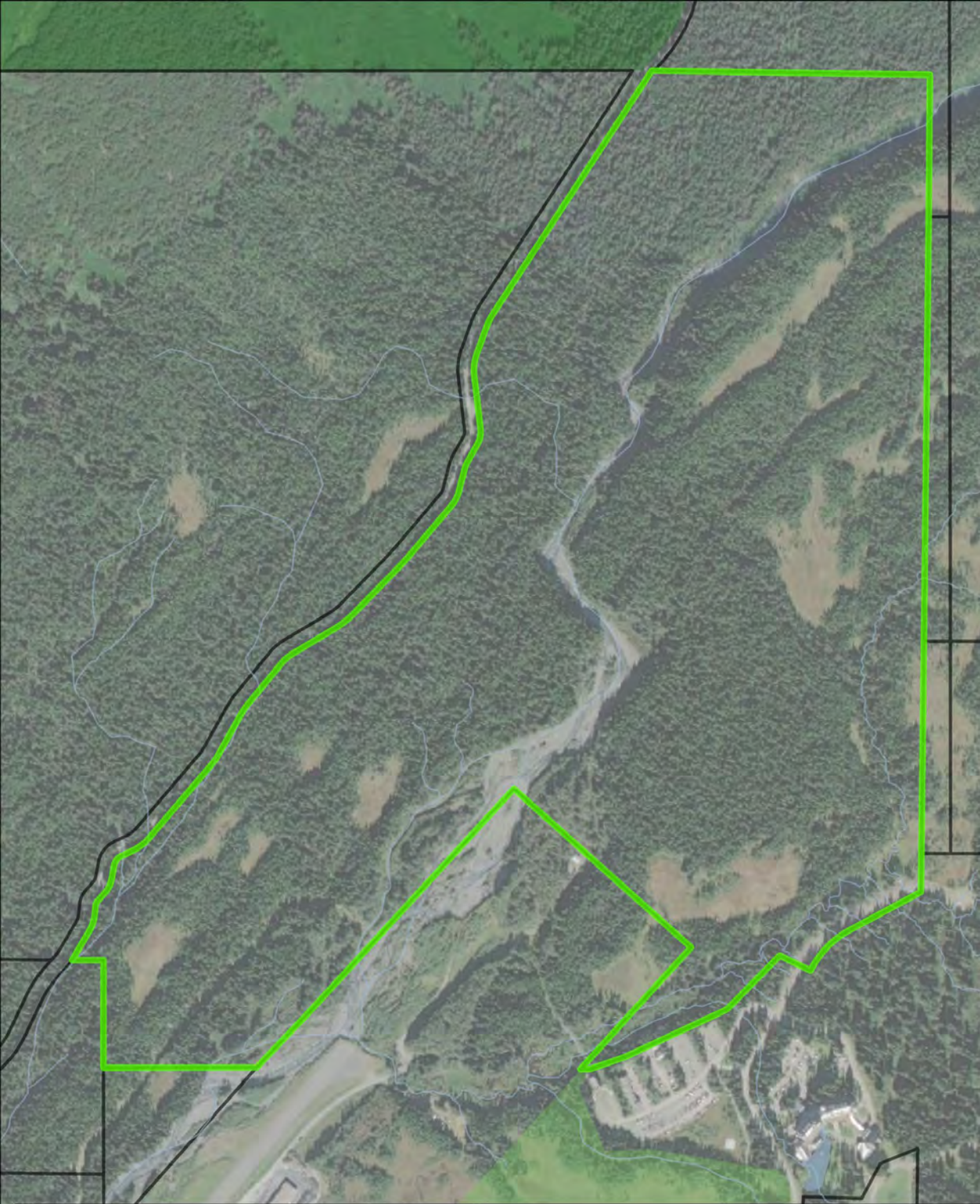
HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%



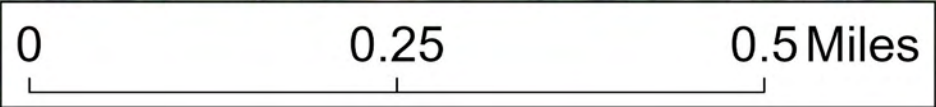
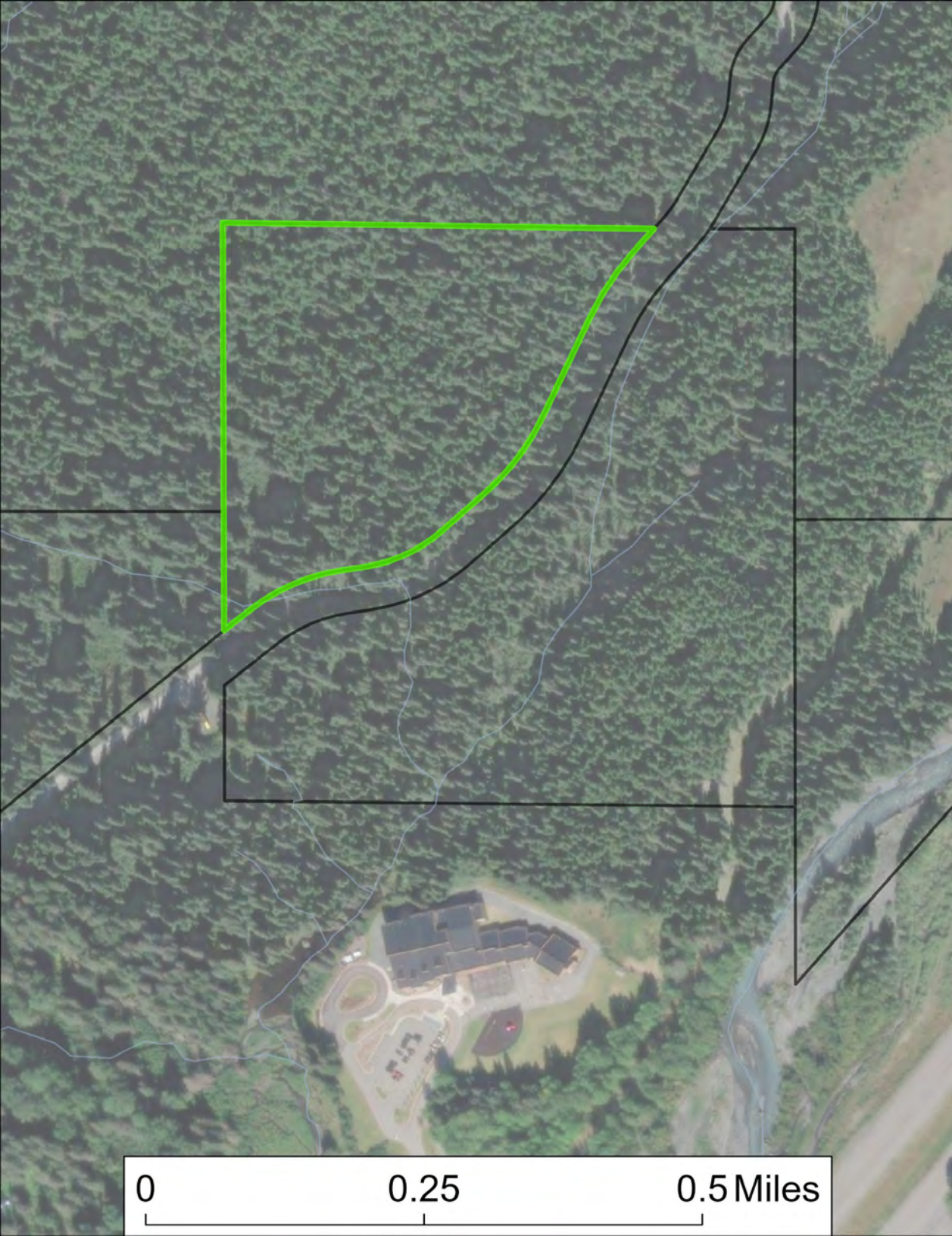
HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%



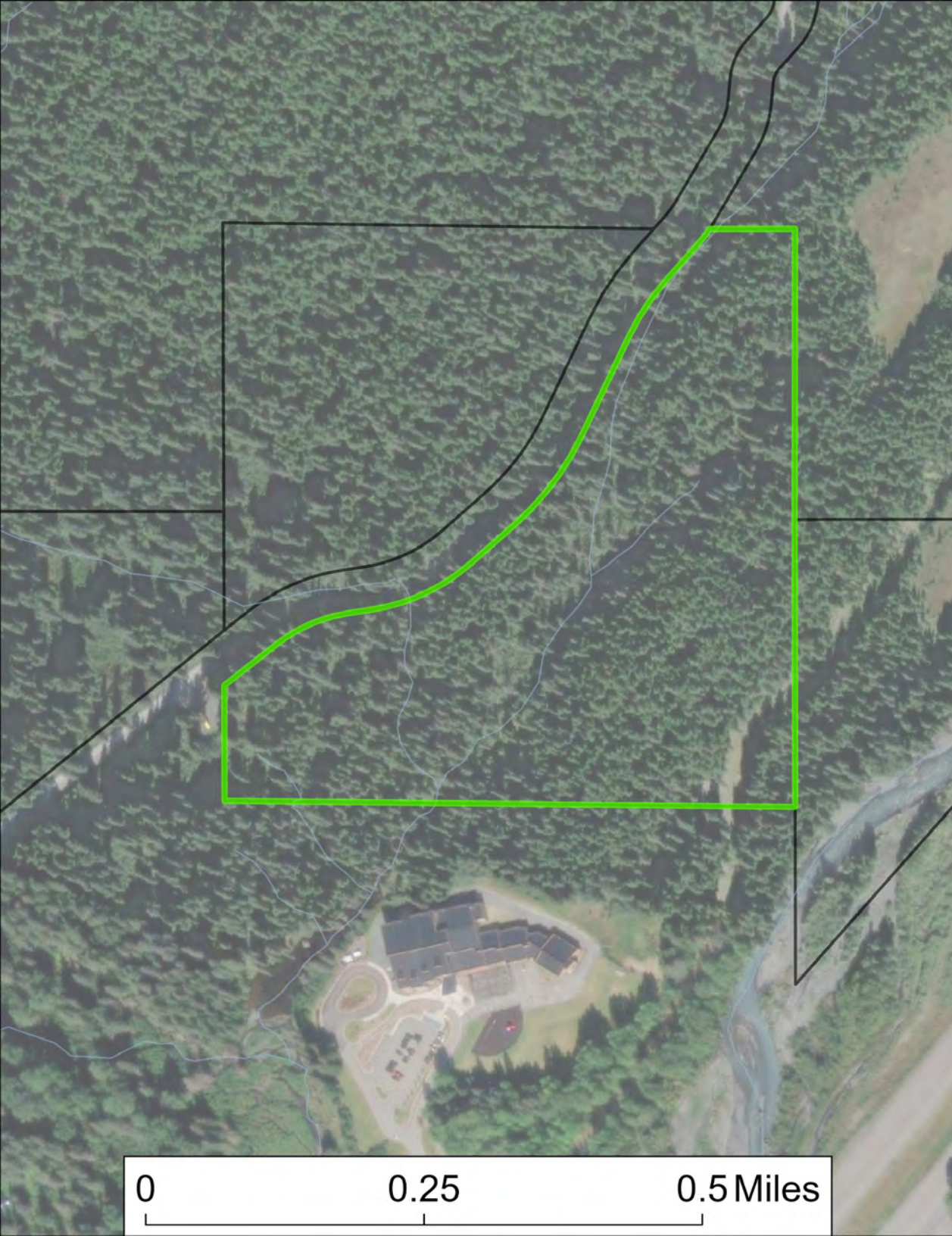
HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%



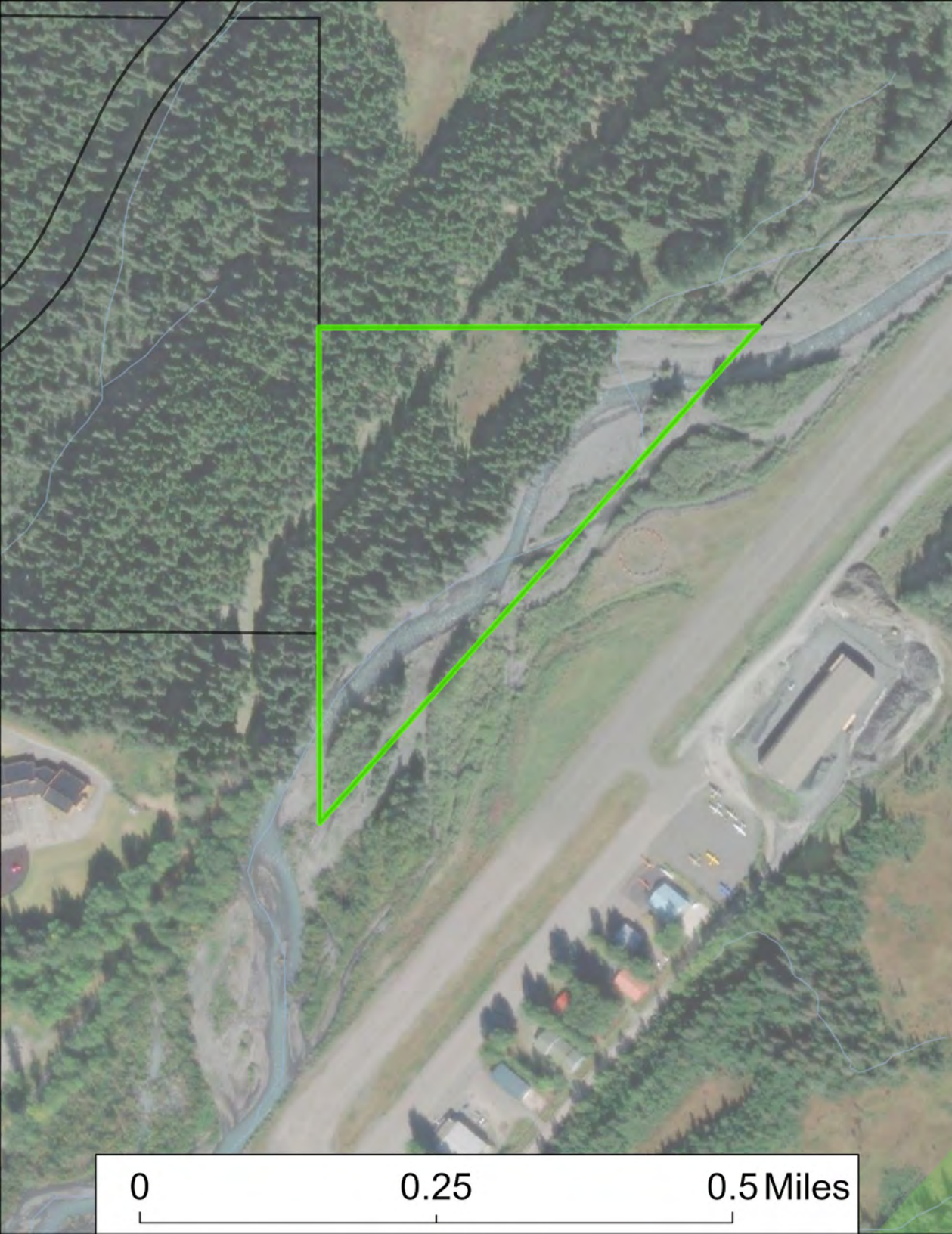
HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality

Following the 10-6-2025 Girdwood Housing and Economic Committee Meeting – Request for Examples to be provided of successful CLTs at large and in resort communities.

Examples of Successful Community Land Trusts with Government Land Donation

This document outlines five examples of successful community land trusts (CLTs) in the United States where a government body donated or transferred land, helping establish or expand the CLT. These examples demonstrate how municipalities and local governments can enable long-term community ownership and affordable development.

1. Champlain Housing Trust (Burlington, Vermont)

Originally established as the Burlington Community Land Trust (BCLT) in 1984, the Champlain Housing Trust received significant early support from the City of Burlington. The city provided seed funding and transferred city-owned land to help the trust acquire and build permanently affordable housing. Over the years, it has grown to become the largest CLT in the U.S., managing thousands of homes and rental units.

Key takeaway: Municipal seed funding and land transfers can bootstrap large-scale CLT success.

2. Homestead Community Land Trust (King County / Seattle, Washington)

Local governments in King County, including the City of Seattle, have repeatedly transferred or sold surplus public land to the Homestead CLT at discounted prices. These partnerships have enabled the creation of hundreds of affordable homes and demonstrated the role of public land disposition in addressing housing affordability.

Key takeaway: Public land transfer or discounted sales are effective mechanisms for CLT growth.

3. Boston Neighborhood Community Land Trust (Boston, Massachusetts)

The Boston Neighborhood CLT works in coordination with the City of Boston and the Greater Boston CLT Network to acquire housing and stabilize communities. While not always involving outright donation, this partnership illustrates strong municipal collaboration and long-term affordability preservation through CLT ownership.

Key takeaway: Sustained municipal partnership is crucial for CLT success in urban contexts.

Lessons and Relevance for Girdwood

For community leaders and nonprofits in Girdwood, these examples provide clear guidance on how government collaboration can seed successful CLT models. Strategies include identifying surplus municipal land, negotiating favorable transfers, and creating permanent affordability through long-term ground leases. The CLT model can support mixed-use goals such as affordable housing, childcare facilities, and workforce housing aligned with community priorities.

Sources: Sanders Institute, Shelterforce, MRSC, CLT Network, DSNI.org, AfricatownLandTrust.org, and the National League of Cities report 'Community Land Trusts: A Guide for Local Governments' (2021).

Community Land Trusts in Resort Communities (U.S. Examples)

This document highlights successful examples of community land trusts (CLTs) established in or near resort communities across the United States. These models demonstrate how CLTs can address housing affordability challenges in high-amenity, tourism-driven economies such as mountain, ski, or coastal resort towns.

1. Moab Area Community Land Trust (Moab, Utah)

Founded in 2012, the Moab Area Community Land Trust was created to preserve permanently affordable housing in one of Utah's most visited recreation destinations. In 2017, the organization received a 41-acre land donation that enabled the development of 'Arroyo Crossing'—a 248-unit neighborhood with affordable homes, community facilities, and infrastructure. The CLT serves as a model for resort-area communities grappling with workforce housing shortages driven by tourism demand.

Key takeaway: Leveraging donated land and strong local partnerships allows a CLT to provide workforce housing in a recreation-based economy.

2. Colorado Community Land Trust (Colorado)

Established in 2002 and now operating under Habitat for Humanity of Metro Denver, the Colorado Community Land Trust manages permanently affordable homes throughout the region. While not exclusively in resort towns, the organization's work supports communities impacted by mountain and ski-town housing pressures, offering lessons for other resort-based areas. Their model focuses on long-term affordability, equity-building for residents, and community stability in high-cost markets.

Key takeaway: CLTs can stabilize housing markets in regions affected by seasonal or resort-economy pressures.

3. Urban Land Conservancy (Denver, Colorado)

Urban Land Conservancy (ULC) operates one of the few mixed-use community land trusts in the U.S., with holdings including affordable housing, nonprofit facilities, and commercial spaces. Although Denver is not a resort town, its high-demand, amenity-driven housing market parallels resort community challenges. ULC's approach demonstrates how CLTs can sustain affordability in regions experiencing displacement due to rapid growth and tourism-adjacent development.

Key takeaway: Mixed-use CLTs can be adapted for resort communities to support housing, services, and local business stability.

Lessons for Resort Communities

Resort communities often face severe affordability issues caused by tourism, second-home ownership, and short-term rentals. Community Land Trusts provide a long-term mechanism for affordability by removing land from the speculative market and focusing on workforce and resident housing. Successful resort-area CLTs often rely on public or donated land, strong local partnerships, and governance structures that prioritize community needs.

For communities like Girdwood, Alaska, CLTs could be used to secure land for workforce housing, childcare centers, or other essential community infrastructure. Aligning local zoning, municipal land-disposition policies, and community development goals can make the CLT model a cornerstone of sustainable resort-town planning.