

Submitted by:

Prepared by:

For Reading:

**ANCHORAGE, ALASKA
AO NO. 2026-____**

AN ORDINANCE AMENDING AMC SECTIONS 21.09.020, 21.09.040(C)(2)(b)ii), AND 21.09.050(A)(5) TABLE 21.09-2 “TABLE OF ALLOWED USES” TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN THE gR-1, gC-5 and gC-8 ZONING DISTRICTS

(Planning and Zoning Commission Case No. 2026-00__

WHEREAS, the Assembly finds that as a resort community, 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, and raising concerns among residents that the character of this beloved and close-knit community will be lost as community members, especially working and middle class families, will be increasingly priced out of the housing market; and

WHEREAS, to meet the housing needs in Girdwood, the development of housing that is at least 50% occupied as primary residences whether owner occupied or leased on a five-month to yearly basis should be prioritized; and

WHEREAS, Girdwood has an estimated immediate need to add at least 150-300 units of year-round permanent housing for residents to its inventory and this demand will be updated through the Girdwood Area Plan that is underway; and

WHEREAS, the Assembly finds that the Girdwood community seeks some relief to the housing pressures experienced by current and future full-time residents of Girdwood, specifically by providing more stable long-term rental property and more attainable housing to those at 120 percent and below area median incomes; and

WHEREAS,; one way to provide more stable long-term rental property and more ; attainable housing to those at 120 percent and below area median incomes is to reduce current zoning regulations restricting what property may be used for residential purposes; and

43 **WHEREAS**, current zoning regulations for Girdwood as set forth in AMC 21.09 do
44 not permit use of “mobile homes” or “relocatable housing” in zoning districts gC-5
45 and gC-8 and;
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47 **WHEREAS**, permitting use of “mobile homes” or “relocatable housing” in zoning
48 districts gC-5 and gC-8 can reasonably be expected to increase the supply of more
49 attainable housing to those at 120 percent and below area median incomes
50 residential property in Girdwood thereby providing more stable long-term rental
51 property and more attainable housing to those at 120 percent and below area
52 median incomes; and
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54 **WHEREAS**, AO-2025-45 was adopted to expand the allowable uses of relocatable
55 homes in all areas of Anchorage except Girdwood ; and
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57 **WHEREAS**, ; similarly expanding the allowable uses of relocatable homes in the gC-
58 5, gR-1 and gC-8 zoning districts in Girdwood is in the public interest; and
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61 **WHEREAS**,; **WHEREAS**, one of the goals of the Anchorage 2020—Anchorage Bowl
62 Comprehensive Plan is for a balanced, diverse supply of affordable, quality housing,
63 located in safe and livable neighborhoods with amenities and infrastructure, that
64 reflects Anchorage’s varied social, cultural, and physical environment; and,
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66 **WHEREAS**, Policy #59 of the Anchorage 2020—Anchorage Bowl Comprehensive
67 Plan calls for the Municipality to recognize mobile home parks, co-ops, and common
68 ownership interests as viable, affordable housing choices and neighborhood
69 lifestyle options; and,
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71 **WHEREAS**, Goal #3 of the Anchorage 2040 Land Use Plan calls for Anchorage’s
72 neighborhoods to provide a range of places to live, meeting the housing needs of
73 residents at all income levels, household sizes, interests, ages, abilities, and races
74 and ethnicities; and,
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76 **WHEREAS**,; and
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79 **WHEREAS**, following required public noticing, [insert summary of public process
80 here] ; now, therefore,
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82 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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84 **Section 1. Amendment of AMC 21.09.040(B)(2)(a)(ii).** AMC 21.09.040(B)(2)(a)(ii)
85 is hereby amended to read as follows [deletions are overstruck, new language is
86 underlined]:

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88 a. gR-1 (Alyeska Highway Mixed Residential) district.

89 i. Location. The gR-1 district is located in two sections along Alyeska Highway
90 from just north of the railroad to just past the junction with Crow Creek Road and
91 encompasses already-sewered, established and largely developed residential
92 neighborhoods characterized generally by single-family detached and two-family
93 development.

94 ii. Intent. The intent of this district is to continue the existing pattern of
95 development as dwelling units are constructed on the remaining undeveloped lots,
96 and to permit development of hostels, inns and multiple-family housing. Relocatable
97 dwelling units on individual lots are allowed in this district.

98 iii. District-specific standard. More than one principal structure may be
99 allowed on any lot or tract by administrative site plan review.

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102 **Section 2. Amendment of AMC 21.09.040(C)(2)(e)(ii).** AMC 21.09.040(C)(2)(e)(ii)
103 is hereby amended to read as follows [deletions are overstruck, new language is
104 underlined]:

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106 ii. *Intent.* This district is the southern extension of the new townsite.
107 Development in this district is intended to include a blending of commercial,
108 institutional, residential and park uses, with new and modified access routes
109 established. Small commercial lots are anticipated along the extension of south
110 Hightower, where a main street character, similar to the north townsite area, is
111 intended. This may differ from larger lot commercial development at the south end
112 of the commercial district, where a larger structure (grocery store) is anticipated.
113 Although buildings are likely to be larger than in new townsite areas north of the
114 Alyeska Highway, the desired character is expected to be compatible with
115 Girdwood's mining town origins, using elements such as human-scale building
116 massing; varied rooflines; protected entries; traditional window forms; well-detailed
117 retail frontages; and use of natural materials. Relocatable dwelling units on
118 individual lots are allowed in this district.

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121 **Section 3. Amendment of AMC 21.09.040(C)(3)(a).** AMC 21.09.040(C)(3)(a) is
122 hereby amended to read as follows [deletions are overstruck, new language is
123 underlined]:

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125 a. Ground-floor residential. In the gC-2, ~~gC-5~~, and gC-7, ~~and gC-8~~ commercial
126 districts, residential uses are permitted only on an upper story above the ground floor.
127 Commercial and/or other non-residential uses shall occupy the ground floor.

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129 **Section 4. Amendment of AMC 21.09.040(C)(3)(b).** AMC 21.09.040(C)(3)(b) is
130 hereby amended to read as follows [deletions are overstruck, new language is
131 underlined]:

132 b. Arcades and covered walkways in the New Girdwood Townsite. In the gC-
133 5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the
134 street face of all new commercial buildings and as part of any application for
135 modification or redevelopment. In the gaps between buildings within these districts,
136 privately maintained walkways are required. Development standards for arcades
137 and walkways on building frontages are established in subsection 21.09.080 E.5.d.

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140 **Section 5. Amendment of Table 21.09-2.** AMC 21.09.050(A)(5) titled Table of
141 Allowed Uses is hereby amended as follows:

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144 A. A new "Use Type" row labeled "Relocatable Dwelling Unit is added to the
145 Household Living Use Category.

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147 B. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added
148 to the Household Living Use Type column.

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150 C. A "P" is added to the gC-5 column in the Dwelling Unit Relocatable Use Type
151 row.

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153 D. A "P" is added to the gC-5 column in the Relocatable Dwelling Unit Community,
154 Use Type row.

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156 E. A "P" is added to the gC-8 column in the Dwelling Unit Relocatable, Use Type
157 row.

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159 F. A "P" is added to the gC-8 column in the Relocatable Dwelling Unit Community,
160 Use Type row.

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162 G. A "P" is added to the gR-1 column in the Relocatable Dwelling Unit
163 Community, Use Type row.

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165 H. A "P" is added to the gR-1 column in the Dwelling Unit Relocatable, Use Type
166 row.

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171 **Section 6. Amendment of AMC 21.09.060(B)(1).** AMC 21.09.060(B)(1)
172 Amendment of Table 21.09-2. AMC 21.09.060(B)(1) titled Table of Dimensional

Standards Girdwood Residential Districts for the R-1 Alyeska Highway mixed residential district is hereby amended as follows:

A. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added to the Uses Column.

B. "Dwelling, single family detached" is hereby amended to read: "Dwelling, single family detached, relocatable dwelling unit".

C. Dimensional standards are added for the Relocatable Dwelling Unit Community Use type using the following language:

See 21.05.030(A)(8)(b)

NOTE: the above language applies existing single family residential dimensional standards for minimum lot size, setbacks and lot coverage for relocatable dwelling units on individual lots in the gR-1 district. For any new trailer parks the standards used by Anchorage will apply. No change to minimum lot sizes, setbacks etc. in gC-5 and gC-8.

NOTE: MOBILE DWELLING UNITS NOT ALLOWED IN FLOODPLAIN

SEE- PZC Case No. 2025-0045 for background information. AO2025-112 is source document.:

Section 7. Amendment of AMC 21.09.070(K)(1)(a). AMC 21.09.040(K)(1)(a) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

K. Snow management.

1. Commercial, community, industrial, and residential uses.

a. Applicability.

i. Single-family, two-family, relocatable and townhouse dwellings on individual lots are exempt from this section.

ii. Applicants in Girdwood may instead comply with the generally applicable snow storage provisions of subsection 21.07.040F., except that storage of snow is prohibited in natural vegetation areas required by subsection 21.09.070E.4.

Section 8. Amendment of AMC 21.09.070(M)(2)(b). AMC 21.09.070(M)(2)(b) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

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b. Single-family, two-family, relocatable dwelling unit and townhouse. The sign standards of Section 21.12.050 shall apply to a single-family dwelling, relocatable dwelling unit, duplex or townhome, except only one freestanding identification sign shall be allowed for any residential subdivision.

Section 9. Amendment of AMC 21.09.080(A). AMC 21.09.080(A) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

21.09.080 - Building design standards.

A. Purpose and general goals. The design standards establish control over certain aspects of the design of multiple-family, commercial, and resort development in order to retain the visual beauty and character of Girdwood Valley's natural landscape and to reduce the visual and physical problems arising from poor site planning. Except as modified by an approved development master plan, these standards apply to new or remodeled development, as noted in the specific applicability statements, and related new accessory structures. Specific purposes include:

- 1. To preserve and reinforce the unique natural qualities of the site;
- 2. To fit the building into the land in a way to keep natural landforms and features intact; and
- 3. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

The standards contained in this section shall not apply to relocatable dwelling units.

No part of Chapter 21.09, is meant to preclude, discourage, or inhibit the design, installation, or implementation of ecologically sound methods of harnessing and utilizing wind, solar, hydro, or other sources of renewable energy in Girdwood.

Section 10. This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair

261 ATTEST:

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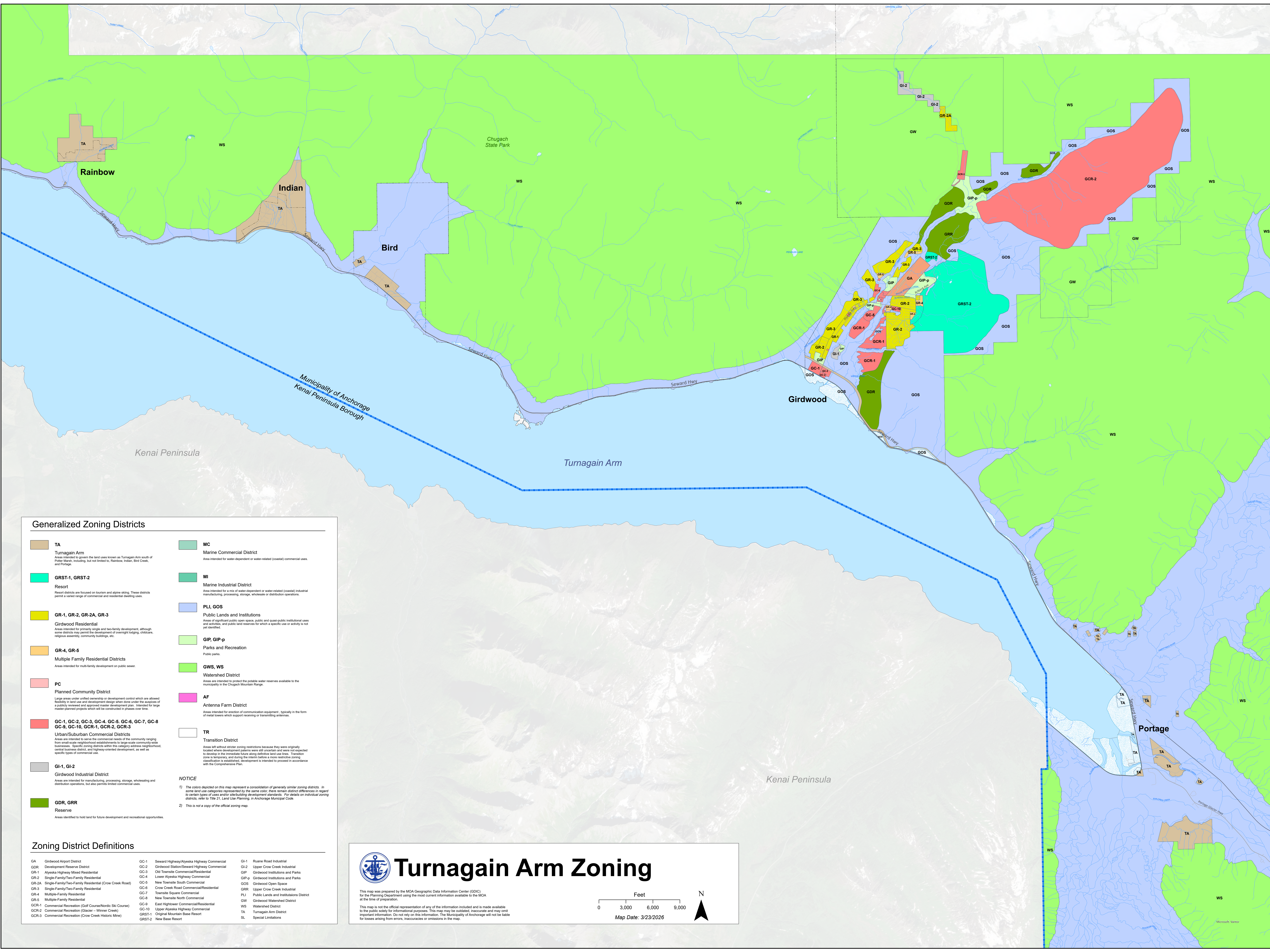
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Municipal Clerk

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Generalized Zoning Districts

TA Turnagain Arm Areas intended to govern the land uses known as Turnagain Arm south of Foster Marsh, including, but not limited to, Rainbow, Indian, Bird Creek, and Portage.	MC Marine Commercial District Area intended for water-dependent or water-related (coastal) commercial uses.
GRST-1, GRST-2 Resort Resort districts are focused on tourism and alpine skiing. These districts permit a varied range of commercial and residential dwelling uses.	MI Marine Industrial District Area intended for a mix of water-dependent or water-related (coastal) industrial manufacturing, processing, storage, wholesale or distribution operations.
GR-1, GR-2, GR-2A, GR-3 Girdwood Residential Areas intended for primarily single and two-family development, although some districts may permit the development of overnight lodging, childcare, religious assembly, community buildings, etc.	PLI GOS Public Lands and Institutions Areas of significant public open space, public and quasi-public institutional uses and activities, and public land reserves for which a specific use or activity is not yet identified.
GR-4, GR-5 Multiple Family Residential Districts Areas intended for multi-family development on public sewer.	GIP, GIP-p Parks and Recreation Public parks.
PC Planned Community District Large areas under unified ownership or development control which are allowed flexibility in later use and development design when done under the auspices of a publicly reviewed and approved master development plan. Intended for large master-planned projects which will be constructed in phases over time.	GWS, WS Watershed District Areas are intended to protect the potable water reserves available to the municipality in the Chugach Mountain Range.
GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9, GC-10, GCR-1, GCR-2, GCR-3 Urban/Suburban Commercial Districts Areas are intended to serve the commercial needs of the community ranging from small-scale neighborhood establishments to large-scale community-wide businesses. Specific zoning districts within the category address neighborhood, central business district, and highway-oriented development, as well as specific types of commercial use.	AF Antenna Farm District Areas intended for erection of communication equipment, typically in the form of metal towers which support receiving or transmitting antennas.
GI-1, GI-2 Girdwood Industrial District Areas are intended for manufacturing, processing, storage, wholesaling and distribution operations, but also permits limited commercial uses.	TR Transition District Areas left without stricter zoning restrictions because they were originally located where development patterns were still uncertain and were not expected to develop in the immediate future along definitive land use lines. Transition zones are temporary, and during the interim a more restrictive zoning classification is established, development is intended to proceed in accordance with the Comprehensive Plan.
GDR, GRR Reserve Areas identified to hold land for future development and recreational opportunities.	

NOTICE

- 1) The colors depicted on this map represent a consolidation of generally similar zoning districts. In some land use categories represented by the same color, there remain distinct differences in regard to certain types of uses and/or subdivision development standards. For details on individual zoning districts, refer to Title 21, Land Use Planning, in Anchorage Municipal Code.
- 2) This is not a copy of the official zoning map.

Zoning District Definitions

GA Girdwood Airport District	GC-1 Seward Highway/Alyeska Highway Commercial	GI-1 Ruess Road Industrial
GDR Development Reserve District	GC-2 Glenwood Station/Seward Highway Commercial	GI-2 Upper Crow Creek Industrial
GR-1 Alyeska Highway Mixed Residential	GC-3 Old Townsite Commercial/Residential	GIP Girdwood Institutions and Parks
GR-2 Single-Family/Two-Family Residential	GC-4 Lower Alyeska Highway Commercial	GIP-p Girdwood Institutions and Parks
GR-2A Single-Family/Two-Family Residential (Crow Creek Road)	GC-5 New Townsite South Commercial	GOS Girdwood Open Space
GR-3 Single-Family/Two-Family Residential	GC-6 Crow Creek Road Commercial/Residential	GRR Upper Crow Creek Industrial
GR-4 Multiple-Family Residential	GC-7 Townsite Square Commercial	PLI Public Lands and Institutions District
GR-5 Multiple-Family Residential	GC-8 New Townsite North Commercial	GW Girdwood Watershed District
GCR-1 Commercial Recreation (Golf Course/Noctic Ski Course)	GC-9 East Higlowater Commercial/Residential	WS Watershed District
GCR-2 Commercial Recreation (Cresler - Winner Creek)	GC-10 Upper Alyeska Highway Commercial	TA Turnagain Arm District
GCR-3 Commercial Recreation (Crow Creek Historic Mine)	GRST-1 Original Mountain Base Resort	RL Special Limitations
	GRST-2 New Base Resort	

Turnagain Arm Zoning

This map was prepared by the MDA Geographic Data Information Center (GDIC) for the Planning Department using the most current information available to the MDA at the time of preparation.

This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

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Map Date: 3/23/2026

Feet