

TO: GHEC

FROM: Brooks Chandler

DATE: February 26, 2026

SUBJECT: Draft Ordinance Allowing Mobile Homes in gC-5 and gC-8 Zoning Districts

The attached is intended to reflect most changes to Title 21 Chapter 9 necessary to permit use of “relocatable dwellings” as housing (i.e. a residential use) in the gC-5 and gC-8 zoning districts. Some input is needed from GHEC. This memo is a section by section guide to the draft.

Whereas Sections- These can be largely ignored for now. Idea is to set forth the reasons for making the changes.

Section 1 - This changes the intent for the gC-5 zone to add residential uses. IMO it is important that such uses be consistent with the stated “intent” of Chapter 9.

Section 2 – Among other surprises in looking at current Chapter 9 language was the realization that use of the ground floor for housing was not permitted in these two “mixed use” zones . The draft eliminates this restriction.

Section 3. This limits application of a current requirement for covered walkways to commercial buildings. It is not perfectly clear this requirement would impact development of an RV/trailer park so may not need to be included.

Section 4. This is the guts of the proposed zoning change. It specifically adds both relocatable dwelling units and a “relocatable dwelling unit community” to the table of residential uses and permits these uses in the gC-5 and gC-8 districts. An alternative is to make this type of use a conditional use. That would create additional procedural and substantive requirements to satisfy before this type of use would be approved.

Section 5. “Dimensional Standards” apply to residential uses. I did not take the time to determine if these create impediments to use of “relocatable dwelling units”. If so, exempting this type of residential structure from the standards should be considered.

Section 6.- Same as Section 5 above as to landscaping standards.

Section 7- Exempting relocatable housing units from snow management rules. This is consistent with other housing (except for multi-family).

Section 8- Exempting relocatable housing units from driveway paving rule. Also consistent with non multi-family housing.

Section 9- Same sign rules that apply to other residential dwellings will apply.

Section 10- See sections 5 and 6. Input needed from GHEC as to whether changes needed to facilitate use of relocatable units for housing.

Section 11- All design standards not applicable to relocatable units. Anchorage has temporarily (for 3 years I believe) suspended design standards for all residential dwellings. The ordinance creating the temporary exemption from design standards did NOT include Girdwood.

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 TO
ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND
RELOCATABLE DWELLING UNITS IN THE 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;
46

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-_____ was adopted to expand the allowable uses of
55 relocatable 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 andd 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,
65

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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85 **Section 1. Amendment of AMC 21.09.040(C)(2)(e)(ii).** AMC 21.09.040(C)(2)(e)(ii)
86 is hereby amended to read as follows [deletions are overstruck, new language is
87 underlined]:
88

89 *ii. Intent.* This district is the southern extension of the new townsite.
90 Development in this district is intended to include a blending of commercial,
91 institutional, residential and park uses, with new and modified access routes
92 established. Small commercial lots are anticipated along the extension of south
93 Hightower, where a main street character, similar to the north townsite area, is
94 intended. This may differ from larger lot commercial development at the south end
95 of the commercial district, where a larger structure (grocery store) is anticipated.
96 Although buildings are likely to be larger than in new townsite areas north of the
97 Alyeska Highway, the desired character is expected to be compatible with
98 Girdwood's mining town origins, using elements such as human-scale building
99 massing; varied rooflines; protected entries; traditional window forms; well-detailed
100 retail frontages; and use of natural materials.

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103 **Section 2. Amendment of AMC 21.09.040(C)(3)(a).** AMC 21.09.040(C)(3)(a) is
104 hereby amended to read as follows [deletions are overstruck, new language is
105 underlined]:
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107 a. Ground-floor residential. In the gC-2, ~~gC-5~~, and gC-7, ~~and gC-8~~ commercial
108 districts, residential uses are permitted only on an upper story above the ground
109 floor. Commercial and/or other non-residential uses shall occupy the ground floor.
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111 **Section 3. Amendment of AMC 21.09.040(C)(3)(b).** AMC 21.09.040(C)(3)(b) is
112 hereby amended to read as follows [deletions are overstruck, new language is
113 underlined]:
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115 b. Arcades and covered walkways in the New Girdwood Townsite. In the gC-
116 5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the
117 street face of all new commercial buildings and as part of any application for
118 modification or redevelopment. In the gaps between buildings within these districts,
119 privately maintained walkways are required. Development standards for arcades
and walkways on building frontages are established in subsection 21.09.080 E.5.d.

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122 **Section 4. Amendment of Table 21.09-2.** AMC 21.09.050(A)(5) titled Table of
123 Allowed Uses is hereby amended as follows:
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126 A. A new "Use Type" row labeled "Dwelling Unit, Relocatable" is added to the
127 Household Living Use Category.
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129 B. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added
130 to the Household Living Use Category.

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132 C. A "P" is added to the gC-5 column in the Dwelling Unit Relocatable, Mixed Use
133 Housing Use Type row.
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135 D. A "P" is added to the gC-5 column in the Relocatable Dwelling Unit Community,
136 Mixed Use Housing Use Type row.
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138 E. A "P" is added to the gC-8 column in the Dwelling Unit Relocatable, Mixed Use
139 Housing Use Type row.
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141 F. A "P" is added to the gC-8 column in the Relocatable Dwelling Unit Community,
142 Mixed Use Housing Use Type row.
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146 **Section 5. Amendment of AMC 21.09.060(B)(2).** AMC 21.09.060(B)(2) is hereby
147 amended to read as follows]:

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149 [INSERT ANY DESIRED CHANGES TO DIMENSIONAL STANDARDS EITHER
150 SPECIFIC TO RELOCATABLE DWELLINGS, RELOCATABLE DWELLING UNIT
151 COMMUNITIES OR SPECIFIC TO RESIDENTIAL USES]- EXISTING
152 STANDARDS APPEAR BELOW:

153

154 Gc-5

155 Gc-8

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157 **Section 6. Amendment of AMC 21.09.070.** AMC 21.09.070 is hereby amended
158 to read as follows]:

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160 [INSERT ANY DESIRED CHANGES TO LANDSCAPING, VEGETATION AND TREE
161 RETENTION STANDARDS SPECIFIC TO RELOCATABLE DWELLINGS

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

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167 K. Snow management.

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

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171 a.Applicability.

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

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176 ii.Applicants in Girdwood may instead comply with the
177 generally applicable snow storage provisions of subsection
178 21.07.040F., except that storage of snow is prohibited in natural
179 vegetation areas required by subsection 21.09.070E.4.

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Section 8. Amendment of AMC 21.09.070(L)(7). AMC 21.09.070(L)(7) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

Parking within Multifamily and Non-Residential Structures

7.Parking surfacing materials. Interior roads, driveways, and parking lots shall be paved, except paving of driveways and surface parking lots for single-family, relocatable dwelling units and two-family residences is not required.

Section 9. 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]:

- 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 10. Amendment of AMC 21.09.070(N)(3). AMC 21.09.070(N)(3) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

INSERT ANY CHANGES PROPOSED FOR Gc5, Gc-8 Districts to Accommodate relocatable dwellings/relocatable dwelling communities

Section 11. 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.

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

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

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226 | **Section 12.** This Ordinance shall become effective immediately upon passage and
227 | approval by the Anchorage Assembly.

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

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Chair

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ATTEST:

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Municipal Clerk

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GHEC 2026 Goals

Finalize RFP for Housing Plan

Recommend Consultant for Housing Plan

Complete Review of Draft Housing Plan and recommend adoption by GBOS

Recommend proposed Chapter 9 changes for modular/mobile housing

Track Girdwood Building Permits

Review/update Program Matrix

Develop and recommend budget amount for Housing/Econ Development to GBOS

Advance the Housing Policies from the GCP:

POLICY H4.1: develop a process to collect and publish regular market data.

POLICY H4.2: Develop a housing strategy and needs assessment. (already included above).

POLICY H4.3: Develop performance measures for housing to track progress and market adjustments.

POLICY H4.4: Develop an appropriate property tax incentive program to implement in Girdwood.

Girdwood Housing and Economic Committee

Operating Procedures

The Girdwood Housing and Economic Committee (GHEC) is an advisory body with specific responsibility for housing and economic stability to address the housing crisis and its impact on economic stability of the Girdwood Valley Service Area. The GHEC reports to the Girdwood Board of Supervisors (GBOS).

I. Meetings

- Regular meetings are held the **last Wednesday** **first Monday** of each month at noon, unless a national holiday or other important event conflicts. Meetings that are re-scheduled will be properly noticed at least one week in advance of the meeting date.
- Special Meetings may be called with a minimum of 24 hours advance notice. Special Meetings are open to the public and must be properly noticed 24 hours in advance of the meeting.
- Meetings are public and open to all interested members of the community or other observers.
- A previously published agenda is followed at each meeting. Draft Minutes of the prior Meeting will be posted along with the draft agenda at least one week in advance of the meeting date.
- The chair or designee leads the meeting; staff or designee takes and publishes minutes of the meeting.
- Roles of Chair and co-chair are voted upon in January each year.
- Robert's Rules of Order will be followed when necessary.
- Public Comment will be an agenda item at all Regular and Special meetings.

II. Selection of Voting Membership and Term of Service

- Voting members of the GHEC are selected to serve by a system of application to the Girdwood Board of Supervisors.

- Voting members of the GHEC must be registered to vote in the Girdwood Valley Service Area.
- Voting members are required to attend 75% of meetings. Members who are not able to meet this commitment will be replaced through a system of application to and selection by the GBOS.

III. Voting Membership

- The GHEC consists of 7 5 full voting members
- A quorum of at least 4 of the 7 3 of the 5 voting members is required in order for the meeting to be held.

IV. Decision Making

- Any member may entertain, propose or second a motion.
- Once seconded, a motion will be discussed by members then the public will be invited to comment on the motion.
- All motions are passed by a majority of the full voting members
- In the event of a tie vote, members may immediately re-vote once. If the re-vote is tied then the motion will fail.
- All ?? GHEC recommendations are forwarded to both LUC and GBOS for review and action.

V. Modifications to this document

- Members may modify this document with a majority vote following the decision-making process described above.

Girdwood Housing and Economic Committee c/o
GBOS
PO Box 390
Girdwood, AK 99587