

1. **Agenda Item LUC 2512-06**: FCC

Motion:

GBOS move to suspend rules and remove ME from chair for the remainder of the meeting.

Motion by JW/2nd KO

3 in favor, 1 opposed (ME) in roll call vote

Motion carries.

Motion:

GBOS moves to assign Jennifer Wingard to serve as chair for the remainder of the meeting.

Motion by KO/JW

4 in favor, 0 opposed

Motion carries.

Point of order: KO states that ME has a conflict of interest related to voting on this matter.

Discussion: Mike states that his interest in FCC is public, not personal, financial or private. He began service on FCC in 2021 as GBOS co-chair and GBOS LUC supervisor he began attending FCC and became delegate. March/Apr 2021

Jennifer states that the item currently under discussion is if there is a conflict of interest in having a member vote when the outcome of the vote will determine their role in an outside board and perception of the outside board.

JW rules that ME should not vote on the matter to follow, which is re-vote on the GBOS item from November 2025. With reduced number of GBOS members, chair states that she has researched rules and is able to second motions.

Motion:

GBOS moves to void the Nov 25 vote regarding FCC due to the GBOS failure to uphold the municipal code regarding conflict of interest.

Motion by KO/JW

Motion carries 3-0

ME is recused from voting on this item

GBOS returns to review the motion voted on at the GBOS November 2025 meeting, below:

November Motion:

GBOS moves to adopt the following language from LUC: Whereas there is no evidence of an official appointment or election of an FCC delegate from Girdwood since 2020, the Girdwood Land Use Committee agrees that:

1. Girdwood does not have a current delegate to the Federation of Community Councils, and
2. Girdwood has not had an FCC delegate since January, 2021.

Group discusses replacing 1 above with: "As of Nov 2025, Girdwood did not have a current delegate to the FCC," leaving all other language from the original motion.

Motion:

GBOS moves to adopt the following language from LUC: Whereas there is no evidence of an official appointment or election of an FCC delegate from Girdwood since 2020, the Girdwood Land Use Committee agrees that:

1. As of Nov 2025, Girdwood did not have a current delegate to the Federation of Community Councils, and
2. Girdwood has not had an FCC delegate since January, 2021.

Motion by KO, 2nd JW

Roll call vote 2 in favor, 1 opposed (BS)

Amendment to Motion carries

Motion:

GBOS moves to assign the current LUC supervisor to serve as the FCC delegate.

Motion by KO, 2nd JW

Roll call vote 3 in favor, 0 opposed

Motion carries

FCC Draft Bylaws

Frequently Asked Questions

Created by the FCC Bylaw Committee

What is the FCC?

- The Federation of Community Councils is a non-profit organization separate from individual community councils, that provides administrative services to the councils. The FCC mission is to *support & fosters neighborhood public engagement* across the Municipality of Anchorage. The FCC is managed by the FCC Board of Delegates.

What isn't the FCC?

- While the FCC provides services, technology and other support for councils, either meeting/acting individually or as a group, councils never meet as "the FCC".
- When the Board of Delegates meet to discuss council business, e.g. sharing major issues, receiving reports from the Assembly, School Board, Mayor's office etc. or discussing pending Municipal Ordinances, they are operating as a Coalition of Councils, not as "the FCC".

What is the relationship between FCC & Community Councils?

- The FCC is a non-profit created by CCs in 1976. Originally, the work was done by the Clerk's office. After some miscommunications and doubling up of jobs in the early years of the Muni, the CCs and the Assembly decided a separate non-profit should be the support for the CCs.
- The CCs are outline in Charter and Anchorage Municipal.
- The FCC is nonpartisan and not regulatory (meaning it is not 'in charge' of the CCs). The FCC is not outlined in Charter or Code. The Federation of Community Councils is a **501(c)(3)** non-profit organization.

How did the Board of Delegates decide to start the bylaw amendment process?

- The original bylaws were passed in 1976. Those were then reviewed and amended (with nominal changes) in 2005. The FCC bylaws have not been reviewed in 20 years.
- As part of the training plan for 2024, there were two scheduled opportunities for Delegates to learn about their [roles & responsibilities](#) with the non-profit - **September 17th & November 12th**. The intention from these meetings was to move into strategic planning.
- In 2025, the first annual [Leadership & Officer Summit](#) was held on **March 15th & 16th**. Saturday session was dedicated to strategic planning with Delegates.
 - During this planning session, new core purpose & core values were workshopped (with further review after the session).
 - Some short- and long-term goals for the organization were identified by the attendees including:
 - Creating a difference between the governing board and representative feedback from all the councils.
 - Determine concrete and effective role of current delegation structure including responsibilities, how to effectively engage, and accountability mechanisms
 - Evaluate board limits

- Develop committees
- Update bylaws to reflect board structure change and adapt the meeting schedule accordingly.
- At the **March Board Meeting** on 3/19, attendees of the strategic planning reflected on their experience. FCC Chair Mike Edgington called for a bylaw committee be established, with a scope of review the full bylaws and bring a draft proposal of changes to the full body. An estimated timeline meeting from April to August, introducing in early fall, and approving by the end of 2025.
 - Six Delegates stepped forward to be part of the committee. Later the Chair invited Darrel Hess, the Ombudsman, to be a member of the committee.
 - Additionally, there was a mentioned goal of setting up a long-term governance committee to review the bylaws and ensure compliance on a regular basis.
- The bylaw committee met once per month from April to October. Updates were posted on the FCC bylaw webpage and the Chair provided updates at the monthly delegates meetings. Below are comments taken from the FCC's minutes:
 - **April 2025:** Chair Mike Edgington gives the updates, the approximate timeline for a draft version for the updated FCC Bylaws is fall of 2025. The Committee did a brief review of the purposes of bylaws, and how they differ from policies & procedures. The committee started reviewing the FCC's existing bylaws, finding some smaller and bigger issues within them. This began the first pass of potential problems within the pre-existing bylaws, Mike outlined an example of a potential change could look like specifying delegates selection for Community Councils. The committee also looked at best practices for the bylaws, within the context of the FCC as an organization.
 - **May 2025:** Mike gave an update on the Bylaws Committee, the most recent meeting they started going through the first few sections of the FCC Bylaws for potential changes. They aren't close to having a final product but, will share when they have something resembling a draft. There are two models they are looking at - one is similar to the structure the FCC currently follows where all delegates are a part of the active board and the other is a membership structure where all Community Councils are members that elect a smaller board. The committee will compare the two models as they build the bylaws structure to see which fits best.
 - **June 2025:** Mike gave an update on the Bylaws Committee, explaining the shift towards a membership model with a smaller board and emphasizing the need for two more meetings to finalize a complete draft by August or September. Sarah adds that it would be a board of 13-17 people, and they're still determining how that smaller board would be selected.
 - **July 2025:** No FCC Delegates meeting – everyone joined our annual picnic!
 - **August 2025:** Mike, the Chair of the Bylaws Committee, introduced draft revised bylaws to explain the changes that are being made in hopes of streamlining FCC governance. The proposed structure is delegates elect a smaller Board of Directors responsible for FCC management, supported by officers. The discussion about the bylaws will take place at the September meeting, with possible adoption in October or November if additional review is needed. There was a question regarding when the bylaw changes would take effect, and the Bylaws Committee is aiming for the changes to take effect in 2026.

What are the highlights of the proposed changes to the bylaws?

- **Becoming a Membership Model Non-Profit:** The FCC would now have 37 members of the organization (one vote per Council). These members would elect a Board of Directors that would be legally, financially, and strategically responsible for the organization. The Directors would be made up of 7 – 11 of the membership.
- **Officers:** The Directors would organize their officers. Officers would serve 2-year terms and up to three consecutive terms. Job descriptions were also added for the officer, as well as how to remove officers and handle vacancies.

- **Meetings:** Monthly meetings would be focused on information, collaboration, and training between the CCs and the membership. The Directors would meet quarterly to discuss non-profit business.
- **Setting Standards of Conduct for Directors:** Providing a clear job description and expectations for the Board of Directors, including adding standards of conduct and conflict of interest expectations.
- **Formalizing Notice:** Adding clear requirements for notice above and beyond current bylaws.
- **Clarifying Committees:** Updating and describing the expectation of committees, including membership, scope, and quorum expectations.
- **Fiscal Year:** Updating the fiscal year to align with the organization's main source of funding (the Muni) – January to December.
- **Insurance Requirements:** Adding that the organization is required to carry insurance.
- **Legalize:** Adding language to prohibit or clarify certain roles of the organization when it comes to contracts, checks, deposits, gifts, books & records, stocks, and loans.
- **Future bylaw amendments:** Outlining a clearer process for bylaw amendments and adding the ability of emergency bylaws (with clear details of circumstances).

What is the relationship between the FCC & CCs?

- The FCC is a non-profit created by CCs in 1976. Originally, the work was done by the Clerk's office. After some miscommunications and doubling up of jobs in the early years of the Muni, the CCs and the Assembly decided a separate non-profit should be the support for the CCs.
- The CCs are outlined in Charter and Anchorage Municipal.
- The FCC is nonpartisan and not regulatory (meaning it is not 'in charge' of the CCs). The FCC is not outlined in Charter or Code. The FCC is a 501(c)3.

How is the FCC funded?

- The FCC is funded annually by a grant from the Municipality, through the Assembly and overseen by the Clerk's office. In recent years, a training grant has been added to the FCC's budget and that funding is approved and overseen by the Ombudsman.

Can the FCC take political action?

- No, the FCC is a nonpartisan and sectarian, according to the organization's Article of Incorporation. Additionally, the Municipal Grant, there is language explicitly preventing the FCC Board and staff from advocating for or against local, state, or municipal measure; furthering the election or defeat of any candidate; and focusing on, targeting, or attacking a person or group for personal beliefs or political positions.

Do the bylaws limit the number of times the FCC can meet?

- The **current bylaws** say there shall be meetings at least once every two months.
- The **draft bylaws** propose that meetings of the membership (also known as the coalition) shall take place annually for the purposes of voting for the Board of Directors. The Board of Directors would meet at least quarterly.

- The bylaw committee is considering changes to this language based on feedback. The intention is to hold coalition meetings monthly and a future update would include language to clarify that purpose.
- Neither of these versions *limit* the number of times meetings can occur. They set a minimum threshold of what must happen.

What is the FCC's notice requirements and were these changes properly noticed?

- The FCC is a non-profit and is a 501(c)3. The legal requirements for non-profits noticing meetings are outlined within that organization's bylaws.
 - AS.44.62.310-.312 has been quoted as being a legal requirement for the FCC. This Statute applied to public entities, which are defined as “means an entity of the state or of a political subdivision of the state including an agency, a board or commission, the University of Alaska, a public authority or corporation, a municipality, a school district, and other governmental units of the state or a political subdivision of the state.”
- The **current bylaws** do not have a requirement to notice meetings.
- The **current bylaws** say to amend bylaws “thirty days’ notice must be given to all Delegates and shall include the text of the proposed amendments.” This would mean that, with 30 day’s notice, the bylaws could be changed at any meeting of the Board of Delegates.
- The bylaw committee provided ample notice regarding the drafts, including multiple committee updates, a worksession, and an introduction. Copies were available and noticed to all Delegates and Presidents at:
 - A worksession prior to the FCC August Delegates Meeting on August 20th from 5:30pm-6:00pm. Notices for that meeting were sent via email on 8/8 and 8/19 and posted on social media on 8/20.
 - A [recap email](#) with details of the worksession and next steps for the bylaws was sent on 8/26. Delegates were invited to send written feedback to be reviewed by the bylaw committee before the September Delegates Meeting
 - The bylaws were introduced for *discussion only* at the September 17th meeting. Notices for that meeting were sent via email on 9/10, 9/15, and 9/17 and posted on social media on 9/11.
 - The bylaw committee made it clear that the earliest the proposal would be voted on is the October 15th Delegates meeting.
 - A [recap email](#) with details of the draft and next steps for comments was sent on 9/23. Delegates were invited to send written feedback or attend the 10/6 [bylaw committee](#) meeting.
- The proposed **draft bylaws** require more notice:
 - 10 days for meetings of the membership/coalition
 - 2 weeks for meetings of the Board of Directors
 - Bylaw amendments cannot be introduced and voted on in the same meeting

Concern	Response
The FCC hasn't followed legal notice requirements for the Bylaw changes	Neither Community Councils nor the FCC are government bodies, so they are not subject to the Alaska Open Meetings Act. The FCC has a policy of extensive public notice for meetings and has followed that policy.
The proposed FCC Bylaws will force changes to Community Councils	Community Councils are independent organizations, entirely separate from the FCC. Nothing in the proposed FCC bylaws will require any changes to Community Councils.
The FCC is trying to be a political voice	The FCC is prohibited from taking any partisan or political positions as a clause in the primary grant from the Municipality.
The FCC Bylaws will restrict the voice of Community Councils	Nothing in the proposed FCC bylaws changes Community Councils or requires them to change in any way.
Community Councils won't meet together every month but will only meet together once per year	Community Councils will continue to meet as a coalition each month. Delegates from CCs will also meet once per year (plus any special meetings) to elect the FCC Board of Directors, and vote on certain other major FCC issues.
The proposed FCC Board of Directors will speak for Community Councils	The Board of Directors only job is to oversee the FCC as a non-profit. The FCC and its board are prohibited from taking official positions on policy or legislation.

Good Afternoon!

I just got off the phone with Jennifer Wingard & she requested that I forward along the bylaws page for the upcoming meeting!

I'm going to include the link + also how to find the page for future reference.

The page can be found when navigating the Federation website : communitycouncils.org - About (on the top banner) - About Federation of Community Councils - Board of Delegates Information - General Information - Bylaws

Link to the Bylaws Page: <https://communitycouncils.org/bylaws/>

Jennifer had requested the tracked changes between the drafts which can be found by scrolling down below the listed meeting dates in the "Next Steps" portion or by scrolling to the bottom of the Bylaws page where all documents relating to the Draft Bylaws process can be found.

Link to Draft 2 Changes: <https://communitycouncils.org/download/fcc-bylaws-draft-2-with-tracked-changes/?wpdmdl=11611&refresh=69729f39dff61769119545>

I hope this helps! If you have any questions, please feel free to reach out.

Best,



RETURN COMMENTS TO:

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

CASE NO: 2026-0015

PLANNER: Paul Hatcher

REQUEST: Review and Recommendation by Planning and Zoning Commission to Anchorage Assembly for a Rezone on a parcel of land from GDR (Development Reserve) to GA (Girdwood Airport) to Implement the Comprehensive Plan in accordance with AMC 21.03.160I.

SITE ADDRESS: Vacant Land

CURRENT ZONING: GDR (Development Reserve) District

ORIG SUBD/LEGAL: US Survey 4805 Tract 29B Township 10 North, Range 2 East, Section 29, Seward Meridian

COMMENTS AND MEETING SCHEDULE

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

Hearing Date: Monday, February 09, 2026

Agency Comments Due: Monday, January 12, 2026

Council Comments Due: Friday, January 16, 2026

COMMUNITY COUNCIL(S):
Girdwood Board of Supervisors

Application for Zoning Map Amendment

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



PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first): Glassett, Timothy - ADOT&PF			Name (last name first): Whitfield, Dave - R&M Consultants		
Mailing Address: PO Box 196900			Mailing Address: 9101 Vanguard Drive		
City Anchorage	State AK	Zip 99519	City Anchorage	State AK	Zip 99519
Contact Phone - Day: 907-334-2615	Evening:		Contact Phone - Day: 907-646-9685	Evening:	
E-mail: timothy.glassett@alaska.gov			E-mail: dwhitfield@rmconsult.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): 075-241-03-000					
Site Street Address: N/A					
Current legal description: (use additional sheet if necessary) US Survey 4805, Tract 29B, T10N, R2E, SEC29					
Existing Zoning: GDR		Acreage: 43.62 acres		Grid #: SE5214	
Proposed Zoning: GA					
Existing use: Former Gravel Pit			Proposed use (if any): Governmental Services		

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone 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 ensure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature

Owner Representative

(Representatives must provide written proof of authorization)

12/2/25

Date

Print Name

DAVE WHITFIELD

Accepted by:

Shawn O.

Poster & Affidavit:

141

Fee:

\$200.00

Case Number:

2026-0015

Meeting Date: *P2C*:

02/09/2026

COMPREHENSIVE PLAN INFORMATION					
Improvement Area (per AMC 21.08.050B.):	<input type="radio"/> Class A	<input checked="" type="radio"/> Class B			
Anchorage 2040 Land Use Designation:					
<input type="checkbox"/> Neighborhood (Residential)	<input type="checkbox"/> Center	<input type="checkbox"/> Corridor			
<input type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial Area			
Anchorage 2040 Growth Supporting Features:					
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Greenway-supported Development				
<input type="checkbox"/> Traditional Neighborhood	<input type="checkbox"/> Residential Mixed-use				
Eagle River-Chugiak-Peters Creek Land Use Classification:					
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space			
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected			
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at	dwelling units per acre			
Girdwood- Turnagain Arm					
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space			
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected			
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at	dwelling units per acre			
ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input type="radio"/> "5"
RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)					
<input type="checkbox"/> Rezoning - Case Number:					
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat - Case Number(s):				
<input type="checkbox"/> Conditional Use - Case Number(s):					
<input type="checkbox"/> Zoning variance - Case Number(s):					
<input type="checkbox"/> Land Use Enforcement Action for					
<input type="checkbox"/> Building or Land Use Permit for					
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Municipality of Anchorage				
SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)					
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form				
14 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input checked="" type="checkbox"/> Map of area to be rezoned <input type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input checked="" type="checkbox"/> Narrative statement explaining: <input checked="" type="checkbox"/> need and justification for the rezoning <input checked="" type="checkbox"/> the proposed land use and development <input type="checkbox"/> the probable timeframe for development <input checked="" type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any				
(Additional information may be required.)					

APPLICATION CHECKLIST

1. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

(A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

(B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.

Elizabeth Appleby
Current Planning Manager
MOA Planning Department

Re: Letter of Authorization- DOT & PF Virgin Creek Rezone and CUP

Ms. Appleby,

Please accept this letter as authorization for R&M Consultants, Inc to represent the ADOT & PF in all matters pertaining to the submittal of a rezone and conditional use permit for the Virgin Creek Avalanche heliport and explosive storage involving the parcel legally described as:

US SURVEY 4805 TR 29B T10N R2E SEC 39

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Timothy Glassett
Statewide Avalanche and Artillery Program Manager
ADOT&PF
(907) 334-2615

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District

INTRODUCTION

The Alaska Department of Transportation and Public Facilities (AK DOT&PF) requests to rezone (zoning map amendment) the parcel legally described as: US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39 from GDR, Girdwood Development District to GA, Girdwood Airport District.

The AK DOT&PF Snow Avalanche Program operates with the goal of improving safety for highway users by reducing the avalanche hazards in susceptible areas, while concurrently minimizing avalanche related traffic delays and road closures. When conditions are appropriate, specially trained crews use military artillery to artificially trigger avalanches as the principal means of avalanche mitigation on the state's highest risk roadways in Southcentral Alaska, primarily along the Seward Highway corridor. The Alaska Railroad Corporation (ARRC) works collaboratively with AK DOT&PF for all avalanche operations. To further the goals of the program, the AK DOT&PF have identified the need for a new avalanche control facility.

The existing zoning (GDR District) does not allow for both the governmental services and heliport uses that the AK DOT&PF would need at their new facility. The recently adopted Girdwood Comprehensive Plan (2025) designates this property as "Industrial." The implementing districts for this designation include gl-1 (Ruane Road Industrial), gl-2 (Upper Crow Creek Industrial), and GA (Girdwood Airport). To permit both the governmental services and heliport uses, this rezoning of the property to GA (Girdwood Airport) and a future Conditional Use Permit (CUP) for governmental services would need to be completed.

LOCATION

The proposed rezone is located along the Seward Highway just south of the Alyeska Highway in Girdwood.

Property Tax ID: 075-241-03-000

Current Legal Description: US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District



Figure 1. Property Location

LAND USE & ZONING

Existing and Adjacent Zoning:

The parcel is currently zoned GDR, Girdwood Development Reserve District. The GDR District's stated intent is to hold lands in reserve for future development.

The adjacent zoning districts include GOS, Girdwood Open Space District to the west and east, and GCR, Girdwood Commercial Recreation District to the north. See Figure 2. *Existing Adjacent Zoning Map* below:

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District



Figure 2. Existing Adjacent Zoning Map

Existing Land Use:

The property is currently undeveloped but was previously a natural resource extraction (gravel pit) site.

Proposed Zoning:

The Alaska Department of Transportation and Public Facilities (AK DOT&PF) proposes to rezone the property described as US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39 from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District.

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District

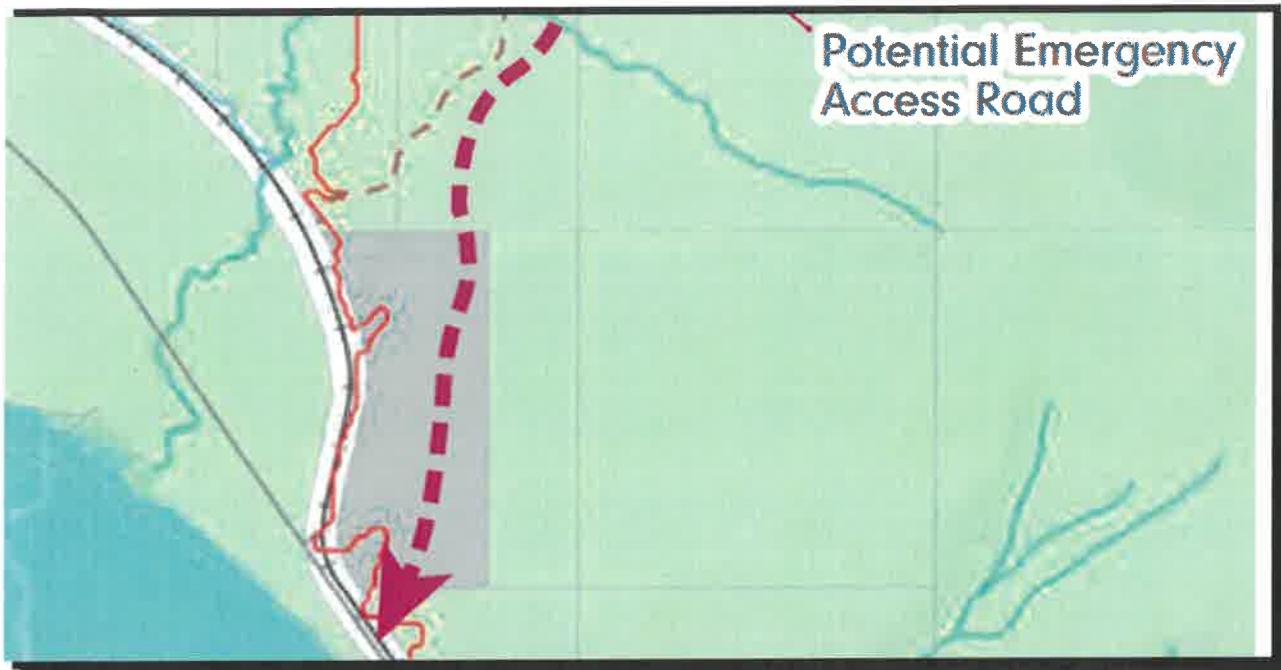


Figure 3. 2025 Girdwood Comprehensive Plan-Land Use Plan Map

The recently adopted (2025) Girdwood Comprehensive Plan designates this property as "Industrial." The implementing districts for this designation include gl-1 (Ruane Road Industrial), gl-2 (Upper Crow Creek Industrial) and GA (Girdwood Airport).

Page 3-13 of the Plan states "*One additional area has been identified as Industrial on a State of Alaska owned parcel on the southeast side of the valley adjacent to the railroad and Seward Highway. Previously, this parcel was a gravel pit, and the State of Alaska Department of Transportation & Public Facilities (AK DOT&PF) has plans to develop the site to manage avalanche control for the Seward Highway to include a helicopter pad and the storage of explosives. AK DOT&PF has conducted the analysis to ensure that the planned location and storage of explosives would meet required offsets from infrastructure and other land uses.*"

The Plan recognizes the Alaska Department of Transportation and Public Facilities' (AK DOT&PF) plan for development of this parcel. To facilitate this development and implement the Plan, a rezoning to Girdwood Airport District and a conditional use permit for "Governmental Services" use is necessary. The conditional use permit application would follow this application should this rezone be approved.

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District

COMMUNITY MEETING

While no community meeting is required by Anchorage Municipal Code (AMC) Title 21, the Alaska Department of Transportation and Public Facilities has presented this project to the Girdwood Board of Supervisors (GBOS) several times over the past year. While GBOS has taken no formal position, it appears there is general support for the project.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.1601)

The Assembly may approve a rezoning initiated under this subsection if it is found that:

- a. It is consistent with the comprehensive plan; and

The recently adopted (2025) Girdwood Comprehensive Plan designates this property as "Industrial." The implementing districts for this designation include gl-1 (Ruane Road Industrial), gl-2 (Upper Crow Creek Industrial) and GA (Girdwood Airport). This proposed rezone to Girdwood Airport (GA) District implements the adopted Girdwood Comprehensive Plan.

Rezoning the property to Girdwood Airport (GA) District implements Goals T4 and T5 of the Girdwood Comprehensive Plan. This rezoning (along with a conditional use permit) would make possible DOT&PF's plan for development of this parcel which provides avalanche mitigation and controls to protect vital transportation infrastructure in the Girdwood area.

Goal T4: *Ensure that Girdwood's transportation infrastructure is resilient if emergency evacuation is necessary.*

Goal T5: *Maintain the Girdwood Airport as a valuable community asset.*

- b. It would not result in an objective risk to health or safety; and

The rezoning would not result in an objective risk to the health and safety of the residents of the Municipality of Anchorage. In fact, approval of this rezone will promote public safety. This rezone, along with a conditional use permit, would allow the Alaska Department of Transportation and Public Facilities to develop the property in support of avalanche control for public safety along the highway and railroad corridors within southcentral Alaska.

- c. It does not conflict with other City, state and federal codes, regulations, and ordinances.

This rezoning would not conflict with any other municipal, state, or federal codes, regulation, and ordinances.

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood

Airport District

ATTACHMENTS

1. Letter of Authorization
2. Vicinity Map

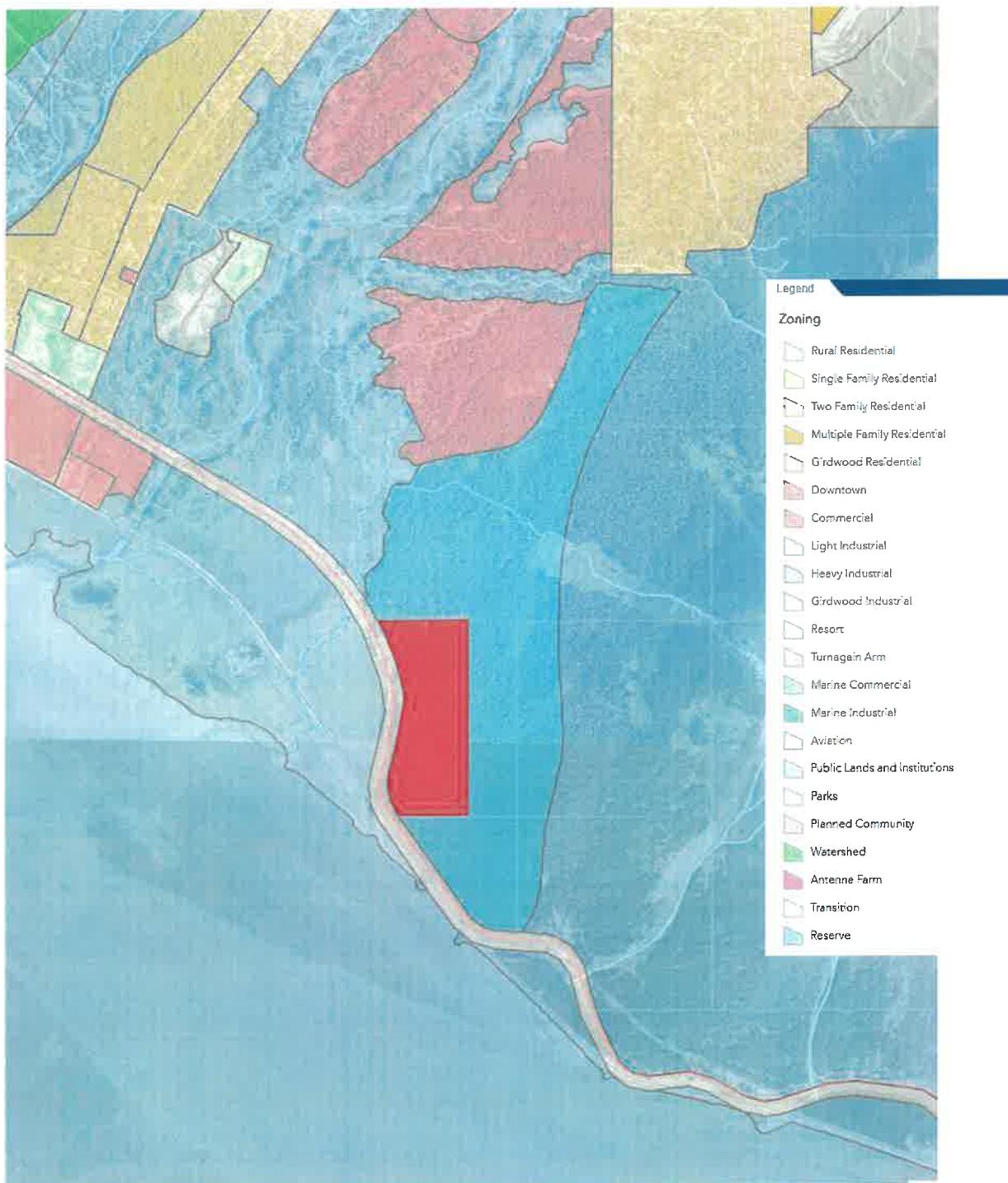


Figure 1: Vicinity Map



Alaska Dept. of Transportation and Public Facilities
Maintenance & Operations
Community Meeting

Date | Time: Monday, January 12, 2026 | 7:00 PM

Location: Girdwood Board of Supervisors, Land Use Committee Meeting, 250 Egloff Road (Girdwood Community Room)

Community Meeting Summary

Project Overview:

The AKDOT&PF Snow Avalanche Program operates with the goal of improving safety for highway users by reducing the avalanche hazards in susceptible areas, while concurrently minimizing avalanche related traffic delays and road closures. When conditions are appropriate, specially trained crews use military artillery to artificially trigger avalanches as the primary means of avalanche mitigation on the state's highest risk roadways. In Southcentral Alaska, primarily along the Seward Highway corridor, the Alaska Railroad Corporation (ARRC) works collaboratively with DOTPF for all avalanche operations. To further the goals of the program, the AKDOT&PF have identified the need for a new explosive storage and heliport facility.

Both agencies' primary avalanche mitigation system is being phased out. With this phase out and future development of non-military remote avalanche mitigation systems (RACS), there is an increased need to safely store, maintain, and deploy large quantities of explosive materials and mitigation devices. The Virgin Creek Material Site (subject property) has been identified as a plausible location. The proposed use has been vetted and is in the best interest of the State of Alaska to be used for public safety along the Highway and Railroad corridors within Southcentral Alaska.

This project seeks Conditional Use Permit (CUP) approval of a governmental services use for avalanche mitigation and control on the property legally described as US Survey 4805, Tract 29B, T10N, R2E, SEC 29.

Meeting Objective:

The intent of the meeting was to present the proposed project and provide the public the opportunity to ask questions and comment.



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Maintenance & Operations
Community Meeting

Date | Time: Monday, January 12, 2026 | 7:00 PM

Location: Girdwood Board of Supervisors, Land Use Committee Meeting, 250 Egloff Road (Girdwood Community Room)

Community Meeting Summary

Outreach:

- 205 event invitations were distributed to the Planning Department and nearby residents/property owners via first-class mail on December 12, 2025.

Meeting Summary:

The community meeting was held at the January 12, 2026, regularly scheduled meeting of the Girdwood Board of Supervisors, Land Use Committee Meeting, at 250 Egloff Road (Girdwood Community Room). A presentation was provided by Timothy Glassett (DOT & PF). Following the presentation, meeting attendees engaged in a brief discussion with questions and answers on the facilities operation. There appeared to be general support for the project.

Attendance:

The meeting was held in a hybrid format, with approximately 7 attendees in-person and 7 attendees virtual.

Questions:

- Would gravel from this site be made available to the Girdwood community?
 - Answer: Maybe; but doing so would require additional permitting for natural resource extraction.
- How would this development impact the ability to provide secondary access to the Girdwood valley?
 - Answer: The project would not impact future secondary access. The development proposes structures that are temporary and that could be removed, if necessary.

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

CASE NO: 2026-0042

PLANNER: Paul Hatcher

REQUEST: Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending AMC Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

COMMENTS AND MEETING SCHEDULE

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

Hearing Date: Monday, March 09, 2026

Agency Comments Due: Monday, February 09, 2026

Council Comments Due: Monday, February 13, 2026

COMMUNITY COUNCIL(S):

All Community Councils
Federation of Community Councils
CERAB



Municipality of Anchorage

Planning Department

Memorandum



Date: January 13, 2026

To: Reviewing Agencies

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