

To: Community Leaders and Agencies
From: Wildland-Urban Interface "WUI" Community Action Team
Date: February 20, 2025
Re: Expansion of Community Resilience Program

After numerous incidents including earthquakes, windstorms and wildfires, the Rabbit Creek Community Council established a Resilience Committee to directly address local hazardous conditions. Several years later, RCCC expanded participation in this group to other area councils and government representatives. Today, this group includes numerous Hillside councils and agencies including AFD, SoA, Forestry and OEM, and has achieved good results from efforts including Muni funding of the new AFD Wildfire Division.

One issue we have continually faced is that many disasters are not limited to the Anchorage Hillside. A wildfire from upper Eagle River Valley can easily "hop the hill", and the McHugh Creek Fire was within a mile of Bear Valley homes. Numerous wildfire incidents in parklands throughout our Muni have occurred in the last few years, with most started by illegal campfires such as the MLK fire in East Anchorage. And while Hillside homes shook during the last major earthquake, it was Sand Lake, West Anchorage and parts of Eagle River that experienced the greatest problems.

Additionally, we all face road issues, ice storms, power outages, massive snowfalls, flooding and other difficult conditions.

At our last few monthly meetings, this group discussed in depth the idea of expanding to the entirety of the Muni of Anchorage. With a representative from each of the community councils, we can gather information and develop plans for emergencies throughout the Muni. Instead of Hillside wildfire awareness, we can provide educational programs that include all councils, and include some of the high-traffic parks throughout the Muni. With the power of a larger group, we can focus on each council's immediate needs and bring awareness and potential solutions to our agencies.

We will also request involvement from Muni and State agencies including APD, BLM, Chugach State Park, Chugach Electric, and State and Muni Roads. While we have worked with all of these groups on a variety of projects, we hope to have permanent involvement utilizing their unique expertise. In the process, we hope to create a safer, better prepared and smarter community.

One other project we have been actively addressing is the Community Wildfire Protection Plan "CWPP". Our current CWPP is sorely out of date, and needs to be updated to comply with requirements for federal project funding. Completing the Emergency Egress mapping project with ISER's Dr Jen Schmidt was the first step in this process. It was disturbing for this working group to understand how many neighborhoods in the Muni could be completely cut off from emergency egress with the loss of just one street or road. These dead-end roads occur not just

in Eagle River, Girdwood or the Hillside, but instead throughout the Anchorage Bowl, including along our greenbelts and open spaces.

Now we are looking for each community council and local and state leaders to designate a representative to this new organization, the Wildland-Urban Interface Community Action Team, or “WUI-CAT” (pronounced “woo-eee cat”). This representative from your council or group will be the point of communication and coordination with your entity, sharing your concerns and helping find solutions.

We meet on the fourth Monday evening monthly on Zoom Meeting ID: 896 5493 1428
Passcode: 541762.

We trust you will join us in this effort to create a safer Anchorage, and look forward to your group’s participation in our future. Please contact me if you have any questions or need more information.

Troy Weiss, Chair
Wildland-Urban Interface Community Action Team

Municipality of Anchorage

P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance Mayor



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2025-20

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR HOLTAN HILLS DARK SKY FRIENDLY STRATEGY

WHEREAS the Girdwood community is generally supportive of reducing the negative effects of light pollution on wildlife, the environment, and night sky viewing; and

WHEREAS Girdwood has used alternative street lighting successfully and effectively, still meeting public safety standards, on Verbier way and other locations; and

WHEREAS the developer for Holtan Hills has indicated an interest in alternative lighting options and working with the Girdwood community on lighting choices; and

WHEREAS, GBOS will provide additional requests relative to the Conditional Use Permit for the Planned Use Development for Holtan Hills,

THEREFORE the Girdwood Board of Supervisors supports the reduction of light pollution within Holtan Hills through the use of dark sky friendly street lights, similar to the lighting on Verbier Way in Girdwood, along with an overall dark sky friendly policy for private residences within the development.

Passed and approved by a vote of 5 in favor, 0 opposed on this 17th day of November 2025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair, Land Use Committee Supervisor

Margaret Tyler

Attest

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
Print Name		

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
PAUL HATATEK	1 + 1	10,385.00	2026-0005	P2C: 01/05/2026

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:

<input type="checkbox"/> land uses	<input type="checkbox"/> structures	<input type="checkbox"/> utilities	<input type="checkbox"/> vegetation	<input type="checkbox"/> soils
<input type="checkbox"/> natural features	<input type="checkbox"/> drainage	<input type="checkbox"/> topography	<input type="checkbox"/> site access	<input type="checkbox"/> pedestrian facilities
<input type="checkbox"/> vehicle circulation and driveways	<input type="checkbox"/> easements and/or reservations			

☐ Project narrative explaining:

<input type="checkbox"/> the project	<input type="checkbox"/> planning objectives	<input type="checkbox"/> facility operations
<input type="checkbox"/> an analysis of how the proposal meets the standards on page 3 of this application		
<input type="checkbox"/> construction and operation schedule	<input type="checkbox"/> final ownership	
<input type="checkbox"/> gross and net density (PUDs only)		

☐ Site plan(s) to scale depicting, with dimensions:

<input type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways
<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading
<input type="checkbox"/> loading facilities	<input type="checkbox"/> fences	<input type="checkbox"/> drainage
<input type="checkbox"/> snow storage area or alternative strategy	<input type="checkbox"/> trash receptacle location and screening detail	
<input type="checkbox"/> easements	<input type="checkbox"/> significant natural features	<input type="checkbox"/> freestanding sign location(s)

☐ Building plans to scale depicting, with dimensions:

<input type="checkbox"/> floor plans	<input type="checkbox"/> building elevations	<input type="checkbox"/> exterior colors and textures
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☐ 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.

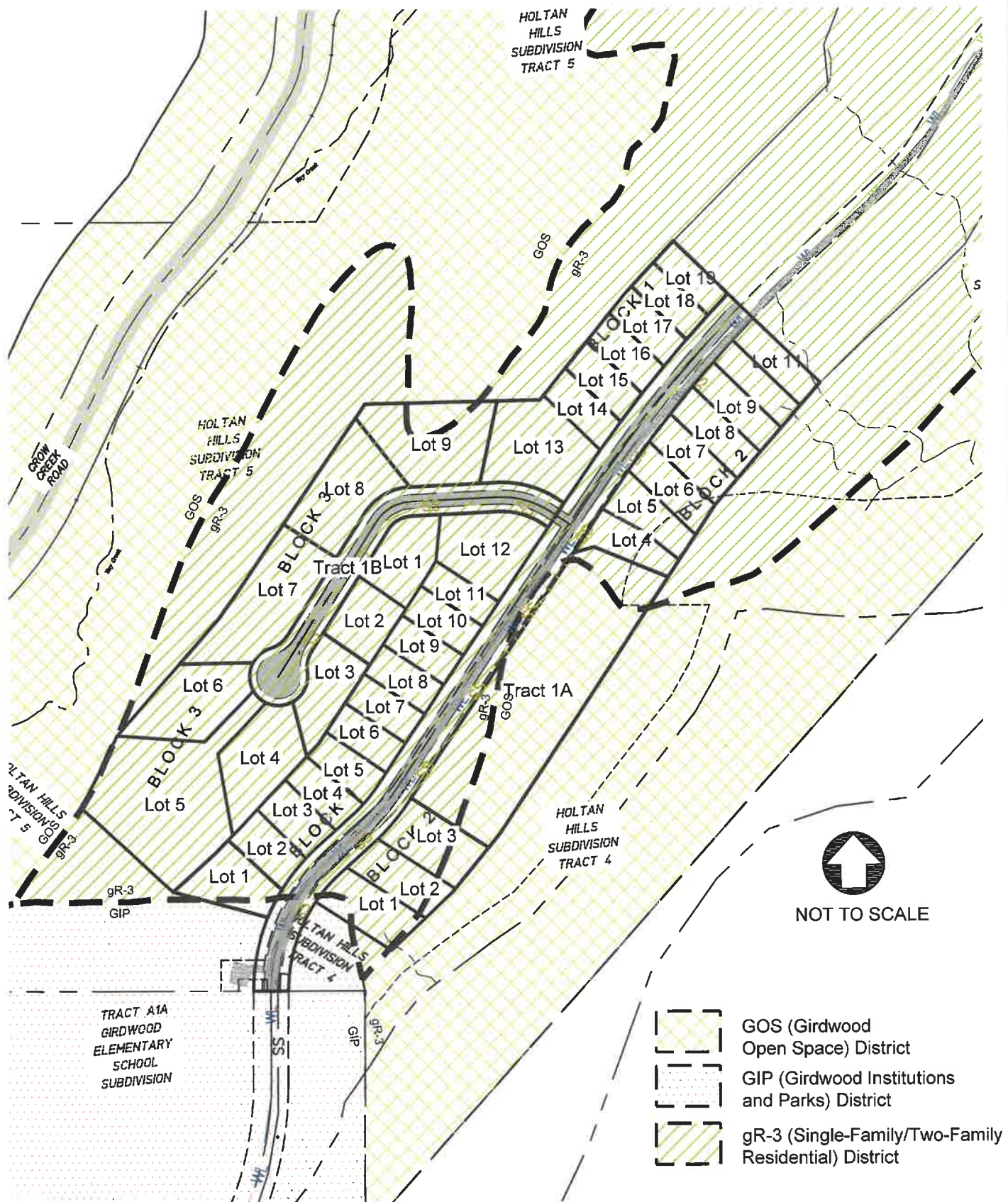
The future development of Holtan Hills, Tract 2 to the north will necessitate a developed connection to Crow Creek Road . That access will provide a secondary access for the development, as well as providing a secondary access emergency route for traffic coming out of the upper Crow Creek Valley from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

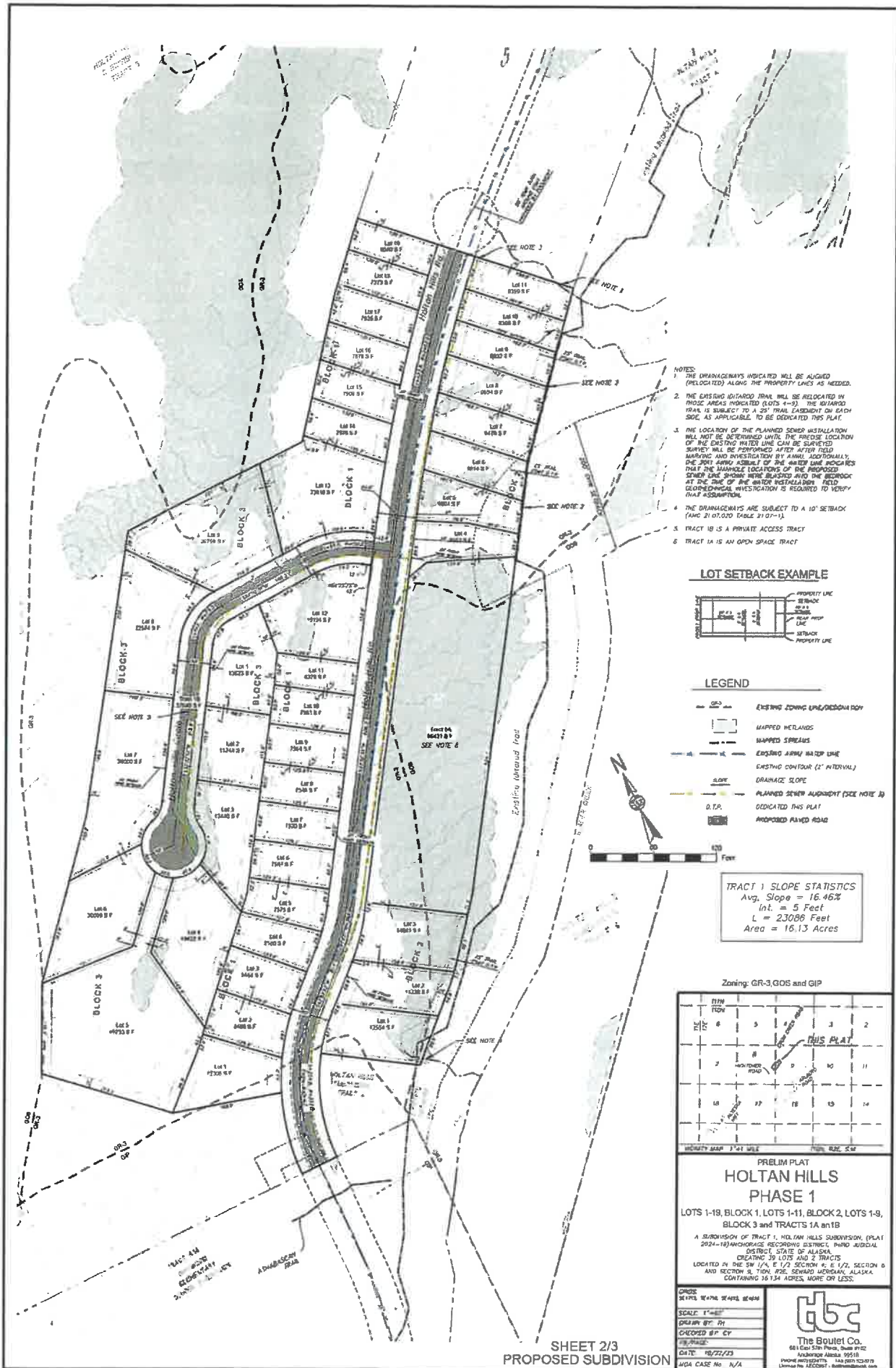
Preliminary Plat Application
Conditional Use application and narrative
Preliminary plat (3 pages)
(2) Subdivision design variance applications and narratives
Owners Authorization
Title Report
AWWU Pre-Application form
Watershed Management Pre-application form
Community Meeting Mailers
Community Meeting 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.

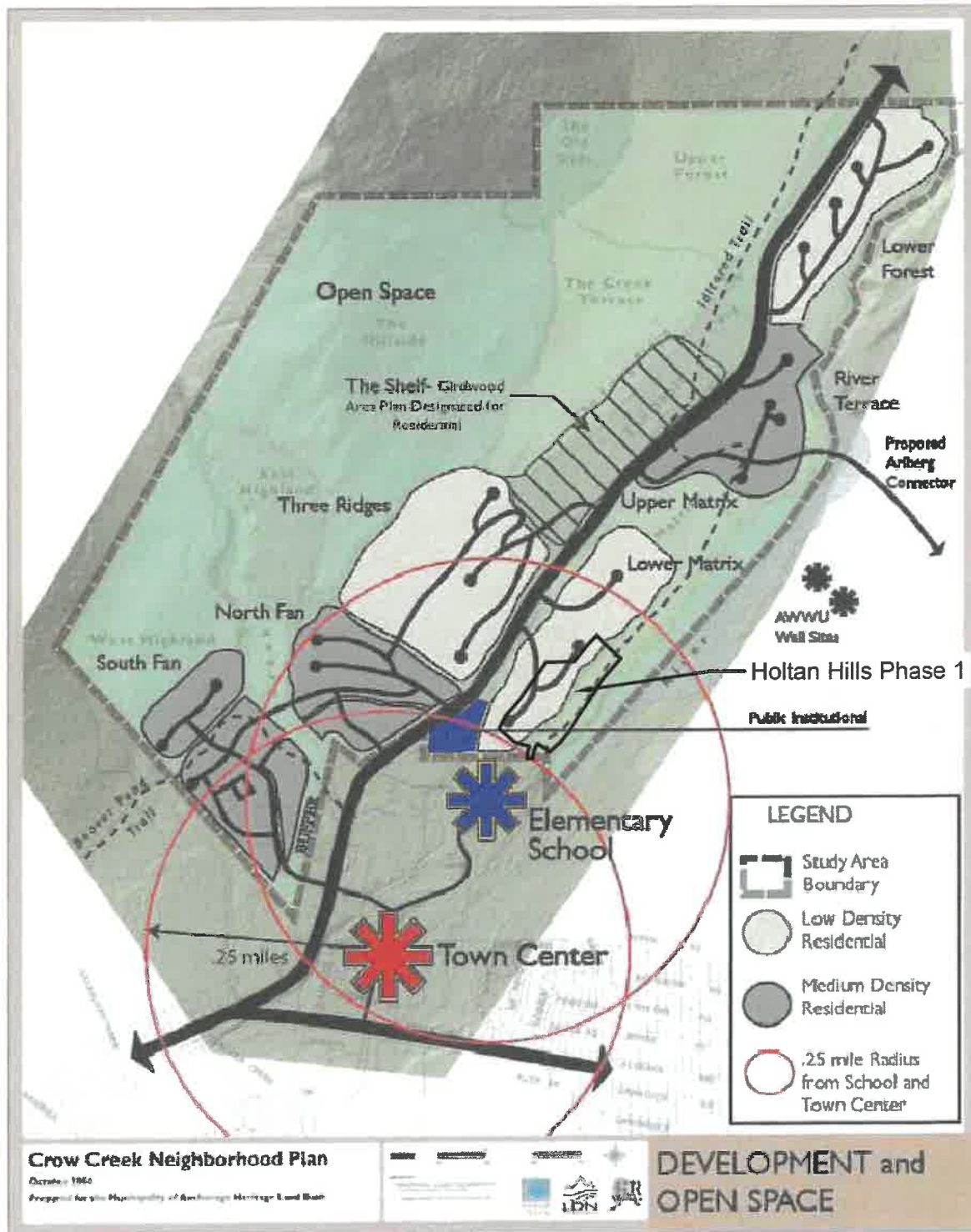
- (d) *Accessory Dwelling Units (ADUs)*. Notwithstanding the foregoing, an ADU constructed on any Lot may be leased or rented without restriction as to the minimum lease term, provided that the ADU otherwise complies with the requirements of this Declaration and all applicable laws.
- (e) *Amendment 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)

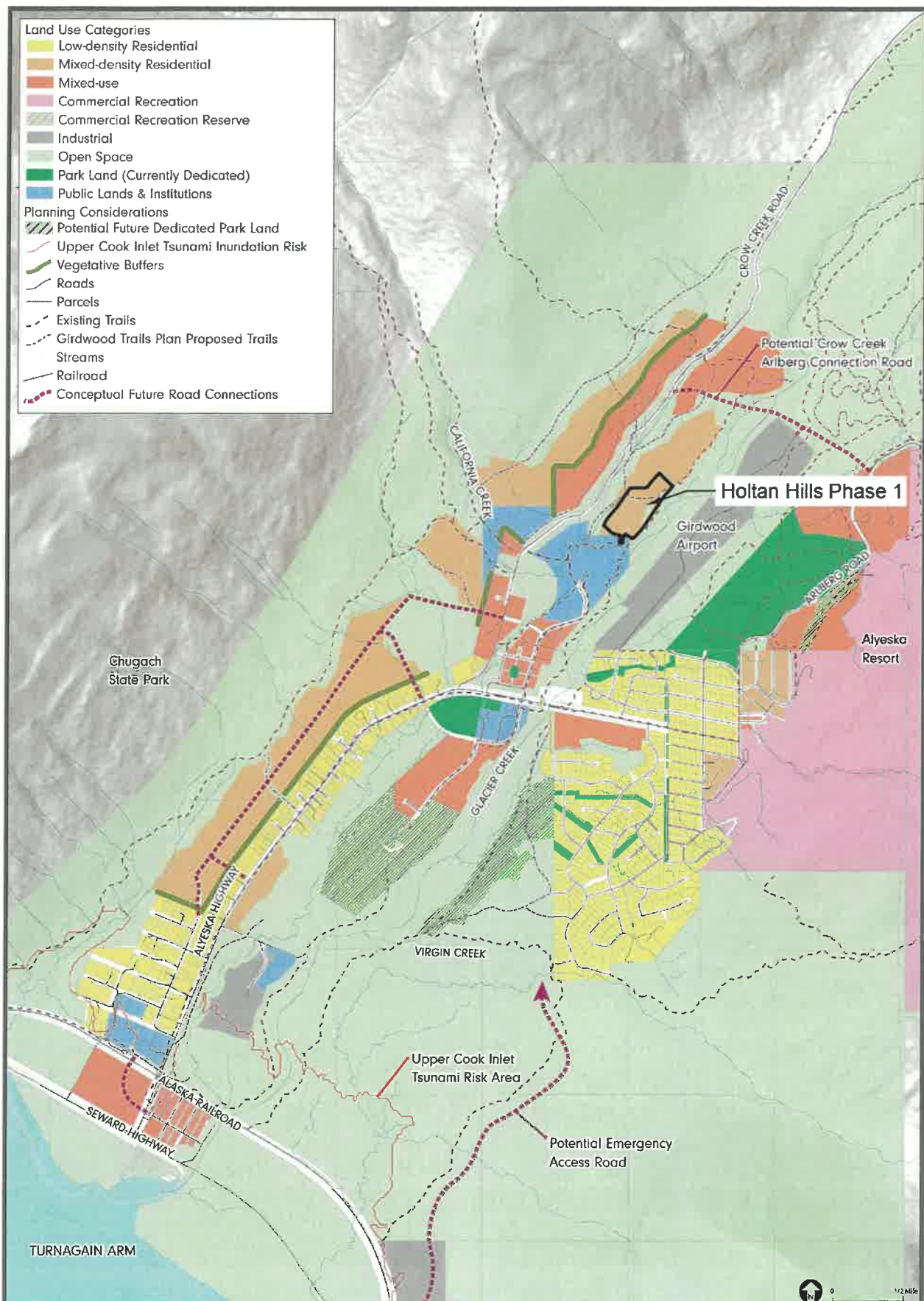
EXHIBIT "A"

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

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

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:

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/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/open 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)

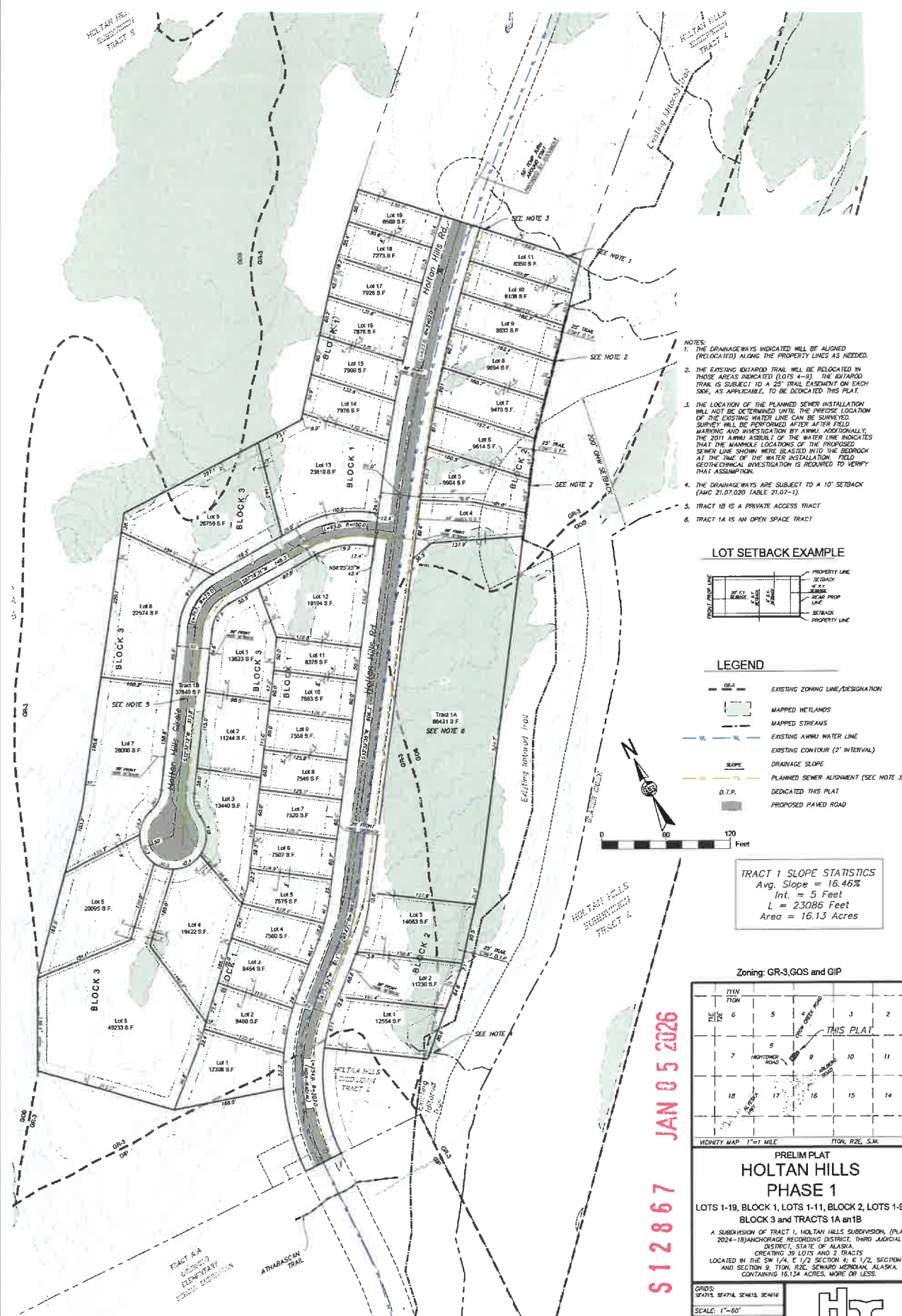
- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat
- 4 copies required: ☐ Subdivision drainage plan
- 9 copies required: ☐ Topographic map of platted area
- 14 copies required: ☐ Signed application (copies)
 (4 copies for a short plat) ☐ 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 INDICATED WILL BE ALIGNED (RELOCATED) ALONG THE PROPERTY LINES AS NEEDED.
 2. THE EXISTING WATER LINE WILL BE RELOCATED IN THOSE AREAS INDICATED (LOTS 4-9). THE EXISTING TRAIL IS SUBJECT TO A 20' TRAIL EASEMENT ON EACH SIDE, AS APPLICABLE, TO BE DEDICATED THIS PLAT.
 3. THE LOCATION OF THE PLANNED SEWER INSTALLATION WILL NOT BE DETERMINED UNTIL THE PRECISE LOCATION OF THE EXISTING WATER LINE CAN BE SURVEYED. SURVEY WILL BE PERFORMED AFTER FIELD MARKING AND INVESTIGATION BY ANNU. ADDITIONALLY, THE 2011 ANNU. ASSESSMENT OF THE WATER LINE INDICATES THAT THE MANHOLE LOCATIONS OF THE PROPOSED SEWER LINE SHOWN WERE BLASTED INTO THE BEDROCK AT THE TIME OF THE WATER INSTALLATION. FIELD GEOTECHNICAL INVESTIGATION IS REQUIRED TO VERIFY THAT ASSUMPTION.
 4. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AFC 21.07.020 TABLE 21.07-1).
 5. TRACT 1B IS A PRIVATE ACCESS TRACT
 6. TRACT 1A IS AN OPEN SPACE TRACT

LOT SETBACK EXAMPLE

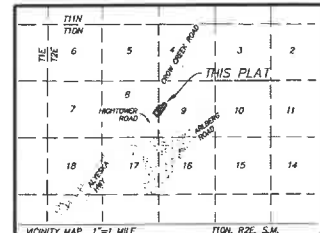


LEGEND

- EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING ANNU WATER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE SLOPE
- PLANNED SEWER ALIGNMENT (SEE NOTE 3)
- DEDICATED THIS PLAT
- PROPOSED PAVED ROAD

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

Zoning: GR-3, GOS and GIP



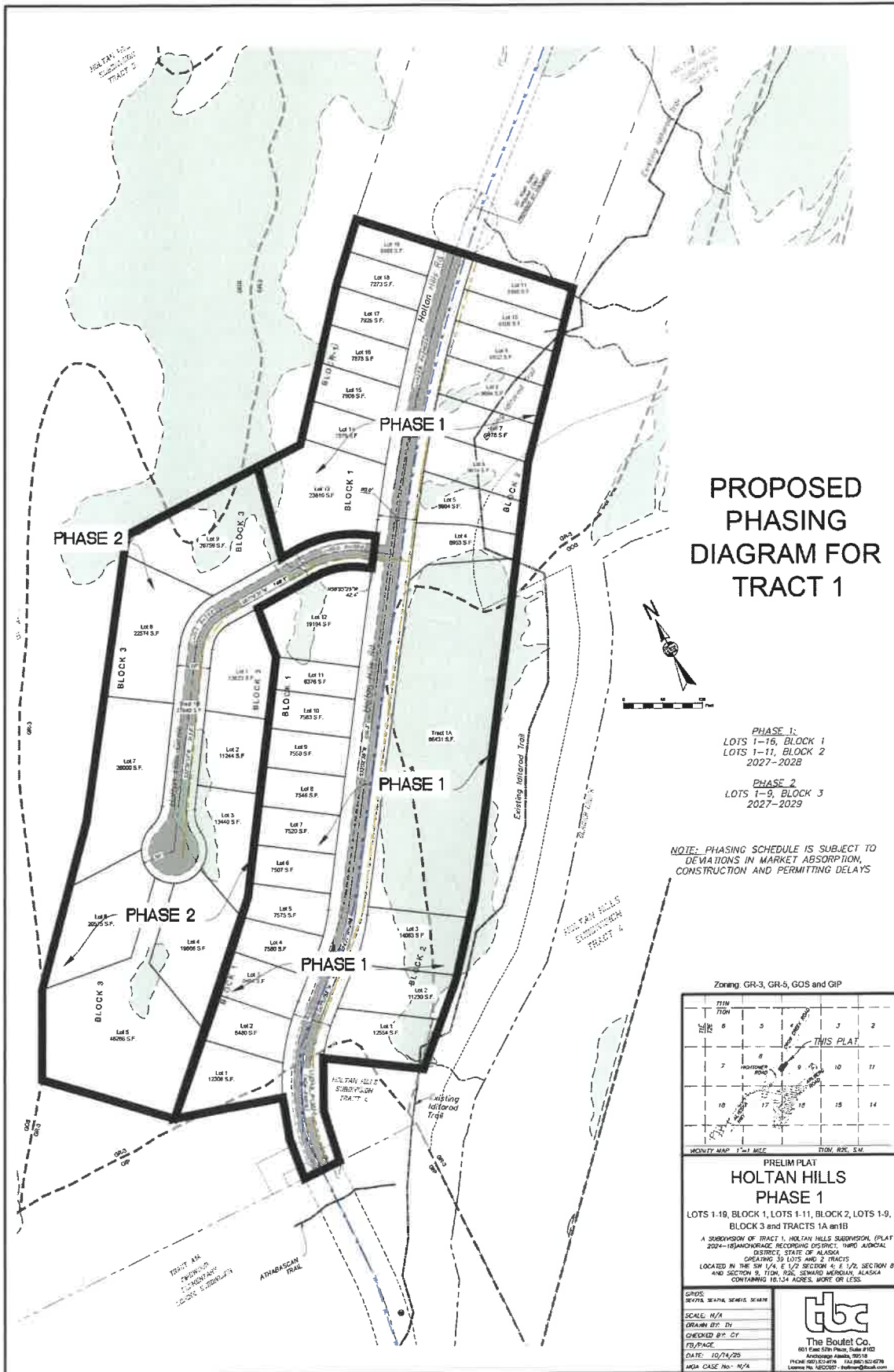
PRELIM PLAT
HOLTAN HILLS
PHASE 1

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 8 AND SECTION 9, T10N, R2E, S10W, ALASKA, CONTAINING 16.134 ACRES, MORE OR LESS.

CRDS:
SE4715, SE4716, SE4717, SE4718
SCALE: 1"=60'
DRAWN BY: TH
CHECKED BY: CY
FR/PAGE:
DATE: 10/22/25
MGA CASE No.: N/A



S12867 JAN 05 2026



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

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:

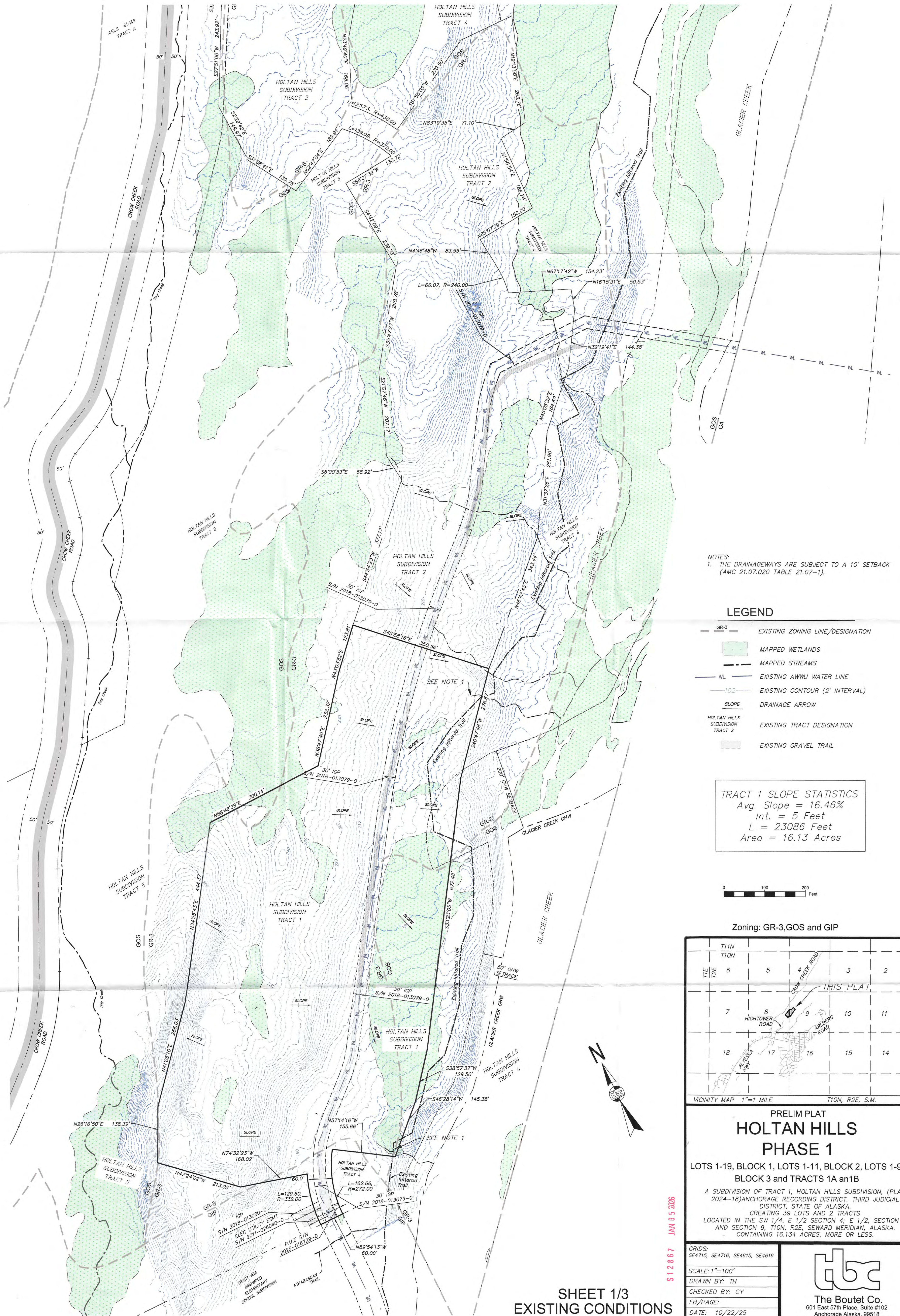
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<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	WMS written field inspection report or map is available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y	<input checked="" type="checkbox"/>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

Inspection Certified By:

Date:

K. J. C. [Signature]

10/30/25

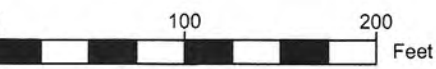


NOTES:
1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).

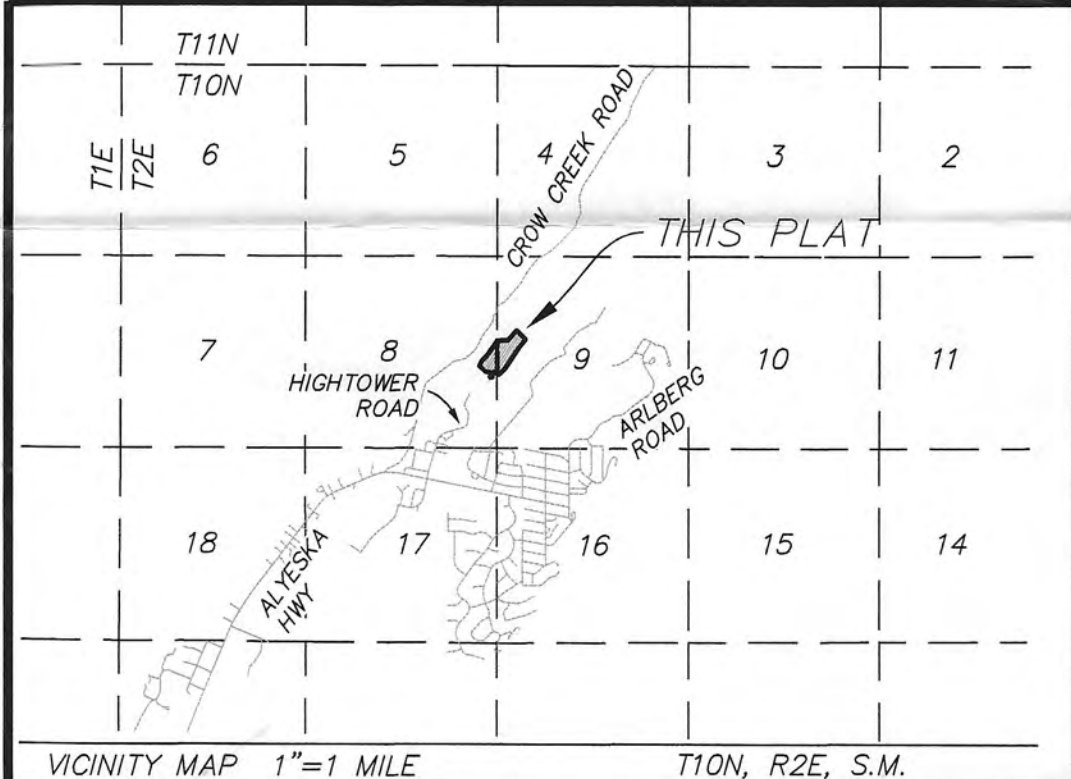
LEGEND

- 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



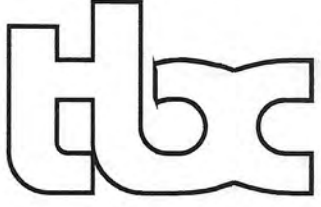
Zoning: GR-3,GOS and GIP



PRELIM PLAT
HOLTAN HILLS
PHASE 1

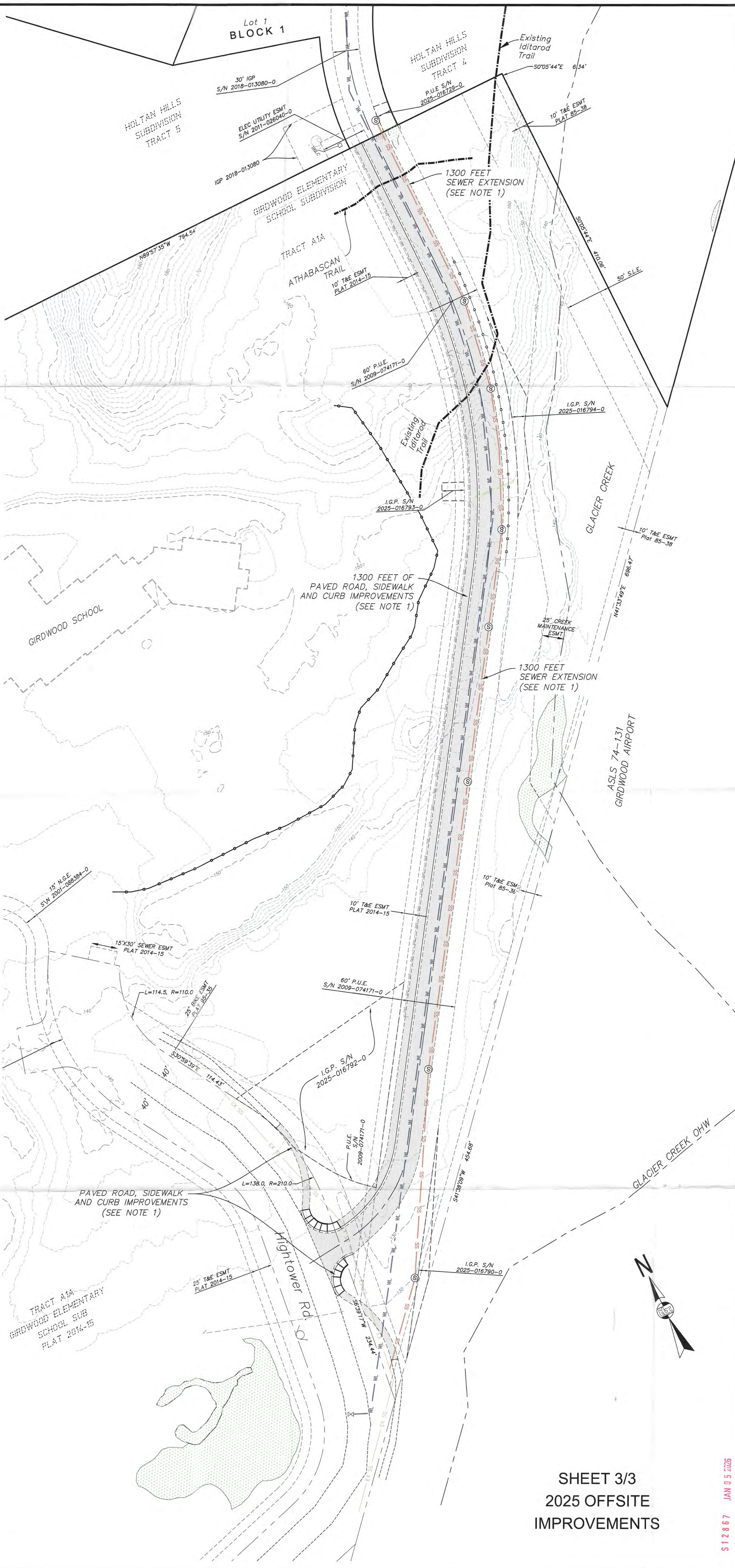
LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B
A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18)ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION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



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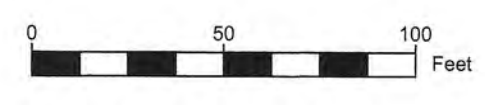
512867 JAN 05 2026



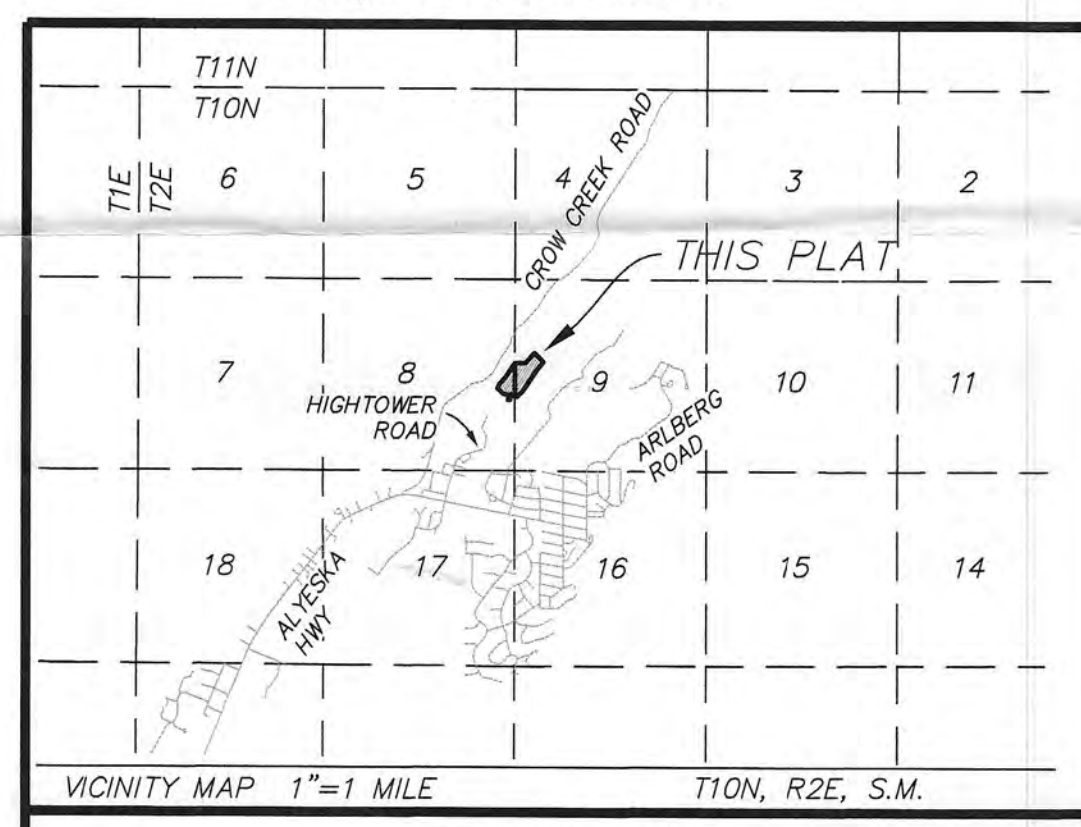
NOTES:
1. SEE MOA 1PP AGREEMENT 25-001 AND AWWU PRIVATE PERMIT S25-003 FOR MORE INFORMATION

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



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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

ANCHORAGE, ALASKA
AO No. 2025-101(S)

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER**
2 **26.80 TO ADD A NEW SECTION 26.80.080, SURCHARGE TO SUPPORT**
3 **COLLECTION AND DISPOSAL OF TRASH FROM OUTDOOR SPACES**
4 **[COMMUNITY CLEAN-UP AND PUBLIC SPACE MAINTENANCE].**

5
6 **WHEREAS, Anchorage Municipal Code section 26.70.010 establishes the**
7 **Municipality's Solid Waste Services ("SWS") and regulates "the storage,**
8 **collection, processing, recovery and disposal of solid waste" for the express**
9 **purpose of "protect[ing] the public safety, health and welfare" and**
10 **"enhance[ing] the environment of the people of the municipality"; and**
11

12 **WHEREAS, AMC section 26.80.010 requires "[a]ll solid waste generated within**
13 **the municipality" to "be disposed of by delivery to state-permitted solid waste**
14 **processing and disposal facilities located in the municipality"; and**
15

16 **WHEREAS, since January 2025 [July 2024], the Municipality [Parks &**
17 **Recreation's Healthy Spaces crew] has cleared [27 encampments, cleaned]**
18 **over 1-million pounds of waste from outdoor spaces and [since January 2025,**
19 **logged more than 12,000 hours of labor toward this effort [, and worked across**
20 **eight municipal departments—all under a coordinated abatement and cleanup**
21 **process]; and**
22

23 **WHEREAS, the waste collected from these efforts is deposited at Solid Waste**
24 **Service's Anchorage Regional Landfill; and**
25

26 **WHEREAS, these waste removal and cleanup efforts are in direct support of**
27 **the legislated policy goals of AMC 26.70.010 and AMC 26.80.010; and**
28

29 **WHEREAS, the harms caused by the accumulation of waste in outdoor spaces**
30 **is not undone solely by the removal of the waste, but requires subsequent**
31 **cleanup and remediation efforts to reverse the adverse effects of the waste**
32 **accumulation; and accordingly, municipal employees and volunteers are**
33 **frequently engaged to remediate and reactivate these spaces after waste**
34 **removal, as occurred following the cleanup of Davis Park in July 2025; and**
35

36 **[WHEREAS, following cleanups—like Davis Park in July 2025—volunteers are**
37 **engaged to "reactivate" these spaces for positive use; and]**
38

39 **WHEREAS, Anchorage's Adopt-A-Park program already formalizes volunteer**
40 **stewardship via tiers (Park Steward, Supporter, Guardian), requiring cleanup**
41 **frequency and safety monitoring; and**
42

43 **WHEREAS, waste removal, disposal, remediation, and volunteer coordination**

1 all come at a cost that that is not currently funded by any consistent related
2 revenue stream; and

3
4 ~~[WHEREAS, at a May 2025 Public Health & Safety Committee meeting, a~~
5 ~~community representative proposed organizing volunteer cleanup and~~
6 ~~wildfire mitigation opportunities to address growing trash in green spaces as~~
7 ~~a way to empower residents and boost public health; and]~~

8
9 WHEREAS, structured surcharges are a way to ensure consistent, direct funding
10 [earmarked revenue] to support cleanup crews, waste disposal, reactivation
11 programs, and community engagement directly related to enhancing the
12 environment—not subject to general budget fluctuations; and

13
14 WHEREAS, the Anchorage Assembly has adopted this approach in the past,
15 for example in AMC section 26.80.070, which implemented a surcharge to
16 support utility costs as well as recycling efforts; and

17
18 WHEREAS, mirroring AMC section 26.80.070 in a surcharge to support the
19 cleanup of outdoor spaces would make[s] implementation easier and align[s]
20 with existing administrative and billing mechanisms; and

21
22 WHEREAS, the funds generated from the surcharge can be used to support
23 expanded cleanup crews, waste disposal, reactivation programs, and
24 community engagement, specifically by increasing staffing on the Parks &
25 Recreation Healthy Spaces team dedicated to waste cleanup in outdoor spaces
26 [capacity] (e.g. additional crews this season [summer]) and volunteer support
27 materials or outreach for post-waste removal remediation; now, therefore,

28
29 **THE ANCHORAGE ASSEMBLY ORDAINS:**

30
31 **Section 1.** Anchorage Municipal Code chapter 26.80 is hereby amended to add
32 a new section 26.80.080 – Surcharges to support outdoor space waste removal
33 and remediation ~~[community clean-up and public space maintenance]~~, to read
34 as follows:

35
36 **26.80.080 Surcharges to support outdoor space waste removal and**
37 **remediation. ~~[community clean-up and public space~~**
38 **maintenance]**

39
40 A. The solid waste disposal utility shall implement [community-wide]
41 initiatives to support the [maintenance,] cleanup, remediation, and
42 revitalization of [public parks, trails, green] outdoor spaces within
43 the municipality impacted by waste [, and city streets]—including
44 programs such as the Parks & Recreation Department's Healthy
45 Spaces team and volunteer reactivation efforts.

46
47 B. The solid waste disposal utility shall collect a surcharge on all waste
48 delivered to solid waste transfer or disposal facilities to finance these
49 community clean-up and maintenance initiatives:

1. Small loads (< 1,000 lb or < 5 cubic yards): surcharge of \$4.00 per visit added to the existing disposal fee.
2. Large loads (> 1,000 lb or > 5 cubic yards): surcharge of \$4.00 per ton added to existing tipping fee.
3. At facilities without working scales: for small-load thresholds, surcharge as follows:
 - a. \$0.50 per cubic yard of non-compacted solid waste (attendant measured);
 - b. \$0.75 per cubic yard of compacted solid waste (attendant measured).

- C. Fees collected under this section shall be used solely for costs associated with the clean-up, remediation, and revitalization of outdoor [maintenance, and improvement of public] spaces within the municipality—this includes capital development intended to reactivate spaces and reduce likelihood of waste accumulation, operating costs, staffing or crew costs, consulting services, management, and support for volunteer reactivation programs—subject to approval by the general manager or the assembly.


Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of September, 2025.

ATTEST:



Chair



Municipal Clerk



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 711-2025

Meeting Date: September 23, 2025

From: Assembly Chair Constant

**Subject: AO 2025-101(S) – AN ORDINANCE AMENDING ANCHORAGE
MUNICIPAL CODE CHAPTER 26.80 TO ADD A NEW SECTION
26.80.080, SURCHARGE TO SUPPORT COLLECTION AND
DISPOSAL OF TRASH FROM OUTDOOR SPACES [~~COMMUNITY
CLEAN-UP AND PUBLIC SPACE MAINTENANCE~~].**

The S-version modifies the stated purpose and allowed uses of the surcharge to more clearly align with the mission of Solid Waste Services, as stated in Anchorage Municipal Code sections 26.70.010 and 26.80.010, which is to promote the public safety, health, and welfare of the Municipality and enhance the environment by providing for the removal and responsible disposal of solid waste to facilities located in the municipality. Several preamble paragraphs are added and modified to reflect this, and some edits to the new section language, AMC 26.80.080 beginning on p. 2, are included to codify the surcharge's alignment with SWS's mission and purpose.

I request approval of the (S) version of the ordinance.

Respectfully submitted:

Christopher Constant
Assembly Chair, District 1 (North Anchorage)

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2025-18

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR AO 2025-91 TO ADD A BALLOT QUESTION FOR AN STR TAX, IF AMENDED TO DEDICATE REVENUES GEOGRAPHICALLY

WHEREAS, Girdwood is significantly more heavily impacted by STRs than any other area within the Municipality of Anchorage (MOA), with approximately 25% of Girdwood's residential properties involved in the vacation rental market during the 12 months through August 2025, compared to around 1% of residential properties in the rest of the MOA; and

WHEREAS many similar communities in the lower 48 levy a room tax and dedicate a proportion of that tax revenue to fund attainable community housing projects, and

WHEREAS a 12% Room Tax on hotels and STRs is levied across the MOA, including Girdwood, but none of that revenue is dedicated to alleviate the resultant stresses on our community's workforce housing supply; and

WHEREAS, an additional 5% STR tax could impact the Girdwood visitor economy by reducing visitor expenditure at local restaurants and other businesses; and

WHEREAS, an amendment "Johnson amendment #1" to AO 2025-91 would dedicate STR taxes raised in specific geographic areas of the MOA to fund housing within the same geographic areas.

THEREFORE the Girdwood Board of Supervisors SUPPORTS bringing a ballot proposition to the voters to add an STR Room Tax only if the revenue raised by STRs operating in the Girdwood area is dedicated to community housing projects in the Girdwood area.

Passed and approved by a vote of 3 in favor, 0 opposed on this 20th day of October, 2025.

Mike Edgington

Margaret Tyler

Mike Edgington
GBOS Co-Chair, Housing and Economic Supervisor

Attest

11/10/2025

Letter to LUC explaining GBOS action not in alignment with LUC:

At the September LUC meeting, a motion was passed recommending GBOS write a Letter of Objection regarding the upcoming AO on Short Term Rentals. The LUC voted 7-0 in favor of a LOO because the AO did not address 4 areas of concern to Girdwood:

- 1) Did not address Registration or regulation of STR
- 2) Did not provide solutions to impacts on neighbors
- 3) Vague on how funds would be disbursed
- 4) Potential negative impact on Girdwood businesses

At the October GBOS meeting we reviewed the AO along with the recommendation from LUC. In the time since LUC action there were multiple amendments pending that we believed would improve the AO for Girdwood:

- 1) An amendment to direct revenue from this tax to the area where the tax was collected and to be used to help mitigate the impacts of STR
- 2) There would be a mechanism to register properties being used as STR

The proposed amendments and pending deliberation by the Assembly relieved concerns brought forward by LUC and we voted to draft a resolution of Support for the pending AO.

Respectfully,

Brian Burnett

Submitted by: Assembly Member Volland
Assembly Chair Constant
Prepared by: Assembly Counsel's Office
For reading: August 26, 2025

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

WHEREAS, Short-Term Rentals (STR) is a relatively new rental housing market that has grown exponentially in recent years through rental hosting platforms such as AirBnB, VRBO, and others; and

WHEREAS, the Municipality of Anchorage is facing a housing shortage and is working to increase housing supply in the Municipality through a variety of measures, including the Anchorage Assembly's commitment to increase housing development and fund initiatives and plans supporting these efforts; and

WHEREAS, and Short-Term Rentals have shown to be a factor in the housing crisis in some communities in the United States both for the positive and for the negative, and the Municipality has been significantly impacted; and

WHEREAS, the Anchorage Assembly passed and approved AO 2023-110(S-1), As Amended, on March 19, 2024, by a vote of 7-5, intended to regulate STR's within the Municipality by requiring a license and insurance coverage, to ensure compliance with applicable provisions of Municipal Code for land use, fire, health and other regulations, but it was vetoed by the Mayor and no vote to override was taken; and

WHEREAS, Anchorage Municipal Code section 12.20.031 requires a hosting platform for STRs to register with the Finance Department to collect the Municipality's room tax and remit to the Department on behalf of all operators for which it provides that service, reporting it in an aggregate amount only; and

WHEREAS, in the past the registered hosting platforms have taken a position that identification of each individual operator using its service and their individual room rental and collection information is considered proprietary information by platform hosts and is not provided to the Municipality; and

WHEREAS, if the voters of the Municipality authorize the additional room tax levied on only STRs through this proposed Charter amendment, it is the intent of the Assembly to utilize the existing system of hosting platforms to collect and levy all room tax from their operators-both the current total 12% room tax plus this additional 5% room tax levied on STRs-in order to efficiently and effectively build a housing fund for the dedicated net proceeds and offset the negative impacts of STRs on the housing market and inventory; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the following form shall be placed on the ballot and submitted to the qualified voters of the Municipality at the next regular municipal election on April 7, 2026.

PROPOSITION NO. ____**CHARTER AMENDMENT TO AUTHORIZE A 5% TAX ON SHORT-TERM RENTAL TRANSACTIONS.**

The proposed Charter Amendment would authorize and enact a five percent (5%) tax on each transaction for a short-term rental within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax.

The Anchorage Municipal Charter would be amended by adding the following new section to Article XIV:

Section 14.08 Short-term rentals transactions tax.

- (a) *Five percent room tax on short-term rentals.* The assembly is hereby authorized to levy, to the extent provided by law, a five percent (5 %) tax on each short-term rental transaction for residential units within the municipality. The assembly shall levy this tax as soon as practicable, but no later than July 1, 2026. This tax shall be separate from and in addition to any and all other taxes imposed on a short-term rental sales transaction.
- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund or establish a new fund for the dedicated tax proceeds.
- (c) *Exemptions and implementation.* The assembly may prescribe exemptions to the tax imposed by this section by ordinance. The assembly may enact by ordinance such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section.
- (d) *Tax Cap Exclusion.* The tax levied by this section is excluded from the tax increase limitation calculation in section 14.03.
- (e) *Definitions.* For purposes of this section, the following definitions apply:

- (1) "Residential unit" means a separate and distinct living unit, which may be a condominium, town home, house, studio unit, condominium unit, bedroom or any such other similar unit, but does not include a room rental at a hotel, motel, or bed and breakfast.
- (2) "Short-term rental" or STR means the rental of a residential unit to any person, who, for consideration, uses, possesses or has the right to use or possess such residential unit for a period of less than thirty (30) consecutive days.

And amend Anchorage Municipal Charter Article II (4), Charter § 14.01(b), and Charter § 14.03(b), as follows (additions shown in **underline and bold**, deletions indicated by **[brackets, strikeouts in bold]**):

ARTICLE II BILL OF RIGHTS

This Charter guarantees rights to the people of Anchorage that are in addition to rights guaranteed by the Constitution of the United States of America and the Constitution of the State of Alaska. Among rights guaranteed by this Charter are:

- *** *** ***
- (4) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the taxes imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

*** *** ***

Section 14.01 Taxing Authority

*** *** ***

- (b) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the ~~taxes~~ imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

*** *** ***

Section 14.03. Tax increase limitation.

*** *** ***

- (b) The limitations set forth in subsection (a) do not apply to the following:
- (1) Taxes on new construction or property improvements which occur during the current fiscal year.
- (2) Taxes required to fund additional services mandated by voter approved ballot issues.

- (3) Special taxes authorized by voter approved ballot issues.
- (4) Taxes required to fund the costs of judgments entered against the municipality or to pay principal or interest on bonds, including revenue bonds.
- (5) Taxes required to fund the cost of an emergency ordinance enacted pursuant to 10.03 of the Municipal Charter.
- (6) Taxes imposed pursuant to Charter § 14.06 prior to 2022.
- (7) Taxes imposed pursuant to Charter § 14.08.**

*** *** ***

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective 30 days after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated 5% tax on short-term rental transactions?

YES [] NO []

Section 2. The Administration is directed to prepare and submit an ordinance to amend the Anchorage Municipal Code to implement and codify provisions necessary and reasonable to administer and collect the new short-term rental tax. Such ordinance should be introduced to the Assembly at a regular meeting as soon as practicable, but no later than 45 days before the required date of levy set out in Charter 14.08(a). Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax.
2. Integrate into AMC Chapter 12.20 and rely on as much of existing municipal code as possible to compel compliance, collection and remittance.
3. Designation of a fund, existing or newly established, to which the revenues from this new 5% STR tax are deposited, with parameters restricting use of the money only to support housing developments and related infrastructure. The net receipts from the dedicated tax shall never lapse to the general government operating fund.

Section 3. The Charter amendments set forth in the proposition in Section 1 of this ordinance and Section 2 of this ordinance shall become effective 30 days after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

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

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ATTEST:

Chair

Municipal Clerk

Proposed Amendment #1 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Member Johnson

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The intent of this amendment is to place in the Charter language a requirement that the STR tax revenue must be spent in the community where it is collected. Specifically, this will ensure money raised from STR's in Girdwood is used towards housing and related infrastructure in Girdwood.

The general rationale for this tax is STRs impact communities and should therefore help pay for mitigating efforts (namely, building more affordable housing). That logic leads to the conclusion that the impacted community should be the community that benefits, to the degree it is affected. Three distinct communities can be easily delineated and the STR tax income identifiable from them: Girdwood & Turnagain Arm, the Anchorage Bowl, and the Eagle River, Chugiak, and Birchwood regions. Precise boundaries can be set out in the implementing ordinance.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 1, p. 2, beginning at line 39, amending as follows:

- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund(s) or establish [a] new fund(s) for the dedicated tax proceeds. To the maximum extent feasible, the tax on STR transactions in these regions of the municipality should be expended for the dedicated purposes only in their respective regions:
- (1) Anchorage Bowl,
 - (2) Girdwood and Turnagain Arm, and
 - (3) Eagle River, Chugiak and Birchwood.

Agenda Item No. 14.E.
Johnson Amendment No. 1

AND AO Section 2, p. 4, beginning at line 40, amending to add a new paragraph as follows:

- 4. Delineation of specific boundaries of the separate regions for revenue and expenditure of the dedicated funding and directive for segregating the revenues by region.**

Will there be any public or private economic effect to the proposed amendment?
☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #2 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Chair Constant and Member Volland

PROPOSED AMENDMENT

Purpose/Summary of Amendment:

This amendment will include in the Section 2 directive to the Administration to prepare an implementing ordinance that an owner-occupied exemption shall be included. The criteria can be determined later in the implementing ordinance, but may be similar to the "at least 185 days of occupancy" required for the senior and disabled veteran exemptions for real property taxes. (AMC 12.15.015C.1.-2.)

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 2, p. 4, beginning at line 41, amending as follows:

... Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax, and an exemption for STRs in an owner-occupied dwelling used as a primary residence and permanent place of abode.

Will there be any public or private economic effect to the proposed amendment?
☒ YES ☐ NO (check one) If yes, please detail below.

Reduces the base for this tax by excluding some STRs in residential buildings that are also owner-occupied. Unable to quantify the effect or reduction estimate at time of publishing this amendment.

ANCHORAGE, ALASKA
AO No. 2025-115

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO**
2 **ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM**
3 **RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX**
4 **REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO**
5 **EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING**
6 **DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND**
7 **BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND**
8 **ZONING COMMISSION REVIEW.**
9

10
11 **WHEREAS**, short-term rental is not currently a defined use type in the Anchorage
12 Municipal Code's Title 21 – Land Use Planning, which produces confusion about
13 whether and where short-term renting of dwelling units is permitted; and,
14

15 **WHEREAS**, residential properties ranging from single-family homes to townhouses
16 to condominiums throughout the Municipality, from Girdwood to Downtown to
17 Chugiak, are currently rented for short-term occupancy to travelers, temporary
18 workers, and new arrivals; and,
19

20 **WHEREAS**, the Municipality collects its bed tax from hosting platforms through
21 which guests book short-term rental accommodations, which signals to the public
22 that short-term rentals are allowed in the Municipality; and,
23

24 **WHEREAS**, these code changes codify the status quo for short-term rentals by
25 allowing them in all zoning districts where housing is permitted while also providing
26 the elements of code necessary for the Assembly to regulate short-term rentals in
27 the future, such as by restricting short-term rentals to certain zoning districts,
28 structure types, or owner-occupied residences; and,
29

30 **WHEREAS**, information about the number and locations of short-term rentals in
31 Anchorage will help assess their impact on Anchorage's economy and housing
32 availability, and will inform potential future regulations of short-term rentals;
33

34 **WHEREAS**, the definition of the new short-term rental use type encompasses bed
35 and breakfasts, eliminating the need for the separate bed and breakfast accessory
36 use type in Title 21; and,
37

38 **WHEREAS**, this ordinance will not have significant economic effects; now,
39 therefore,
40

41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
42

43 **Section 1.** Anchorage Municipal Code title 10 is hereby amended by adding a

new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

For the purposes of this chapter, the following words and phrases shall mean:

Owner. Any person who, alone or with others, has an ownership interest in a short-term rental or the lot on which the short-term rental is located. A person whose interest in a proposed short-term rental is solely that of a tenant, subtenant, lessee, or sublessee shall not be considered an owner.

Short-term rental. A separate and distinct living unit, which may be a house, town home, condominium, studio unit, bedroom or any such other similar unit, offered for overnight occupancy in exchange for a fee and that is available for rent for fewer than 30 consecutive days.

10.90.020 Short-term Rental Registration Requirements.

No person or business may own a short-term rental in the Municipality of Anchorage without registering the short-term rental with the Municipality.

- A. When registering a short-term rental, the owner must provide all the following information about each short-term rental owned within the Municipality of Anchorage:
1. The street address of the short-term rental;
 2. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium);
 3. The name(s) of the owner(s);
 4. The name and phone number of a local contact person responsible for the short-term rental;
 5. Whether the owner resides in the building where the short-term rental is located;
 6. Whether the living unit is rented out on a short-term basis throughout the year or only seasonally (such as only during summer or only during winter); and
 7. Whether the living unit was rented out on a long-term basis (meaning 30 or more consecutive nights to the same person or group of people) in the past year.
- B. The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.
1. The owner is responsible for reporting changes to items listed in subsection A.1-A.5 above, to the Municipality within 30 days.
- C. If approved as a short-term rental by the Municipality, the short-term

rental shall be assigned an individual permit number that shall be listed
with the short-term rental on any hosting platform. Only registered
short-term rentals shall be listed on hosting platforms.

Section 2. Anchorage Municipal Code section 12.20.031 is hereby amended to
read as follows (*the remainder of the section is not affected and therefore not set
out*):

12.20.031 Registered hosting platforms.

*** *** ***

G. A registered hosting platform shall submit tax returns and remit tax
payments in accordance with sections 12.20.050 and 12.20.053,
except that the tax return shall set forth or include the aggregate
amounts of all rents earned by and taxes due from the operators who
use the hosting platform to rent or offer to rent rooms through the
hosting platform. To the extent a hosting platform collects taxes on
behalf of an operator, the operator's liability for those taxes shall be
deemed satisfied.

[1. IN ADDITION TO THE FOREGOING TAX RETURN
INFORMATION, A REGISTERED HOSTING PLATFORM
SHALL SUBMIT CONTEMPORANEOUSLY WITH THE TAX
RETURN A LIST OF ALL ROOMS RENTED FROM
OPERATORS WHO USED THE HOSTING PLATFORM TO
RENT OR OFFERED TO RENT THOSE ROOMS AND FOR
WHICH THE HOSTING PLATFORM COLLECTED TAXES.
NOTWITHSTANDING SECTION 12.20.060, THE
STATISTICAL INFORMATION DERIVED FROM THESE
SUPPLEMENTAL ROOM INFORMATION REPORTS IS
PUBLIC. THE SUPPLEMENTAL ROOM INFORMATION
SUBMITTAL SHALL INCLUDE:

- A. THE NUMBER OF OPERATORS THE TAXES ARE
SUBMITTED ON BEHALF OF.
- B. FOR EACH ROOM RENTED DURING THE
REPORTING PERIOD: THE LOCATION
INFORMATION THAT IS DISPLAYED ON THE
PUBLIC LISTING ON THE HOSTING PLATFORM,
WHETHER IT IS A ROOM OR AN ENTIRE
DWELLING UNIT, AND IF AN ENTIRE DWELLING
UNIT WHETHER IT IS A SINGLE-FAMILY HOME,
DUPLEX, TRIPLEX, ACCESSORY DWELLING UNIT,
OR MULTIFAMILY CONSTRUCTION.
 - I. THE LOCATION INFORMATION MAY BE
REPORTED IN AN AGGREGATED METHOD
BY A GEOGRAPHIC AREA DELINEATION AS
DETERMINED BY THE CHIEF FISCAL
OFFICER.
- C. PRESENTATION OF THE DATE REQUIRED BY A.
AND B. SEPARATELY FOR EACH MONTH IN THE
TAX REPORTING PERIOD.]

*** *** ***

Section 3. Anchorage Municipal Code section 21.03.030, Administrative Permits, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out and note that the formatting below is based on the code as hosted by Planning*):

[illegible]

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														COMMERCIAL				***		
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	B-1A	B-1B	B-3	MC	***	Definitions and Use-Specific Standards
	Extended-stay lodgings							C	C	S												21.05.050J.2.
	Hostel					C	S	S	S	S												21.05.050J.3.
	Hotel/motel							C	C	S												21.05.050J.4. 21.05.020A.
	Inn							S		S								P				21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C						21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
*** **																						

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 5. Anchorage Municipal Code section 21.05.030, subsection B.4 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.

*** **

B. Group Living

*** **

4. Roominghouse.

- a. *Definition.* Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include [BED-AND-BREAKFAST ESTABLISHMENTS, WHICH ARE CLASSIFIED IN THIS TITLE AS AN

ACCESSORY USE UNDER SECTION 21.05.070, OR]
a hostel or short-term rental, which are [IS] classified
as a “visitor accommodation” under subsection
21.05.050J.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-
20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;
AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-
24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), §
5, 6-25-24)

Section 6. Anchorage Municipal Code section 21.05.050, subsection J 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.

*** *** ***

J. Visitor Accommodations

This category includes visitor-serving facilities that provide temporary
lodging in guest rooms or guest units, for compensation, and with an
average length of stay of less than 30 days. Accessory uses may
include pools and other recreational facilities for the exclusive use of
guests, limited storage, restaurants, bars, meeting facilities, and
offices. Specific use types include:

1. Camper Park

a. Definition

A lot or parcel of land, or portion thereof, temporarily
occupied or intended for temporary occupancy by
recreational vehicles or tents for travel, recreational, or
vacation usage for short periods of stay, and containing
a potable water source and washroom facilities. These
establishments may provide laundry rooms, recreation
halls, and playgrounds. These uses are not intended for
vehicle storage.

b. Use-Specific Standards

i. Location and Access

No entrance to, or exit from, a camper park shall
be through a residential district or shall provide
access to any street other than a collector or
street of greater capacity.

ii. Occupancy and Length of Stay

Spaces in camper parks may be used by
campers, recreational vehicles, equivalent
facilities constructed on automobiles, tents, or
short-term housing or shelter arrangements or
devices. The occupants of such space shall
remain in that space a period not to exceed 30
days.

2. Extended-Stay Lodgings

a. Definition

A visitor lodging establishment with six or more guest rooms offering suites with kitchens, business traveler communications conveniences, and intended primarily for periods of stay of one week or more. This definition does not include short-term rental [BED-AND-BREAKFASTS] which is [ARE] classified as a[N] “visitor accommodation” under subsection 21.05.050J.7 [ACCESSORY USE UNDER SECTION 21.05.070].

b. Use-Specific Standards

- i. A kitchen area shall be provided in all guest rooms.
- ii. The facility shall provide a lobby area with a minimum of 750 square feet.
- iii. In the R-4 district, extended-stay lodgings shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

3. Hostel

a. Definition

An overnight lodging facility in which beds (pillows), rather than rooms, are rented. Sleeping accommodations are primarily dormitory-style and shared kitchen facilities may be available to the guests.

b. Use-Specific Standards

- i. Hostels in the R-2M shall contain no more than 20 pillows. Hostels in the R-3, R-4, and R-4A shall contain no more than 40 pillows.
- ii. Hostels in residential zones require an administrative permit pursuant to subsection 21.03.030

4. Hotel/Motel

a. Definition

Any building containing 20 or more guestrooms, rented for compensation by the day or week, and offered for use by the general public in conjunction with subordinate services and facilities, such as restaurants and meeting rooms. Meeting facilities designed to accommodate 1,500 or more persons shall constitute a separate principal use and be classified as “civic/convention center” under this title. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Establishments in the R-4 and R-4A districts shall have all their guestrooms accessible by means of interior corridors.
- iii. Establishments whose rooms are individually accessible from the outdoors shall have frontage on a major arterial or street of greater classification. This restriction shall not apply in the GRST-1 and GRST-2 districts.
- iv. In the R-4 district, hotels shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

5. Inn

a. Definition

A building or group of buildings containing between six and 19 guest rooms, or up to 60 pillows, for overnight lodging for compensation, where at least one meal per day may be provided to the guests, there is a central meeting room or lounge available to all of the guests, and there are no shared kitchen facilities. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Inns in the R-4A district shall be subject to the multifamily building design standards in section 21.07.110C. In the R-4A district, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.

6. Recreational and Vacation Camp

a. Definition

An overnight recreational camp, such as a children’s camp, family vacation camp, or outdoor retreat. These establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

7. Short-Term Rental

a. Definition

A furnished dwelling unit, or portion thereof, that is rented out for compensation on a temporary basis, to a single person or group, for a period of fewer than 30

*** **

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

*** **

3. Short-Term Rental

- a. A short-term rental as an accessory use shall meet the
requirements of subsection 21.05.050J.7.b.

[BED AND BREAKFAST

- A. DEFINITION. A BED AND BREAKFAST IS A PRIVATE
RESIDENCE THAT OFFERS OVERNIGHT
ACCOMMODATIONS AND LIMITED FOOD SERVICE
TO OVERNIGHT GUESTS, FOR WHICH
COMPENSATION IS PAID ON A DAILY OR WEEKLY
BASIS.

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 MOBILE
HOMES.
- (B) THE HOST-OPERATOR OF THE BED
AND BREAKFAST ENTERPRISE SHALL
ESTABLISH AND MAINTAIN THE
SINGLE-FAMILY OR THE BED AND
BREAKFAST UNIT OF A TWO-FAMILY
STRUCTURE AS HIS OR HER PRIMARY
DOMICILE AT ALL TIMES WHILE IT IS
OPERATED AS A BED AND
BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE
UP TO FIVE GUESTROOMS, AS
ALLOWED BY TABLE 21.05-3, TABLE
21.09.050-2, AND TABLE 21.10-5. IF AN
ADU ALSO EXISTS ON THE
PREMISES, THE ADU SHALL COUNT
AS ONE OF THE ALLOWED
GUESTROOMS. NO MORE THAN THE
PERMITTED NUMBER OF
GUESTROOMS SHALL BE OFFERED
FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE
OFFERED TO GUESTS AT ANY BED
AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE
PROHIBITED FROM STAYING AT A

PARTICULAR BED AND BREAKFAST
ESTABLISHMENT FOR MORE THAN 30
CONSECUTIVE DAYS.

(F) A BED AND BREAKFAST SHALL NOT
BE PERMITTED CONCURRENTLY ON
ANY LOT WITH A CHILD OR ADULT
CARE FACILITY, OR ASSISTED LIVING
FACILITY.

(G) THE ACCESSORY USE SHALL
PROTECT AND MAINTAIN THE
INTEGRITY OF THE RESIDENTIAL
NEIGHBORHOOD. A BED AND
BREAKFAST SHALL NOT DETRACT
FROM THE PRINCIPAL USE IN THE
DISTRICT AND SHALL NOT PLACE A
BURDEN ON ANY PRIVATE OR PUBLIC
INFRASTRUCTURE (I.E., STREETS OR
UTILITIES) GREATER THAN
ANTICIPATED FROM PERMITTED
DEVELOPMENT.

(H) EVERY BED AND BREAKFAST
SUPPORTED BY ON-SITE WELL AND
WASTEWATER DISPOSAL SYSTEMS
SHALL CONFORM TO THE
REQUIREMENTS OF AMC CHAPTER
15.65, PERTAINING TO WASTEWATER
DISPOSAL REGULATIONS, AND SHALL
OBTAIN A ONE-TIME ONLY HEALTH
AUTHORITY CERTIFICATE.

II. ADMINISTRATIVE PERMIT

A BED AND BREAKFAST SHALL REQUIRE AN
ADMINISTRATIVE PERMIT PURSUANT TO
SECTION 21.03.030. AN APPLICATION FOR A
BED AND BREAKFAST PERMIT SHALL NOT
BE COMPLETE UNLESS IT IS ACCOMPANIED
BY PROOF OF A CURRENT BUSINESS
LICENSE, A CERTIFICATE OF ON-SITE
SYSTEMS APPROVAL (FOR ON-SITE
SYSTEMS ONLY), AND A SITE PLAN AND
BUILDING FLOOR PLANS MEETING THE
REQUIREMENTS OF THIS TITLE.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,
1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), §
10, 2-23-16; AO No. 2016-136, § 3, 11-15-16; AO No. 2017-10, § 1, 1-24-
17; AO No. 2017-160, § 2, 12-19-17; AO No. 2017-176, § 5, 1-9-18; AO
No. 2018-43(S), §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38, § 6, 5-28-
20; AO No. 2021-26, § 1, 3-9-21; AO No. 2021-89(S), §§ 3—8, 21, 2-15-22;

AO No. 2022-107, § 1, 2-7-23; AO No. 2023-77, § 8, 7-25-23; AO No. 2024-24, § 3, 4-23-24)

Section 8. Anchorage Municipal Code Table 21.09-2: Table of Allowed Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use regulations.
*** *** ***

A. Table of allowed uses.
*** *** ***

5. Table of Allowed Uses.
*** *** ***

TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table

For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential							Commercial						Definitions and Use Specific Standards
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	
*** **															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/ Auto Rental Check-In														21.09.050B.4.e.
	Short-Term Rentals	P	P	P	P	P	P		P	P		P		P	21.05.050J.7.
*** **															

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12—14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24)

Section 9. Anchorage Municipal Code Table 21.09-3: Table of Accessory Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use Regulations
*** *** ***

C. Accessory Uses
1. Table of Allowed Accessory Uses

b. Table of Allowed Accessory Uses

TABLE 21.09-3: TABLE OF ACCESSORY USES															
<i>P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts</i>															
Accessory Uses	Residential						Commercial								Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	gC 10	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P				21.05.070D.1 21.09.050C.2.a
<u>Short-term rentals</u>															
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P		P[S]	P[S]		P[S]		P[S]		21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]			[S]	[S]		[S]				[21.05.070D.3.]
Beekeeping	P	P	P	P	P										21.05.070D.4.
*** **															

AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14;
AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16;
AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 215-22; AO
2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-
24, 4-23-24; AO 2024-121, 1-7-25)

Section 10. Anchorage Municipal Code Table 21.10-4: Table of Allowed Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use regulations.

*** **

A. Table of allowed uses

*** **

5. Table of Allowed Uses

*** **

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review
For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
All other uses not shown are prohibited.

		RESIDENTIAL												***	OTHER		OV				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommodations	Camper park						C									C			C	21.05.050J.1.	
	Extended-stay lodgings															P		S	P	21.05.050J.2.	
	Hostel					C	C									P		S	P	21.05.050J.3.	
	Hotel/motel															P		M	P	21.10.050E.9. 21.05.050J.4. 21.05.020A.	
	Inn															P		S	P	21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp									C		C	C	C							21.05.050J.6.
	Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P		21.05.050J.7.
*** **																					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24)

Section 11. Anchorage Municipal Code Table 21.10-5: Table of Accessory Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use Regulations

*** **

G. Accessory uses and structures

*** **

2. Table of Allowed Accessory Uses and Structures

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																				
P = Permitted						S = Administrative Site Plan Review								C = Conditional Use Review						
	RESIDENTIAL													***	OTHER			OV		
Accessory Uses	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	CE-PR	*	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P			P				21.10.050H .1. 21.05.070.D.1.
<u>Short-term rentals</u>																				
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P[-R]	P	21.05.070D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]		[S]	[S]	[S]	[S]	[S]	[S]	[S]		[S]	[S]		[S-R]	[S]	[21.05.070 D.3.]
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P			P				21.05.070D .4.
*** **																				

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

Section 12. Anchorage Municipal Code Table 21.11-2: Table of Allowed Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** **

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
COMMERCIAL 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
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) 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.

*** **

H. Table of Accessory Uses.

*** **

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS				
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES				
*** **				
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050I.5.
<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.070D.3.</u>
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.

Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
*** **				

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 14. Planning and Zoning Commission review of this Title 21 text amendment is waived under AMC 21.03.210C., As Amended by AO 2024-64; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 15. 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



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 757-2025

Meeting Date: October 7, 2025

FROM: MAYOR LAFRANCE; ASSEMBLY MEMBERS BALDWIN DAY, JOHNSON, AND VOLLAND

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

This ordinance accomplishes four things.

First, it codifies the status quo of short-term rentals in Anchorage by adding “short-term rentals” as a defined use type in Title 21 and allowing that use in all zoning districts where housing is permitted.

Second, the proposed ordinance would remove most reporting requirements placed on hosting platforms like AirBnB from the tax code, Title 12. Hosting platforms have reported that some of the information required by current Title 12 (such as whether a rented unit “is a room or an entire dwelling unit, and if an entire dwelling unit, whether it is a single-family home, duplex, triplex, accessory dwelling unit, or multifamily construction”) is not actually known to them. In sum, achieving compliance with the existing Title 12 provisions from hosting platforms has proved contested and difficult.

Third, the proposed ordinance would enact a modest STR-registration requirement, requiring owners of short-term rentals to provide basic information about their rentals to the Municipality:

- A. The street address of the short-term rental,
- B. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium),
- C. The name(s) of the owner(s),
- D. The name and phone number of a local contact person responsible for the short-term rental,
- E. Whether the owner resides in the building where the short-

- 1 term rental is located,
2 F. Whether the living unit is rented out on a short-term basis throughout
3 the year or only seasonally (such as only during summer or only
4 during winter), and
5 G. Whether the living unit was rented out on a long-term basis (meaning
6 30 or more consecutive nights to the same person or group of
7 people) in the past year.
8

9 Lastly, because the new definition of the “short-term rental” use type encompasses
10 the current “bed and breakfast” accessory use type, the bed and breakfast
11 accessory use is removed from Title 21. The bed and breakfast use type is
12 removed to avoid redundancy between use types that could make it difficult for
13 Planning Department staff to decide which use category to apply to an activity
14 when conducting zoning reviews.
15

16 Pursuant to AMC 2.30.053, a summary of economic effects is not required
17 because the proposed ordinance has no private sector economic effects, and
18 local government effects are less than \$30,000.
19

20 **The Administration recommends approval. The Assembly sponsors**
21 **request your support for the ordinance.**
22

23 Prepared by: Allison B. Lang, Assistant Municipal Attorney
24 Approved by: Eva Gardner, Municipal Attorney
25 Concur: Erin Baldin Day, Assembly Member
26 Concur: Zachary Johnson, Assembly Member
27 Concur: Daniel Volland, Assembly Member
28 Concur: Mélisa R.K. Babb, Planning Director
29 Concur: Lance Wilber, Director, Planning, Development, &
30 Public Works
31 Concur: Ona R. Brause, Director, OMB
32 Concur: William D. Falsey, Chief Administrative Officer
33 Concur: Rebecca A. Windt Pearson, Municipal Manager
34 Respectfully submitted: Suzanne LaFrance, Mayor

**ANCHORAGE, ALASKA
AO No. 2025-117**

AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE ANCHORAGE MUNICIPAL CHARTER TO ADOPT A TWO PERCENT (2%) TAX TO FUND PUBLIC INFRASTRUCTURE AND CAPITAL IMPROVEMENTS TO SUPPORT HOUSING CONSTRUCTION AND CULTURAL AND RECREATION FACILITIES, AND TO PROVIDE FOR APPROVAL BY A MAJORITY (FIFTY PERCENT PLUS ONE) OF QUALIFIED VOTERS VOTING ON THE QUESTION.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the same form as appears in Section 2 below shall be placed on the ballot and submitted to the qualified voters of the Municipality at the regular municipal election to be held April 7, 2026.

Section 2. A ballot proposition shall be presented in substantially the following form:

PROPOSITION NO. ____

CHARTER AMENDMENT TO AUTHORIZE AN ADDITIONAL 2% TAX TO THE HOTEL, MOTEL, AND BED AND BREAKFAST ROOM TAX.

The proposed Charter Amendment would authorize and enact an additional two percent (2%) hotel, motel, and bed tax within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax. The proceeds of this additional tax would be dedicated equally to funding public improvements supporting housing construction (1%) and cultural and recreational facilities (1%).

The Anchorage Municipal Charter section 14.05. would be amended as follows (additions shown in underline and bold, deletions indicated by ~~[brackets, strikeouts in bold]~~):

Section 14.05. Hotel, motel and bed and breakfast room tax.

A. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to four percent of the room rent paid to an operator.

1. Revenues received from this tax are dedicated to financing the design, site acquisition,

construction, landscaping, bonded debt service or lease payments, carrying costs, and operation of a new civic and convention center, including parking facilities and renovation and operation of the existing Egan Civic and Convention Center.

2. If bonds are issued to finance the acquisition and construction of a new civic and convention center, the revenue derived from this tax shall first be used to pay annual principal, interest and other carrying costs of said bonds, until such bonds are paid in full.

- 3[B]. The assembly shall enact such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section. Such enactments may include provisions to terminate or reduce the tax upon payment of all bond principal, interest and carrying costs, and appropriation of tax revenues, if any, excess to payment of the principal and interest on the bonds and support for operation of the convention center.

B. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to one percent of the room rent paid to an operator. Revenues received from this tax are dedicated to:

- 1. Public infrastructure improvements to support construction of new, or rehabilitation of existing housing; and**
- 2. Grants or loans toward defraying capital costs for housing.**

C. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to one percent of the room rent paid to an operator. Revenues received from this tax are dedicated to operations, maintenance and capital improvements for cultural and recreation facilities.

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective January 2, 2027 after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated additional 2% tax on hotel, motel, bed and breakfast room transactions?

YES [] NO []

Section 2. The Charter amendments set forth in the proposition in Section 1 of this ordinance shall become effective January 2, 2027 after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

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

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 760-2025

Meeting Date: October 7, 2025

From: Assembly Member Brawley

Subject: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE ANCHORAGE MUNICIPAL CHARTER TO ADOPT A TWO PERCENT (2%) TAX TO FUND PUBLIC INFRASTRUCTURE AND CAPITAL IMPROVEMENTS TO SUPPORT HOUSING CONSTRUCTION AND CULTURAL AND RECREATION FACILITIES, AND TO PROVIDE FOR APPROVAL BY A MAJORITY (FIFTY PERCENT PLUS ONE) OF QUALIFIED VOTERS VOTING ON THE QUESTION

Intent.

This tax proposal offers a modest-sized solution to address a few specific fiscal issues the Municipality is facing, and will continue until different fiscal choices are made—primarily these choices are in the hands of voters. While the revenue anticipated through this tax cannot solve of the city’s major structural budget issues, it does attempt to respond to some known needs which have been raised in a number of parallel conversations:

- Housing affordability and feasibility of residential construction projects:
 - A significant portion of private development costs for infill projects are requirements to upgrade inadequate or missing public infrastructure, such as water and sewer lines, roads and drainage systems.
 - These costs, plus other conditions that make development very expensive in Anchorage, mean that even small-scale projects often are not viable to build or renovate, because they will not generate enough return to justify a bank providing a loan. This problem is especially true for affordable housing projects, which by definition mean rent is priced below market.
 - Other communities have solved this math problem by making direct investments into projects through capital funds to close this feasibility gap, offering lower-interest loans, and/or paying for public infrastructure.

- Deferred maintenance and operating costs for aging facilities:
 - The Muni owns several facilities which were constructed years ago, and most of which do not have a dedicated revenue stream for capital improvements, such as the Center for the Performing Arts, Sullivan Arena, recreation centers, senior centers, and others. These facilities rely on bonds, which voters do not always pass, or do not currently have maintenance needs met.
 - Additionally, facilities may also have ongoing operating needs which are increasingly challenging to pay for, as energy and other utility costs increase, and the facilities and their assets continue to age.
- Need for additional investment in public (and other) amenities that attract and entertain visitors, as well as improving quality of life for residents, such as Anchorage's Downtown, parks and trail system, and recreational facilities. The economic benefits of enhancing offering for visitors is clear, but requires the capital to invest in the first place.

The language is written broadly enough to accommodate multiple future uses of this revenue, but with clear guardrails and public expectations set for use of the funds within these categories.

The proposal does not sunset, change rate seasonally, or attempt to constrain future policy choices beyond what is dedicated in the Charter. If voters approve this, they are approving a long-term investment and commitment to these priorities, which can also be changed in the future by the voting public.

Summary of the Tax and Estimated Revenue.

The proposal adds to the existing 12% bed tax on all qualified room rentals by including another 2%, with 1% each dedicated to the 2 purposes listed in the Charter amendment. Any rental under 30 days, unless it's also tax-exempt, would be taxed a total of 14%; it does not distinguish between what type of room is being rented, the same as the existing bed tax. This proposal also does not change any other current dedications or structure of the existing bed tax, other than clarifying the language currently in the Charter that refers to "one third": in practice, this has meant there are 3 4% taxes collected, each dedicated to a different purpose, so this proposal clearly defines these each as 4%.

Based on available reports and recent performance of the existing 12% bed tax (between \$40-45 million annually in total), it can be inferred that each 1% of the tax

1 is approximately \$3.3 to \$3.75 million. Therefore, this additional 2% would likely
2 generate between \$6.6 to \$7.5 million per year, and its increase would follow project
3 trends for bed tax performance overall. The sponsor has requested a Summary of
4 Economic Effects (SEE) from the Administration for this proposal.

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6 Considering the fact that in many cities, the same room rental transaction could also
7 be subject to state, county, and city sales tax, use tax, amusement tax, and a
8 number of other government fees, this increase should be accurately compared to
9 the total cost after taxes and fees when evaluating whether would be high, low, or
10 in line with other comparable cities. The sponsor did not complete this analysis.

11 12 **Anticipated Implementation Needs.**

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14 The proposal has relatively little implementation cost for administration compared
15 with standing up a new tax, because it is increasing the rate of an existing tax that
16 is already being collected. Because the tax applies to all transactions that are
17 currently taxed at 12%, it does not require additional work to define which
18 transactions are subject to this 2% tax.

19
20 It will require the most work to implement the decision-making process and
21 mechanisms for managing how the revenue is then allocated to ongoing service
22 appropriations, operating grants, and/or capital projects. Based on lessons learned
23 from the Municipality recently enacting the alcohol sales tax, dedicated funding from
24 the marijuana tax to the ACCEE Fund creating a new advisory board,
25 operationalizing the Chugach Access Service Area (CASA) funding mechanism into
26 the CIP process, and other recent changes to our fiscal structure: implementation is
27 more complex than it may appear when crafting tax policy. Where intent is silent, or
28 where it was not contemplated how this new piece fits into an existing system, it
29 usually generates debate and requires considerable time and effort to figure out how
30 something should be put into practice. It is also common to find adjustments are
31 needed in order to make the intended policy function well.

32 33 **Limitations of This Solution to Anchorage's Fiscal Problems**

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35 There are many things this proposal does not do, or attempt to do:

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37 • Bed tax revenue is too small in scale, and cannot raise enough revenue to
38 address the scale and cost per project of major infrastructure needs, such as
39 redesigning road corridors or installing needed drainage systems. The
40 magnitude of deferred maintenance is many times larger than what can be
41 raised through this type of tax, and there is a ceiling on what the market would
42 accept in a total hotel price.

- This fully dedicates the revenue to two categories of dedicated uses, and does not provide any additional revenue (or offset of revenue) for core operations that the public greatly values: law enforcement, fire and emergency response, public education (via ASD), street and drainage system maintenance and minor repairs, protection of sanitation and human health, animal control, maintenance of public facilities and lands.
- This proposal does not consider any changes to the tax cap formula, which is the controlling mechanism on what core services can be provided by the local government over the long term.
- This proposal does not change or decrease property tax obligations of land owners and businesses, which is what funds schools, general government, and almost all bonds and special tax levies approved by voters on a typical ballot. Concerns about impacts of property taxes on affordability are not addressed.
- This proposal does not offer opportunity, at least in the short- to medium-term, for construction or considerable expansion of more cultural and recreational facilities, because it is not enough funding to build, let alone operate, a new facility. Where there is interest in constructing new facilities, this could be a future consideration for revenue potentially freed up after the Dena'ina Center's bonds have been fully paid and no longer require debt service payments.

I request your support for the ordinance.

Reviewed by: Assembly Counsel's Office

Respectfully submitted: Anna Brawley, Assembly Member
District 4 – Midtown Anchorage