

## Proposed Amendment # 1 to AR 2025-103

### A RESOLUTION APPROVING THE HERITAGE LAND BANK 2025 ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN

Submitted by: Assembly Members Myers

#### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** To add a land use study to the Plans, Studies and Surveys section of the HLB five-year plan for a group of five adjacent parcels in HLB Region 1 Chugiak Eagle River. The parcels have been vacant for years, although two have a use permit for the state where the Ptarmigan Valley trailhead is situated.

These HLB parcels have been designated for a special study area at least since the adoption of the Chugiak-Eagle River Comprehensive Plan Update adopted in 2006 (see p. 61 Land Use Map with designations; and pp. 72 and 75). The C-ER Comp Plan Implementation Schedule stated for Action 20 "Prepare HLB land use studies" the time frame was 1-5 years after adoption. (p. 81) This amendment brings back this implementation action for these parcels for follow up by the HLB in 2025.

#### TEXT OF AMENDMENT

AR, attachment "Heritage Land Bank 2025 Annual Work Program and 2026-2030 Five-Year Management Plan" Assembly Draft (3/19/2025), page 18 in the Plans, Studies & Surveys section, add the following paragraph at the beginning of the section:

Chugiak parcels, Section 16, Site Specific study. Conduct a site-specific land use study for HLB Parcels 1-007A, 1-008, 1-090, 1-091, and 1-092 in compliance with the Chugiak-Eagle River Comprehensive Plan Update (2006) and the requirements of AMC subsection 25.40.025C. to determine an appropriate use for the area.

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

No

## Proposed Amendment # 2 to AR 2025-103

### A RESOLUTION APPROVING THE HERITAGE LAND BANK 2025 ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN

Submitted by: Assembly Members Johnson and McCormick

#### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** This amendment implements provisions of the recently adopted Girdwood Comprehensive Plan and its goals for “the Mitten” area that is currently designated Mixed Use. This amendment incorporates the Comp Plan provisions for this area as implementation actions for parcel 6-011B for follow up by the HLB in 2025, and with longer-term actions in the Five Year plan for 2026-2030.

#### TEXT OF AMENDMENT

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

Amendments are to the AR attachment “Heritage Land Bank 2025 Annual Work Program and 2026-2030 Five-Year Management Plan” Assembly Draft (3/19/2025):

#### 2.A.

Page 15, Annual Work Program, *2025 Potential Disposals, Exchanges & Transfers* section, delete two paragraphs regarding Portion of HLB Parcel 6-011B, as follows:

~~[Portion of HLB Parcel 6-011B— Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the *Girdwood Comprehensive Plan* and will be consistent with that plan, the *Girdwood Trails Plan* (2024), and any other applicable plans.~~

~~Portion of HLB Parcel 6-011B— HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.]~~

#### 2.B.

page 17, Annual Work Program, *2025 Potential Projects* section, add the following paragraphs after the paragraph on parcel 6-011A, as follows:

*Add to the Annual Work Program, under 2025 Potential Projects (page 17):*

HLB Parcel 6-011B – This area has two proposed uses for this parcel at this time, specifically the portion east of Glacier Creek:

First, in 2017 HLBAC passed resolution 2017-09 supporting a 20-year public use easement at no cost to the Girdwood Nordic Ski Club for the development of Nordic ski trails similar to their easement with HLB for the nearby Nordic 5K loop. The dedication of this easement(s) has not been brought to the Assembly because conditions in the resolution remain outstanding.

Second, in 2021 HLB released a Request for Proposals (RFP) for housing to be developed in Girdwood on HLB land. The proposal selected was one submitted by Alyeska Holdings, LP and Seth Andersen, and included a disposal of approximately 72 acres (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement.

The proposed action in the coming year is to work with the Girdwood Nordic Ski Club, Alyeska Holdings, LP, and Seth Andersen to dedicate trail easements on 6-011B. Additionally, HLB intends to start the process to replat 6-011B, in accordance with AMC 21.03.200. This future plat will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. The platting process will include opportunities for public input during a community meeting held in Girdwood prior to submittal of the plat application, and a subsequent public hearing at the Platting Board. The intent is to record the trail easement(s) prior to finalizing the plat. Additionally, HLB will not propose a disposal of the mixed-use development area until such a time that the trail easement(s) and plat have been recorded, as long as the Girdwood Nordic Ski Club continues to make reasonable progress towards trail development. For longer-term plans regarding a disposal for the Glacier Creek Village, see the Five-Year Management Plan (page 19).

**2.B.**

page 21, Five Year Management Plan 2026-2030, in the *Potential Disposals, Exchanges & Transfers 2026-2030* section, add the following paragraph in parcel # sequential order:

HLB Parcel 6-011B – After a replat of 6-011B is complete, the disposal process to Alyeska Holdings, LP and Seth Andersen to facilitate the development of Glacier Creek Village through a purchase and development agreement will begin (see page 17 for historical context and short-term plans for the area).

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This project will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. As with any HLB disposal, it will be taken to HLBAC (with public noticing) for a public hearing and recommendation to the Assembly. Then an ordinance seeking authorization for the disposal will be brought to the Assembly for an additional public hearing and decision. The Assembly will have the opportunity to approve, amend (place conditions on the disposal), or deny the ordinance. If the Assembly passes the ordinance, HLB will then be authorized to move forward with a disposal, subject to the conditions of the ordinance. HLB will include a reversionary clause, so that if conditions are not met, the Glacier Creek Village area will come back into public ownership.

Many other ideas about conditions were mentioned during the drafting and approval process of the Girdwood Comprehensive Plan and will be provided to the HLBAC and Assembly if and when they consider the disposal. These include limiting short term rentals, minimizing trail and road crossings, integrating the residential development with the existing and planned trail network, developing a Nordic ski hut and additional parking for recreators, prioritizing conventional mixed-density housing, implement design strategies for efficient construction and clustered residences, and other conditions related to making the housing more attainable for the local workforce.

Will there be any public or private economic effect to the proposed amendment? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (check one) If yes, please detail below.
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No

**From:** [Muni Planning News](#)  
**To:** [Muni Planning News](#)  
**Subject:** 2025-06-02 Muni Planning News  
**Date:** Monday, June 2, 2025 8:46:24 AM  
**Attachments:** [Planning News Explanation.pdf](#)

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Dear Anchorage community member,

The Municipality of Anchorage Planning department is looking for new ways to disseminate information and keep the community up-to-date on ongoing projects. The newsletter below is a work in progress to effect that change, and may continue to evolve as we get access to new tools. Attached is a brief guide to using the tables below.

Sincerely,  
Long Range Planning Division

## Muni Planning News 2025-06-02

**Proposed zoning code changes going to the Planning & Zoning Commission or Assembly in the next 6 weeks:**

Meeting Date	Case name & number	Details
June 9, 2025 (PZC)	<a href="#">PZC Case 2025-0044</a> Non-Conformities	Allow more flexibility for when development projects must bring non-conforming structures into conformity.
June 9, 2025 (PZC)	<a href="#">PZC Case 2025-0045</a> Mobile Dwelling units	Updating definitions for moveable dwellings, allowing wider use of mobile dwelling units that can be certified as safe by the building code, allowing mobile dwelling units to be used as Accessory Dwelling Units (ADUs)
June 10, 2025 (Assembly Public Hearing)	<a href="#">AO 2025-65</a> Site Access	Changes to code related to driveways, walkways, building frontages, landscaping, and how private properties interact with the public street.
June 10, 2025 (Assembly Public Hearing)	<a href="#">AO 2025-63</a> Making self-storage a conditional use in the B-3 zoning district.	Sponsored by Assembly Member Rivera.
July 14, 2025 (PZC)	<a href="#">PZC Case 2025-0030</a> Transit Supportive Development Overlay (TSDO) creation and implementation	Creates and implements a transit-supportive overlay to allow development at a level to support transit.
July 14, 2025 (PZC)	<a href="#">PZC Case 2025-0034</a> Transit Supportive Development Overlay (TSDO) 2020 Comp Plan and 2040 Land Use Plan changes	Updates the 2020 Comprehensive Plan and 2040 Land Use Plan to facilitate the creation of a transit-supportive overlay.

### Other Land Use Cases or Reviews going to the Planning & Zoning Commission:

Meeting	Case name & number	Details
<a href="#">June 2, 2025</a>	<a href="#">PZC Case 2025-0056</a> Context	Required process for road projects.

(PZC)	Sensitive Solutions Project Review for Academy Drive and Vanguard Drive project	
<a href="#">June 2, 2025</a> (PZC)	<b>PZC Case 2025-0055</b> Rezone from I-1 to PCD in Ship Creek	Rezoning of AKRR property in the ship creek area.
<a href="#">June 2, 2025</a> (PZC)	<b>Subdivision Case S12832:</b> Request to subdivide twenty-three (23) parcels into one (1) Tract and request for Vacation of Right-of-Way.	Subdivision of AKRR Property.
<a href="#">June 2, 2025</a> (PZC)	<b>PZC Case 2025-0067</b> Conditional Use for a Type 1 Telecommunications Tower.	Requirement for processing telecommunications towers.
June 9, 2025 5:30pm	<b>Work session for 10 year targeted Plan Updates</b>	5:30pm at the Beluga Room in the Loussac library. <a href="#">Meeting notice</a> . <a href="#">Project page</a> .
July 2025	<b>Work session for 10 year targeted Plan Updates</b>	TBD. <a href="#">Project page</a> .

**Other meetings or events:**

Date	Meeting or event	Details
June 2, 2025, 6:30-8:30pm	<b>AMATS Bicycle And Pedestrian Advisory Committee (BPAC)</b>	<a href="#">Agenda</a>
June 5, 2025, 1:00-3:00pm	<b>AMATS Technical Advisory Committee</b>	<a href="#">Agenda</a>

- All case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- For all recent changes please see our [Title 21 Updates Page](#).
- Please ensure that you are using the most up-to-date published version of Title 21 [here](#).
- Please write [MuniPlanningNews@anchorageak.gov](mailto:MuniPlanningNews@anchorageak.gov) to opt in to or opt out of these emails.
- Please also note that we will likely be transitioning over to a different newsletter service later in 2025, so appearance/format may change in the future.

# **Girdwood Short-Term Rental Registration & Regulation Framework**

## **Introduction**

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

## **Objectives**

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

## **Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9**

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

### **Add New Allowed Use in Table 21.09-2: Table of Allowed Uses**

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

### **Add New Chapter 9 Definitions**

21.09.050.D.12	Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days.
21.09.050.D.13	Short Term Rental Operator: The owner or designated agent responsible for operating the STR.
21.09.050.D.14	Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.

### **Add New Short-Term Rental Regulation Provisions**

The below section outlines example code that may be considered for development and adoption.

#### *21.09.050.E.1 General Provisions*

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
  - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
  - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
  - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.



- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

*21.09.050.E.2 Registration*

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

*21.09.050.E.3 Enforcement, Fees and Penalties*

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

**Items Not Developed in this Code Change**

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

**Conclusion**

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

**Next Action**

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

Submitted by: Assembly Members  
Martinez and Baldwin-Day  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA**  
**AO NO. 2025-\_\_\_\_**

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.04: ZONING DISTRICTS; 21.05: USE REGULATIONS; 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS; AND 21.07: DEVELOPMENT AND DESIGN STANDARDS; IN ORDER TO CREATE A NEW TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY WHICH WILL IMPLEMENT THE TOWN CENTERS AND TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS ESTABLISHED BY THE *ANCHORAGE 2040 LAND USE PLAN*.**

(Planning and Zoning Commission Case No. 2025-0030)

**WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan (2040 LUP)* with AO 2017-116 on September 26, 2017; and

**WHEREAS**, the *2040 LUP* called for the creation of Town Centers that are “mixed-use core areas” with “new apartments, compact housing, and live/work units” that “will serve as destinations for shopping, entertainment, and services in cohesive, pedestrian-friendly urban settings”; and

**WHEREAS**, the *2040 LUP* called for the creation of Transit-Supportive Development Corridors where “expanded public transit service will support a compact, walkable pattern of commercial, residential and/or mixed-use development”; and

**WHEREAS**, Objective 5E of the *Anchorage Climate Action Plan* recommends employing an “amended zoning code to allow mini city centers in neighborhoods to create more walkable/bikeable communities”; and

**WHEREAS**, the Federal Transit Administration has identified 36 units per acre on average as a threshold for the success of Transit-Supportive Development; and

**WHEREAS**, the establishment of these centers and corridors in the *2040 LUP* did not raise density ranges above previously existing zoning designations; and

**WHEREAS**, the existing Town Centers and Transit-Supportive Development Corridors have not seen marked increases in the desired type of development since the adoption of the *2040 LUP*; and

**WHEREAS**, local developers that build both market and income-restricted housing have identified inflexibility in the code as one obstacle that the MOA could address through code changes; and

**WHEREAS**, an overlay zone was identified in the 2040 LUP as a pathway to implementing Town Centers and Transit-Supportive Development Corridors; and

**WHEREAS**, Anchorage Municipal Code (AMC) 21.03.160J.1. provides, “The assembly may, through the rezoning process, establish overlay districts that supplement the requirements of the underlying base zoning districts, in order to address special land use needs, to meet an objective of the comprehensive plan or neighborhood plan, or other specific planning objective”; and

**WHEREAS**, according to AMC 21.03.160J.1.b., overlay districts may, “Alter the development standards of the underlying district by decreasing or increasing the requirements with regard to building height, setbacks, lot area, lot width, lot coverage, and lot densities of the underlying district”; and

**WHEREAS**, according to AMC 21.03.160J.3.b.i., “Where a specification in an overlay zoning map amendment conflicts with any provision of this title, the overlay zoning map amendment shall govern”; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code Chapter 21.04, Zoning Districts, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.04.070. Overlay Zoning Districts**

\*\*\* \*\*

**A. General Purpose/Intent**

As noted in subsection 21.04.010B., the overlay zoning districts of this section apply in combination with the underlying base zoning districts and impose regulations and standards for specific areas in addition to what is required by the base districts. The requirements of an overlay district shall apply whenever they are in conflict with those in the base district except as outlined in 21.04.070D.2.c. below. The following overlay districts are [IS] established:

1. Commercial center overlay district.
2. Transit-supportive development overlay district.

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**D. Transit-Supportive Development Overlay (TSDO)**

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1. Purpose  
The Transit-Supportive Development Overlay (TSDO) is intended to allow mixed-use development and a general development pattern that achieves the densities needed to

support walkable neighborhoods, provide density in areas previously identified as having sufficient infrastructure and community desire to accommodate such density, and to provide a population base sufficient to support consistent and sustainable public transit and active transportation. The intent is to allow for development of 25 dwelling units per acre in Transit-Supportive Corridors and 36 dwelling units per acre or greater in Town Centers and City Centers.

## 2. Applicability

This section applies to:

- a. Any property within the Transit Supportive Development Overlay Map, which shall be adopted as the attached map, which will become a part of the official zoning map of the Municipality. This map shall be considered a drawing along parcel boundaries indicating those parcels for inclusion.
- b. The Overlay shall only be available in residential or commercial districts, except where the land use plan map shows a town center or city center designation. The overlay shall not be available in parks.
- c. Where there are conflicts with the base zoning district, the more flexible standards shall apply, except as outlined in 21.04.070D.3.b and e below.

## 3. District-Specific Standards

- a. Permitted Uses  
See Table 21.05-1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts. All non-residential development except community uses in a residential base zone must have at least one dwelling unit, and all non-residential development shall be no greater than 2,000 gross square feet.
- b. Permitted Accessory Uses  
Permitted accessory uses shall be the same as those in the underlying base zone. Drive through service as an accessory use shall be subject to the most restrictive standards of the base zone or the TSD Overlay.

c. Dimensional Standards

- i. See Table 21.06-C. Table of Dimensional Standards – Other Districts.
- ii. Developments shall be exempt from 21.06.030D.9. Height Transitions for Neighborhood Compatibility.

d. Design Requirements

- i. TSDO shall be exempt from open space requirements in 21.07.030.
- ii. TSDO shall be exempt from residential design standards in 21.07.110.
- iii. See table 21.07-4 for landscaping requirements.
- iv. Multiple primary uses and multiple structures are allowed on a lot.

e. Subdivisions

Subdivisions in the TSDO are not subject to 21.08.030K. Lot Dimensions.

f. Natural Resource Protection Areas

If there are any conflicts between provisions of the Transit-Supportive Development Overlay and the provisions of Natural Resource Protection in 21.07.020, the provisions of 21.07.020 shall govern.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2022-80(S), 11-22-22; AO 2023-50, 7-11-23)

**Section 2.** Anchorage Municipal Code Chapter 21.05.010, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.05.010 Table of allowed uses.**

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

**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.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Household Living	Dwelling, mixed-use	<u>P</u>	21.05.030A.1.
	Dwelling, multifamily	<u>P</u>	21.05.030A.2.
	Dwelling, single-family, attached	<u>P</u>	21.05.030A.3.
	Dwelling, single-family, detached	<u>P</u>	21.05.030A.4.
	Dwelling, townhouse	<u>P</u>	21.05.030A.5.
	Dwelling, two-family	<u>P</u>	21.05.030A.6.
	Dwelling, mobile home		21.05.030A.7.
	Manufactured home community	<u>C</u>	21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	<u>P</u>	21.05.030B.1.
	Assisted living facility (9 or more residents)	<u>P</u>	21.05.030B.1.
	Correctional community residential center		21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	<u>P</u>	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	<u>P</u>	21.05.030B.3.

**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.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Habilitative care facility, large (26+ residents)	<u>P</u>	21.05.030B.3.
	Rooming-house	<u>P</u>	21.05.030B.4.
	Transitional living facility	<u>P</u>	21.05.030B.5.
Adult Care	Adult care facility (3 to 8 persons)	<u>P</u>	21.05.040A.
	Adult care facility (9 or more persons)	<u>C</u>	21.05.040 A.
Child Care	Child care center (9 or more children)	<u>S</u>	21.05.040B.1.
	Child care home (up to 8 children)	<u>P</u>	21.05.040B.2.
Community Service	Cemetery or mausoleum		21.05.040C.1.
	Community center	<u>P</u>	21.05.040C.2.
	Crematorium		21.05.040C.3.
	Government administration and civic facility	<u>P</u>	21.05.040C.4
	Homeless and transient shelter		21.05.040C.5.
	Neighborhood recreation center	<u>S</u>	21.05.040C.6.



**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.

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Religious assembly	<u>S</u>	21.05.040C.7.
	Social service facility	<u>C</u>	21.05.040C.8.
Cultural Facility	Aquarium	<u>P</u>	21.05.040D.1.
	Botanical gardens	<u>P</u>	21.05.040D.2.
	Library	<u>P/M</u>	21.05.040D.3.
	Museum or cultural center	<u>P/M</u>	21.05.040D.4.
	Zoo		21.05.040D.5.
Educational Facility	Boarding school	<u>P</u>	21.05.040E.1.
	College or university	<u>P</u>	21.05.040E.2.
	Elementary school or middle school	<u>P/M</u>	21.05.040E.3.
	High school	<u>P/M</u>	21.05.040E.4.
	Instructional services	<u>P</u>	21.05.040E.5.
	Vocational or trade school	<u>P</u>	21.05.040E.6.
Health Care Facility	Health services	<u>P</u>	21.05.040F.1.
	Hospital/health care facility	<u>S</u>	21.05.040F.2.
	Nursing facility	<u>S</u>	21.05.040F.3.
	Community garden	<u>P</u>	21.05.040G.1.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana** For uses allowed in the A, TA, and TR districts, see section [21.04.060](#).  
**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Parks and Open Area	Park, public or private	<u>P</u>	21.05.040G.2.
Public Safety Facility	Community or police substation	<u>P</u>	21.05.040 H.1.
	Correctional institution		21.05.040H.2.
	Fire station	<u>M</u>	21.05.040H.3.
	Public safety facility	<u>M</u>	21.05.040H.4.
Transportation Facility	Airport		21.05.040 I.1.
	Airstrip, private		21.05.040I.2.
	Heliport		21.05.040I.3.
	Rail yard		21.05.040I.4.
	Railroad freight terminal		21.05.040I.5.
	Railroad passenger terminal	<u>P</u>	21.05.040I.6.
	Transit center	<u>S</u>	21.05.040I.7.
Utility Facility	Tower, high voltage transmission	<u>P/C</u>	21.05.040J.1.
	Utility facility		21.05.040J.2.
	Utility substation	<u>C</u>	21.05.040J.3.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Wind energy conversion system (WECS), utility		21.05.040J.4.
Telecommunication Facilities	Antenna only, large <sup>4</sup>	<u>P</u>	21.05.040K.
	Antenna only, small <sup>4</sup>	<u>P</u>	21.05.040K.
	Type 1 tower <sup>4</sup>	<u>P/C</u>	21.05.040K.
	Type 2 tower <sup>4</sup>	<u>P/C</u>	21.05.040K.
	Type 3 tower <sup>4</sup>	<u>P/C</u>	21.05.040K.
	Type 4 tower <sup>4</sup>	<u>P/C</u>	21.05.040K.
Agricultural Uses	Commercial horticulture	<u>C</u>	21.05.050A.1.
Animal Sales, Service & Care <sup>2</sup>	Animal Boarding <sup>2</sup>	<u>C</u>	21.05.050B.1.
	Animal shelter <sup>2</sup>		21.05.050B.2.
	Large domestic animal facility, principal use <sup>2</sup>		21.05.050B.3.
	Retail and pet services <sup>2</sup>	<u>P</u>	21.05.050B.4.
	Veterinary clinic <sup>2</sup>	<u>P</u>	21.05.050B.5.
Assembly	Civic/convention center	<u>C</u>	21.05.050 C.1. 21.05.020A.
	Club/lodge/meeting hall	<u>P</u>	21.05.050 C.2. 21.05.020A.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Entertainment and recreation <sup>2</sup>	Amusement establishment <sup>2</sup>		21.05.050 D.1. 21.05.020A.
	Entertainment facility, major <sup>2</sup>		21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center <sup>2</sup>	<u>P</u>	21.05.050 D.3.
	General outdoor recreation, commercial <sup>2</sup>		21.05.050D.4.
	Golf course <sup>2</sup>		21.05.050D.5.
	Motorized sports facility <sup>2</sup>		21.05.050D.6. 21.05.020A.
	Movie theater <sup>2</sup>	<u>P</u>	21.05.050D.7. 21.05.020A.
	Nightclub <sup>2</sup>		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor <sup>2</sup>		21.05.050D.9.
	Skiing facility, alpine <sup>2</sup>		21.05.050D.10.
	Theater company or dinner theater <sup>2</sup>	<u>P</u>	21.05.050 D.11. 21.05.020A.
Food and Beverage Service <sup>2</sup>	Bar <sup>2</sup>	<u>S</u>	21.05.050 E.1. 21.05.020A.
	Food and beverage kiosk <sup>2</sup>	<u>P</u>	21.05.05 E.2. 21.05.020A.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Restaurant <sup>2</sup>	<u>P</u>	21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		21.05.050F.1.
	Financial institution	<u>P</u>	21.05.050F.2.
	Office, business or professional	<u>P</u>	21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment	<u>P</u>	21.05.050G.1.
	Funeral/mortuary services		21.05.050G.2.
	General personal services	<u>P</u>	21.05.050G.3.
	Small equipment rental	<u>P</u>	21.05.050G.4.
Retail Sales <sup>2</sup>	Auction house <sup>2</sup>	<u>C</u>	21.05.050H.1.
	Building materials store <sup>2</sup>		21.05.050H.2.
	Convenience store <sup>2</sup>	<u>P</u>	21.05.050 H.3. 21.05.020A.
	Farmers market <sup>2</sup>	<u>P</u>	21.05.050H.4.
	Fueling station <sup>2</sup>		21.05.050 H.5. 21.05.020A.
	Furniture and home appliance store <sup>2</sup>	<u>P</u>	21.05.050H.6.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	General retail <sup>2</sup>	<u>P</u>	21.05.050H.7.
	Grocery or food store <sup>2</sup>	<u>P</u>	21.05.050H.8. 21.05.020 A.
	Liquor store <sup>2</sup>	<u>C</u>	21.05.050H.9. 21.05.020A.
	Pawnshop <sup>2</sup>	<u>C</u>	21.05.05H.10.
Vehicles and Equipment	Aircraft and marine vessel sales		21.05.050I.1.
	Parking lot or structure (50+ spaces)	<u>C</u>	21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)	<u>C</u>	21.05.050I.2. or I.3.
	Vehicle parts and supplies <sup>2</sup>	<u>C</u>	21.05.050I.4.
	Vehicle-large, sales and rental <sup>2</sup>		21.05.050I.5.
	Vehicle-small, sales and rental <sup>2</sup>		21.05.050I.6.
	Vehicle service and repair, major		21.05.050I.7.
	Vehicle service and repair, minor	<u>C</u>	21.05.050I.8.
	Camper park	<u>C</u>	21.05.050J.1.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Visitor Accommodations	Extended-stay lodgings	<u>C</u>	21.05.050J.2.
	Hostel	<u>P</u>	21.05.050J.3.
	Hotel/motel	<u>P</u>	21.05.050J.4. 21.05.020A.
	Inn	<u>P</u>	21.05.050J.5. 21.05.020A.
	Recreational and vacation camp		21.05.050J.6.
	Marijuana cultivation facility		21.05.055B.1. <a href="#">21.03.105</a>
	Marijuana manufacturing facility		21.05.055B.2. <a href="#">21.03.105</a>
	Marijuana testing facility	<u>I</u>	21.05.055B.3. <a href="#">21.03.105</a>
	Marijuana retail sales establishment <sup>2</sup>	<u>I</u>	21.05.055B.4. <a href="#">21.03.105</a>
Industrial Service	Contractor and special trades, light		21.05.060A.1.
	Data processing facility	<u>C</u>	21.05.060A.2.
	Dry cleaning establishment	<u>C</u>	21.05.060A.3.

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**All other uses not shown are prohibited.**

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	General industrial service		21.05.060A.4.
	Governmental service		21.05.060A.5.
	Heavy equipment sales and rental		21.05.060A.6.
	Research laboratory	<u>P</u>	21.05.060A.7.
Manufacturing and Production	Commercial food production		21.05.060B.1.
	Cottage crafts	<u>P</u>	21.05.060B.2.
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light	<u>S/C</u>	21.05.06B.5.
	Natural resource extraction, organic and inorganic		21.05.060B.6.
	Natural resource extraction, placer mining		21.05.060B.7.
Marine Facility	Aquaculture		21.05.060C.1.
	Facility for combined marine and general construction		21.05.060C.2.
	Marine operations		21.05.060C.3.



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 All other uses not shown are prohibited.

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Marine wholesaling		21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials <sup>7</sup>		21.05.060D.1.
	Impound yard		21.05.060D.2.
	Motor freight terminal		21.05.060D.3.
	Outdoor storage associated with a community use		21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use		21.05.060D.9.
	Self-storage facility		21.05.060D.4.
	Storage yard		21.05.060D.5.
	Warehouse or wholesale establishment, general	<u>P</u>	21.05.060D.6.
	Warehouse or wholesale establishment, light	<u>P</u>	21.05.060D.7.
Waste and Salvage	Composting facility		21.05.060E.1.
	Hazardous waste treatment facility		21.05.060E.2.
	Incinerator or thermal desorption unit		21.05.060E.3.

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All other uses not shown are prohibited.

Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Junkyard or salvage yard		21.05.060E.4.
	Land reclamation	<u>S/C</u>	21.05.060E.5.
	Landfill		21.05.060E.6.
	Recycling drop-off		21.05.060E.7.
	Snow disposal site		21.05.060E.8.
	Solid waste transfer facility		21.05.060E.9.
	Stormwater sediment management facility		21.05.060E.10

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

**Section 3.** Anchorage Municipal Code Section 21.05.030, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

### **21.05.030 Residential Uses: Definitions and Use-Specific Standards**

#### **A. Household Living**

\*\*\* \*\*

##### **1. Dwelling, Mixed-Use**

##### **a. Definition**

\*\*\* \*\*

##### **b. Use-Specific Standards**

\*\*\*      \*\*\*      \*\*\*

- ii. Two or more mixed-use dwellings shall comply with the applicable design standards of section 21.07.110, Residential Design Standards, as determined by the building style, except within the Transit Supportive Development Overlay.

## 2. Dwelling, Multifamily

### a. Definition

\*\*\*      \*\*\*      \*\*\*

### b. Use-Specific Standards

\*\*\*      \*\*\*      \*\*\*

- i. Multifamily developments that consist of five or more units in one building shall comply with subsection 21.07.110C., standards for multifamily residential, except as provided in subsection b.iii. below, or within the Transit Supportive Development Overlay.
- ii. Dwellings with single-family style and two-family style construction in multifamily developments, and multifamily and townhouse developments with less than five units, shall comply with the residential design standards in subsection 21.07.110D., standards for some single-family and two-family residential structures and multifamily developments with less than five units, except within the Transit Supportive Development Overlay.
- iii. Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with subsection 21.07.110C., standards for multifamily and townhouse residential, except within the Transit Supportive Development Overlay.

\*\*\*      \*\*\*      \*\*\*

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

**Section 4.** Anchorage Municipal Code Chapter 21.06.020 Dimensional Standards Tables, Dimensional Standards and Measurements, is hereby

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

## 21.06.020 Dimensional Standards Tables

\*\*\* \*\*

### C. Table of Dimensional Standards: Other Districts

**TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS**  
(Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section [21.04.070](#) for AM district standards.)

Uses	Minimum lot dimensions <sup>14</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
***	***	***	***	***	***	***	***
TSDO: Transit-Supportive Development Overlay	<u>1,400</u>	<u>0</u>	<u>100</u>	<u>0</u>	<u>0 feet or as required by building or fire review</u>	<u>0 feet or as required by building or fire review</u>	<u>75</u>
***	***	***	***	***	***	***	***

\*\*\* \*\*

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

**Section 5.** Anchorage Municipal Code Chapter 21.06.030, Measures and Exceptions, Dimensional Standards and Measurements, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

## 21.06.030 Measurements and Exceptions

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\*\*\* \*\*

D. Height

\*\*\* \*\*

9. Height Transitions for Neighborhood Compatibility

\*\*\* \*\*

b. Applicability

i. This standard shall apply to structures located in any non-residential district, the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as "large-lot residential," ["SINGLE FAMILY—DETACHED," "SINGLE FAMILY—ATTACHED AND DETACHED,"] single-family and two-family, compact mixed residential-medium, and urban residential-high["COMPACT AND MIXED HOUSING," AND "MULTIFAMILY].

ii. This standard shall not apply in the DT districts or the Transit Supportive Development Overlay (TSDO).

[THIS STANDARD SHALL APPLY TO STRUCTURES LOCATED IN ANY NON-RESIDENTIAL DISTRICT (EXCEPT FOR THE DT DISTRICTS), THE R-3A DISTRICT, THE R-4 DISTRICT, OR THE R-4AD ISTRIC, THAT IS WITHIN 200 FEET OF ANY LOT DESIGNATED IN THE COMPREHENSIVE PLAN LAND USE PLAN MAP AS "LARGE LOT RESIDENTIAL," "SINGLE FAMILY—DETACHED," "SINGLE FAMILY— ATTACHED AND DETACHED," "COMPACT AND MIXED HOUSING," AND "MULTIFAMILY."]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2023-120, 12-5-23; AO 2024-24, 4-23-24)

**Section 6.** Anchorage Municipal Code Chapter 21.07.030 Development and Design Standards, Private Open Space, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.07.030 Private Open Space**

\*\*\*

### C. Exemptions

The following are exempt from the private open space requirement:

\*\*\*

#### 8. Any development in the Transit Supportive Development Overlay.

\*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2024-16, 2-27-24)

**Section 7.** Anchorage Municipal Code Chapter 21.07.080 Development and Design Standards, Landscaping, Screening, and Fences, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

### 21.07.080 Landscaping, Screening, and Fences

\*\*\*

#### E. Types of Landscaping

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##### 1. Site Perimeter Landscaping Requirements

**TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

		Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>													
District of Proposed Development	Abutting District or Street	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	<u>TSDO</u>	Freeway	Arterial, Expressway	Collector	Local Street
R-6, R-8, R-9, R-10, TA		L2	L2	L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-3, R-3A	L2	L2				L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2				L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	L1	<u>L2</u>	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2			L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	L1		L4	L1	L1	L1

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**TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

PR						L1	L2	L2		<u>L1</u>	L4	L1	L1	L1
TSDO	<u>L1</u>	<u>L1</u>	<u>L1</u>	L1		<u>L2</u>		L1	<u>L1</u>		<u>L4</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>
<b>NOTES:</b> <sup>1</sup> This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table. <sup>2</sup> L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals. <sup>3</sup> Commercial developments and buildings exceeding 35 feet in height in the R-3A district are subject to the R-4/R-4A site perimeter landscaping standards.														

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24)

**Section 8.** Anchorage Municipal Code Chapter 21.07.110 Development and Design Standards, Residential Design Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

### **21.07.110 Residential Design Standards**

\*\*\*      \*\*\*      \*\*\*

#### **E. Site Design**

\*\*\*      \*\*\*      \*\*\*

#### **2. Multiple Structures on One Lot**

\*\*\*      \*\*\*      \*\*\*

#### **b. Applicability**

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit,
- ii. The development of a caretaker's unit,
- iii. Developments in the R-4A, Transit Supportive Development Overlay (TSDO) and B-3 districts, or
- iv. Developments of four or fewer principal residential structures.

[THIS SECTION APPLIES TO THE DEVELOPMENT OF FIVE OR MORE PRINCIPAL RESIDENTIAL STRUCTURES ON A SINGLE LOT. IT DOES NOT APPLY TO THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER'S UNIT, OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO

DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES. IN ADDITION THE REQUIREMENTS SET FORTH IN THIS SUBSECTION 21.07.110E.2. ARE SUSPENDED FOR COMPLETE APPLICATIONS SUBMITTED ON OR AFTER FEBRUARY 11, 2025, AND BEFORE MAY 31, 2028. THE DATE AN APPLICATION IS DETERMINED COMPLETE PURSUANT TO SECTION 21.03.020F. SHALL SECURE THE APPLICABLE TITLE 21 AND TITLE 23 PROVISIONS FOR THE PROPOSED DEVELOPMENT IN EFFECT AS OF THAT DATE, INCLUDING THIS MORATORIUM. ABSENT ASSEMBLY ACTION TO AMEND THIS PROVISION OF CODE THE REQUIREMENTS SET FORTH IN SUBSECTION E.2. SHALL BECOME EFFECTIVE AGAIN FOR COMPLETE APPLICATIONS SUBMITTED AFTER THE EXPIRATION OF THE SUSPENSION PERIOD.]

c. Review Process

- i. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, [AND ] RO, and TSDO districts.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-36, 5-14-15; AO 2015- 100, 10-13-15; AO 2016-34(S), 4-12-16; AO 2016-136, 11-15-16; AO 2017-160, 12-19-17; AO 2018-59. 7- 31-2018; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; 2022-80(S), 11-21-22; AO 2023-30, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2024- 24, 4-23-24; AO 2024-83(s), 10-8-24; AO 2024-102. 1-7-25)

**Section 9.** Anchorage Municipal Code Chapter 21.08.030 Design standards, Subdivision Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.08.030 Design Standards**

\*\*\* \*\*

**K. Lot Dimensions**

\*\*\* \*\*

- 8. Lots in the Transit Supportive Development Overlay (TSDO) are exempt.**

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16; AO 2020-38, 4-28-20; AO 2023-77, 7-25-23)

**Section 10.** The Planning Department shall establish this overlay as in effect, according to the boundaries of the map provided in Exhibit A of this ordinance, and update the official zoning map with this overlay.



**Section 11.** This ordinance shall become effective immediately upon adoption.

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

\_\_\_\_\_  
Chair

ATTEST:

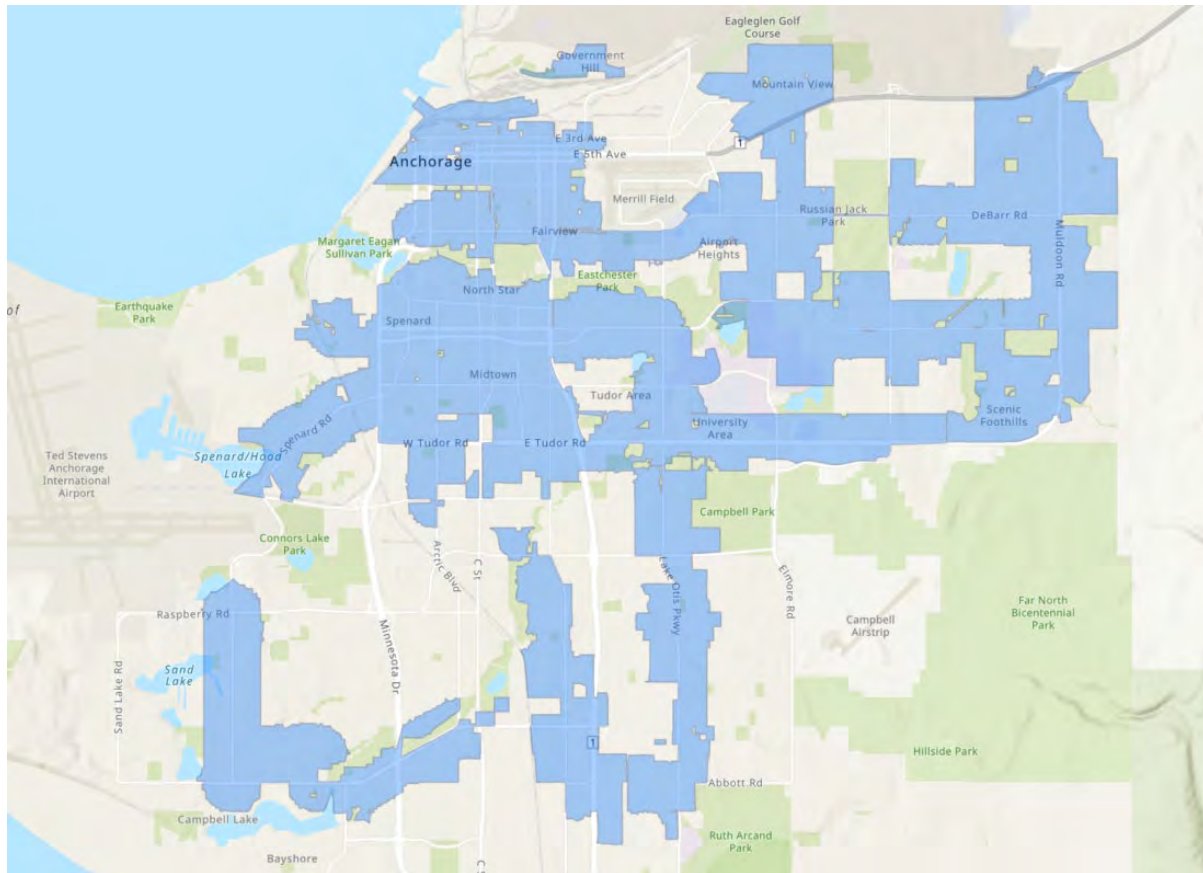
\_\_\_\_\_  
Municipal Clerk

DRAFT

# **Exhibit A**

## **PZC Case No. 2025-0030 Transit-Supportive Development Overlay**

### **2025 Multifamily Tax Incentive Areas**



Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA**  
**AO NO. 2025-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE *ANCHORAGE 2020—ANCHORAGE BOWL COMPREHENSIVE PLAN* AND THE *ANCHORAGE 2040 LAND USE PLAN* TO REFLECT UPDATED HOUSING DENSITY MINIMUMS IN TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS; AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE 21.01-1 COMPREHENSIVE PLAN ELEMENTS.**

(Planning and Zoning Commission Case No. 2025-0034)

**WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan* (Anchorage 2020) with AO No. 2000-119(S) on February 20, 2001; and

**WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan* (2040 LUP) with AO No. 2017-116 on September 26, 2017; and

**WHEREAS**, Anchorage 2020 recommends “an overall average of equal to or greater than 8 dwelling units per acre” for residential development located within a Transit-Supportive Development Corridor; and

**WHEREAS**, the 2040 LUP calls for the creation of Transit-Supportive Development (TSD) corridors where “expanded public transit service will support a compact, walkable pattern of commercial, residential and/or mixed-use development”; and

**WHEREAS**, the Federal Transit Administration (FTA) studied 25 successful transit-supportive developments and identified an average of 36 dwelling units per acre can contribute to a successful TSD in FTA Report No 0057; and

**WHEREAS**, the Capitol Region Council of Governments (CRCOG) Best Practices note “a tripling in ridership as average residential densities approach 30 units per acre”; and

**WHEREAS**, the Metropolitan Council local planning handbook indicates that local bus routes on high frequency networks should have a target density of 15-60+ dwelling units per acre; and

**WHEREAS**, Anchorage 2020 and the 2040 LUP reference lower dwelling density requirements for a TSD; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The text of the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* is hereby amended to read as follows:

1. Page 55

- medium-to high-density housing (25[OVER 8] dwelling units per acre or more on average throughout the corridor) within one-fourth mile of the major street at the center of the corridor.

2. Page 72

Policy # 9: New residential development located within 1/4 mile of the major street at the center of a Transit-Supportive Development Corridor should[SHALL] achieve an overall average of equal to or greater than 25 dwelling units per acre. [INDIVIDUAL LOT DENSITIES SHALL BE FURTHER DEFINED THROUGH DEVELOPMENT OF IMPLEMENTATION STRATEGIES.]

3. Page 79

Policy #34: Transit-Supportive Development Corridors, as identified on the Land Use Policy Map, may[SHALL] be characterized as follows:

- a) Average residential densities equal to or greater than 25[8] du/acre throughout the corridor occur within [UP TO] 1/4-mile of the major street at the center of the corridor.

**Section 2.** The text of the *Anchorage 2040 Land Use Plan* is hereby amended to read as follows:

1. Page 38

Density

- 5 to 15 housing units per gross acre, with 8 or more near Centers and 25 dwelling units per acre or more in[OR] Transit-supportive Development corridors.

2. Page 40

Density

- 10 to 30 housing units per gross acre, with 15 or more near Centers and 25 dwelling units per acre or more in[OR] Transit-supportive Development corridors[;].

3. Page 43

Density

- [BUILDINGS: ½ TO 2 FAR.]
- Dwellings: 25[15 TO 40] dwellings per net acre or more.

4. Page 60

Transit-supportive Development (TSD) identifies corridors where expanded opportunities for housing will help create[PUBLIC TRANSIT SERVICE WILL SUPPORT A COMPACT, WALKABLE PATTERN OF COMMERCIAL, RESIDENTIAL, AND/OR MIXED-USE DEVELOPMENT. OVER TIME, COMPACT DEVELOPMENT CAN CREATE] ridership demand to support more frequent bus service.

5. Page 60

TSD could affect the design of streets, pedestrian facilities, and the property developments for up to a half[QUARTER] mile or a 5- to 15-minute walk or bike ride from the transit route.

6. Page 60

Future development is encouraged to be [GENERALLY IN THE RANGE OF 8 TO 20] equal to or greater than 25 housing units per acre on average[OVER THE ENTIRE CORRIDOR]. [HOWEVER, INDIVIDUAL PARTS OF THE CORRIDOR, SUCH AS IN EXISTING SINGLE-FAMILY AND TWO-FAMILY NEIGHBORHOODS, MAY HAVE LESS DENSITY. TSD IS CONSISTENT WITH THE DENSITY RANGES OF THE UNDERLYING LAND USE DESIGNATIONS SHOWN ON THE LAND USE PLAN MAP. IT DOES NOT RAISE DENSITY RANGES ABOVE THE DESIGNATIONS.]

**Section 3.** That Anchorage Municipal Code section 21.01.080, Table 21.01-1: Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section is not affected and therefore not set forth*):

**21.01.080 Comprehensive plan.**

\*\*\* \*\*\*

**B. Elements.**

\*\*\* \*\*\*

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date <sup>1</sup>	Amendments
<b>Anchorage Bowl</b>	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002; AO 2025- ; ( <i>insert effective date of this ordinance</i> )
	Anchorage 2040 Land Use Plan	AO 2017-116; 9-26-2017	AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5- 12-2021; AO 2021-78, 11-1- 2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023- 21, 4-11-2023; AO 2023-83, 9- 12-2023; AO 2024-1, 3-5-2024; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025- ; ( <i>insert effective date of this ordinance</i> )
***	***	***	

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12- 21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025-44AA, 4-16- 25)

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

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

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0034)

**From:** [Honest, Miranda L.](#)  
**To:** [zackary.gottshall@gmail.com](mailto:zackary.gottshall@gmail.com); Girdwood Board of Supervisors; [TACCPresident@proton.me](mailto:TACCPresident@proton.me)  
**Cc:** [Spano, Liza M.](#); [Community Councils](#)  
**Subject:** Notice of Deemed Complete Renewal Application of License 2025-2027  
**Date:** Tuesday, April 29, 2025 1:49:15 PM  
**Attachments:** [2025-2027 The Frost Frontier #M10161 Renewal-TakuCampbell.pdf](#)  
[2025-2027 The Herbal Cache #M19277 Renewal-GBOS.pdf](#)  
[2025-2027 Alaska Rustic #M10239 Renewal-TurnagainArm.pdf](#)

---

Dear Community Council:

This email is to notify you that the Clerk's Office has received and deemed complete the attached application(s) for the renewal of a municipal marijuana license within your boundary as required by Anchorage Municipal Code (AMC) 10.80.036C.

Currently, the application(s) are under review. The application(s) will be scheduled for final review by the Assembly at a regularly scheduled Assembly Meeting. You will be notified of the date and time, once scheduled.

***The Community Council may send comments regarding the attached municipal marijuana license application to [wwwmas@muni.org](mailto:wwwmas@muni.org) or reply to this email. Please include the business name in the subject line.***

*If you have any concerns or issues with the above referenced establishment(s) we recommend contacting Municipal Code Enforcement and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.*

- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email [amco.enforcement@alaska.gov](mailto:amco.enforcement@alaska.gov)*

*If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information possible criminal activities associated with the premises.*

*File a complaint with Anchorage Police Department - [file your report here](#)*



Thank you,  
**Mandy Honest**  
Business License Official

***Municipality of Anchorage***  
Municipal Clerk's Office  
907-343-4316

*Messages to and from this email address may be available to the public under Alaska Public Records Law.*

# 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***

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

## LETTER OF NON-OBJECTION

June TBA, 2025

TO: Municipal Clerk's Office  
RE: 2025-2027 The Herbal Cache #M19277 Renewal

The Girdwood Board of Supervisors (GBOS), by a vote of x in favor x opposed at the XXX Regular meeting, has no objection to the marijuana retail renewal listed below:

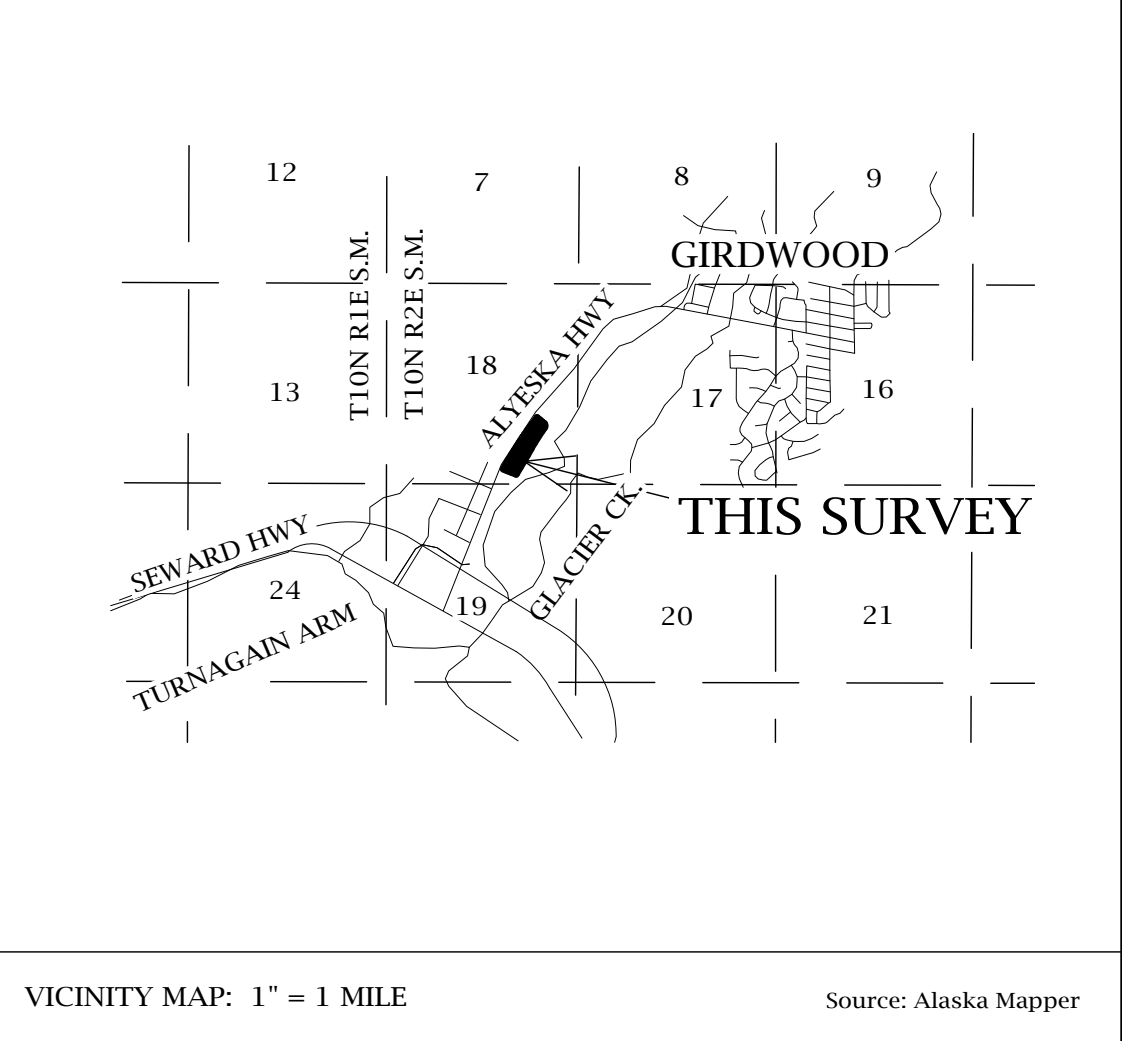
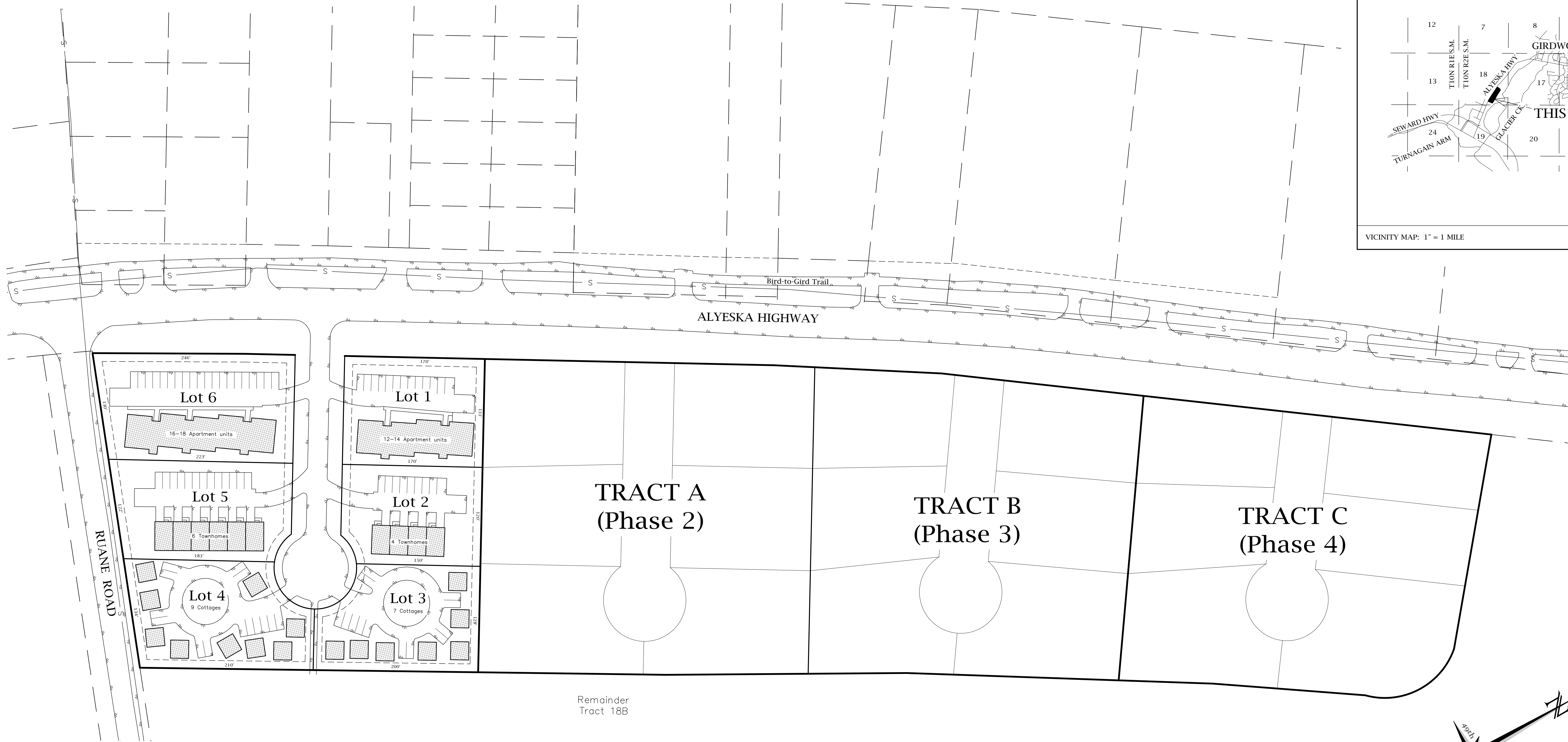
M19277      THE HERBAL CACHE      158 Holmgren Pl., Ste. 101 Girdwood

The Girdwood Land Use Committee recommended Non-Objection by XX vote at their June 9, 2025 regular meeting.

Jennifer Wingard  
Land Use Supervisor

Date





PHASE 1 - 6 Lots and 3 Tracts

Multi-Family Apartments:  
- 28-32 Units, 1 to 3 bedrooms (550-1250 s.f. each)

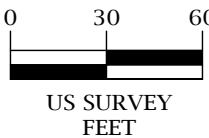
Townhomes:  
- 10 Units (2,300 s.f. each)

Cottages (Bungalows):  
- 16 Units (750 s.f. each)

Total Living Units: 54-58

LEGEND

- Proposed Subject Boundary
- Utility and Access Easement Line
- Adjoiner Property Line
- Existing Underground Sewer Line
- Existing/Proposed Edge of Road
- Proposed Cottage/Townhome/Apartment



Subdivision/Development  
Concept - Phase 1 of 4  
Portion Tract 18B

LOCATED WITHIN  
THE SE 1/4 OF SECTION 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
SEWARD MERIDIAN, ALASKA  
CONTAINING 13.6± ACRES  
ANCHORAGE RECORDING DISTRICT, THIRD  
JUDICIAL DISTRICT, STATE OF ALASKA  
Jeremy@49thStarSurveying.com

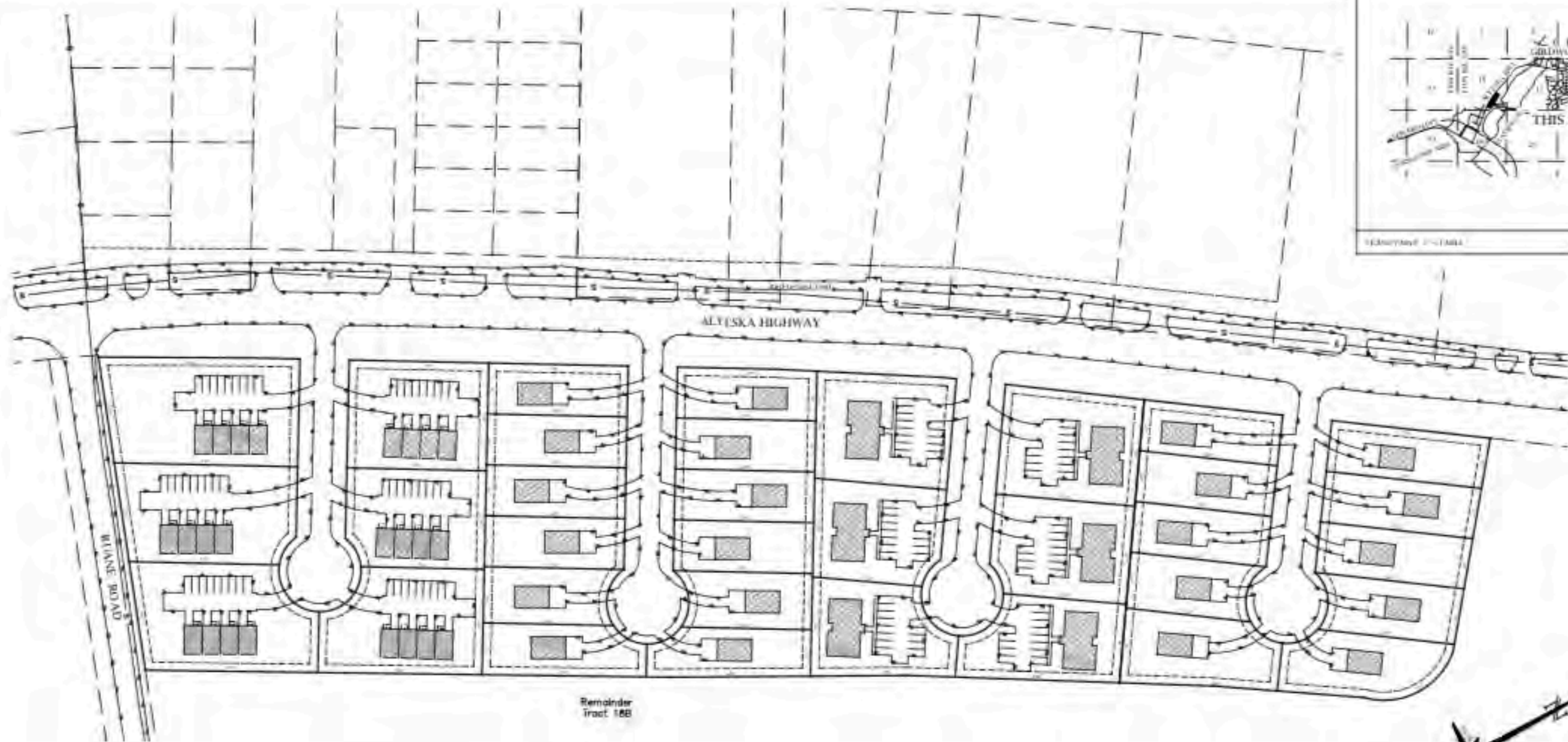
49<sup>th</sup> STAR  
SURVEYING  
(907) 891-6111  
PO BOX 738  
Girdwood, AK 99587

DRAWN BY: JAH  
DATE: 5/23/25  
Field Book: 23-07  
Pages(s):  
SCALE: 1" = 60'  
CHECKED: JAH  
GRID: SE4913

SHEET: 1 of 1

# RUANE & ALYESKA HIGHWAY

Girdwood Private Public Partnership Proposal



# CONCEPT SITE PLAN

## PROPOSED LOTS

### Multi-Family Apartment Lots:

- 6 Lots (18,000 s.f. - 23,000 s.f. each)
- 4-Plex or 8-Plex Apartment building on each lot

### Multi-Family Townhomes Lots:

- 6 Lots (22,000 s.f. - 26,000 s.f.)
- 4 Townhomes on each lot

### Single Family Home Lots:

- 22 Lots (10,500 s.f. - 15,700 s.f.)
- 1 Home on each lot

Total Living Units: 70 - 94



Subdivision/Development  
Concept  
Portion Tract 18B

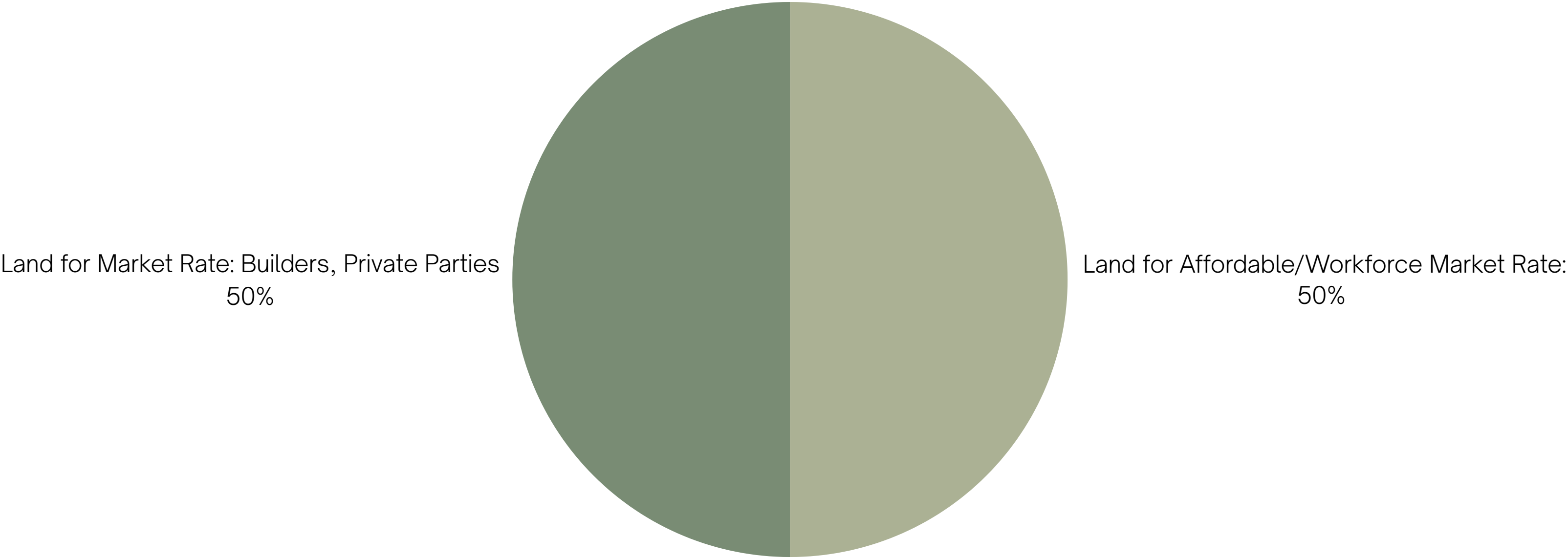
100,000 S.F. (2.3 ACRE)  
THE S.W. 1/4 OF SECTION 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
SEWARD MERIDIAN, ALASKA  
CONTAINING 13.0+ ACRES  
ALUTKA BOROUGH, DISTRICT 1, THIRD  
JURASSIAN DISTRICT, STATE OF ALASKA

49<sup>th</sup> STAR SURVEYING

Owner: [blank]	Engineer: [blank]	Scale: 1" = 100'
Date: 1/1/20	Sheet: 1 of 1	Project: [blank]

# PROJECT LAND DEDICATION:

Proceeds of Market Rate Land Sales contribute to develop  
Affordable/Workforce Housing Options and Opportunities

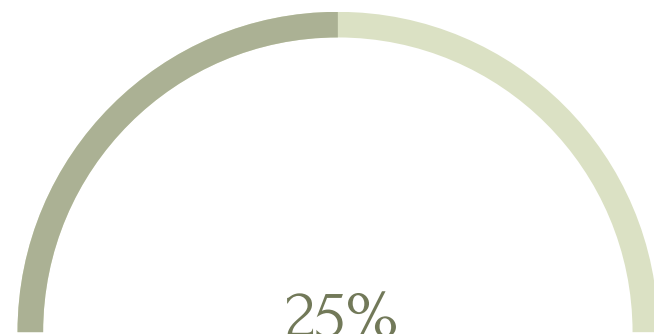


# PROPOSED PROCEEDS SPLIT FOR PARTNERS

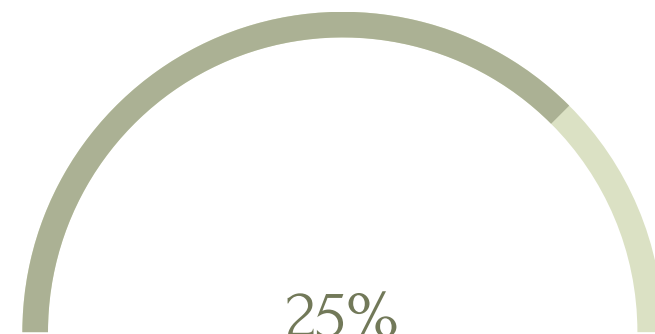
WHEN A MARKET  
RATE LOT IS SOLD:



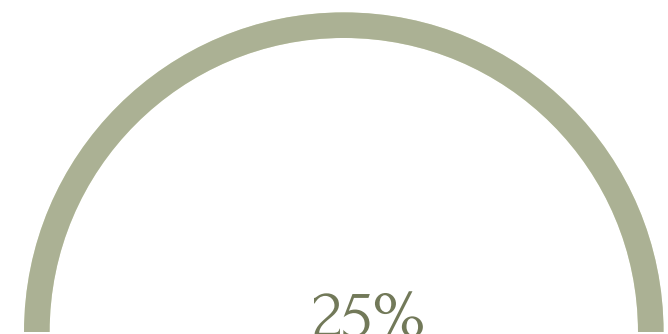
25%  
GIRDWOOD  
NON-PROFIT



25%  
GIRDWOOD  
VALLEY  
SERVICE AREA



25%  
ANCHORAGE  
MOA GENERAL  
FUND



25%  
HERITAGE LAND  
BANK



## NEXT STEPS:

- PRESENT AT GIRDWOOD LAND USE

Move through local process to gauge support. If successful, request GBOS Resolution of Support.

- SECURE A LETTER OF INTENT

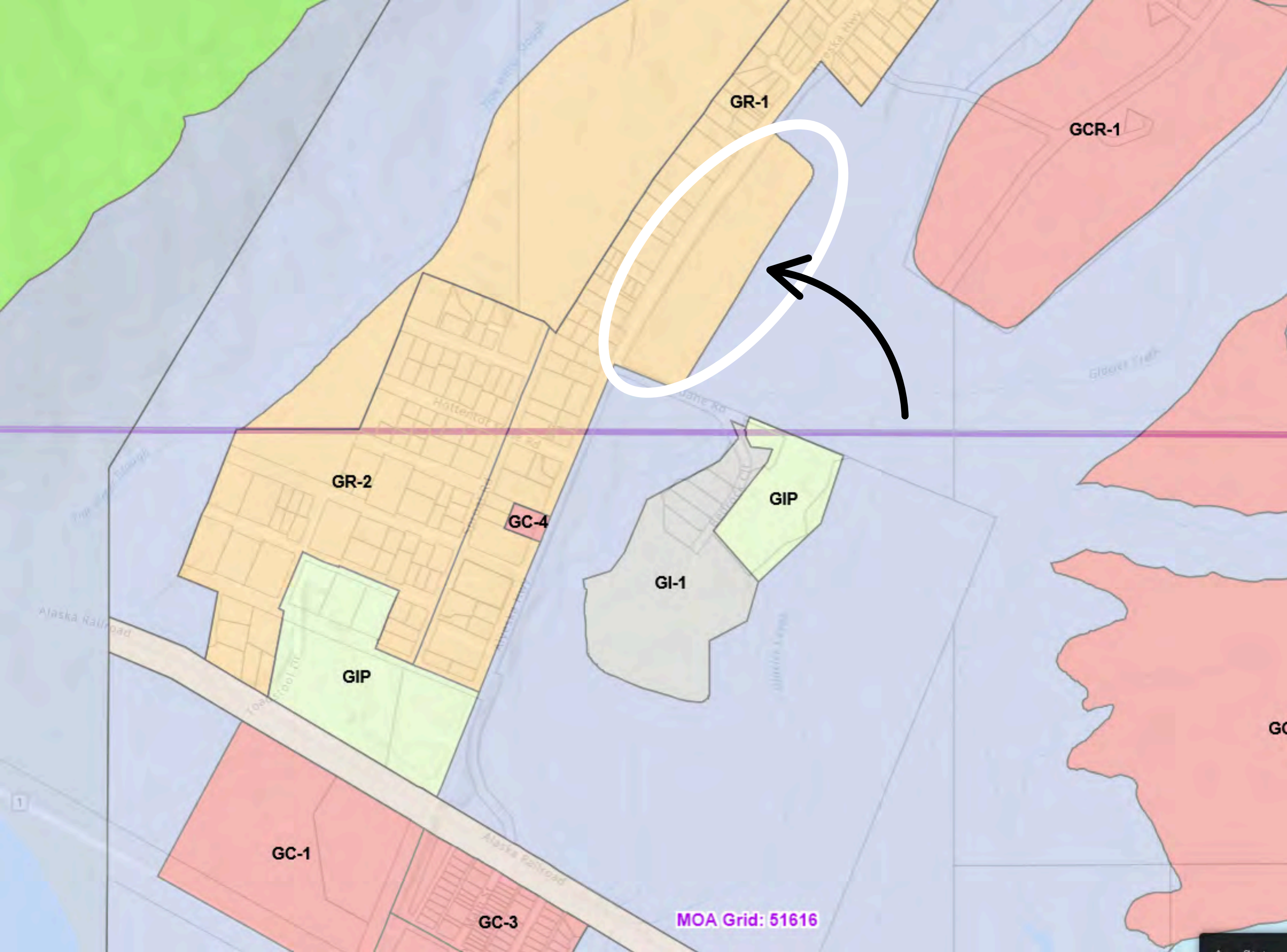
Compile PPP details into a Letter of Intent to proceed.

- REQUEST HLB:

Move to subdivide 6-039. Separate out the 13 acre section from the larger parcel. Update zoning.

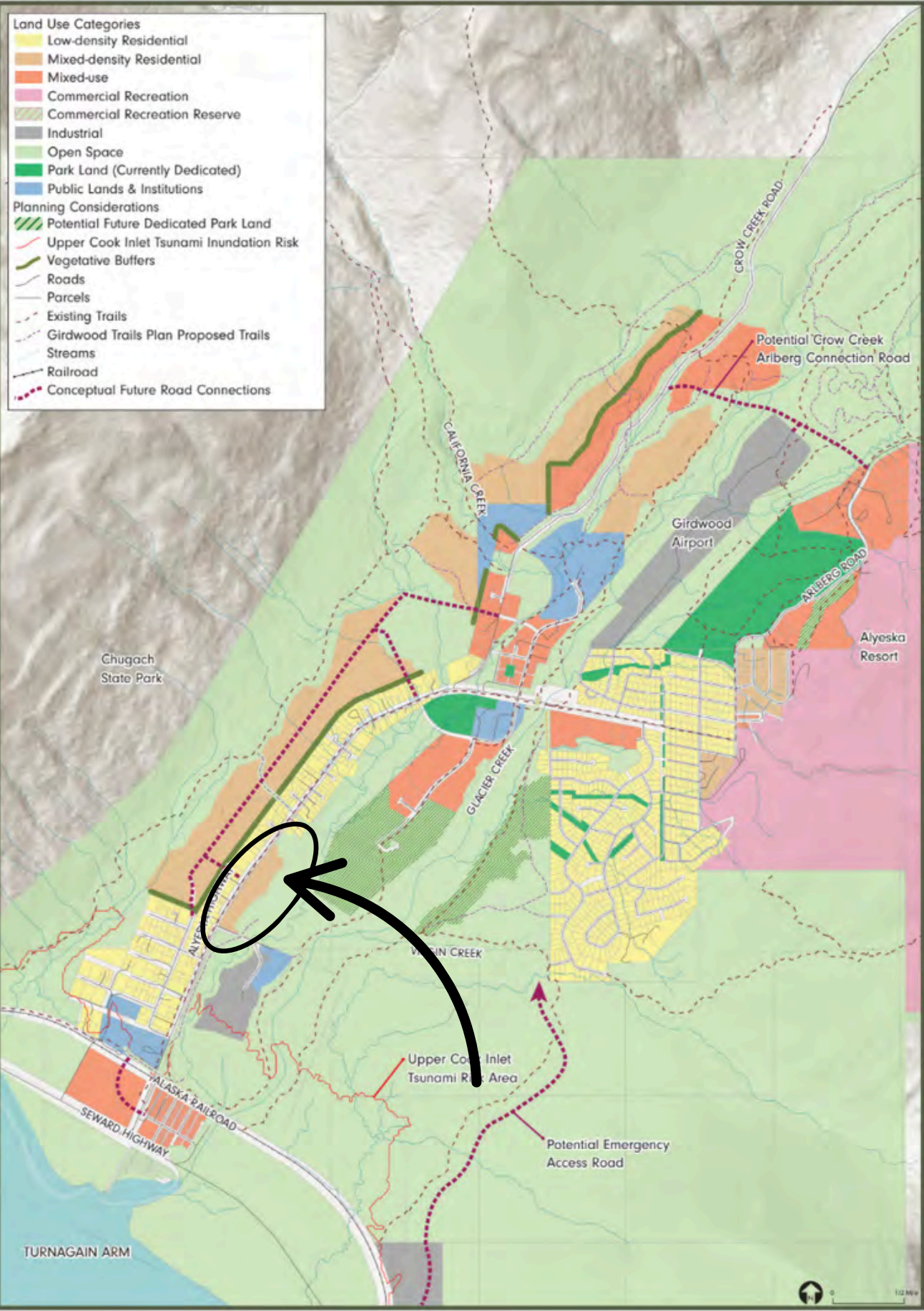
- REQUEST HLB:

Add PPP as an addition to the HLB work plan.



# CURRENT ZONING





2025  
ADOPTED  
GIRDWOOD  
AREA  
PLAN

MIXED DENSITY

Map 3-2. Girdwood Land Use Plan map- Lower Valley Enlargement - DRAFT