

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: April 14, 2026

ANCHORAGE, ALASKA
AO No. 2026-51

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.09 TO ALIGN WITH THE NEWLY ADOPTED GIRDWOOD
COMPREHENSIVE PLAN**

(Planning and Zoning Commission Case No. 2026-0042)

WHEREAS, the Municipality of Anchorage has adopted Title 21 of the Anchorage Municipal Code to implement the comprehensive plan in a manner which protects the public health, safety, welfare, and economic vitality; and

WHEREAS, the 2025 Girdwood Comprehensive Plan was adopted on March 18, 2025, with AO 2024-114(S); and

WHEREAS, the Planning Department works with other departments to identify and fix issues in Title 21 as they arise; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.09.040 Zoning Districts is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040 ZONING DISTRICTS

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F. Other Districts

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2. GA (Girdwood Airport) District

a. Location

The GA district is appropriate where the comprehensive plan designates it as an implementation zone.[CONSISTS OF STATE OF ALASKA-OWNED PROPERTY WHERE THE GIRDWOOD AIRPORT IS CURRENTLY LOCATED. THE AIRPORT PROPERTY IS LOCATED NORTH OF ALYESKA HIGHWAY AND STRADDLES GLACIER CREEK. THE AIRPORT FACILITY ITSELF IS ON THE EAST SIDE OF GLACIER CREEK, BUT MUCH OF THE AIRPORT PROPERTY IS EITHER WETLANDS OR RIVER FLOODWAY.]

b. Intent

The intent of this district is for continuation of uses that are

primarily aviation, industrial, or transportation related, but also for wetlands and river floodway to be minimally disturbed by development within this district.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16; AO 2024-24, 4-3-24; AO 2024- 121, 1-7-25; AO 2025-104, 10-7-25)

Section 2. Anchorage Municipal Code of Regulations section 21.09.050 Use Regulations are amended as follows (*the remainder of the table is not affected and therefore not set out*)::

21.09.050 USE REGULATIONS

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A. Table of Allowed Uses

TABLE 21.09-2: TABLE OF ALLOWED USES																											
<i>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</i>																											
Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards			
		gR1	gR2	gR2A	gR3	gR4	gR5	gC1	gC2	gC3	gC4	gC5	gC6	gC7	gC8	gC9	gC10	gl1	gl2	gRST1	gRST2	GA	GOS		GW		
***	***	***																									
COMMUNITY																											
***	***	***																									
Government Facility	Governmental Service								C									S	S				C			21.09 .050B .3.c	
***	***	***																									
INDUSTRIAL																											
***	***	***																									
Industrial Service	General industrial service																	C								21.05 .060A .4.	
	[GOVERNMENTAL SERVICE]																	[C]									
***	***	***																									

B. Use Specific Definitions and Standards

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3. Community Uses

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c. Governmental Service**i. Definition**

A facility housing government shops, maintenance and repair centers, and/or equipment storage. May include transportation infrastructure such as heliports or helipads. Accessory activities may include supporting administrative offices.

ii. Use-specific standards

(A) The handling and firing of explosives shall be performed only by the individual possessing a valid explosives certificate issued by the fire marshal.

(B) Whenever a new storage or magazine site is established, local law enforcement, and fire enforcement, and the emergency operations center shall be notified.

(C) Quantities of explosives shall be determined by the fire code in AMC title 23.

d[C]. Passive Outdoor Recreation**i. Definition**

Those outdoor activities with low environmental impact, are not intrusive, do not use motors and may not require trails. Activities not necessarily requiring trails include backcountry skiing, dog sledding, snowshoeing, off trail hiking, paragliding, blueberry picking, birding, and picnicking. This definition does not include activities involving vehicles or games such as paint ball.

e[D]. Private School**i. Definition**

Any building or group of buildings used for academic education for students between the kindergarten and 12th grade level, without major funding from any government agency.

f[E]. Visitor and Information Center**i. Definition**

A facility providing information, interpretation, and educational services for visitors.

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(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), 2- 15-22; 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; AO 2025-104, 10-7-25)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

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ATTEST:

Chair of the Assembly

Municipal Clerk