

**PLANNING DEPARTMENT  
CURRENT PLANNING STAFF ANALYSIS  
PLATTING BOARD**

**DATE:** January 7, 2026

**CASE:** S12866  
Orca Mountain View Subdivision,  
Tracts 18-B1, 18-B2, and 18-B3

**REQUEST:** Subdivision of one (1) tract into three (3) tracts.

**RECOMMENDATION:** Approval of the Preliminary Plat

**PETITIONER:** MOA Heritage Land Bank, Ryan Yelle

**REPRESENTATIVE:** Dave Hale PLS, R&M Consultants, Inc.

**COMMUNITY COUNCIL:** Girdwood Board of Supervisors

**TAX IDENTIFICATION:** 075-091-01-000

**UNDERLYING PLAT:** 73-220

**GRID:** SE4913

**SITE**

Area: ± 67.98 acres  
Utilities: Public water and public sanitary sewer  
Topography: Variable  
Vegetation: Natural, and existing undeveloped properties

**ZONING:** GOS (Girdwood Open Space) District,  
gR-1 (Alyeska Highway Mixed Residential) District

**COMPREHENSIVE PLAN**

Land Use Classification: "Moderate-Intensity Residential and Open Space" per the Girdwood Comprehensive Plan Land Use Plan Map (2025).

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	GOS/gR-1	GOS/GCR-1	GOS/gl-1	gR-1
Land Use:	Open Space/ Residential	Open Space/ Recreation	Open Space/ Industrial	Residential

**ATTACHMENTS**

1. Parcel Boundary Maps
2. Application
3. Comments

## PROPERTY AND RELATED HISTORY

11-01-05	Zoning	Property Zoned GOS (Girdwood Open Space) District, gR-1 (Alyeska Highway Mixed Residential) District.
4-07-73	Plat	Tract 18-B, Supplemental Cadastral Survey created Plat 73-220.

## REQUEST

This is a preliminary plat to subdivide one (1) tract into three (3) tracts. The three tracts would be large, with areas of 3.50 acres, 14.26 acres, and 50 acres. The subdivision falls within two zoning districts, the Alyeska Highway Mixed Residential (gR-1) District and Girdwood Open Space (GOS) District. The tract boundaries align with the zoning district designations in order to prevent a split-zoned tract. Proposed Tract 18-B2 is located within the gR-1 District and fronts the Alyeska Highway and Ruane Road. Proposed Tracts 18-B1 and 18-B3 are within the GOS District. The purpose of this subdivision is to create three separate tracts subdivided along zoning boundaries. This will allow for easier exploration and discussion of a future residential subdivision within the residentially zoned portion along the Alyeska Highway.

## COMMENTS

In general, reviewing agencies had either no comment or no objection to the subdivision request. On December 15, 2025, the Planning Department mailed 143 public hearing notices. As of this writing, the Planning Department has not received comments in response to the public hearing notices. The Girdwood Board of Supervisors did not provide comments. *Attachment 2. Application* includes the petitioner's affidavit of posting, along with their application submittal to the Planning Department. *Attachment 3. Comments* includes all comments received by the Planning Department in their original format.

### Summary of Reviewing Agency Comments:

1. Utility agencies have requested easements.

2. Private Development:

Roads: The proposed subdivision is bounded by the following streets:

- Alyeska Highway to the northwest (100' ROW)
- Ruane Road to the southwest (60' ROW)

Subdivision Agreement: None required.

Dedication: None required.

Road Improvements: None required

Plat Notes – no change to the proposed plat notes:

- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from the Municipality of Anchorage Building Safety Officer.
- Property owners and utilities shall not obstruct, impede, or alter approved drainage facilities (e.g., swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Recommendation: Private Development does not object to the proposed subdivision and recommends approval of the plat.

3. Addressing:

- In the platted area: The spelling of the street name is Karolius Drive (not Korolius).

4. Municipal Right-of-Way Section:

Right-of-Way has no comment or objections to the proposed action.

5. Municipal Traffic Engineering Department:

Traffic Engineering has no objection.

6. Alaska Department of Transportation (ADOT) comments:

- No objections to the proposed subdivision.
- Require plat note stating: No direct vehicular access from Tract 18-B2 to Alyeska Highway. Access must be from Ruane Road.
- Subsequent subdivision and development for proposed Tract 18-B2 should have a design with internal circulation in such a way that does not necessitate access to Alyeska Highway.

7. Anchorage Water and Wastewater Utility (AWWU):

- This parcel is located within AWWU's water and sanitary sewer service districts.
- AWWU water and sanitary sewer are not available to this parcel. The nearest AWWU water main is located at Alyeska Highway and Egloff Drive. AWWU sanitary sewer availability will be determined upon future development/subdivision.
- This platting action will not trigger assessments.
- AWWU will require sewer easements on Tract 18-B1 and Tract 18-B2. AWWU will send an easement diagram to the surveyor.

- AWWU has no objection to this platting action.

8. On-Site Water and Wastewater Services (OSWWS):

Since this subdivision will create tracts only, no comments from on-site.

9. Watershed Management Services (WMS):

- Add plat note: There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- Portions of this plat are in the floodplain as determined by the Federal Emergency Management Agency (FEMA). Private Development requests the addition of the following plat note:

“Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E. or any future revision.”

- Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is necessary to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

10. ASD: No comments or concerns with this request.

## **STAFF ANALYSIS**

The petition site is located east of Alyeska Highway and north of Ruane Road in Girdwood. The property is zoned GOS (Girdwood Open Space) District and gR-1 (Alyeska Highway mixed residential) District. Proposed Tracts 18-B1 and 18-B3 within the GOS District. Proposed Tract 18-B2 is within the gR-1 District and may be subdivided in the future. The proposed tracts meet the minimum lot size and width required by their respective zoning district. None of the reviewing agencies had any objections to the plat.

### Road Improvements and Dedications

The proposed subdivision has access to Ruane Road, a local roadway in the *Official Streets and Highways Plan (OS&HP)*. As the road is currently constructed to Municipal Standards, the Planning Department does not recommend improvements to this section of road.

The proposed subdivision consists of large tracts that will be subdivide into lots in a future subdivision process. At the time of design, the developer will provide road design, right-of-way dedication, and future sanitary sewer and water mains.

### Conformance with Adopted Plans

This preliminary plat appears to conform with the petition site's land use classification, as well as the following goals and policies of the *2025 Girdwood Comprehensive Plan*:

*Goal E2: Economic development in Girdwood is compatible with the natural environment.*

*Goal E3: Development that is sensitive to and enhances the natural environment.*

*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 subdivision will create new tracts for future residential development accessed from Ruane Road while setting aside two tracts for open space/trails and wetlands. This development intends to keep the community character and provide for protection of natural spaces.

### Trails

This property includes the historic Iditarod Trail route that is located on the west bank of Glacier Creek. A 125-foot perpetual public easement and a 200-foot perpetual public easement exist by previous book and page documents. This easement is on the plat along with associated notes. The easements provide access for the existing trail.

It is a requirement for the petitioner to resolve with Private Development the need for and location of drainage easements on the subject property to allow existing drainage patterns to cross the new property lines and for future drainage improvement connections.

### **DEPARTMENT RECOMMENDATION**

- A. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
  2. Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.
  3. Place the following notes on the plat:
    - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
    - b. Property owners and utilities shall not obstruct, impede, or alter approved drainage facilities (e.g., swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
    - c. No direct vehicular access from Tract 18-B2 to Alyeska Highway will be permitted.

- d. There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
  - e. Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E. (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E. or any future revision.
4. Make the following drafting changes:
- a. Platted area: The street name should be spelled Karolius Drive (not Korolius).

Reviewed by:



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Melisa R. K. Babb  
Planning Director

Prepared by:



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Shawn Odell  
Senior Planner

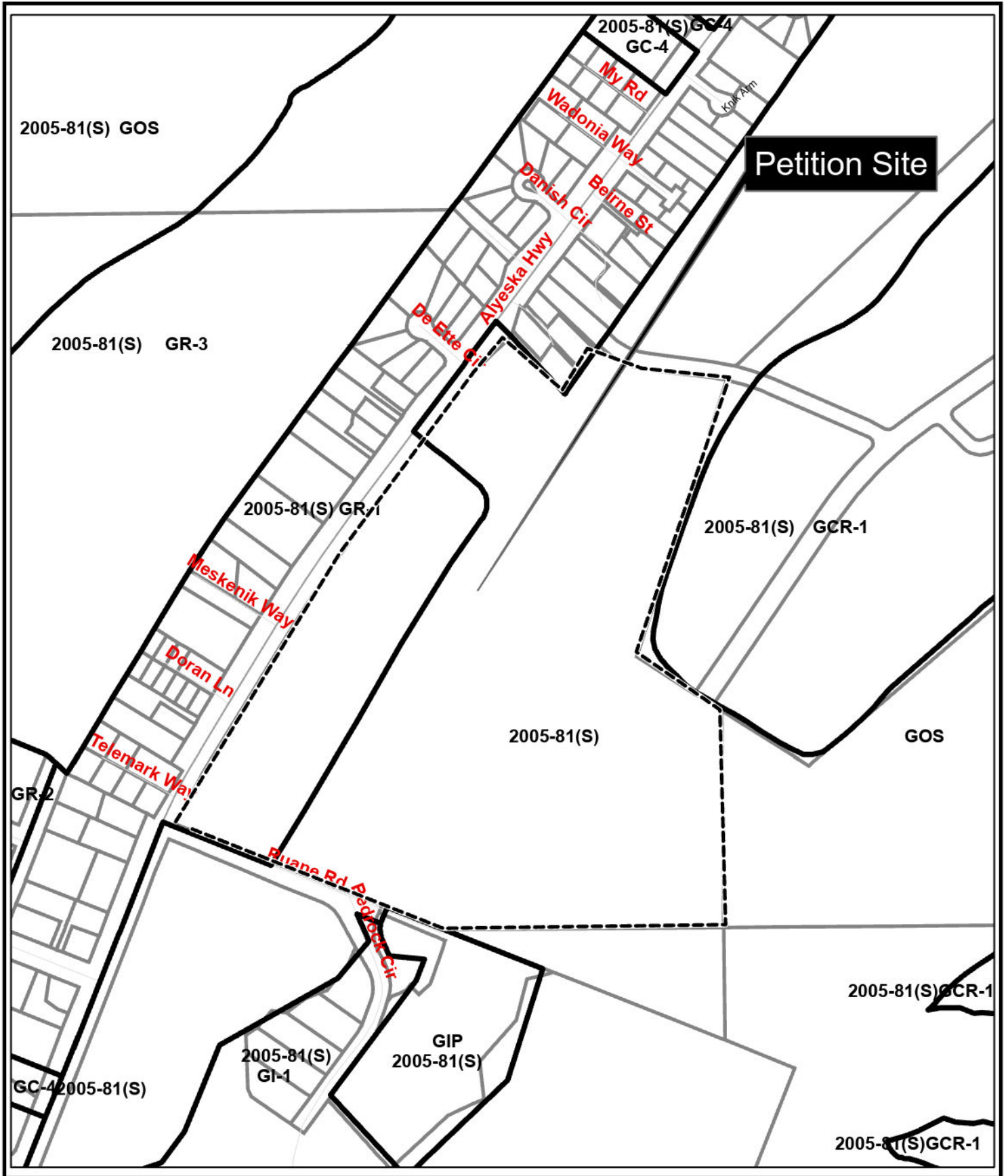
**S12866**

# **Attachment 1.**

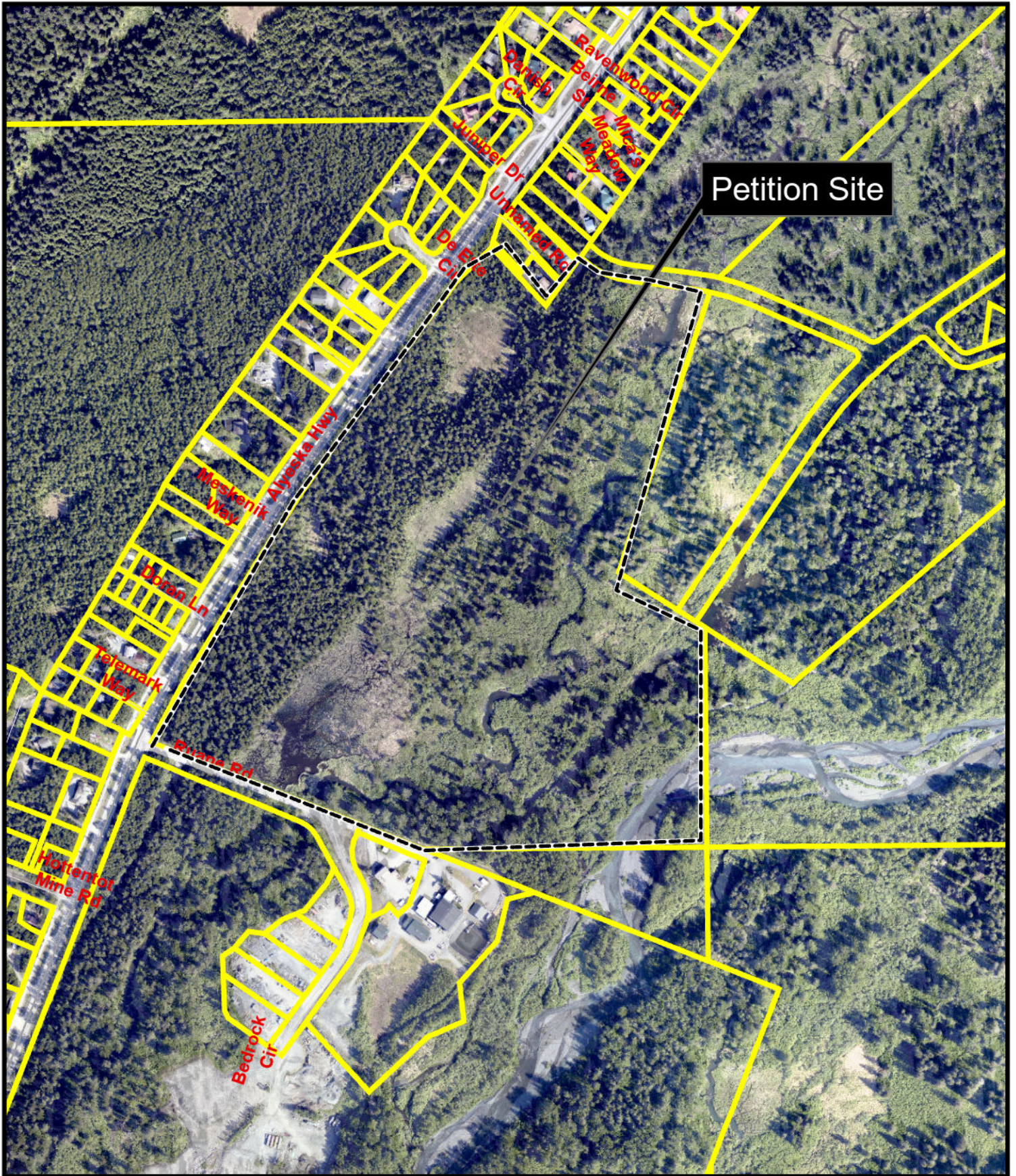
Parcel Boundary Maps

S12866

# S12866



# S12866



Petition Site



# **Attachment 2.**

Application

S12866

# Application for Preliminary Plat

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



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) MOA Heritage Land Bank, Ryan Yelle		Name (last name first) R&M Consultants, Inc. Dave Hale, PLS	
Mailing Address 4700 Elmore Road		Mailing Address 9101 Vanguard Dr.	
Anchorage, AK. 99507		Anchorage, AK. 99507	
Contact Phone – Day (907) 343-7536	Evening	Contact Phone – Day (907) 646-9651	Evening
E-mail ryan.j.yelle@anchorageak.gov		E-mail dhale@rmconsult.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-091-01-000			
Site Street Address: 238 Ruane Road, Girdwood AK. 99587			
Current legal description: (use additional sheet if necessary) TR 18-B, Supplemental Cadastral Survey, T. 10 N, R 2 E, S.M., per Plat 73-220, Anchorage Recording District, AK.			
Zoning: <b>GR-1/60S</b>	Acreage: 67.98	Underlying Plat #: 73-220	Grid #: SE4913
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision		
# Lots:	# Tracts: 3	Total # parcels: 3

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)

10.31.25  
 Date

Dave Hale, PLS

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: <b>S 1 2 8 6 6</b>	Meeting Date: <b>JAN 07 2026</b>
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**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 8 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 E. Appleby



# AFFIDAVIT OF POSTING

Case Number: 512866

I, Dave Hale, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for subdivision. The notice was posted on Nov. 13<sup>th</sup> 2025 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 13<sup>th</sup> day of November, 2025.

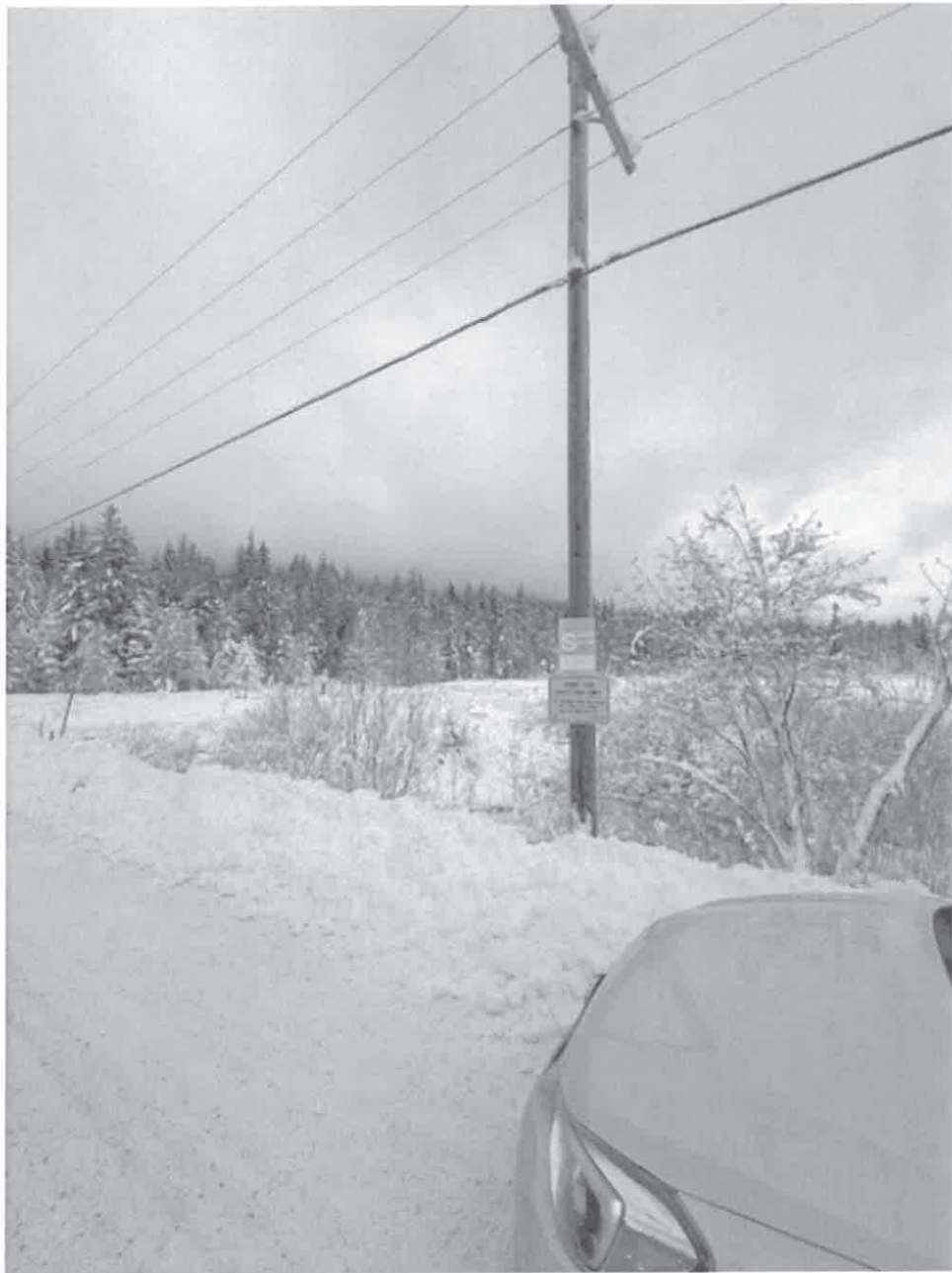
  
Signature

## LEGAL DESCRIPTION

Tract or Lot 18B  
Block \_\_\_\_\_  
Subdivision Plat 73-220









R&M CONSULTANTS, INC.  
ANCHORAGE | FAIRBANKS | JUNEAU

October 31, 2025

Municipality of Anchorage  
Planning Department  
4700 Elmore Road  
Anchorage, AK. 99507

R&M No. 3203.12

**RE: Preliminary Plat for Orca Mountain View Subdivision**

**REQUESTED ACTION**

**The Heritage Land Bank owns existing Tract 18-B, Supplemental Cadastral Survey, Township 10 North, Range 2 East, Seward Meridian, Alaska, per Plat No. 73-220, and proposes to subdivide it into three tracts.**

**PROPOSED LEGAL DESCRIPTION**

Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision

**PROPERTY TAX NUMBERS:**

075-091-01-000

**PARCEL HISTORY**

Tract 18-B was created by Plat No. 73-220 in the early 70's. The majority of the parcel falls within wetlands and areas of flooding around California and Glacier Creeks. These areas fall on the east side of the tract and are generally unsuitable for development considering these environmental constraints. There are existing public access easements which provide recreational opportunity that are offset from the ordinary high-water line of each creek. The land on the west side of the parcel is higher ground and falls outside of all creek easements and most wetlands. This area is considered mostly suitable for development and is zoned to allow for a variety of residential housing types.

Currently, existing Tract 18-B falls within two zoning districts: gR-1 (Alyeska Highway Mixed Residential) and GOS (Girdwood Open Space). The gR-1 zoning area is shown in the MOA GIS (See Figure 1 below) and appears to follow the lines of topography where the land rises above the lowland areas. The intent of this subdivision is for Proposed Tract 18-B2 to follow the current zoning line of the gR-1 Zoning District. This will allow the tract to be further developed in the future while also providing a remedy for the current split zoning. Proposed Tract 18-B3 is mostly encumbered by wetlands and future development may be limited. Proposed Tract 18-B1 will be completely within the Girdwood Open Space Zoning District and will remain undeveloped.

In regard to the establishment of boundary lines between zoning districts, Chapter 21.09.030C states in part:

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*“Where specific boundary lines need to be established between lands in different ownerships, or lands within the same ownership with different land uses as defined by a master plan, the Girdwood Area Plan, or the table of allowed uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries shall be defined as outlined below. These steps make explicit the intent of a boundary line (for example, to correspond with a stream setback). By clearly defining the intent of these boundaries, the lines may be correctly located during subsequent field surveys. These steps are particularly important in the delineation of areas to remain in the open space district.”*

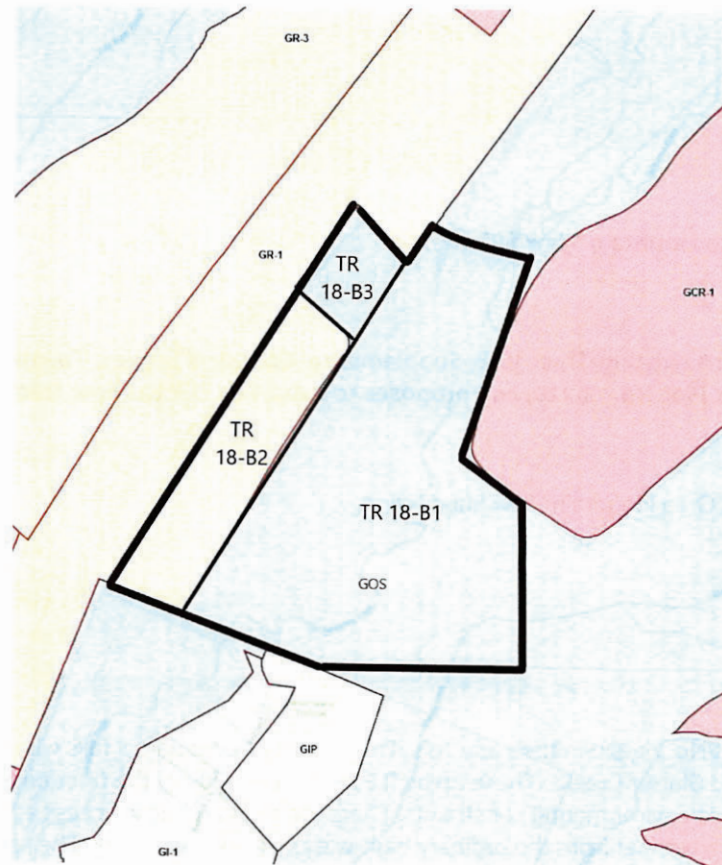


Figure 1: Zoning Map

*2. Boundaries shall be based on at least one of the references listed below, suitable for final determination of the boundary at such time as subdivision and the associated survey occurs.*

- a. A surveyed or otherwise readily observed geographic reference point or line (such as a public street, property line or boundary, centerline of a stream channel, etc.);*

The best available evidence for establishing the limits of the zoning district is by downloading the linework directly from the MOA GIS and importing it into a CAD platform to overlay it with surveyed data and parcel boundaries. This proposed plat uses that data and additional topographic data collected during the field survey to establish the new tracts which follow the outline of the gR-1 district as closely as possible based on topography. By perpetuating this boundary on the plat, we hope to establish an absolute boundary based on bearing and distance for the gR-1 and GOS zoning districts which



will coincide with the boundaries of the newly created tracts. Doing this ensures that Tract 18-B2 falls completely within the gR-1 district, and Tracts 18-B2 and 18-B3 fall completely within the GOS Zoning District.

#### **NATURAL FEATURES**

Tract 18-B is heavily impacted by Glacier and California Creeks, as well as areas of "Class A" wetlands. Glacier Creek is subject to a 200-foot Perpetual Public Easement, and California Creek is subject to a 125-foot Perpetual Public Easement, both based on the Ordinary High-Water Mark (OHW) line of the respective creeks. No development is proposed within the creek easements.

#### **UTILITIES**

Sanitary sewer lines border the subdivision along Ruane Road and the Alyeska Highway. An existing sewer line was installed within the eastern half of the parcel between California and Glacier Creeks. Viability of connection to these existing sewer lines has yet to be determined. Public water service is not available to this parcel. A well house exists at the west end of Ruane Road, but a water connection has not been installed to Tract 18-B. Electrical and telecommunication lines are available to this parcel. No development is anticipated for this platting action.

#### **CONCLUSION**

This subdivision proposes to subdivide one large tract into two smaller tracts and a remainder tract. We do not anticipate any vacations or variance requests with this platting action. The platting action is in harmony with current zoning and applicable land use plans such as the Girdwood Comprehensive Plan..

Thank you for considering our request and please contact me directly with any questions or requests for additional information.

Sincerely,

**R&M CONSULTANTS, INC.**



Dave Hale, PLS  
Senior Land Surveyor  
(907) 646-9651



**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 2025-17  
Of the Girdwood Board of Supervisors  
RESOLUTION OF SUPPORT  
For Platting of Orca Mountain View Subdivision HLB Parcel 6-039**

WHEREAS, the 2023 Girdwood Economic and Housing Analysis identified Girdwood's need for over 100 ownership residential units and another 129 rental units; and

WHEREAS, the housing analysis further stated, "Housing supply should be increased whenever possible" and encouraged the development of larger land tracts, such as those held by HLB; and

WHEREAS, in an August 2025 letter, the GBOS supported the subdivision of the buildable tract within parcel 6-039 (also known as Orca Mountain View Subdivision) from the parcel as a whole to allow development by a Girdwood non-profit via Public Private Partnership, with a goal of at least 50% of the land dedicated to development of workforce/affordable housing purposes; and

WHEREAS, Platting of tract 6-039 is a necessary step to achieve these goals.

THEREFORE, the GBOS supports the HLB's proposal to plat parcel 6-039.

Passed and approved by a vote of 4 in favor 0 opposed on this 20<sup>th</sup> day of October, 2025.

*Jennifer Wingard*

Jennifer Wingard  
GBOS Co-Chair and Land Use Supervisor

*Margaret Tyler*

Attest

# 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

## **September 15 2025 GBOS Regular Meeting Minutes Final**

**7:00 p.m. via Microsoft Teams & Girdwood Community Room**

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 7:00 p.m. Mike Edgington, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call: Brian Burnett (BB), Jennifer Wingard (JW), Briana Sullivan (BS), Kellie Okonek (KO), Mike Edgington (ME)  
Disclosures: Mike Edgington recuses himself from item 20 during the meeting.

### Announcements:

- Sept 23 5PM Holtan Hills Presentation on Conditional Use/Planned Use Development at The Meadows
- Upcoming meetings:  
GVSA Non-Profit Grant Meeting TUE Sept 30 7PM  
GBOS Rules & Goals part 2 Date TBA

**Agenda Revisions and Approval:** September 15 GBOS meeting agenda BS/BB Amended/approved Assent  
Amendment to move presentation of New Business items 16 and 17 under presentations at the start of the meeting.  
BS/BB Assent

**Minutes Approval:** August 18 2025 GBOS meeting minutes approved BS/BB Assent  
September 3 2025 GBOS Special Meeting minutes approved BS/BB Assent

### Consent agenda: None

### Presentations (10 Min):

- \* HLB Presentation on Girdwood Industrial Park Subdivision (Yelle)
- \* HLB Presentation on Orca View Estates Subdivision (Yelle)

Required public meeting on these was held at LUC at their Sept 8 Meeting. Both are initiated at the request of the community. Girdwood Industrial Park has been cited as critical need by the community. Orca View was cited in HLB study requested by the community as most developable land among HLB holdings. It is supported by the community for public private partnership to develop community/workforce housing. First step is the subdivision of the property. Meeting packet includes full presentation and additional support materials. Goal for both is to submit to planning in late September. Seeking statement of community support for that submission.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

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## Reports (5 Min):

### 1. Legislative Reports

Sen. Cathy Giessel: Interest in Crow Creek Road ownership discussions; Legislature in lawsuit with governor over Department of Agriculture. Fiscal year budget surplus is temporary as there are supplemental expenses in excess of the surplus amount.

Rep. Ky Holland: Ayden Nichol, staffer reports that Rep Holland will hold Energy Policy Workshop Sept 27 in the Girdwood Community Room.

Assembly members

Z. Johnson: working on Short Term Rental (STR) Registration AO, which has not been released to public yet.

Members Volland and Constant have proposed STR tax AO, which is set for public hearing Sept 23.

Review of drop in State funding for local projects over the last 10 years.

Keith McCormick: No report

Anchorage School Board Liaison – Andy Holleman. No work on road adjacent to the school is occurring on ASD land.

HLBAC Report – Tim Charnon: See meeting packet for report.

### 2. Supervisor Reports

Sullivan: APD meeting regarding the Seward Highway will be held Sept 25 7-8PM in the GW Community Room.

Edgington: Change in code to clarify aspects of public meetings. These will clarify what groups must meet Alaska Open Meetings Act, among other things.

### 3. Committee updates to GBOS:

LUC will make recommendation to GBOS regarding the two HLB presentation items at their October meeting.

### 4. Standing Reports: See meeting packet

Proposed Girdwood Developments

Girdwood Airport Parcel H: Trees have been cleared. Alaskans for Responsible Airport Development is pursuing legal action. They request support from MOA, GBOS and legislators.

GVSA non-property tax funds

GBOS Rules and Procedures revisions

STR Registration and regulation

### 5. Service Provider Reports (5 mins each)

Fire – Chief Weston. See Report

Police – Chief Achee: Additional speed enforcement in Lower valley.

Roads/Parks & Rec – Kyle Kelley. See written report.

Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager. See written report. Sept is Library Card signup month.

## PUBLIC COMMENT:

Weston: Complete Anchorage Wildfire Survey [Anchorage Community Wildfire Survey](#)

Wingard: Thank you to the service of committee members that inform GBOS decisions, particularly GHEC.

## OLD BUSINESS:

6. PSAC recommendation for GBOS Resolution of Support for two year extension of the Girdwood Police Services Contract (Dec 31, 2027) between the Municipality of Anchorage and City of Whittier, including an increase for Dispatch Services. (Okonek)

Motion:

GBOS Moves to approve the Resolution 2025-10 Policing Contract Renewal as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

7. MOA new STR Tax proposal and GVSA Bed Tax allocation to Girdwood to mitigate negative impacts of STR. Review and vote on recommended LOO (Wingard/Edgington)

Motion:

GBOS moves to approve the LOO as presented

Motion by KO/BS

Amendment to motion

GBOS amends to postpone this topic to the October GBOS Meeting.

Amendment by KO/BS

Amendment carries by Assent vote

Amended Motion carries 5-0 in roll call vote

Item will be heard at Land Use Committee in September and an updated draft of proposed action by GBOS presented. Suggestions for the letter are to be sent to staff and will be forwarded to Mike & Jennifer, who will work on amendment to the letter.

8. Girdwood Fire Department request for GBOS Resolution of support for NTE \$31,000 for equipment and hose replacement from the Fire Dept 406 account. (Weston/Sullivan)

Motion:

GBOS moves to approve Resolution 2025-11: Support for Capital Request of \$31,000 from the GFR 406 Capital Account.

Motion by BS/BB

Motion carries 5-0 in roll call vote

9. Review and consider GBOS resolution regarding draft AO to allow change code to allow GBOS to propose changes to T21C9. (Wingard/Edgington)

AO has been written by request of GBOS. This mirrors language in code that applies to Chugiak/Eagle River.

Motion:

GBOS moves to approve Resolution 2025-12: Update of Title 21 Land Use Code to formally designate GBOS as a review body within that Title.

Motion by BS/BB

Motion carries 5-0 in roll call vote

10. Review and consider GBOS resolution regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one (creating two total of a board of seven). (Wingard/Edgington)  
AO has been written at the request of GBOS.

Motion:

GBOS moves to approve Resolution 2025-13: Designation of a second HLBAC seat to a Girdwood Resident

Motion by BS/KO

Discussion:

Wingard requests amendments to the resolution to address the percentage of HLB-managed land in Girdwood, noting that more seats dedicated to Girdwood residents on HLBAC would be more equitable and that sale of land to fund HLB activities comes at a cost to the neighborhood that the land is within, as in the case of Holtan Hills..

Amendment: Approve Resolution 2025-13 with amendments to be presented by the authors and as discussed. Item will be presented to GBOS members when complete with option for 24 hour reconsideration.

Motion by JW/KO

Motion carries 5-0 by roll call vote.

11. PSAC recommendation for GBOS resolution of support for a traffic and traffic control measures study on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Sullivan/Okonek)

Motion: GBOS moves to approve Resolution 2025-14 as presented.

Motion by BS/KO

Discussion:

Current issue of trucking related to road development is nearing an end for the season. Study would not be effective until winter when more construction is underway. Winter traffic study using cameras to establish speed and volume is possible. Most traffic studies occur in summer when staff is dedicated to this purpose.

It has been suggested that a Traffic Impact Analysis would be a good additional request within the resolution as this would identify future needs, which is ultimately the concern of the community as new subdivision will bring additional traffic.

Amended motion:

GBOS moves to review options, amend resolution and present a revised resolution at the October GBOS meeting.

Motion by BS/KO

Motion carries 5-0 in roll call vote

Kellie Okonek is to provide revised resolution.

12. Crystal Mountain Road No Parking Sign request and possible vote on resolution (Joel St. Aubin/Okonek)

Motion:

GBOS moves to approve Resolution 2025-15 as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

At the meeting, items 14 & 15 are addressed first, in the minutes the order will remain as on the agenda.

13. GBOS statement on the 50<sup>th</sup> Anniversary of MOA Unification (Edgington)

Draft resolution laid on the table for GBOS consideration.

GBOS members want to edit the resolution and will consider it at a future meeting.

14. **Agenda Item LUC 2507-05:** Request for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle/Wingard)  
Item is postponed to future meeting, pending LUC review.

15. Vacancy on GHEC (Edgington)

14-day vacancy notice has been posted. It would be possible for GBOS to consider nominees at the GVSA Grants Presentation meeting by turning that into a special meeting. Meeting has not yet been posted.

Extend meeting to 10:17

KO/BS

Assent

**NEW BUSINESS:**

16. **Agenda Item LUC 2509-06:** LUC recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB Yelle /Wingard)  
Presented earlier at the meeting. No action at this time.

17. **Agenda Item LUC 2509-04:** LUC recommendation for GBOS action regarding subdivision of Tract 18-B, Orca View Estates (HLB Yelle/Wingard)  
Presented earlier at the meeting. No action at this meeting.

18. Agenda topics for MOA GBOS Quarterly Meeting MON Oct 27 4PM at the Girdwood Community Room. (Wingard/Edgington)  
IGCs in GVSA Budgets, WPD & enforcement of Municipal code

Other items discussed are HLBAC applications, Update on Crow Creek Road Ownership, Clarification about AO 2025-91 re OMA

19. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)  
Current permit fees are included in the meeting packet.

Extend meeting to 10:20

Assent

20. Imagine!Girdwood Request for NTE \$3,000 for Girdwood Comprehensive Plan funding to Huddle AK. (Sassi/Wingard)  
Request for funds incurred due to unanticipated last minute changes in the Assembly review and adoption process.  
Mike Edgington recuses himself as he is a principle of Imagine!Girdwood.

Briana Sullivan accepts the chair as Mike has left and Jennifer is on-line.

21. GVSA non-profit grant applications and funding. List of applicants and requested grant funds is included in Parks and Rec report.  
Vote on funding will take place at the October GBOS meeting.

**REPORTS:**

22. Reports (see packet)  
Supervisor reports

**Action Item Updates as assigned:**

**Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025)**

**Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)**

**Request for Executive Session:**

**Other:**

**Adjourn 10:20PM**

# **Girdwood Land Use Committee**

## **Notice of Meeting on September 8, 2025 7PM**

### **Minutes Final**

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

#### **Agenda Item LUC 2509-01:**

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on. The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order Brice Wilbanks

Agenda Approval for meeting September 8, 2025

Mike Edgington/Brian Burnett

Minutes approval from July 14, 2025

Lisa Miles/Emma Kramer

LUC Officer report None

HLBAC Update See meeting packet

GBOS update MOA is observing 50 years of Unification. Brian Burnett and Mike Edgington are working on a letter from GBOS. The public is encouraged to submit comments about Unification as well.

**Announcements:** Girdwood Parks Plan Public Workshop Sept 16 6PM-9PM at the Girdwood Community Room.

Holtan Hills Phase 1 Conditional Use/Planned Use Development scheduled for TUE Sept 23 at 5PM at The Meadows Community Center, 370 Northface Road.

#### **Presentations:**

Proposed Subdivision of Tract 18-B, Supplemental Cadastral Survey. North of Ruane Rd to subdivide the large tract into two smaller tracts and a large remainder. Proposed Tract 18-B2 is intended to be along the lines of zoning between GR-1 and GOS. Project is in conjunction with Girdwood Community Land Trust. Project is Public Private Partnership to provide community workforce housing on a tract of land that was found to be among the most buildable among the HLB land inventory.

Known issues to development of this property for housing are:

- access on to Alyeska Highway, which is likely to be challenged by DOT.
- Sewer system as connections are uphill of the buildable land, which would require a lift station (\$1M)

Proposed subdivision of Tract B, Girdwood Industrial Park, adding five tracts at the end of Bedrock Circle. Presentation by Dave Hale, R&M Consultants.

Project to develop next phase of the Girdwood Industrial Park to provide better lease and potential purchase opportunities for permittees of the Industrial Park. Project has been underway for 20+ years. AWWU development of the treatment plant spurred development of Phase 1, which is complete. HLB is self-funded; work to develop the industrial park to the standard required by code must be funded by HLB.

Subdivision into 6 parcels creates the following tracts:

B-1 is mainly wetland and to be undeveloped at this time.

B-2 will be used for permittees.

B-3 is current location for most permitholders and is intended to continue.

B-4 is intended to be sold and proceeds will be used for subdivision cost. Any remaining funds are intended to be used to improve industrial park, in particular access to the flag lot B-3.

B-5 is GVSA lot, used by service area/fire department. Fire department needs a training facility in this location in order to serve the community.

B-6 is large remainder zoned GOS and is not proposed for development.

Following subdivision, the tracts could be platted and sold or leased.

HLB hopes to submit proposal to Planning the end of September.

**Reports:**

**Agenda Item LUC 2509-02:** Public Comment (3 minutes each) None

**Agenda Item LUC 2509-03:** Committee Reports. Any items for update or discussion should be brought up at this time.  
GHEC: GHEC will hold a work session on the Housing Action Plan. Please submit comments in writing or attend the meeting.

GBOS: Assembly working on code change regarding public meetings will clarify that community council-type meetings (such as LUC) are not subject to the Alaska Open Meetings Act.

Draft ordinances under review will change code to allow GBOS to initiate code change to Title 21 Chapter 9 and code change to bring number of Girdwood-based members serving on the HLBAC to 2.

**Old Business:**

**Agenda Item LUC 2407-04:** Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration. Review New MOA STR tax proposal. (Wilbanks/Schechter/Edgington)

STR Registration/Regulation proposal is still pending from Assembly members. This would just be an ordinance and could be implemented quickly as it does not require a vote in the Municipal election. It has been understood that this ordinance is likely to focus on registration, not regulation. Given that the Assembly is now moving into budget cycle, it is likely that the registration ordinance will not be available until December or January.

STR Tax proposal was laid on the table at the last Assembly meeting. Hearing is scheduled for September 23 Assembly Meeting. This proposal does not address registration or regulation. If accepted by the Assembly, this proposal will require approval via Municipal Election. Proposal is for 5% tax to be levied on STRs, in addition to the existing 12% Municipal room tax, bringing the total tax to 17% paid by those who rent STRS.

Current room tax is dedicated in code to specific areas, including Visit Anchorage, Convention Center, and Areawide contribution. Areawide contribution does impact Girdwood directly in services provided through the MOA.

Concerns of LUC attending are that the proposal does not address elements discussed previously at GHEC, LUC and GBOS:

- Does not address Registration/regulation of STRS.  
Having not seen a proposal for this aspect of STR, there is concern that they will not be addressed adequately.  
Legality of STRS as an allowed use within the MOA or state where STR activity is allowed.  
Address health/safety of occupants (ie required smoke detectors, number of occupants)
- Does not provide solution to the problems cited in Girdwood from STR  
impact on neighbors (noise, parking, bears)  
No method to deal with bad renters who misuse or owners who mismanage property  
Impact of high density of STR on long term rental market
- Proposal is vague in how funds received would be distributed  
Girdwood is disproportionately impacted by STR; funds collected by STR tax unlikely to reflect that inequity.  
Unclear use of STR generated tax in ordinance
- 17% tax may discourage STR too much and negatively impact local businesses.

GBOS discussed this proposal at their Special meeting last week and assigned Supervisors Edgington and Wingard to write a letter to be presented at the GBOS Regular meeting on Monday

Motion:

LUC moves to recommend that GBOS write a letter of objection to the proposed STR tax citing reasons discussed at this meeting.

Motion by Emma Kramer/Burnett

Yes 7; No 0; Abstaining 4

Motion carries

**Agenda Item LUC 2507-05:** Request for LUC recommendation for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle)  
Item is tabled for this meeting but is on-going.

**New Business:**

**Agenda Item LUC 2509-04:** LUC recommendation for GBOS Resolution of Support for subdivision of Tract 18-B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from community earlier in the meeting. Project is titled Orca Mountain View Subdivision.

Concern that GCLT or other local non-profit will be guaranteed opportunity to develop the land to meet Girdwood's need for community workforce housing. Public raised some other concerns that will need to be addressed. GCLT has not seen this presentation, nor has the item had the opportunity to be presented at GHEC.

Item will proceed as Old Business in October and has been separated from the Industrial Park item..

**Agenda Item LUC 2509-05:** Liquor License renewals for 2026. Community Councils may request legislative public hearing on renewals within their boundaries by adopting a resolution requesting such action by October 15, 2025. If no such action is requested, LUC to consider requesting GBOS Letter of Non Objection covering renewals in 2026.

**Agenda Item LUC 2509-06:** LUC recommendation for GBOS Resolution of Support for subdivision of Tract B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from the community earlier in the meeting and has been separated from the Odra Mountain View subdivision. Permittees need to review the proposed action. Permittees are encouraged to review their potential to develop land once it has been subdivided.

**Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13):**

Meeting likely to be set with GBOS for Oct/Nov.

**Discuss October meeting date:** Oct 13 is National Holiday, Indigenous Peoples' Day. LUC decides to stay with current schedule.

**Adjourn** 9:40PM

**CERTIFICATE OF OWNERSHIP**

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL, 0.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREET. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPLICABLE HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

MUNICIPAL MANAGER  
MUNICIPALITY OF ANCHORAGE  
UNAPPROVED TRACTS 18-B1, 18-B2 AND 18-B3,  
ORCA MOUNTAIN VIEW SUBDIVISION  
P.O. BOX 202884 ANCHORAGE, AK. 99577

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE**  
THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.  
DATED AT ANCHORAGE, ALASKA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
ATTEST:

MUNICIPAL CLERK \_\_\_\_\_ MAYOR OF ANCHORAGE

**TAX CERTIFICATION**  
ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS**

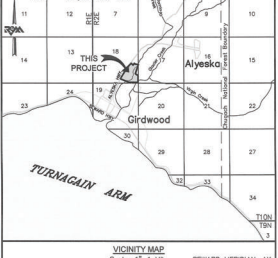
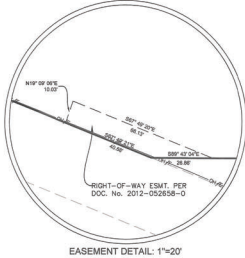
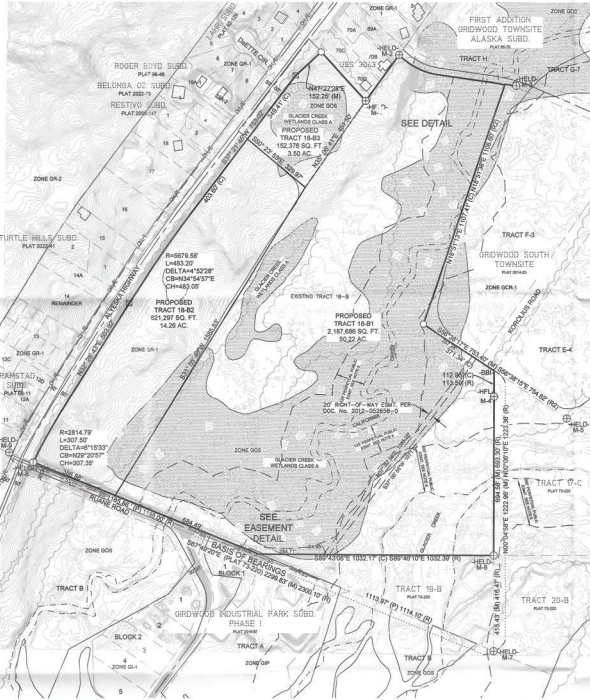
PLATTING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

MUNICIPAL SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

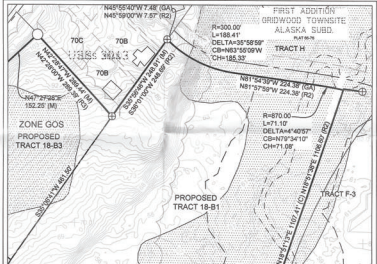
**PLAT APPROVAL**  
PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- (1) FOUND PRIMARY MONUMENT AS DESCRIBED
  - (2) FOUND TYPICAL R&M CONSULTANTS MONUMENT
  - (3) FOUND REBAR/IRON PIPE
  - (4) FOUND CONCRETE RIGHT OF WAY MARKER
  - (5) SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
  - (6) CORNER POSITION, UNABLE TO SET
  - (7) COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
  - (8) HELD FOUND MONUMENT POSITION
  - (9) HELD FOUND MONUMENT POSITION FOR LINE ONLY
  - (10) POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
  - (11) MEASURED DIMENSION THIS SURVEY
  - (12) HELD RECORD DIMENSION
  - (13) COMPUTED DIMENSION
  - (14) GRANT ADJUSTED DIMENSION
  - (15) RECORD DIMENSIONS PER PLAT No. 73--220
  - (16) RECORD DIMENSIONS PER PLAT No. 66--76
  - (17) RECORD DIMENSIONS PER PLAT No. 63--217
  - (18) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT



- NOTES**
1. THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
  2. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE, OR ALTER APPROVED DRAINAGE FACILITIES (e.g. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAYS.
  3. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
  4. PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.04.08024 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE, CHAPTER 21.04.0800, OR ANY FUTURE REVISION.
  5. THIS PLAT CONTAINS MAPPED WETLANDS ACCORDING TO THE ANCHORAGE WETLANDS MANAGEMENT PLAN, 2014. PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS—REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
  6. STATE OF ALASKA PATENT NO. 6451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG EACH SIDE OF CALIFORNIA AND GLACIER CREEKS AND A 1/2' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF VIRGIN CREEK. A WAIVER AND MODIFICATION OF PUBLIC ACCESS EASEMENTS AND RELEASE OF NON-DEVELOPMENT COVENANT RESERVED IN PATENT NO. 6451, RECORDED IN BOOK 568, PAGE 108, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC ACCESS EASEMENT ALONG CALIFORNIA CREEK, REDUCING THE WIDTH TO 10' TO 125'. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
  7. CONTOURS ARE BASED ON MOA 2015 LIDAR AND THE INTERVAL IS ONE-FEET.



- FOUND MONUMENTS**
- |                       |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|-----------------------|
| <p>3304<br/>LOT 4</p> | <p>1965<br/>NO-12</p> | <p>1965<br/>NO-28</p> | <p>1965<br/>NO-7</p>  |
| <p>1965<br/>NO-12</p> | <p>1965<br/>NO-28</p> | <p>1965<br/>NO-7</p>  | <p>1965<br/>NO-12</p> |
- M-1 FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 1.8' ABOVE GRADE. GOOD CONDITION.
- M-2 FOUND 1 1/2" BRASS CAP MONUMENT ON 1 1/2" COPPER ROD, 1.8' ABOVE GRADE. GOOD CONDITION.
- M-3 FOUND 1 1/2" BRASS CAP MONUMENT ON 1 1/2" COPPER ROD, 1.8' ABOVE GRADE. GOOD CONDITION.
- M-4 FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 0.8' ABOVE GRADE. GOOD CONDITION.
- M-5 FOUND 1 1/2" BRASS CAP MONUMENT ON 1 1/2" COPPER ROD, 0.8' ABOVE GRADE. GOOD CONDITION.
- M-6 FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 1.8' ABOVE GRADE. GOOD CONDITION.
- M-7 FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 1.2' ABOVE GRADE. GOOD CONDITION.
- M-8 FOUND 2" ALUMINUM CAP ON 5/8" X 30" REBAR. FLUSH WITH GRADE. GOOD CONDITION.
- M-9 FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, FLUSH WITH GRADE. GOOD CONDITION.



**SURVEYOR'S CERTIFICATE**

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND ALL LOT CORNERS HAVE BEEN SET AND STAKED. IF FINAL CORNER IS ASSURED BY SUBDIVISION AGREEMENT, LOT CORNERS TO BE SET BY 1/2". MONUMENTS TO BE SET BY 1/2".

DAVID C. HALE, LS. 10395 \_\_\_\_\_ DATE \_\_\_\_\_



**PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION**  
CREATING TRACTS 18-B1, 18-B2 AND 18-B3  
A SUBDIVISION OF TRACT 18-B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73--220, CONTAINING 67.98 ACRES, MORE OR LESS  
LOCATED WITHIN THE SEA, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

SURVEYOR:  
9101 Vonguard Drive, Anchorage, Alaska, 99507  
PH (907) 522-1707 FAX (907) 522-3403  
www.mroborland.com

AECC 111  
DRAWN: NP SCALE: 1"=200' NAME: P104 200312 ORG NO. SE4913  
CHECKED: DCH FILED IN: 3203.12 DATE: 10-20-2008 SHEET: 1 OF 8

MOA CASE NO. 512656

# **Attachment 3.**

Comments

Case S12866

## Kimmel, Corliss A.

---

**From:** Walters, Michael S.  
**Sent:** Wednesday, December 10, 2025 12:53 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** Platting Cases Request for Reviewing Agency Comments

Right of Way has reviewed the following platting cases and have no comments:

S12865

S12866

Thank you,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910



## Kimmel, Corliss A.

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**From:** Mireya Armesto <MArmesto@gci.com>  
**Sent:** Tuesday, December 9, 2025 4:12 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Cc:** OSP Design Group  
**Subject:** RE: S12866 Request for Reviewing Agency Comment  
**Attachments:** Mimecast Large File Send Instructions

### [EXTERNAL EMAIL]

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

Corliss,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Burklow, Halene D. <[Halene.Burklow@anchorageak.gov](mailto:Halene.Burklow@anchorageak.gov)>  
**Sent:** Monday, November 10, 2025 1:05 PM  
**To:** ACS <[sean.powers@acsalaska.com](mailto:sean.powers@acsalaska.com)>; ASDK12 <[fenoseff\\_thomas@asdk12.org](mailto:fenoseff_thomas@asdk12.org)>; AWWU <[landuse@awwu.biz](mailto:landuse@awwu.biz)>; Billups, Kenna J. <[Kenna.Billups@anchorageak.gov](mailto:Kenna.Billups@anchorageak.gov)>; Briggs, Tiffany E <[tiffany.briggs@anchorageak.gov](mailto:tiffany.briggs@anchorageak.gov)>; CEA 1 <[cynthia\\_coughlin@chugachelectric.com](mailto:cynthia_coughlin@chugachelectric.com)>; CEA 2 <[mary\\_willis@chugachelectric.com](mailto:mary_willis@chugachelectric.com)>; CEA 3 <[Deanna\\_kilburn@chugachelectric.com](mailto:Deanna_kilburn@chugachelectric.com)>; CEA 4 <[Lorraine\\_lehman@chugachelectric.com](mailto:Lorraine_lehman@chugachelectric.com)>; Coffey, Michael <[Michael.Coffey@anchorageak.gov](mailto:Michael.Coffey@anchorageak.gov)>; Corps of Engineers ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Cunningham, Kyle B. <[kyle.cunningham@anchorageak.gov](mailto:kyle.cunningham@anchorageak.gov)>; Ellis, Steve M. <[steven.ellis@anchorageak.gov](mailto:steven.ellis@anchorageak.gov)>; Enstar <[ROW@enstarnaturalgas.com](mailto:ROW@enstarnaturalgas.com)>; FCC CC <[mike.edgington+fee@gmail.com](mailto:mike.edgington+fee@gmail.com)>; Filitaula, Evalu <[evalu.filitaula@anchorageak.gov](mailto:evalu.filitaula@anchorageak.gov)>; Girdwood Board of Supervisors <[GBOS@ci.anchorage.ak.us](mailto:GBOS@ci.anchorage.ak.us)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; Jongenelen, Aaron M. <[aaron.jongenelen@anchorageak.gov](mailto:aaron.jongenelen@anchorageak.gov)>; Just, Travis M. <[travis.just@anchorageak.gov](mailto:travis.just@anchorageak.gov)>; Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>; Kelley, Kyle T. <[kyle.kelley@anchorageak.gov](mailto:kyle.kelley@anchorageak.gov)>; LaFrance, Paul J. <[Paul.J.LaFrance@anchorageak.gov](mailto:Paul.J.LaFrance@anchorageak.gov)>; Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>; Mckenna-Foster, Daniel R. <[daniel.mckenna-foster@anchorageak.gov](mailto:daniel.mckenna-foster@anchorageak.gov)>; Perry, Susan <[susan.perry@anchorageak.gov](mailto:susan.perry@anchorageak.gov)>; Rudolph, Bart H. <[bart.rudolph@anchorageak.gov](mailto:bart.rudolph@anchorageak.gov)>; SOA/DNR <[gwen.gervelis@alaska.gov](mailto:gwen.gervelis@alaska.gov)>; SOA/DOT & PF <[mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov)>; Soule, Gregory G. <[gregory.soule@anchorageak.gov](mailto:gregory.soule@anchorageak.gov)>; State Fire Marshal <[timothy.fisher@alaska.gov](mailto:timothy.fisher@alaska.gov)>; Telford, Brandon S. <[brandon.telford@anchorageak.gov](mailto:brandon.telford@anchorageak.gov)>; Townsend, Curtis L. <[Curtis.Townsend@anchorageak.gov](mailto:Curtis.Townsend@anchorageak.gov)>; Walters, Michael S. <[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)>; Wilson, Karleen K. <[karleen.wilson@anchorageak.gov](mailto:karleen.wilson@anchorageak.gov)>  
**Cc:** Burklow, Halene D. <[Halene.Burklow@anchorageak.gov](mailto:Halene.Burklow@anchorageak.gov)>  
**Subject:** S12866 Request for Reviewing Agency Comment

### [EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello all,



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



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**DATE:** December 9, 2025

**TO:** Elizabeth Appleby

**FROM:** Kyle Cunningham

**SUBJECT:** S12865 & S12866: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the January 7, 2026 Platting Board hearing.

- S12865 – Tract B, Girdwood Industrial Park Subdivision, Phase I, Plat No. 2016-67;
  - Portions of this plat are located in the floodplain as determined by the Federal Emergency Management Agency. Private Development requests the addition of the following plat note:
    - “Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”
  - Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.
  
- S12866 – Tract 18B, Township 10 North Range 2 East Section 18;
  - Add plat note: There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.

- Portions of this plat are located in the floodplain as determined by the Federal Emergency Management Agency. Private Development requests the addition of the following plat note:
  - “Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”
- Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.



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## MEMORANDUM

DATE: December 9, 2025

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Travis Just, Engineering Tech IV

SUBJECT: Traffic Engineering Department Comments

**S12866 Request to subdivide one (1) tract into three (3) tracts.**

**Traffic engineering has no comment and no objection to this subdivision of land.**

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development Section

Phone: 907-343-8301  
Fax: 907-343-8200

*Mayor Suzanne LaFrance*

## MEMORANDUM

### Comments to Preliminary Plat Applications/Petitions

**DATE:** December 4, 2025  
**TO:** Shawn Odell, Senior Planner  
**FROM:** Paul LaFrance, Private Development Engineer  
**SUBJECT:** Comments for Platting Authority  
**Case # S12866**

**Case No. S12866:** Request to subdivide one (1) tract into three (3) tracts.

**Legal Description:** Tract 18B, Township 10 North Range 2 East Section 18

**Zoning:** GR-1/GOS

**Roads:** The subject parcels are bounded by the following streets:

- Alyeska Highway to the northwest (100' ROW)
- Ruane Road to the southwest (60' ROW)

**Vacation:**  
NA

**Dedication:**  
NA

**Road Improvements:**  
NA

**Requested Variances:**  
NA

**Plat Notes:**  
a. No change to the proposed plat notes.

### Department Recommendations:

Private Development does not object to the proposed subdivision and recommends approval of the plat.



November 25, 2025

Elizabeth Appleby, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12865 – Proposed Tract B1- B6 Girdwood Industrial Park Ruane Rd (Girdwood)**
  - No objections to the proposed subdivision.
  - No direct vehicular access to Alyeska Highway will be permitted from proposed Tract B-6 (remainder).
- **S12866 – Proposed Tracts 18-B1, 18-B2, and 18-B3 Orca Mountain Subdivision Ruane Road / Alyeska Hwy (Girdwood)**
  - No objection to the proposed subdivision.
  - Require plat note stating: No direct access from proposed Tract 18-B2 to Alyeska Highway will be permitted. Access must be taken from Ruane Road.
  - Subsequent subdivision and development for proposed Tract 18-B2 should be designed with internal circulation in such a way that does not necessitate access to Alyeska Highway.
- **S12867 – Holton Hills Phase 1 -Tract 1 Subdivision**
  - No objection to the proposed subdivision.
  - DOT&PF recommends including pedestrian facilities on all internal subdivision streets.

- DOT&PF recommends at a minimum pedestrian level lighting for all subdivision streets and intersections.
- DOT&PF recommends direct pedestrian access via easement between parcels on Holten Hills Circle to Holten Hills Road to facilitate non-motorized connectivity within the subdivision and allow for a safe route to Girdwood Elementary. Recommend a public use easement (PUE) and trail be installed between lots 3 and 3, Block 3 and lots 4 and 5, Block 1.
- Applicant should expect a Traffic Impact Analysis (TIA) will be necessary when developing Tract 2 and connecting Holton Hills Road to Crow Creek Road that includes analysis for the full subdivision (all phases) build out.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Blake, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E., Traffic & Safety Engineer, DOT&PF



**Municipality of Anchorage  
Development Services Department  
Onsite Water and Wastewater Section**



**MEMORANDUM**

**DATE:** 11/21/2025  
**TO:** Current Planning Manager  
**FROM:** Curtis Townsend, On-Site Water and Wastewater Section  
**SUBJECT:** Comments on Cases due December 10, 2025

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12866      Municipality of Anchorage Heritage Land Bank - Long Plat Proposed Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision

Since this subdivision will create tracts only, no comments from on-site

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# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Addressing email: [addressing@muni.org](mailto:addressing@muni.org)

Phone: 907 343-8466  
Fax: 907 249-7868

**November 17, 2025**

**S12866, Proposed Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision, SE4913**

- a. In the platted area:
  - i. Street name should be spelled Karolius Dr (not Korolius)

Karleen Wilson  
Addressing

## **Kimmel, Corliss A.**

---

**From:** fenoseff\_thomas <fenoseff\_thomas@asdk12.org>  
**Sent:** Wednesday, November 12, 2025 2:43 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.; Burklow, Halene D.  
**Subject:** RE: S12866 Request for Reviewing Agency Comment

### **[EXTERNAL EMAIL]**

ASD has no interest or comment on this request.

Tom Fenoseff

---

**From:** Burklow, Halene D. <Halene.Burklow@anchorageak.gov>  
**Sent:** Monday, November 10, 2025 1:05 PM  
**To:** ACS <sean.powers@acsalaska.com>; fenoseff\_thomas <fenoseff\_thomas@asdk12.org>; AWWU <landuse@awwu.biz>; Billups, Kenna J. <Kenna.Billups@anchorageak.gov>; Briggs, Tiffany E <tiffany.briggs@anchorageak.gov>; CEA 1 <cynthia\_coughlin@chugachelectric.com>; CEA 2 <mary\_willis@chugachelectric.com>; CEA 3 <Deanna\_kilburn@chugachelectric.com>; CEA 4 <Lorraine\_lehman@chugachelectric.com>; Coffey, Michael <Michael.Coffey@anchorageak.gov>; Corps of Engineers (regpagemaster@usace.army.mil) <regpagemaster@usace.army.mil>; Cunningham, Kyle B. <kyle.cunningham@anchorageak.gov>; Ellis, Steve M. <steven.ellis@anchorageak.gov>; Enstar <ROW@enstarnaturalgas.com>; FCC CC <mike.edgington+fee@gmail.com>; Filitaula, Evalu <evalu.filitaula@anchorageak.gov>; Girdwood Board of Supervisors <GBOS@ci.anchorage.ak.us>; GCI <ospdesign@gci.com>; Jongenelen, Aaron M. <aaron.jongenelen@anchorageak.gov>; Just, Travis M. <travis.just@anchorageak.gov>; Keegan, Taylor H <taylor.keegan@anchorageak.gov>; Ke lley, Kyle T. <kyle.kelley@anchorageak.gov>; LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>; Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>; Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov>; Perry, Susan <susan.perry@anchorageak.gov>; Rudolph, Bart H. <bart.rudolph@anchorageak.gov>; SOA/DNR <gwen.gervelis@alaska.gov>; SOA/DOT & PF <mark.eisenman@alaska.gov>; Soule, Gregory G. <gregory.soule@anchorageak.gov>; State Fire Marshal <timothy.fisher@alaska.gov>; Telford, Brandon S. <brandon.telford@anchorageak.gov>; Townsend, Curtis L. <Curtis.Townsend@anchorageak.gov>; Walters, Michael S. <michael.walters@anchorageak.gov>; Wilson, Karleen K. <karleen.wilson@anchorageak.gov>  
**Cc:** Burklow, Halene D. <Halene.Burklow@anchorageak.gov>  
**Subject:** S12866 Request for Reviewing Agency Comment

**CAUTION:** This email originated from outside of the organization. Do not click links, reply or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Attached please find our Routing Coversheet for the above referenced Long Plat Case S12866, which is scheduled as a Public Hearing before the Platting Board on 01/07/26. Routing materials can be viewed by clicking on the link below, scrolling to the bottom of the page, and selecting S12866 Reviewing Agency Routing.