

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	Contact Phone – Day	(907) 646-9651
	Evening		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): 075-131-07-000			
Site Street Address: 238 Ruane Road, Girdwood AK. 99587			
Current legal description: (use additional sheet if necessary) Tract B, Girdwood Industrial Park Subdivision, Phase I, per Plat No. 2016-67, Anchorage Recording District, Alaska.			
Zoning: GI1/GOS	Acreage: 155.703	Underlying Plat #: 2016-67	Grid #: SE5013
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts B-1 thru B-6, Girdwood Industrial Park Subdivision, Phase II		
# Lots:	# Tracts: 6	Total # parcels: 6

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)

10-30-25
Date

Dave Hale, PLS
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 512865	Meeting Date: JAN 07 2026
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☐ Class A ☒ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☒ Open Space ☐ Facilities and Institutions ☒ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☒ Industrial ☒ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☒ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

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



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

October 30, 2025

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

R&M No. 2852.03

RE: Preliminary Plat for Girdwood Industrial Park Subdivision, Phase 2

REQUESTED ACTION

The Heritage Land Bank owns the existing parcel and proposes to subdivide existing Tract B, Girdwood Industrial Park Subdivision, Phase 1 (Plat No. 2016-67) into 6 new tracts.

LEGAL DESCRIPTION

Tract B, Girdwood Industrial Park Subdivision, Phase 1, Plat No. 2016-67

PROPERTY TAX NUMBERS:

075-131-07-000

PARCEL HISTORY

Girdwood Industrial Park Subdivision, Phase 1, was recorded as Plat No. 2016-67, creating Lots 1 thru 5, and Tracts A and B. Tract B was the large remainder tract. The subdivision was intended to be part of a phased approach for development and this platting action would be Phase 2 of that development.

Currently, existing Tract B falls within two zoning districts: Ruane Road Industrial (GI-1) and Girdwood Open Space (GOS). The GI-1 zoning area is shown in the MOA GIS (See Figure 1 below) but the basis of this boundary is unknown. It does not appear to follow features such as a stream, trail, or natural topography. Unfortunately, the zoning boundary cannot be re-created using surveyed natural features but can be best defined using the best evidence and perpetuating the outline with bearings and distances on the plat as allowed by AMC 21.09.030C.

Chapter 21.09.030C states in part:

"...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

S 1 2 8 6 5 JAN 07 2026

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."

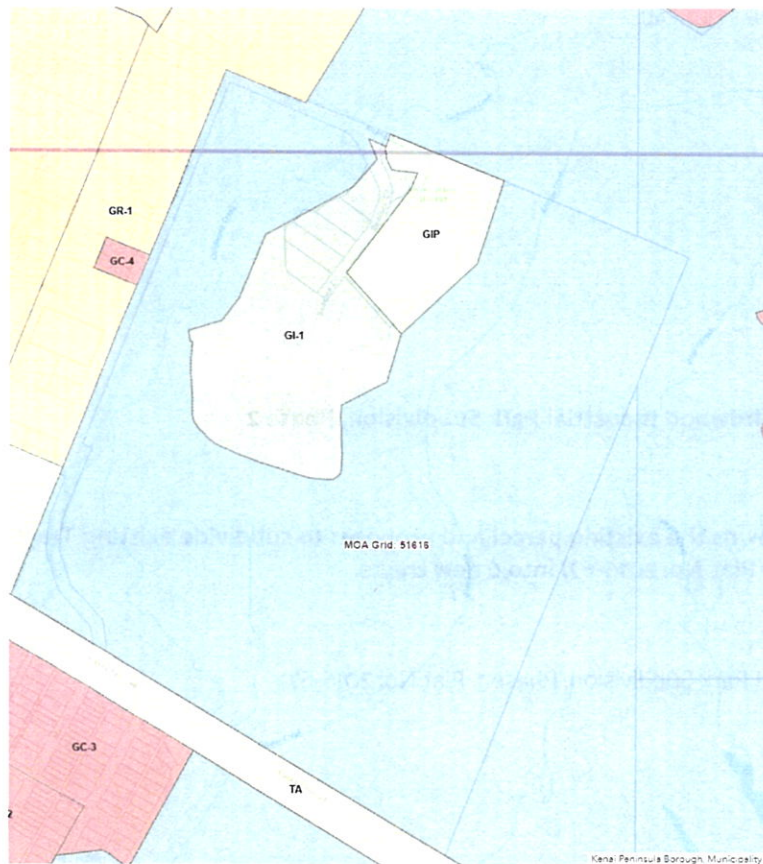


Figure 1: Zoning Map

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 linework to establish the new tracts which follow the outline of the GI-1 district as closely as possible. By perpetuating this boundary on the plat, we hope to establish an absolute boundary based on bearing and distance for the GI-1 zoning district which will coincide with the boundaries of the newly created lots. Doing this ensures that Tract B-6 falls completely within the GOS district.

NATURAL FEATURES

Tract B is heavily impacted by Glacier, California, and Virgin Creeks. All three creeks have easements associated with them based on the Ordinary High-Water Mark (OHW). The OHW within Tract B was field surveyed and the easements will be



shown based on this surveyed location. No development is proposed within the creek easements and the preliminary plat exhibits shows the limits of existing development and that it falls outside of the creek easements.

UTILITIES

A sanitary sewer line exists within Bedrock Circle, as does underground electric and communication lines. Platting this area in the proposed configuration will allow each tract to connect to public utilities to include sanitary sewer, electric, and telecommunications, furthering the development potential within them. Additionally, a well house exists at the west end of Ruane Road, but water utilities have not been extended down Bedrock Circle. No utility extensions or development is proposed for this platting action.

GENERAL NOTES

The original plat dedicated a Temporary 65' Radius turn-around bulb to be automatically vacated when the street was constructed. The street is now constructed, and this plat dedicates the 65' bulb to right-of-way. The road is not being lengthened from the original plat, and since the original plat received a variance for the cul-de-sac length exceeding the maximum length allowed in code, no variance is required or anticipated for this platting action.

Tracts B-3 and B-4 are flag lots that, if minimum flagpole widths were used, would require a variance for length. The two tracts widen as the length increases to wider than minimum required lot width of 80' (GI-1 District). The length of the flag pole portion may not exceed 120' per Section 21.08.030 (K) (5) of the MOA Code, and the depth of each flag pole does not exceed this length when measured at the point where each is 80' wide. Based on these measurements, we do not anticipate needing a variance for the length of flag poles for this platting action.

CONCLUSION

This subdivision proposes to subdivide one large tract into five smaller tracts and a remainder tract (six total). We do not anticipate any vacations or variance requests with this platting action. The platting action is in harmony with current zoning, land uses, and applicable land use plans.

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 2025-16 Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT** For **Platting of Girdwood Industrial Park, Phase 2**

WHEREAS, The Heritage Land Bank (HLB) has completed a feasibility study and analysis of options for the Girdwood Industrial Park (GIP), and has been coordinating with the Girdwood Board of Supervisors (GBOS) to find workable options for the Girdwood Industrial Park; and

WHEREAS, in February of 2025, the GBOS requested transfer of management of Tract B-5 (formerly referred to as Lot A in a previous concept) to the Girdwood Valley Service Area to allow for greater flexibility in how the area is utilized, facilitate long-term reductions in road maintenance time and expense, and allow for the development of a fire training center; and

WHEREAS, the planned retention of Tract B-3 (formerly Lot C) by HLB preserves the dedicated public use easement along the border between Tract B-3 and Tract B-4 (formerly Lots B and C), allowing for potential future development of "Phase 3," while also allowing the GIP permittees some needed stability; and

WHEREAS, platting of the GIP is a necessary step in these goals; and

WHEREAS, the GBOS supports the intention and opportunity to grow the GIP's diversity and sustainability in sync with the Girdwood Comprehensive Plan through future coordination with HLB;

THEREFORE the GBOS supports the HLB proposal to plat the "Phase 2" into Tracts B-1, B-2, B-3, B-4, and B-5 (formerly Lots A, B, C, and D in the previous concept), with a large remainder Tract B-6 in the Girdwood Industrial Park.

Passed and approved by a vote of 4 in favor, 0 opposed on this 20th day of October, 20025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair and Land Use Supervisor

Margaret Tyler

Attest

S 1 2 8 6 5

JAN 0 7 2026

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
GBOS Rules & Goals part 2
- TUE Sept 30 7PM
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>

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 50th 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 permit holders 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.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

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

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 MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- 65' TEMPORARY TURNAROUND TO BE AUTOMATICALLY VACATED WHEN STREET IS CONSTRUCTED.
- 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.
- THE STORAGE OR PROCESSING OF EQUIPMENT OR MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE OR INJURIOUS TO SAFETY, OR WHICH WOULD CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS UPON CONTACT WITH WATER, ARE PROHIBITED IN THE FLOOD PLAIN.
- TEMPORARY BUILDINGS, SHEDS, CONEXES, SEMI-TRAILERS WITH THE WHEELS REMOVED AND THE LIKE SHALL OBTAIN A FLOOD HAZARD PERMIT BEFORE PLACEMENT IN THE MAPPED FLOOD PLAIN IN THIS SUBDIVISION.
- ALL LOTS WITHIN THE SUBDIVISION SHALL CONFORM TO THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN ON THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY OF ANCHORAGE, AS APPLICABLE.
- ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
- 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 21.04.080D4 (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 21.04.080D, OR ANY FUTURE REVISION.
- 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.
- THE STATE OF ALASKA OBTAINED A RIGHT OF WAY PERMIT UNDER ADL 24059, RECORDED IN BOOK 93, PAGE 341, FOR THAT PORTION OF LOT 71, U.S. SURVEY No. 3042 KNOWN AS PARCEL 4 UNDER DEPARTMENT OF HIGHWAYS RIGHT OF WAY PROJECT No. S-0501(1). LOT 71 WAS SUBSEQUENTLY PATENTED TO THE MUNICIPALITY OF ANCHORAGE, HOWEVER ADL 24059 AND PARCEL 4, WERE EXCLUDED FROM THE CONVEYANCE.
- STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG EACH SIDE OF CALIFORNIA AND GLACIER CREEKS, AND A 25' 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. 5451, RECORDED IN BOOK 3628, PAGE 195, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC ACCESS EASEMENT ALONG CALIFORNIA CREEK, REDUCING THE WIDTH TO 125'. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND REBAR/IRON PIPE
- ⊗ FOUND CONCRETE RIGHT OF WAY MARKER
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ⊗ CORNER POSITION. UNABLE TO SET.
- ⊗ COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
- HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- HFP- HELD FOR LINE PERPENDICULAR TO ADOT&PF CENTERLINE
- BBI- POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
- (M) MEASURED DIMENSION THIS SURVEY
- (H) HELD RECORD DIMENSION
- (C) COMPUTED DIMENSION
- (GA) GRANT ADJUSTED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 2016-67
- (R&H) HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
- (R2) RECORD DIMENSIONS PER U.S. SURVEY No. 3042
- (R3) RECORD DIMENSIONS PER DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT S-0501(1), GIRWOOD-ALYESKA, DATED OCTOBER 15, 1964.
- (R4) RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHT-OF-WAYS, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____, 2026.
ATTEST:

MUNICIPAL CLERK MAYOR OF ANCHORAGE

APPROVALS

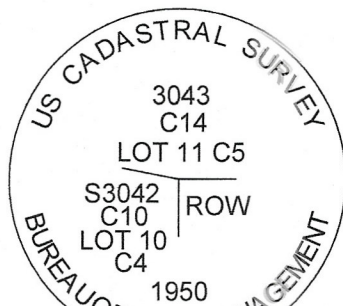
PLATTING OFFICER DATE

MUNICIPAL SURVEYOR DATE

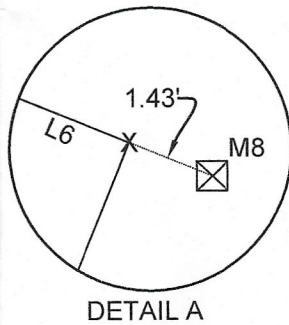
SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GIRWOOD INDUSTRIAL PARK 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 LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

DAVID C. HALE, L.S. 10395 DATE



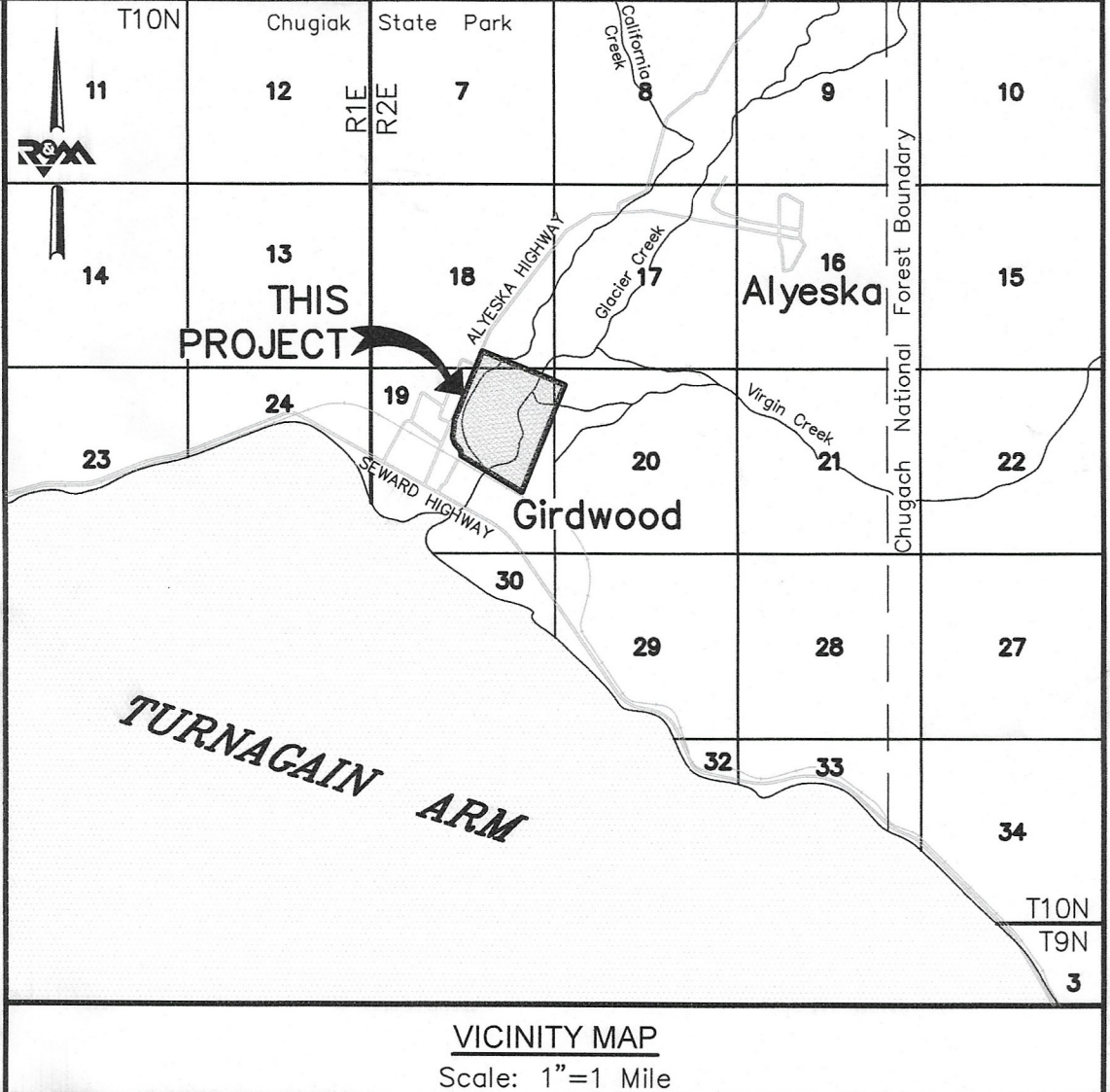
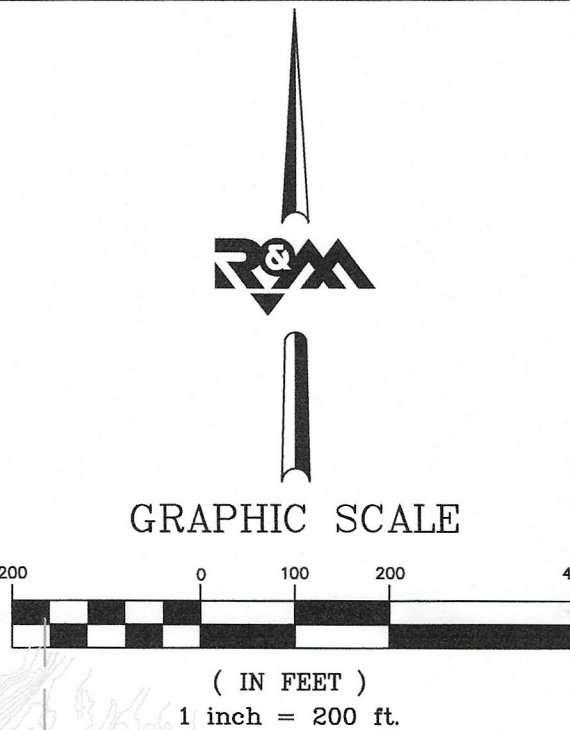
M-1
FOUND 3 1/4" BRASS CAP
MONUMENT ON 2 1/2" IRON
POST, FLUSH WITH GRADE
GOOD CONDITION



TYPICAL R&M 2" ALUMINUM
CAP ON 5/8" X 30" REBAR
FOUND THIS SURVEY



M-2
FOUND 3 1/4" BRASS CAP
MONUMENT ON 2 1/2" IRON
POST, 0.2' ABOVE GRADE
GOOD CONDITION



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. 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 APPEARING 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
OWNERS, TRACTS B-1 THRU B-6, GIRWOOD INDUSTRIAL PARK
SUBDIVISION, PHASE 2
P.O. BOX 202684 ANCHORAGE, AK. 99577

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES

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

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS _____ DAY OF _____, 2026.

PRELIMINARY

AUTHORIZED OFFICIAL DATE ANCHORAGE RECORDING DISTRICT

PROPOSED PLAT OF
GIRWOOD INDUSTRIAL PARK SUBDIVISION
PHASE II
TRACTS B-1 THRU B-6

A 155.460 ACRE SUBDIVISION OF TRACT B, GIRWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 1, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, ALASKA

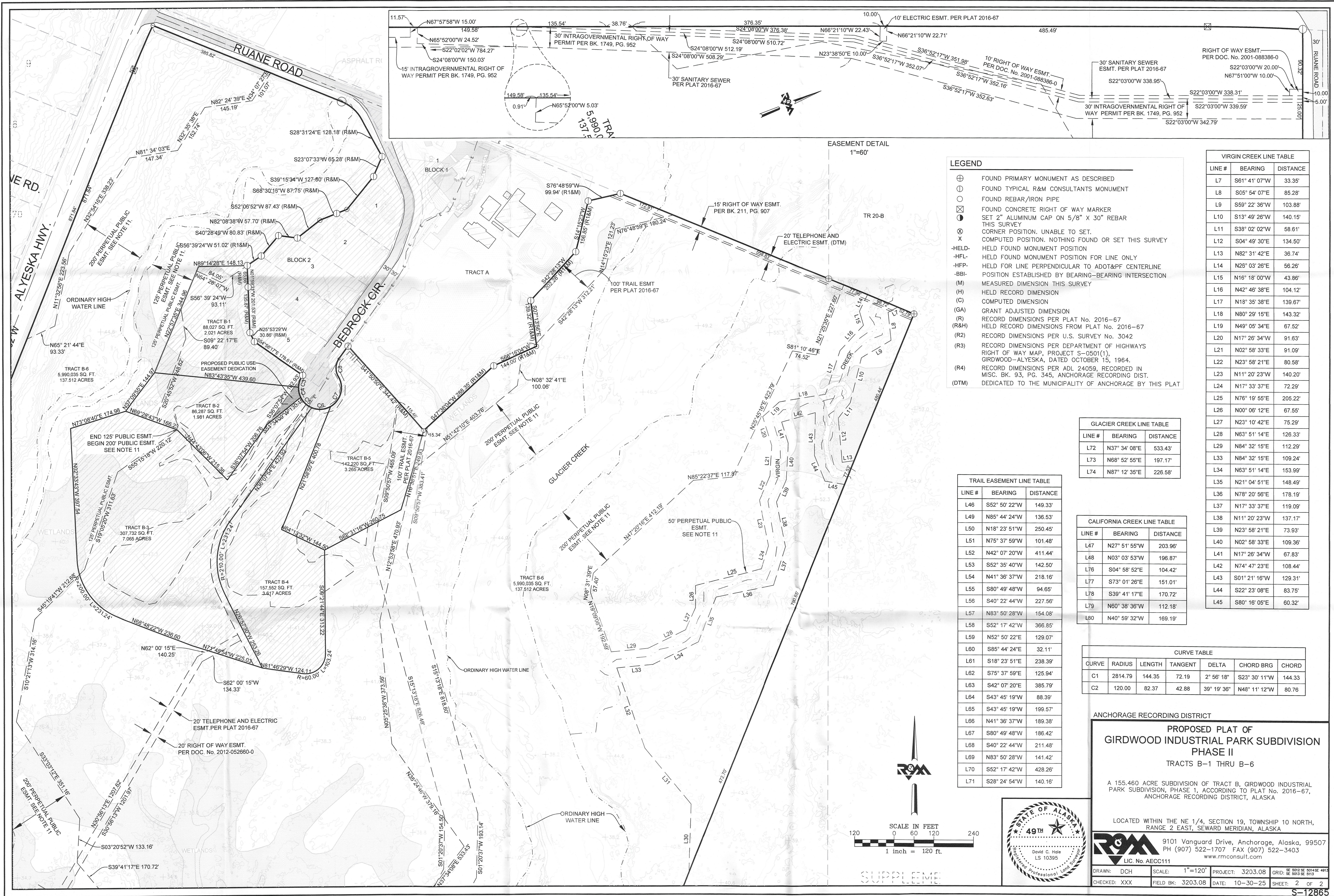
LOCATED WITHIN THE NE 1/4, SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA



9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

LIC. No. AECC111
DRAWN: DCH SCALE: 1"=200' PROJECT: 3203.08 GRID: SE 5012 SE 5014 SE 4913 SE 5013 SE 5015
CHECKED: XXX FIELD BK: 3203.08 DATE: 10-30-25 SHEET: 1 OF 2

S-12865



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND REBAR/IRON PIPE
- ⊗ FOUND CONCRETE RIGHT OF WAY MARKER
- ⊙ SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ⊗ CORNER POSITION. UNABLE TO SET. COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
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- (R) RECORD DIMENSIONS PER PLAT No. 2016-67
- (R&H) HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
- (R2) RECORD DIMENSIONS PER U.S. SURVEY No. 3042
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- (R4) RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT

VIRGIN CREEK LINE TABLE

LINE #	BEARING	DISTANCE
L7	S81° 41' 07"W	33.35'
L8	S05° 54' 07"E	85.28'
L9	S59° 22' 36"W	103.88'
L10	S13° 49' 26"W	140.15'
L11	S38° 02' 02"W	58.61'
L12	S04° 49' 30"E	134.50'
L13	N82° 31' 42"E	36.74'
L14	N26° 03' 26"E	56.26'
L15	N16° 18' 00"W	43.86'
L16	N42° 46' 38"E	104.12'
L17	N18° 35' 38"E	139.67'
L18	N80° 29' 15"E	143.32'
L19	N49° 05' 34"E	67.52'
L20	N17° 26' 34"W	91.63'
L21	N02° 58' 33"E	91.09'
L22	N23° 58' 21"E	80.58'
L23	N11° 20' 23"W	140.20'
L24	N17° 33' 37"E	72.29'
L25	N76° 19' 55"E	205.22'
L26	N00° 06' 12"E	67.55'
L27	N23° 10' 42"E	75.29'
L28	N63° 51' 14"E	126.33'
L29	N84° 32' 15"E	112.29'
L30	N84° 32' 15"E	109.24'
L31	N63° 51' 14"E	153.99'
L32	N21° 04' 51"E	148.49'
L33	N78° 20' 56"E	178.19'
L34	N17° 33' 37"E	119.09'
L35	N11° 20' 23"W	137.17'
L36	N23° 58' 21"E	73.93'
L37	N02° 58' 33"E	109.36'
L38	N17° 26' 34"W	67.83'
L39	N74° 47' 23"E	108.44'
L40	S01° 21' 16"W	129.31'
L41	S22° 23' 08"E	83.75'
L42	S80° 16' 05"E	60.32'

GLACIER CREEK LINE TABLE

LINE #	BEARING	DISTANCE
L72	N37° 34' 08"E	533.43'
L73	N68° 52' 55"E	197.17'
L74	N87° 12' 38"E	226.58'

CALIFORNIA CREEK LINE TABLE

LINE #	BEARING	DISTANCE
L47	N27° 51' 55"W	203.96'
L48	N03° 03' 53"W	196.87'
L49	S04° 58' 52"E	104.42'
L50	S73° 01' 26"E	151.01'
L51	S39° 41' 17"E	170.72'
L52	N60° 38' 36"W	112.18'
L53	N40° 59' 32"W	169.19'

TRAIL EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L46	S52° 50' 22"W	149.33'
L47	N85° 44' 24"W	136.53'
L48	N18° 23' 51"W	250.45'
L49	N75° 37' 59"W	101.48'
L50	N42° 07' 20"W	411.44'
L51	S52° 35' 40"W	142.50'
L52	N41° 36' 37"W	218.16'
L53	S80° 49' 48"W	94.65'
L54	S40° 22' 44"W	227.56'
L55	N83° 50' 28"W	154.08'
L56	S52° 17' 42"W	366.85'
L57	N62° 50' 22"E	129.07'
L58	S85° 44' 24"E	32.11'
L59	S18° 23' 51"E	238.39'
L60	S75° 37' 59"E	125.94'
L61	S42° 07' 20"E	385.79'
L62	S43° 45' 19"W	88.39'
L63	S43° 45' 19"W	199.57'
L64	N41° 36' 37"W	189.38'
L65	S80° 49' 48"W	186.42'
L66	S40° 22' 44"W	211.48'
L67	N83° 50' 28"W	141.42'
L68	S52° 17' 42"W	428.26'
L69	S28° 24' 54"W	140.16'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG	CHORD
C1	2814.79	144.35	72.19	2° 56' 18"	S23° 30' 11"W	144.33
C2	120.00	82.37	42.88	39° 19' 36"	N48° 11' 12"W	80.76

ANCHORAGE RECORDING DISTRICT

PROPOSED PLAT OF GIRDWOOD INDUSTRIAL PARK SUBDIVISION PHASE II
TRACTS B-1 THRU B-6

A 155.460 ACRE SUBDIVISION OF TRACT B, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE I, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, ALASKA

LOCATED WITHIN THE NE 1/4, SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

R&M
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com
LIC. No. AECC111

LOCATED WITHIN THE NE 1/4, SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

49th David C. Hale LS 10395 Registered Professional Land Surveyor

DRAWN: DCH SCALE: 1"=120' PROJECT: 3203.08 GRID: SE 5013 DE 5014 DE 4915 SE 5013 DE 5013
CHECKED: XXX FIELD BK: 3203.08 DATE: 10-30-25 SHEET: 2 OF 2

S-12865

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: GR-1/60S	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)

Date

10.31.25

Dave Hale, PLS

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

512866

Meeting Date:

JAN 07 2026

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☐ Class A ☒ Class B**Anchorage 2040 Land Use Designation:**

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor
☒ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/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



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.”

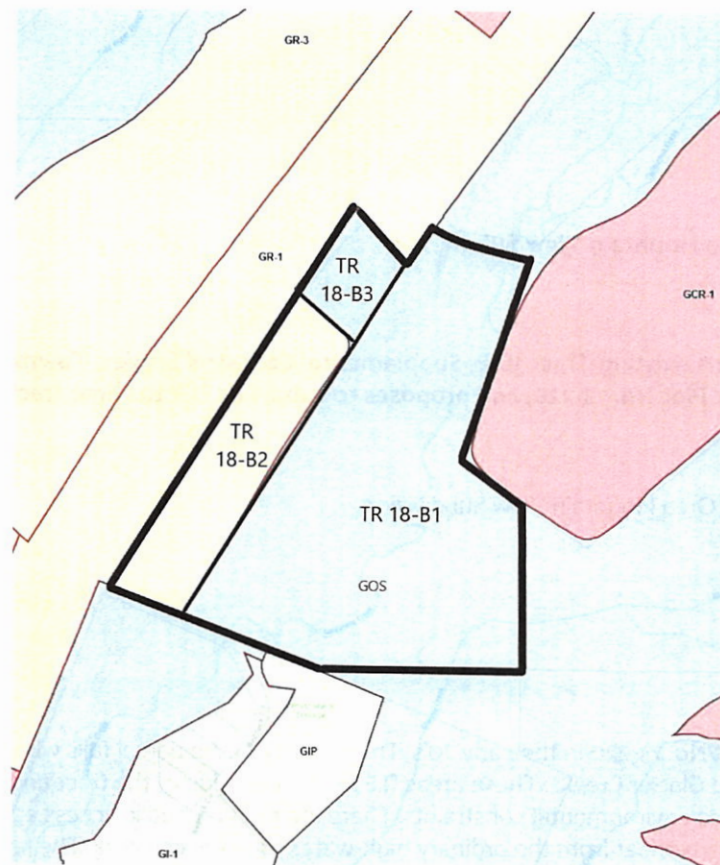


Figure 1: Zoning Map

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 20th day of October, 2025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair and Land Use Supervisor

Margaret Tyler

Attest

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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
GBOS Rules & Goals part 2
- TUE Sept 30 7PM
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>

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 50th 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.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

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 (1.5 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 APPEARING 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
OWNERS, PROPOSED TRACTS 18-B1, 18-B2 AND 18-B3,
ORCA MOUNTAIN VIEW SUBDIVISION
P.O. BOX 202684 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 DEDICATED 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

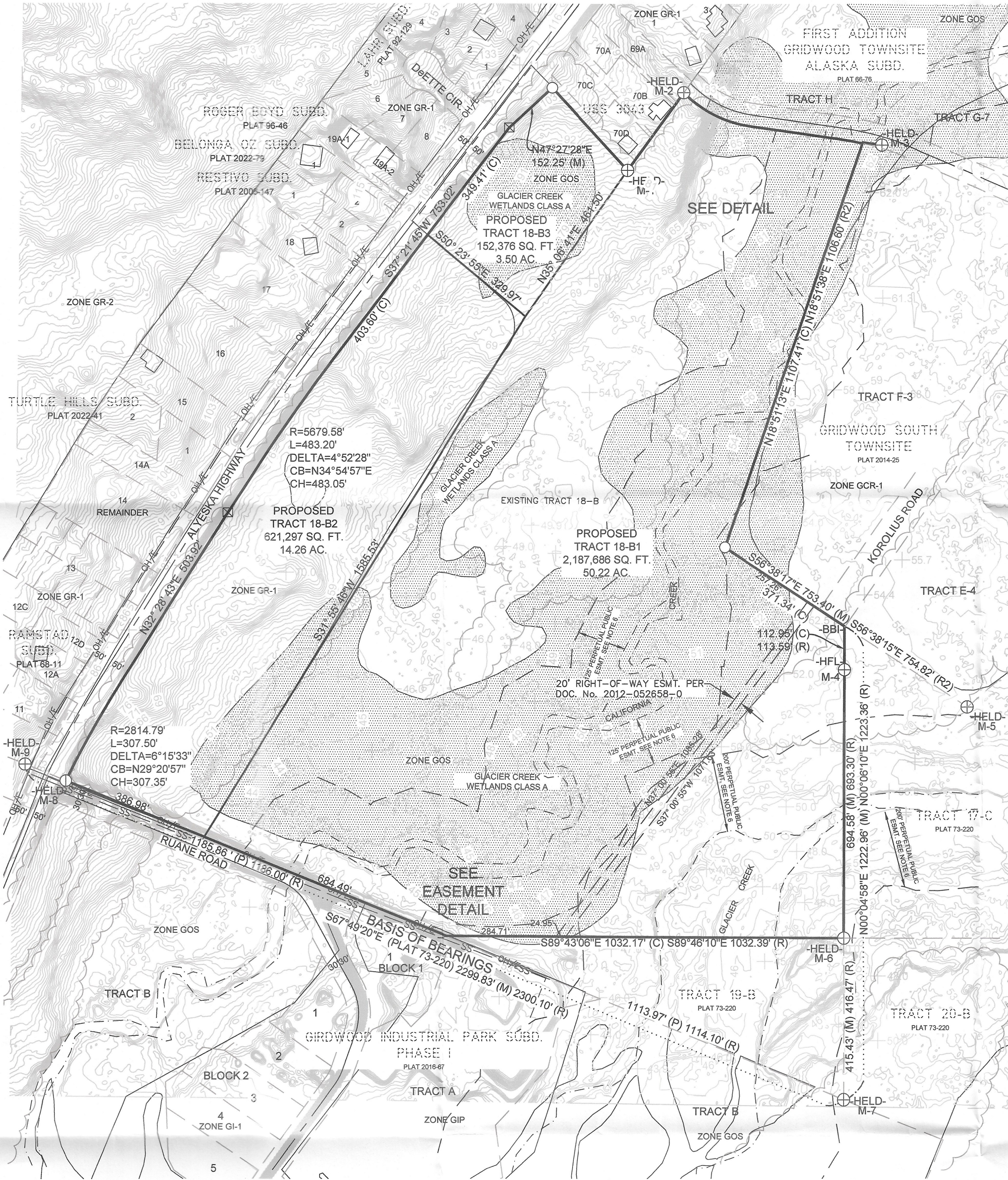
PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS ____ DAY OF ____, 2026.

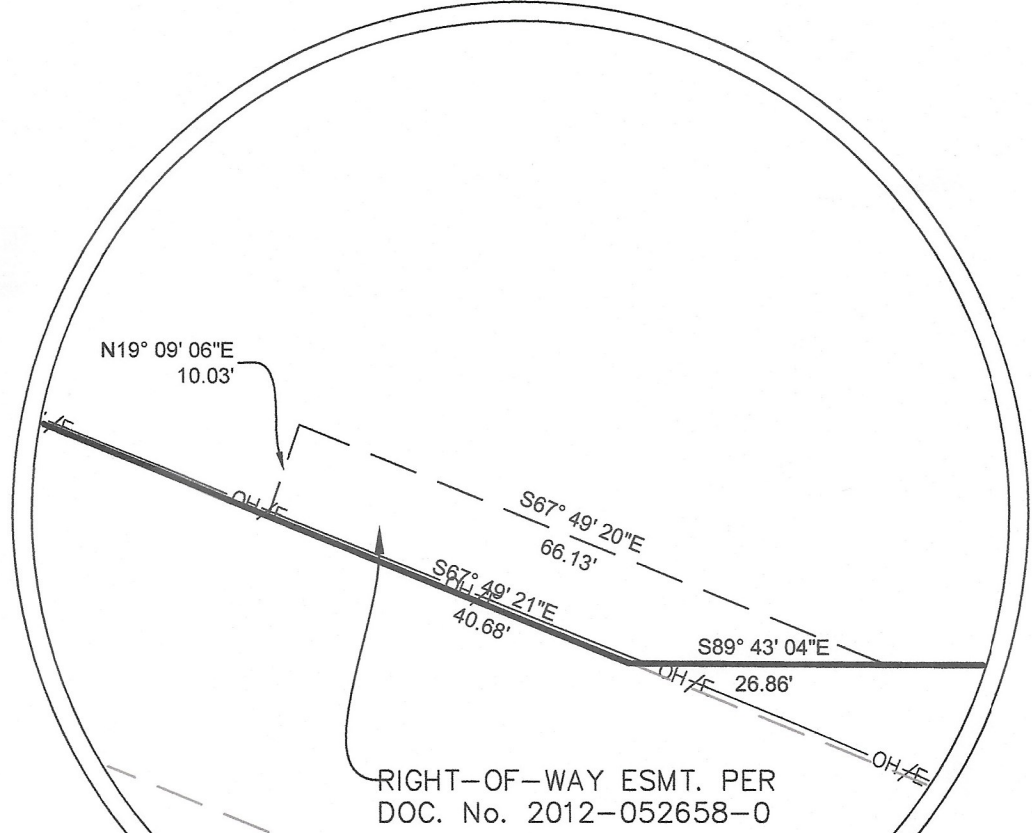
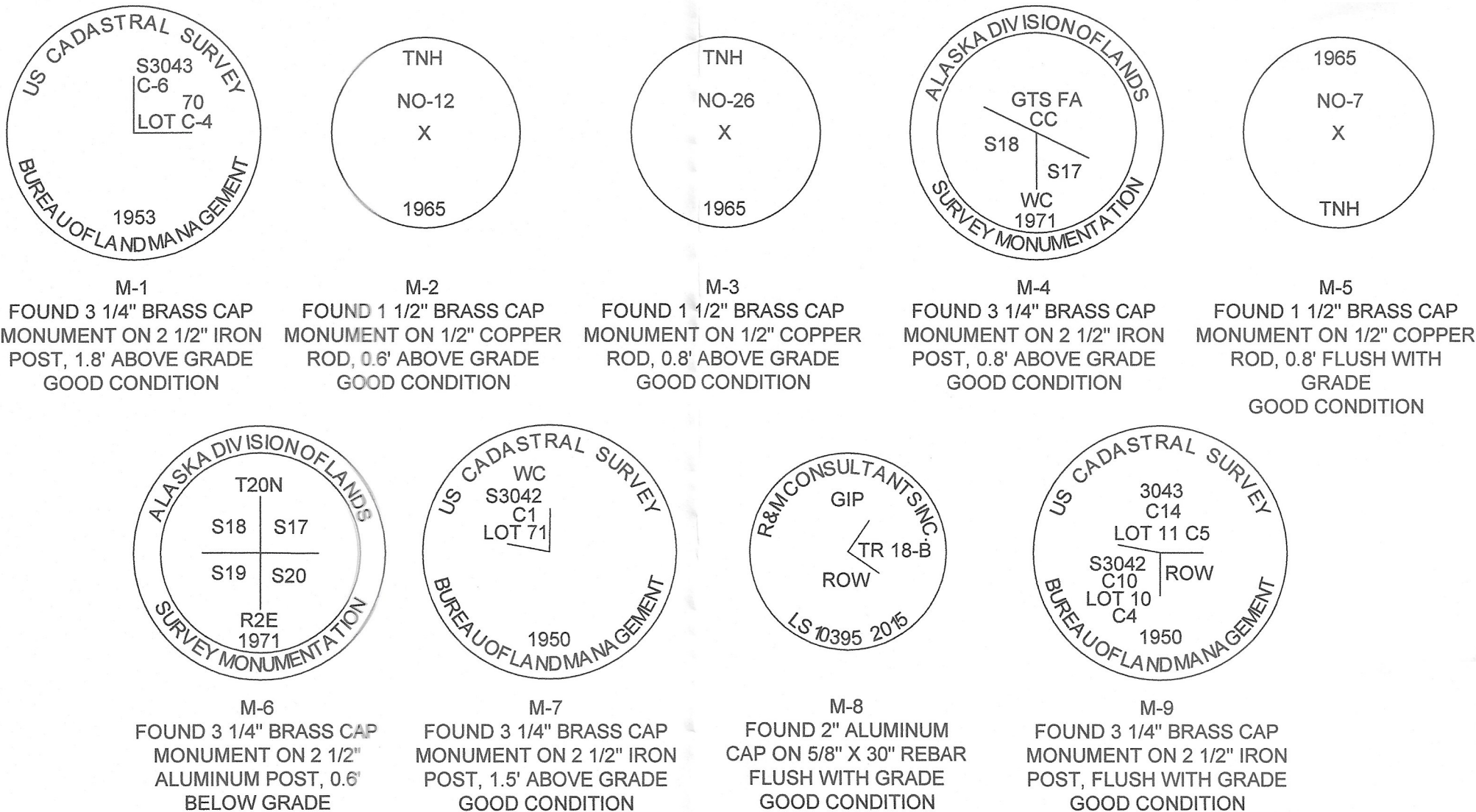
AUTHORIZED OFFICIAL DATE

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⓪ FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND REBAR/IRON PIPE
- ⊠ FOUND CONCRETE RIGHT OF WAY MARKER
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ⊗ CORNER POSITION. UNABLE TO SET.
- x COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
- HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- BBI- POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
- (M) MEASURED DIMENSION THIS SURVEY
- (H) HELD RECORD DIMENSION
- (C) COMPUTED DIMENSION
- (GA) GRANT ADJUSTED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 73-220
- (R2) RECORD DIMENSIONS PER PLAT No. 66-76
- (R3) RECORD DIMENSIONS PER PLAT No. 83-217
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT



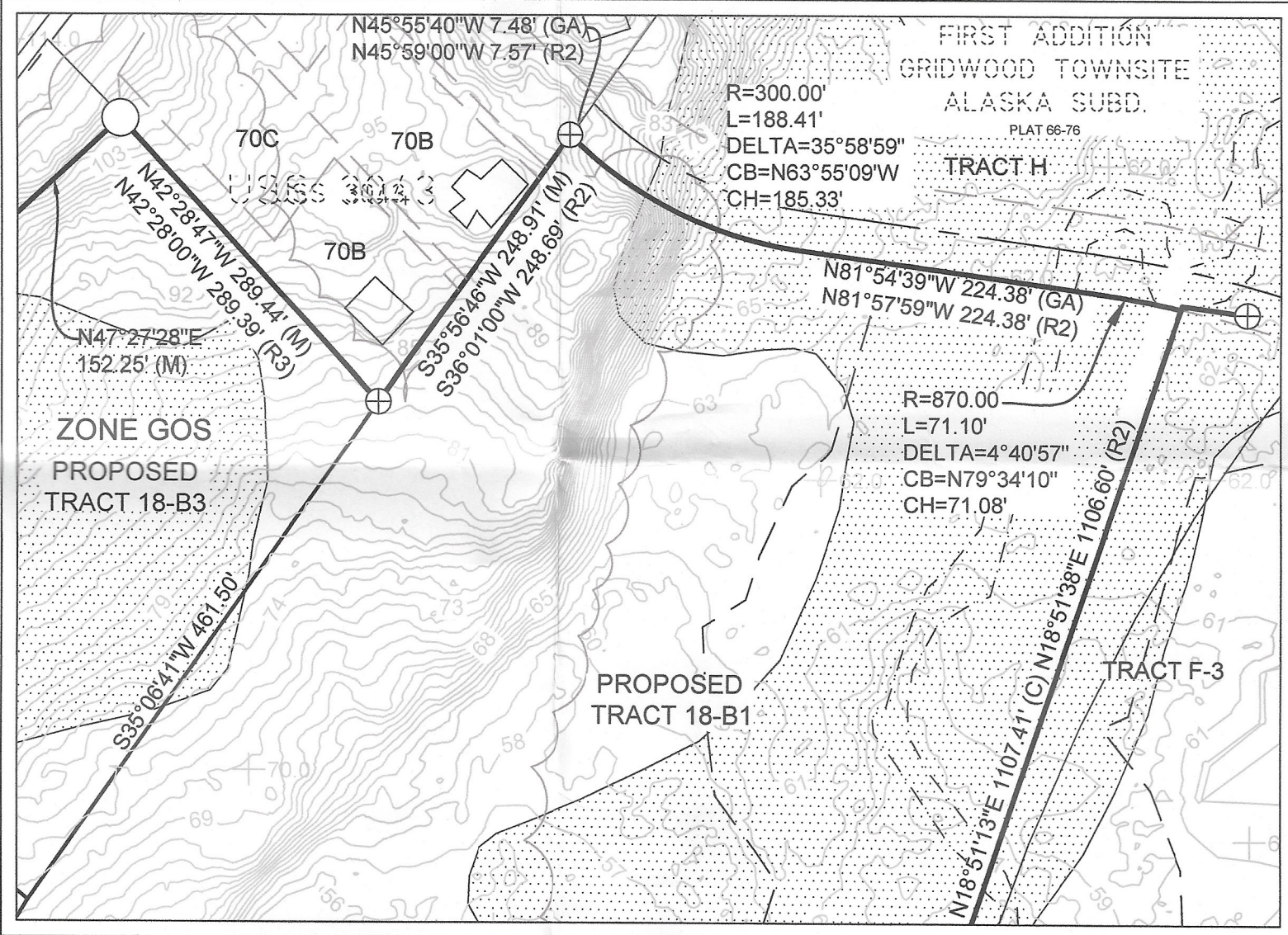
FOUND MONUMENTS



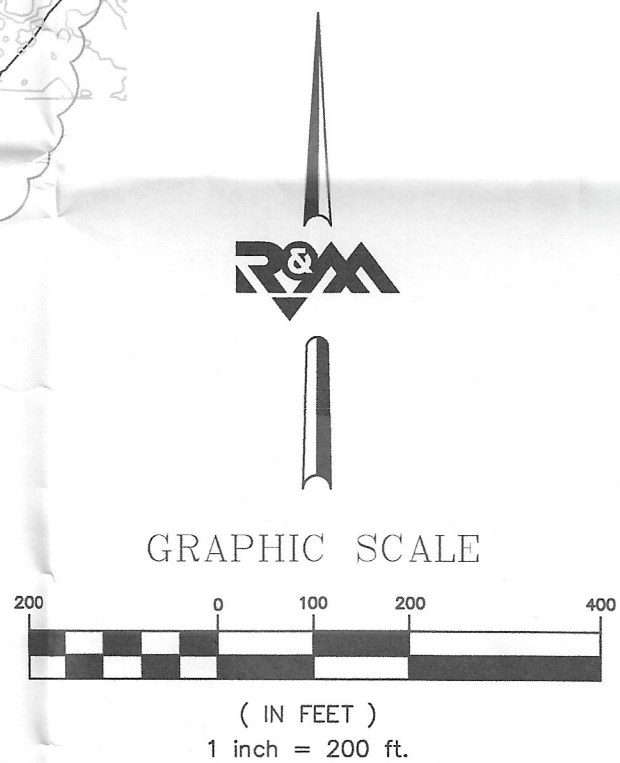
EASEMENT DETAIL: 1"=20'

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 MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- 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.
- ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
- 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 21.04.080D4 (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 21.04.080D, OR ANY FUTURE REVISION.
- 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.
- STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG EACH SIDE OF CALIFORNIA AND GLACIER CREEKS, AND A 25' 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. 5451, RECORDED IN BOOK 3628, PAGE 195, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC ACCESS EASEMENT ALONG CALIFORNIA CREEK, REDUCING THE WIDTH TO 125'. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
- CONTOURS ARE BASED ON MOA 2015 LIDAR AND THE INTERVAL IS ONE-FOOT.



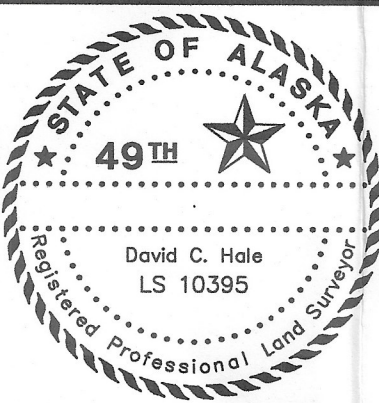
DETAIL: 1"=120'



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 LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

DAVID C. HALE, L.S. 10395 DATE



ANCHORAGE RECORDING DISTRICT

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 SE1/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2
EAST, SEWARD MERIDIAN, ALASKA

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

DRAWN: NP SCALE: 1"=200' R&M PROJ: 3203.12 GRID NO. SE4913
CHECKED: DCH FIELD BK: 3203.12 DATE: 10-30-2025 SHEET: 1 OF 1

MOA CASE No. S12866



AWWU

Anchorage Water & Wastewater Utility

WATER MASTER PLAN UPDATE
GIRDWOOD BOARD OF SUPERVISORS
NOVEMBER 17, 2025



AGENDA



Plan Purpose

Existing Conditions

Future Conditions

Proposed Projects

Schedule



AWWU WATER MASTER PLAN

Purpose

- Support efficient and effective operation of transmission and distribution systems
- Identify and prioritize anticipated capital improvements over a 20-year timeframe (2045)
- Provide cost-effective and responsive service updates based on community needs

EXISTING CONDITIONS



ANCHORAGE WATER &
WASTEWATER UTILITY
3000 ARCTIC BLVD





CURRENT SYSTEM

- AWWU provides service to approximately 55,000 customers within its certificated area
- Water system includes:
 - 2 water treatment plants
 - 12 wells
 - 850+ miles of distribution pipes
 - 5,800+ fire hydrants
 - 20 reservoirs and clearwells storing 70 million gallons (MG) of water
 - Peak demand approximately 50 MG/day
 - Average demand approximately 23 MG/day

FUTURE CONDITIONS



ANCHORAGE WATER &
WASTEWATER UTILITY
3000 ARCTIC BLVD





FUTURE CONDITIONS

1. MOA population
2. Changes in water use
3. System risks
4. Technical needs
5. Regulatory requirements

PROPOSED PROJECTS



ANCHORAGE WATER &
WASTEWATER UTILITY
3000 ARCTIC BLVD



REPAIR AND REPLACE

- Replacing aging infrastructure
- Minimizing needs for emergency repairs

Maintain existing service

Project examples:

- Girdwood water storage tank
- Water reservoir refurbishments
- Pipe replacements

CAPACITY IMPROVEMENTS

- Mitigating potential of transmission main failure
- Supporting future development opportunities

Meet peak demand (Summer/Warmer Weather)

Project examples:

- Girdwood Water Supply Improvements
- Eagle River Fire Lake Reservoir (new)

SYSTEM OPTIMIZATION

- Minimizing operating costs
- Maximizing redundancy and resilience

Increase redundancy and efficiency of service

Project examples:

- Smaller pipe Interties and connections (systemwide)
- Pressure Zone Consolidations
- Electrical Generating turbine installations

SCHEDULE



**ANCHORAGE WATER &
WASTEWATER UTILITY
3000 ARCTIC BLVD**





SCHEDULE

Online Open House and Public Comment Period: October 31 – November 14*, 2025

[OLOH_1 - AWWU Master Plan Updates](#)

Final WMP presented to AWWU Board of Directors: January 2026



We want to hear from you!

What do you need AWWU know about your current and future service needs?

What projects or opportunities do you see that could benefit from AWWU engagement?

What thoughts do you have about the proposed projects and/or implementation schedule?





QUESTIONS?

THANK YOU

MPComments@awwumasterplan.com

<https://awwumasterplan.com>



There was no HLB Commissioners meeting held in October. The next Heritage Land Bank Advisory Commission will be holding a meeting on Thursday, November 20, 2025 at 1:30pm. Please note this is the third Thursday of the month instead of the usual fourth Thursday meeting date due to the holiday. This will be a hybrid meeting with in-person, online, and telephone options. There are no action items on the agenda for this meeting.

The public comment period remains open on the [DRAFT 2026 Annual Work Program & 2027-2031 Five-Year Management Plan](#). The comment period has been extended to Friday November 21, 2025. HLB staff is accepting comments sent to HLB@AnchorageAK.gov. Please include parcel or page number where applicable. Comments received during this period will be included and responded to in an appendix of the Work Plan



October Incidents

Fatalities: 4

EMS: 24

MVA: 2

Alarms: 7

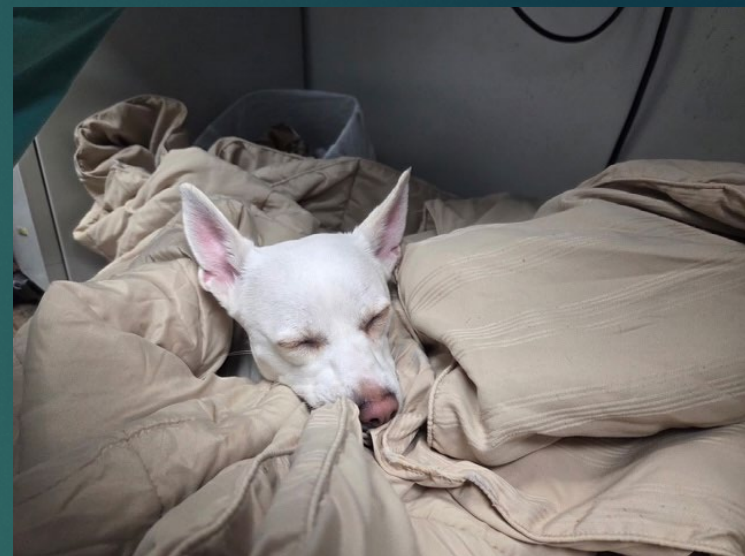
Rec Evaluation: 1

Gas leak: 1

High Angle/Boat access: 1 Portage

Out of Fire Service Area: Upper Crow Creek: 1

Community AED Deployment: 1



Comment Period Open



Community Wildfire
Protection Plan

**Municipality of
Anchorage**



Appendix B: Resident Handbook



Status of Proposed Development Projects in Girdwood

Updated 11/14/2025

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Land transferred and platted. Access road paved and finishing construction. CU/PUD is in pre-application phase.		To be scheduled	Conditional Use / Planned Unit Development expected in November. Public Hearing at PZC February or later
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025.
Alyeska North Addn #1 Housing	Upper parking, daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalanche Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application was delayed until adoption of Girdwood Comprehensive Plan.		Future public hearings at Planning & (likely) Assembly	Expecting re-zoning application in Nov/Dec 2025
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved at PZC Public Hearing on 5/5		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Assembly Ordinance updating Girdwood Use Table was passed on 10/7.		None scheduled	Major Site Plan Review required for any development over 4,000 sqft
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	Administrative appeal was denied. ENSTAR are not planning work in 2025		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	State decision of lease award has been formally appealed. MOA clearing permit issued, land use permit not issued.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting application submitted; case S12865		Platting Board Hearing scheduled for 1/7/2026	Any future land disposal will also have a Public Hearing at Assembly
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB	Platting application submitted; case S12866		Platting Board Hearing scheduled for 1/7/2026	Future development plan will have public hearings at HLB Advisory Commission, and possibly at PZC. Any land disposal requires an Assembly Public Hearing and vote.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	On hold for foreseeable future			
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process

Whittier Police Department

Monthly Activity Report – October 2025

Calls by Service Area

Service Area	Calls
Whittier	115
Girdwood	176
Other	5
Total	296

Narrative Summary

In October 2025, WPD handled 296 calls for service. Excluding Security Checks, Whittier accounted for 69 and Girdwood 73 calls. Serious incidents stood out: Welfare/Suicidal (5), Trespassing (3), Assault (2), EMS/Fire (1). Additionally, there were 1 death-related call this month.

Bullet-Point Summary

- Whittier: 115 calls. Top types: Parking (15), Traffic (13), EMS/Fire (12).
- Girdwood: 176 calls. Top types: Traffic (34), Parking (5), Suspicious (5).
- Other: 5 calls. Top types: Traffic (2), Unspecified (1), Parking (1).
- Jurisdictional mix: Whittier 38.9%, Girdwood 59.5%, Other 1.7%.

Call Types by Jurisdiction

Call Type	Whittier	Girdwood	Other	Total
Security Check	46	103	0	149
Traffic	13	34	2	49
Parking	15	5	1	21
EMS/Fire	12	0	0	12
Suspicious	4	5	0	9
Citizen/Civil Assist	1	4	0	5
Welfare/Suicidal	3	2	0	5
AGENCY ASSIST	1	2	1	4
Animal Problem	2	1	0	3
PUBLIC CONTACT	3	0	0	3
REDDI	1	2	0	3
Trespassing	2	1	0	3
Assault	0	2	0	2
COMMUNITY RELATIONS	1	1	0	2
Disturbance	0	2	0	2
FOLLOW UP	1	1	0	2
PHONE CALL REQUEST	2	0	0	2
PUBLIC ASSIST	1	1	0	2
THREATENING	0	2	0	2
911 ABANDONED CALL	0	1	0	1
ACCIDENTAL CALL CREATION	1	0	0	1
CAD TESTING	1	0	0	1
CHILD ABUSE	1	0	0	1
CRIMINAL MISCHIEF	1	0	0	1
DRUGS	0	1	0	1
INFORMATION	0	1	0	1
INTOXICATED PERSON(S)	0	1	0	1
LOITERING	0	1	0	1
MVA/Accident	1	0	0	1

**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: Nov 17, 2025

TO: Girdwood Board of Supervisors

FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation

SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

Yippee! Winter! It was a quick trip to lovely light snow, and maybe we've moved more snow already than all last year!

Girdwood Trails Committee reminds everyone that the ground is soft in the meadows. Please avoid overflow areas so that they can freeze solid and make a good base. 24" of light snow or a bit less of heavy gloppy snow allows us to groom the meadows.

Grooming has begun on the 5K. Leave your pets at home; the 5K is now human-only, ski-only for the season. Other trails are getting packed by users, they're perfect for dogs. We just unloaded 36 cases of mutt mitts, which should last about 3 years. It's a lot of poop! Grab some bags and keep on picking up!



Finally, be aware of hazards such as overflow and thin ice and always be aware of potential for avalanches.



The Girdwood Parks Master Plan project is moving along!
Upcoming events: **November 19** – Advisory committee meeting &
December 16 at 6PM – Public Meeting #2. Up-to-date info is here:
www.girdwoodparksplan.com.

Thanks to Paul Crews for helping with the snowblowing in Town Square Park! Year-round staff are now handling trash and mutt-mitt refills. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.

Trails: Trails Committee is working on updating the winter map and Girdwood Trails Management Plan. GTC is looking for volunteers to help measure trail segments from specific points with Gaia app. Reach out to Margaret Tyler if you're interested in helping.

Parks & Amenities:

- *Campground:* Tent campground closed.
- *Playground:* Open.
- *Lions Club Park:* Working on pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Closed and nets removed.
- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* closed.
- *Skate Park:* Winter use. No dogs, please.
- *Annual Beautification:* We added some bling on the trees around the library. Those spruce trees are taller than they look!

Reminder: No dogs on the baseball field, playground, tennis courts, and skate park.

GBOS Non-profit Grants: Funding amounts will be voted on at the November 17 GBOS meeting.

Other Grants:

Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2026 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way. Kyle is working on second reimbursement.

Rasmuson Foundation: GVSA received \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram.

National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately \$220,000 for the bridge to replace the hand tram.

Alaska Community Foundation: Girdwood Parks and Rec applied for Trail Care grant and was awarded \$1000 for trail backpack and chainsaw for trail work. Grant will be closed upon purchase and reimbursement and a final report will be completed.

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up! GBOS videos are on line: <https://www.youtube.com/channel/UCOUINInprZEjhbpVPiJOIEA>

We are active on Facebook as Girdwood Board of Supervisors. Active GVSA webpages are:

GBOS: www.muni.org/gbos

Parks and Rec: www.muni.org/gpr

LUC: www.muni.org/gluc

Girdwood Trails Plan: www.muni.org/gtp

GTC: www.muni.org/gtc

PSAC: www.muni.org/gpsac

GHEC: www.muni.org/gbos-ghec

Other links and info:

Sen. Cathy Giessel's weekly newsletter: [Signup Form \(constantcontactpages.com\)](http://SignupForm.constantcontactpages.com)

Information on the ASD: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://AnchorageSchoolDistrict/AnchorageSchoolDistrictHomepage(asdk12.org))

Anchorage Assembly: [Assembly Home](http://AssemblyHome)

Heritage Land Bank information: www.Muni.org/HLB



Roads

Road Status: Winter conditions have arrived with 20" on our first significant snowfall of the year. The road crew worked most of the night responding to the first snowfall event to clear the roads and open them for morning traffic. They returned the following day to detail out the streets and set things up for winter snow storage. The contractor has all the necessary equipment ready for the winter season and is on standby to provide service when needed.

Major project updates:

Ruane Road fish passage culvert replacement. The Boutet company will lead the project management of this new culvert project, and the Jacobs company will assist with ensuring we meet the EPA grant and federal compliance requirements. In the coming weeks, we will be issuing a Request for Proposal (RFP) for Design and engineering services for the new culvert. This work will finalize the project's complete bid package for construction. Most likely constructed in summer 2027.

Winner Creek Trail Bridge at Glacier Creek crossing: A complete construction bid package is ready. Working with the USFS to finalize the understanding that USFS will take over ownership and inspection of the bridge once the construction partnership of MOA and USFS is completed. Now that the USFS is back in full action following the government shutdown, we're working to integrate our workload with theirs. The project still has a funding gap, according to the professional estimate, and we are trying to determine how realistic this gap is in light of current market conditions for materials and whether it will prevent us from putting the project out to bid until the gap is fully funded.



Expenses and Budget:

Girdwood Valley Service Area 2025 Mill Rate: 5.61 of 6 mills

Roads: Road Expenditures by Month:

Month	2023	2024	2025
January	\$62,791.19	\$51,162.50	\$29,666.25
February	\$32,793.17	\$50,612.50	\$34,533.25
March	\$45,857.72	\$96,425.00	\$23,033.25
April	\$31,161.25	\$60,296.50	\$26,368.75
May	\$34,288.75	\$33,003.75	
June	\$20,791.25	\$35,861.50	\$4,776.94
July	\$173,075.00	\$7,143.75	\$13,837.50
August	\$146,100.00	\$51,086.42	
September	\$22,991.00	\$9,553.75	
October	\$10,090.50	\$20,370.00	
November	\$55,686.25	\$16,982.50	
December	\$66,042.50	\$22,993.75	
Total thru December:	\$701,668.85	\$455,492.25	\$132,215.94

Public works operation 2025 budget expended: \$543,031.40 of \$1,612,732.00 =34%

2025 Capital Roads Project fund available (406): \$178,000.00

2025 Davos Fish Culvert Project: \$894,164.16

Parks:

2025 Expended Budget: \$211,493.17 of \$848,385.00= 25%
2025 Capital Park Project (406) Reserve Fund available: \$88,122.62
2025 Winner Creek Trail Suspension Bridge funds = \$500,000.00
2025 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00
2025 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2025 Expended Budget: \$608,252.55 of \$817,409.00 = 74%

Fire:

2025 Expended Budget: \$1,269,121.40 of \$1,954,917.00= 65%
2025 Fire Undesignated Capital fund (406) = \$223,317.20

Housing and Economic Fund:

2025 Expended Budget: \$0.00 of \$117,600.00 = 0%

Other:

Meetings

GBOS Rules & Procedures Part 2/GBOS Goals

TBA

GBOS Work Session Re: IGCs

TBA



DECEMBER 2025

Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

Call or email LibraryGirdwood@anchorageak.gov to request ADA accommodations

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2 10:30AM Free Play Mornings 1PM Knot Just Knitters	3 10:30AM Family Storytime	4 4PM Game Night	5	6
9 10:30AM Free Play Mornings 1PM Knot Just Knitters	10 10:30AM Family Storytime	11 4PM Game Night	12 4PM Family Movie Night	13
16 10:30AM Free Play Mornings 1PM Knot Just Knitters	17 10:30AM Family Storytime	18 4PM Game Night	19 3PM Top Scams in Alaska: AARP Alaska's Tips for Staying Safe	20 12:30PM Snowflake Craft 
23 10:30AM Free Play Mornings 1PM Knot Just Knitters	24 10:30AM Family Storytime	25 All APL locations will be Closed in Observance of Christmas	26 4PM Family Movie Night	27 4:30PM Gerrish Book Club
30 10:30AM Free Play Mornings 1PM Knot Just Knitters	31 10:30AM Family Storytime			

HOURS OF OPERATION

Tuesday: 10:00am—6:00pm

Wednesday: 10:00am—6:00pm

Thursday: 10:00am—6:00pm

Friday: 10:00am—6:00pm

Saturday: 10:00am—6:00pm

Sunday: CLOSED

Monday: CLOSED

LIBRARY NEWS

- Christmas Holiday: All APL locations will be closed on Thursday December 25, 2025.



ANCHORAGE
PUBLIC LIBRARY

anchoragelibrary.org

WEEKLY STORYTIMES	5 & UNDER	ALL AGES	ADULT
FAMILY STORYTIME Wednesdays at 10:30 AM Stories, songs, and more to build early literacy skills; a blend of fun and education for children birth through kindergarten and their caregivers.	FREE PLAY MORNINGS Tuesdays at 10:30 AM Play with library toys, make friends and check out books!	SNOWFLAKE CRAFT Saturday, Dec. 20 at 12:30 PM Design and cut out beautiful ornamental snowflakes for the winter season. We will be making giant snowflakes out of paper lunch bags! And other decorations with recycled book pages!	KNOT JUST KNITTERS Tuesdays at 1 PM Do you knit, crochet or sew or are you a beginner looking for a start? Join us for a weekly meetup and bring your ideas or current projects. We will have lessons for beginning knitters with long-time beloved resident Cleary Donovan. Materials and tools provided.
FEATURED	ALL AGES	TOP SCAMS IN ALASKA: AARP ALASKA'S TIPS FOR STAYING SAFE Friday, Dec. 19, 3 PM Don't miss out on AARP Alaska's presentation on fraud prevention, packed with insights from AARP's Fraud Watch Network. Learn how to protect yourself and your loved ones from scams that target individuals of all ages. We'll cover the latest tactics used by criminals, share real-life scams happening in Alaska, and provide practical tips to help you protect yourself and your loved ones. Take advantage of this opportunity to empower yourself with the knowledge and tools to fight fraud and stay safe!	GERRISH BOOK CLUB Saturday, Dec. 27, 4:30-5:30PM Join us for the Gerrish Book Club discussion. December's title is <i>The Anxious Generation</i> by Jonathan Haidt. Cookies and coffee provided!
SCAVENGER HUNT Ongoing Go on a letter and picture hunt around the library! New themes every two weeks.	GAME NIGHT Thurs., Dec. 4, 11 and 18 at 4 PM Come use our wide variety of board, card, and dice games or play with our Wii, Nintendo Switch or X-box or bring your own game!		
CODE QUEST Ongoing Journey on a quest! Answer the questions and crack the code to unlock the safe for a prize!	FAMILY MOVIE NIGHT Friday, Dec. 12 and 26th, 4—5:30 PM Come get warm and enjoy a movie at the library! Popcorn will be provided. Please call 907-343-4024 for title.		

EVENTS ACROSS APL—			
CHUGIAK-EAGLE RIVER 12001 Business Blvd., #176 (907) 343-1530	MOUNTAIN VIEW 120 Bragaw St. (907) 343-2818	MULDOON 1251 Muldoon Rd., #158 (907) 343-4032	Z. J. LOUSSAC 3600 Denali St. (907) 343-2841

The Anchorage School District does not endorse these materials or the viewpoints expressed in them.

Gerrish Library Highlights

Friday December 19 at 3 PM: Top Scams in Alaska: AARP Alaska's Tips for Staying Safe

Don't miss out on AARP Alaska's presentation on fraud prevention, packed with insights from AARP's Fraud Watch Network. Learn how to protect yourself and your loved ones from scams that target individuals of all ages. We'll cover the latest tactics used by criminals, share real-life scams happening in Alaska, and provide practical tips to help you protect yourself and your loved ones. Take advantage of this opportunity to empower yourself with the knowledge and tools to fight fraud and stay safe!







Saturday, Dec. 20 at 12:30 PM: Snowflake Craft

Design and cut out beautiful ornamental snowflakes for the winter season. We will be making giant snowflakes out of paper lunch bags! And other decorations with recycled book pages!

NOVEMBER 2025 Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

Call or email LibraryGirdwood@anchorageak.gov to request ADA accommodations

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1
4 10:30AM Free Play Mornings 1PM Knot Just Knitters	5 10:30AM Family Storytime	6 4PM Game Night	7 4PM Family Movie Night	8 2PM Medicare 101 Presentation
11 All APL locations closed in honor of Veterans Day	12 10:30AM Family Storytime	13 4PM Game Night	14 3:30PM PAWSitive Reading 	15 3PM Wizard Trivia 
18 10:30AM Free Play Mornings 1PM Knot Just Knitters	19 10:30AM Family Storytime	20 3PM Employment Resource Fair	21 4PM Family Movie Night	22 12:30PM Thanksgiving Craft
25 10:30AM Free Play Mornings 1PM Knot Just Knitters	26 10:30AM Family Storytime	27 28 All APL locations closed in honor of Thanksgiving		29 4:30PM Gerrish Book Club

HOURS OF OPERATION

Tuesday: 10:00am—6:00pm

Wednesday: 10:00am—6:00pm

Thursday: 10:00am—6:00pm

Friday: 10:00am—6:00pm

Saturday: 10:00am—6:00pm

Sunday: CLOSED

Monday: CLOSED

LIBRARY NEWS

NOVEMBER HOLIDAY CLOSURES

- All APL locations will be closed Tuesday, Nov. 11 in honor of Veterans Day.
- All APL locations will be closed Thursday, Nov. 27 and Friday, Nov. 28. Happy Thanksgiving!



ANCHORAGE
PUBLIC LIBRARY

anchoragelibrary.org

WEEKLY STORYTIMES

FAMILY STORYTIME

Wednesdays at 10:30 AM
Stories, songs, and more to build early literacy skills; a blend of fun and education for children birth through kindergarten and their caregivers.

5 & UNDER

FREE PLAY MORNINGS

Tuesdays, Nov. 4, 18 and 25th at 10:30 AM

Play with library toys, make friends and check out books!

ALL AGES

GAME NIGHT

Thursdays, Oct., 6, and 13 at 4 PM

Come use our wide variety of board, card, and dice games or play with our Wii, Nintendo Switch or X-box or bring your own game!

ALL AGES

PAWSitive READING

Saturday, Nov. 14 at 3:30 PM

Read to therapy dogs! PAWSitive Reading is a special program designed to provide young children (Kindergarten-4th grade) with a stress-free environment to practice their reading.

FAMILY MOVIE NIGHT

Friday, Nov. 7 and 21, 4—5:30 PM

Come get warm and enjoy a movie at the library! Popcorn will be provided. Please call 907-343-4024 for title.

THANKSGIVING CRAFT

Saturday, Nov. 22 at 12:30 PM

Gobble! Gobble! It's time to make some cute Thanksgiving crafts! Joins us and make a thankful turkey and a leaf mason jar lantern to decorate your home.

WIZARD TRIVIA

Saturday, November 15 at 3 PM

Dazzle us with your knowledge of the boy wizard and his friends from the first book/movie in their magical world! Join us for a fun night where House Teams will compete for sweet prizes!

ALL AGES

KNOT JUST KNITTERS

Tuesdays, Nov. 4, 18 and 25th at 1 PM

Do you knit, crochet or sew or are you a beginner looking for a start? We will have lessons for beginning knitters with long-time beloved resident Cleary Donovan. Materials and tools provided.

MEDICARE 101

Saturday, Nov. 8, 2—3PM

Learn about Medicare with help from Alaska's Medicare Information Office. Whether you are turning 65 or just want to learn more about your Medicare, the Medicare Information Office can help! This 1-hour presentation includes the Parts of Medicare, Medicare Enrollment, Medicare Supplement (Medigap) Plans, and help with Medicare costs.

EMPLOYMENT RESOURCE FAIR

Thursday, Nov. 20, 3—5 PM

Connect with local recruiters and explore job opportunities across Anchorage! Meet one-on-one with hiring representatives and speak with a Municipality of Anchorage Employment Specialist to get tips on applying for city jobs, understanding qualifications, and navigating the hiring process.

GERRISH BOOK CLUB

Saturday, November. 29, 4:30—5:30 PM

Join us for the Gerrish Book Club discussion. November's title is *The serviceberry : abundance and reciprocity in the natural world* by Robin Kimmerer. Cookies and coffee provided!

EVENTS ACROSS APL—

CHUGIAK-EAGLE RIVER

12001 Business Blvd., #176
(907) 343-1530

MOUNTAIN VIEW

120 Bragaw St.
(907) 343-2818

MULDOON

1251 Muldoon Rd., #158
(907) 343-4032

Z. J. LOUSSAC

3600 Denali St.
(907) 343-2841

Girdwood Parks and Rec Grant
2026 Awards

	TAM	Challenge	Art Camp	KEUL	Total	Allowed	Remaining
Edgington	\$ 2,000	\$ 7,000	\$ 7,000	\$ 6,500	\$ 22,500	22500	\$ -
Sullivan	\$ 2,500	\$ 7,400	\$ 7,000	\$ 5,600	\$ 22,500	22500	0
Okonek	\$ -	\$ -	\$ -	\$ -	\$ -	22500	22500
Burnett	\$ 2,500	\$ 6,000	\$ 6,000	\$ 8,000	\$ 22,500	22500	0
Wingard	\$ 2,025	\$ 8,925	\$ 6,650	\$ 4,900	\$ 22,500	22500	0
Average	\$ -	\$ -	\$ -	\$ -	\$ -	22500	22500
Less overage	\$ -	\$ -	\$ -	\$ -	\$ 22,500		
Revised Average	\$ -	\$ -	\$ -	\$ -	\$ 22,500		

% Gross Down

Requested	2500	10000	7775	8000	28275
% of what requested	0%	0%	0%	0%	80%

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-XX

Of the Girdwood Board of Supervisors

RESOLUTION REGARDING THE 50th ANNIVERSARY OF UNIFICATION AND LOOKING AHEAD TO THE FUTURE STATUS OF GIRDWOOD WITHIN THE UNIFIED BOROUGH

WHEREAS, the cities of Anchorage, Glen Alps and Girdwood were incorporated respectively in 1920, June 1961, and September 1961, and the Greater Anchorage Area Borough (GAAB) was established in 1964 to oversee regional-level services such as planning; and

WHEREAS, the City of Anchorage formed a commission, 1969-1971, to draft the proposal for unification and the ballot measure to be put in front of the voters, and the original proposal was rejected by the electorate; and

WHEREAS, a new charter commission was formed and returned with a streamlined, inclusive version that went to the voters in 1975; and

WHEREAS, after a vote across the Greater Anchorage Area Borough on September 9th, 1975, the charter was approved, with the cities of Anchorage, Girdwood, Glen Alps and the Borough dissolved, replaced by the Unified Municipality of Anchorage; and

WHEREAS, Girdwood voters rejected city dissolution and borough unification, by a vote of 82% against and 18% in favor; and

WHEREAS, the push for unification was primarily motivated by duplication of services within the growing urban core of Anchorage and jurisdictional challenges at the boundary of the City of Anchorage and the Greater Anchorage Area Borough; and

WHEREAS, the Preamble to the Charter of the Municipality of Anchorage states:

“We, the people of Anchorage, in order to eliminate waste and duplication in government, to achieve common goals, to support individual rights, to form a more responsive government, and to secure maximum local control of local affairs, hereby establish this Charter.”; and

WHEREAS, the charter contains a 10 point Bill of Rights, and with number 8 stating:

“The right to a locally directed, ongoing planning process that is based on the community’s goals, objectives, and policies for the future”; and

WHEREAS, notwithstanding the preamble’s promise of “maximum local control of local affairs”, a Unified Municipality is identical in every way to a Home Rule Borough except it removes the right for a community to organize a local city government; and

WHEREAS, in the decades since 1975, the community of Girdwood has seen a substantial improvement in infrastructure, including developed roads, a wastewater system, city water service to the eastern part of the valley and natural gas service; and

WHEREAS, the improvements to Girdwood's infrastructure and a stable local government have provided a fertile environment for economic investment and development, including a world-class recreation destination; and

WHEREAS, the Municipality of Anchorage Charter provides for Service Areas which can establish local services paid by local tax levies; and

WHEREAS, Girdwood Valley Service Area was established shortly after the 1975 Unification to provide local services similar to those of the dissolved City of Girdwood, and

WHEREAS, Girdwood Valley Service Area now provides additional services including Roads & Drainage, Parks & Recreation, Fire, Police, and Economic Development and Housing Support services, all right sized to the needs of the Girdwood community; and

WHEREAS, the Girdwood Valley Service Area is overseen by a five-member elected Board of Supervisors; and

WHEREAS, through the Girdwood Board of Supervisors, the community of Girdwood has developed its own unique solutions to numerous problems faced by the community, such as the 2015 unilateral withdrawal of Alaska State Troopers, who were replaced by a Girdwood voter-supported partnership with the City of Whittier to provide police services; and

WHEREAS, Girdwood has recently completed the Girdwood Comprehensive Plan through an extensive, multi year, community effort. And, the community has put forward locally based solutions to our housing needs in spite of pushback from the previous and current Assembly.

WHEREAS, metropolitan areas across the lower 48, such as the Indianapolis region, have solved similar governance problems using municipal structures that combine the county and city government in the urban core to prevent duplication while allowing local city government in smaller surrounding communities, hence moving decision making closer to the citizens impacted.

THEREFORE, the Girdwood Board of Supervisors RESOLVES

- 1) to celebrate the 50th anniversary of the Municipality of Anchorage by acknowledging the many successes of the unification experiment, while recognizing that the goals of unification were centered on solving problems experienced by the growing urban core rather than the limitations on local self-determination imposed upon more distant, unique communities unwillingly annexed into the Municipality, and
- 2) to urge the executive and legislative bodies of the Municipality of Anchorage to uphold the Anchorage Municipal Charter Preamble to "secure maximum local control of local affairs" and as promised in the Bill of Rights by devolving maximal powers, up to and including local policy and decision making powers, to communities such as Girdwood, and
- 3) to amend Anchorage Municipal Code Title 21 to designate GBOS as a review body allowing it to initiate text amendments to Title 21, and
- 4) to consider adjusting the municipal administrative organization to make Girdwood Valley a Municipal Department, allowing it to manage land within Girdwood Valley owned by the Municipality, and
- 5) to work towards treating the community of Girdwood through GBOS, its locally elected governmental body, as a trusted partner in the matters and concerns of Girdwood, not merely as an advisory body, and
- 6) to support a future advisory vote by the community of Girdwood on moving towards greater self-determination within the unified borough or some other local government structure.

PASSED AND APPROVED by a vote of X in favor and X opposed this XXth day of XX 2025.

Fee comparison

Community Room	BP Energy Center	Girdwood Chapel	GW Meadows	Challenge AK	Mtn View Library
\$10/hr	\$20/hr	\$10-\$20/hr	\$25-50/hr	\$650-1500*	\$50-60/hr
no overnight rate	no overnight	\$250 overnight			min 2 hr
Staff rec: \$20/hr; consider rate for multi-day programs \$TBA when available				*Most have fee reduction/elimination	

Campground	MOA Centennial	DNR Bird Creek
\$10/night	\$30-\$40	\$20/night
tent only; primitive site	RV hookups	RV size
Staff Rec: Leave as is		

Marlow Pavilion w/floor	Abbott Loop Pavilion	Goose Lake Pavilion
\$65/4 hr	\$152/7 hr	\$95/5 hr
\$85/4-8 hr	\$231 all day	\$145 all day
\$108/8+ hr		
Staff rec: simplify or list Pavilion, 4 tables, pavilion 6 tables		
	2 bbq pits 4 grills	field, basketball court

Trail permit -
\$60 fee, \$2.00 user

Park use- wedding/photog
\$50 fee

Fixed Vendor
\$350/mo
\$50 processing fee

Town Square Park Rental (farmers market/fall festival)
\$150 permit fee; \$50 each additional use

Field/Court Rental
\$50/day



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

DRAFT 2026 ANNUAL WORK PROGRAM &
DRAFT 2027-2031 FIVE-YEAR MANAGEMENT PLAN

Municipality of Anchorage

Suzanne La France, Mayor

Real Estate Department

Tiffany Briggs, Director

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer

Real Estate Services Division

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Dean Marshall, Chair

LaQuita Chmielowski, Vice Chair

Tammy Oswald

Ryan Hansen

Tim Charnon

Jeremy Hurst

(One vacant seats)

Front Cover Photo: HLB Parcel 2-156 on a frosty February morning. This hillside parcel on Golden View Drive is the proposed location for a non-profit cemetery (See pages 12 and 15 for more details). Photo taken by Rachel Bernhardt, founder of Alaska Natural Burial.



Heritage Land Bank

Office Location: 2nd Floor, 4700 Elmore Road, Anchorage, AK 99507

Mailing Address: PO Box 196650, Anchorage, AK 99519

Phone: (907) 343-7536

Email: hlb@anchorageak.gov

Website: www.muni.org/HLB

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Guide to Abbreviations and Acronyms

ACDA	–	Anchorage Community Development Authority
ADEC	–	Alaska Department of Environmental Conservation
AMC	–	Anchorage Municipal Code
AO	–	Assembly Ordinance
ASD	–	Anchorage School District
AWWU	–	Anchorage Water & Wastewater Utility
BLM	–	U.S. Bureau of Land Management
CASA	–	Chugach State Park Access Service Area
CEA	–	Chugach Electric Association
CSP	–	Chugach State Park
DNR	–	Alaska Department of Natural Resources
DOD	–	U.S. Department of Defense
DOT&PF	–	Alaska Department of Transportation & Public Facilities
GCP	–	Girdwood Comprehensive Plan
GDIC	–	Geographic Data and Information Center
GIS	–	Geographic Information Systems
GVSA	–	Girdwood Valley Service Area
GLT	–	Great Land Trust
HDP	–	Hillside District Plan (AO 2010-22)
HLB	–	Heritage Land Bank
HLBAC	–	Heritage Land Bank Advisory Commission
INHT	–	Iditarod National Historic Trail
MOA	–	Municipality of Anchorage
NALA	–	North Anchorage Land Agreement
P&R	–	Parks and Recreation Department
PM&E	–	Project Management & Engineering
PVLUA	–	Potter Valley Land Use Analysis (AO 99-144)
RED	–	Real Estate Department
RES	–	Real Estate Services
ROW	–	Right of Way
SOA	–	State of Alaska
TSAIA	–	Ted Stevens Anchorage International Airport
USACE	–	U.S. Army Corps of Engineers
USFS	–	U.S. Forest Service

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax-based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,600 acres, which are divided into approximately 240 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetland mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 70 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development;
or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Additionally, HLB parcel numbers are assigned based on their geographic location as follows:

- 1 – Chugiak/Eagle River
- 2 – Southeast Anchorage/Hillside
- 3 – Northeast Anchorage
- 4 – Northwest Anchorage
- 5 – Southwest Anchorage
- 6 – Turnagain Arm Communities

See Appendix A for regional maps and a QR code for our interactive mapping application.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Midtown Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35
- Disposal of Girdwood Industrial Park Phase I Lots.
- Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.

- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Disposals

Disposals of HLB inventory can include sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

Table 1.1: HLB Inventory by Area (**as of September 2025)

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,090	10,894
Estimated Total HLB Acreage:	2,789	1,182	8,659	12,630

Table 1.2: Development Limitations (**as of September 2025)

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	538 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leased	550± acres
Active ADEC Contaminated Sites	4 sites
Parcels under other MOA Agency Management	41

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patents. The State notified HLB that for management purposes the

decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Overview of the Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, each year an Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.

While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov.

Overview of the Five-Year Management Plan

Predicting future municipal need and market demand is a challenging task. The success of land transactions often depends upon economic conditions, financing, and creative marketing

strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plan. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation measures. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.



HLB Parcel 2-157: Little Campbell Creek

Chapter 2. 2025 Progress Report

HLB made progress on several projects in 2025. These projects included the disposal of four parcels on the southeast corner of Lake Otis and Tudor, the transfer of an HLB recreational parcel to Girdwood Parks & Recreation, and construction of off-site improvements that will provide access to the Holtan Hills development. HLB also received authorization to lease and activate development on land that housed the former Alaska Native Service Hospital. Additionally, another Land Management Officer was hired, increasing capacity and ability to take on many outstanding work plan items. A list and description of major projects is included below.

Disposals, Exchanges & Transfers

HLB Parcels 3-078A-D (Lake Otis and Tudor) – The disposal of these lots, which included an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). This transaction closed in January 2025, recorded as document number 2025-000661-0.

HLB 4-046 and 4-047 (Former Alaska Native Service Hospital Site) – In June 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71 for use of the Former Alaska Native Service Hospital Site located at 3rd and Ingra. ACDA intends to activate the site by developing an RV resort incorporating components of the 2019 Master Plan prepared by HLB, including a memorial and park elements. This is considered a short-term use and is supported by several neighboring property owners. HLB staff will draft and manage the lease which will include conditions such as a development timeline and revenue sharing with HLB. This lease is intended to be finalized by the end of 2025. (***)*This is a pending item that will be updated prior to Assembly approval.*

HLB Parcel 6-075 (Winner Creek Trail Extension) – The withdrawal from HLB inventory and transfer of this parcel to General Real Estate inventory with designation of management authority to Girdwood Parks and Recreation was recommended by HLBAC in August 2024 and authorized by the Assembly on July 15, 2025 (HLBAC Res 2024-05; AO 2025-75).

HLB Parcel 6-251 and 2-296 (Bikewood) – In 2019, HLBAC and the Assembly authorized HLB to grant a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails near the Girdwood Nordic 5k Loop. Now that the trails are constructed, it is anticipated that this easement will be recorded by the end of 2025 upon recording of survey work (Record of Survey XXXX-). In 2024 HLBAC passed a resolution and in July 2025 the Assembly authorized HLB to grant an easement for a second phase of trails (HLBAC Res 2024-06, As Amended; AO 2025-76). This is a continuing project, see the 2026 Work Program Chapter for more details on future steps.

Acquisitions

Laurel Acres (HLB Parcels 5-041) – In 2025 there were efforts to acquire parcels in the Laurel Acres Subdivision through donations and purchases for the purposes of future wetland mitigation credits. In 2025 HLB acquired five parcels, three were properties that the MOA foreclosed on and were retained for public purpose (AO 2025-32 and 2025-81) and the other two were purchased in September after receiving recommendation and authorization from HLBAC and the Assembly (HLBAC Res 2025-01; AO 2025-92) (**purchase pending).

Projects

HLB Parcel 2-156 (Hillside Natural Burial Cemetery) – After selecting Alaska Natural Burial's proposal through an RFP process in 2024, a land use permit was issued to the non-profit to perform Due Diligence work on the property. HLB conducted a soil investigation in September 2025 to determine development viability for the proposed cemetery. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

HLB Parcel 6-057F (Girdwood Industrial Park) – Evaluation of development and platting options has been ongoing, HLB staff presented four options to HLBAC in April of 2024, with one preferred option being supported by HLBAC, and additionally supported by GBOS in February 2025. Survey work to prepare a preliminary plat of the parcel was completed in the summer of 2025. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

Former HLB Parcels 6-011, 6-016, 6-017 (Holtan Hills Project) – In 2025 the Assembly approved an appropriation from the HLB Fund to cover construction costs of the off-site improvements (including surface transportation and sub-surface utilities infrastructure) to support the Holtan Hills development (AR 2025-220). This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

Land Management

Wildland Fire Fuels Reduction – HLB staff evaluated two separate proposed fire break projects managed by the Anchorage Fire Department (AFD) and provided a report on each fire break to HLBAC. HLBAC voted in support of each fire break (Campbell Airstrip Road Shaded Fuel Break, HLBAC Reso 2025-03; Heights Hill Fuel Break, HLBAC Reso 2025-05). These fire breaks were completed by AFD in 2025. Additionally, HLB staff is assisting AFD as a stakeholder/land manager during their drafting of the Updated Community Wildland Fire Protection Plan (CWPP). The CWPP will help HLB staff determine priority parcels and treatment methods for the reduction of wildland fire risk.

Site Inspections – HLB staff conducted site visits on over 30 parcels during 2025. During inspections, staff noted any unpermitted activity occurring on-site, made general observations of any natural or man-made impacts to the property, and cleaned up any trash that was able to be removed by hand. An unpermitted trail bridge fallen into disrepair was removed from parcel

2-157. Tires, windows, scrap metal, and bagged trash were removed from parcel 3-080 (Tozier Track).

Invasive Species Removal – The Anchorage Soil & Water Conservation District eradicated invasive Chokecherry’s on parcel 4-033B (former Clitheroe Center).

Contaminated Sites – Certain HLB parcels have been found to contain contamination in several different forms and are at various stages of remediation, including HLB Parcel 3-078E (former Peacock Cleaners). During 2025 HLB continued to conduct environmental testing and monitoring as required by ADEC.

Wetland Mitigation – As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity.

Table 2.1: Conservation Easements Managed by HLB (***Will be updated prior to Assembly)

HLB Parcel	Year Established or Modified	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40.0 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 3-079; Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037; Reflection Lake Creek	2022/2024	2.3 acres
		Total: 160.0 acres

Table 2.2: 2025 HLBAC Resolutions

Resolution (Associated Assembly Document)	Subject	Date	Action
2025-01 (AO 2025-92)	Recommending Assembly approval of the acquisition of real properties, legally described Lot 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44), and placement into the Heritage Land Bank inventory.	1/23/2025	Approved
2025-02 (AR 2025-103)	Recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan.	2/27/2025	Approved
2025-03	Supporting the Anchorage Fire Department's Campbell Airstrip Road Shaded Fuels Break Project affecting HLB Parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040	3/27/2025	Approved
2025-04 (AO 2025-71)	Recommending Assembly approval of the disposal of HLB Parcels 4-046 and 4-047, legally described as Block 35, East Addition to the Anchorage Townsite (U.S. Survey 408), and Lot 2 Block 36, East Addition to the Anchorage Townsite (Plat 96-121), by non-competitive 20-year ground lease to Anchorage Community Development Authority with profit sharing to the Heritage Land Bank Fund	5/22/2025	Approved
2025-05	Supporting the Anchorage Fire Department's Height's Hill Road Shaded Fuels Break Project affecting HLB Parcels 2-125 and 2-126	8/28/2025	Approved

Chapter 3. 2026 Work Program

Numerous initiatives within the Municipality are set to impact the Heritage Land Bank in the upcoming year. The Real Estate Department has been assigned the responsibility of supporting various development projects associated with these efforts. Additionally, the Heritage Land Bank has several ongoing multi-year projects. It is anticipated that the Heritage Land Bank Advisory Committee (HLBAC) will address action items in nearly every regularly scheduled meeting.

2026 Potential Disposals, Exchanges & Transfers

HLB Parcel 2-156 (Legacy Pointe) – A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions. HLB will continue work with Alaska Natural Burial and municipal agencies to determine site viability for cemetery use.

HLB Parcel 3-027A (Dowling Substation) – Dispose of property to Chugach Electric Association. This disposal was recommended by HLBAC in 2022 (*HLBAC Res 2022-03*). An updated appraisal and other corresponding due diligence documents need to be obtained prior to moving forward with disposal. Additional easements may need to be obtained through MOA PM&E to ensure proper legal and physical access is provided to this parcel.

HLB Parcel 4-013 (Ramada Inn Parking Lot) – Execute a lease renewal with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D (Government Hill) – Review request from Joint Base Elmendorf-Richardson and Compatible Lands Foundation (CLF) for a non-development easement. HLB is awaiting an appraisal of the property prepared by a CLF contractor. HLB staff will evaluate the appraisal and disposal by easement prior to bringing before HLBAC for a recommendation on further action.

HLB Parcels 5-010, 5-011, 5-012 (Maui Industrial Lots) – HLBAC recommended the disposal by competitive bid of these parcels in October 2024 following increased public interest (*HLBAC Res 2024-07*). After an initial bidding period that resulted in no bids, HLB Staff is considering the contingencies as laid out in AMC § 25.40.025D. This would not require further HLBAC action. Any disposal of these lots will be taken to the Assembly for approval after having perspective purchaser(s) and set sale prices for the lots.

HLB Parcel 6-011A, 6-011B (Middle Iditarod Trail) – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trail is consistent with the *Girdwood Trails Plan* (2024). HLB will collaborate with Girdwood Parks & Recreation, USFS, and private landowners on any necessary trail realignments and easements. Any trail easements on HLB property require review by HLBAC and authorization by the Assembly through public hearings prior to dedication.

HLB Parcel 6-014 (Chair 7) – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

HLB Parcels 6-036, 6-061, and 6-057F (Joe Danich Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right-of-Way to the Alyeska Highway. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-036 and 6-062 (Lower Virgin Creek Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-47), a disposal to the Alaska Railroad Corp. by non-exclusive lease for the purposes of avalanche mitigation infrastructure. ARRC is awaiting grant funding to purchase the necessary equipment to be installed on these parcels. Once the funding and equipment has been secured, HLB and ARRC will determine next steps.

HLB Parcel 6-076 (South Townsite) – Girdwood Community Land Trust submitted an application for a long-term ground lease. A Land Use Permit was executed to allow due diligence to move forward. GCLT released a Request for Information in 2024. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite Plan is supported.

HLB Parcel 6-134 (South Townsite) – HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved Girdwood South Townsite Master Plan, as well as the Girdwood Comprehensive Plan and its elements.

HLB Parcels 6-251 and 6-296 – HLBAC recommended (*Res 2024-06, As Amended*) and the Assembly authorized (AO 2025-76), a 20-year public use easement to Girdwood Mountain Bike Alliance (Bikewood) for the development of a second phase of mountain bike trails. Bikewood was issued a Land Use Permit to construct second phase trails. Upon completion of trail construction, a Record of Survey and corresponding easement will be recorded for formal dedication.

Utility Easements Generally – HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general.

2026 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

Chugach State Park Access – HLB will continue to evaluate potential property acquisitions that will provide additional or improved access opportunities to Chugach State Park.

2026 Projects

HLB Parcel 3-080 (Tozier Track) – Staff will begin to evaluate this parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 4-033B (former Clitheroe Center) – The former Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps which may include disposal by lease to a non-profit.

HLB Parcel 4-046 and 4-047 (former Alaska Native Service Hospital Site) – In 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71. HLB will continue to support ACDA's activation of the property and 20-year ground lease. HLBAC will receive regular reports on development and operational progress.

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (Holtan Hills) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011B (Nordic Ski Trails & Glacier Creek Village) – 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.

HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” may be included in a future platting action. This new tract will be available for current and future municipal or local community needs.

HLB Parcel 6-039 (Orca Mountain View) – Survey work was completed in 2025 to subdivide this parcel into three tracts based upon zoning boundaries. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. After this plat has recorded, HLB will coordinate with GBOS, LUC, and GVSA to determine community needs and desires for further subdivision of the residentially zoned tract into residential lots. Options for eventual disposal of the residentially zoned tract have not been determined yet, but may include public/private partnerships, a competitive RFP process, or other methods compliant with AMC 25.40.025H. that provide a public benefit.

HLB Parcel 6-057F (Girdwood Industrial Park) –Following a development analysis completed by HLB staff in 2024, HLBAC and GBOS expressed support for a Phase 2 tract plat of the industrial park. Preliminary Phase 2 survey work was conducted in 2025. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. This is an on-going project, for longer-term plans see the Five-Year Management Plan.

2026 Land Management

Wildland Fire Fuels Reduction – HLB will collaborate with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and

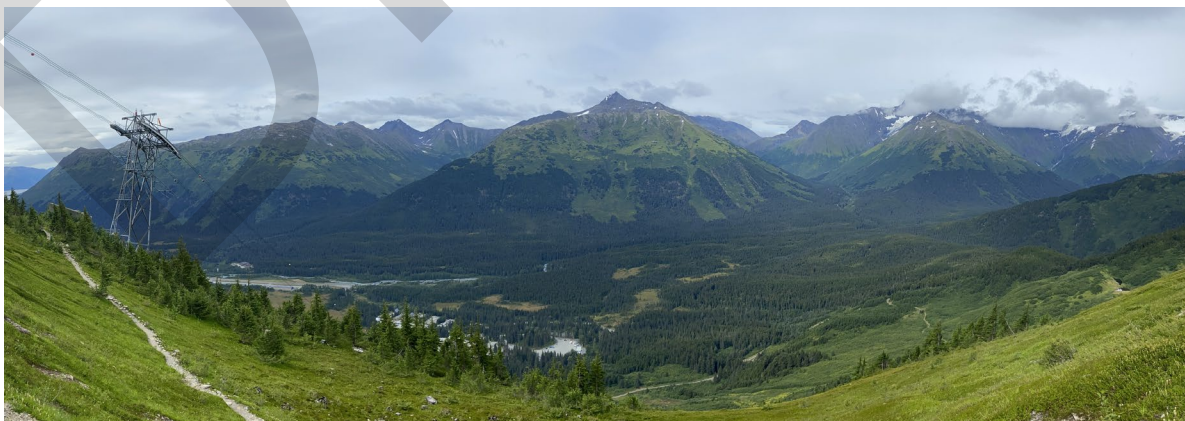
monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More areas can be accessed on these sites in the winter frozen conditions.

Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to work with GDIC Staff to expand the spatial analysis to all HLB Parcels.

Trespass and Encroachment Issues – HLB Staff completed a “Trespass and Encroachment Guide” in 2025 for internal use and will continue to identify, track, and resolve trespass and encroachment issues. HLB will consult with appropriate agencies as necessary, including Code Enforcement, Legal Department, and Anchorage and Whittier Police Departments. We ask that the public report any Public Lands (Title 25) code violations on HLB parcels (including prohibited motor vehicle use) to HLB Staff at HLB@anchorageak.gov.

Plans, Studies & Surveys

HLB does not anticipate the initiation or completion of any plans, studies, or surveys within the 2026 calendar year. However, HLB will serve as a stakeholder and contributor for in-progress community plans such as the *AMATS Recreation Trails Plan*, *Anchorage 2040 Land Use Plan 10-Year Targeted Plan Update*, and *Girdwood Parks Plan*.



View of the Girdwood Valley, including 6-010, 6-011B, 6-251, 6-281, 6-296

Chapter 4. Five Year Management Plan: 2027 – 2031

The HLB will review several of its holdings for disposal during this five-year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully before determining final disposition or use. Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.

Potential Disposals, Exchanges & Transfers: 2027 – 2031

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose with access to Chugach State Park.

HLB Parcels 2-116 through 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation if practical.

HLB Parcel 2-125 & 126 (Section 36) – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125 and 126. An agreement or other proposal is anticipated for trail location, development, and management. Any trail development in this area will be in coordination with the Parks and Recreation Department and the *Section 36 Park Master Plan (2014)*.

HLB Parcels 2-144A through D – Per the *PVLUA*, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R6-SL in 2018 (AO 2017-163) and may be considered for disposal at a later date.

HLB Parcel 2-146 – Although the *PVLUA* recommends a rezone for this parcel from PLI to R6-SL, the *HDP* suggests that due to slopes in the area, R-10 may be more appropriate in this general area. Staff may consult with the Planning Department to assess appropriate zoning for this parcel.

HLB Parcel 2-152 & 2-158 (Honey Bear Circle) – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of increasing access to HLB parcel 2-152, with construction at a later date. Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements.

HLB Parcel 3-010 – Disposal by competitive bid, or leasing of part or all of the parcel may be considered.

HLB Parcel 3-042 portion – Potential disposal by ground lease to CEA for the purpose of a substation. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for the utility access road.

HLB Parcels 3-078E – Continue to evaluate environmental contamination caused by the prior owner. Evaluate possibilities for potential subdivision, and market this parcel for sale or lease.

HLB Parcels 4-032, 4-033A-F and 4-034 – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels (Figure 1).

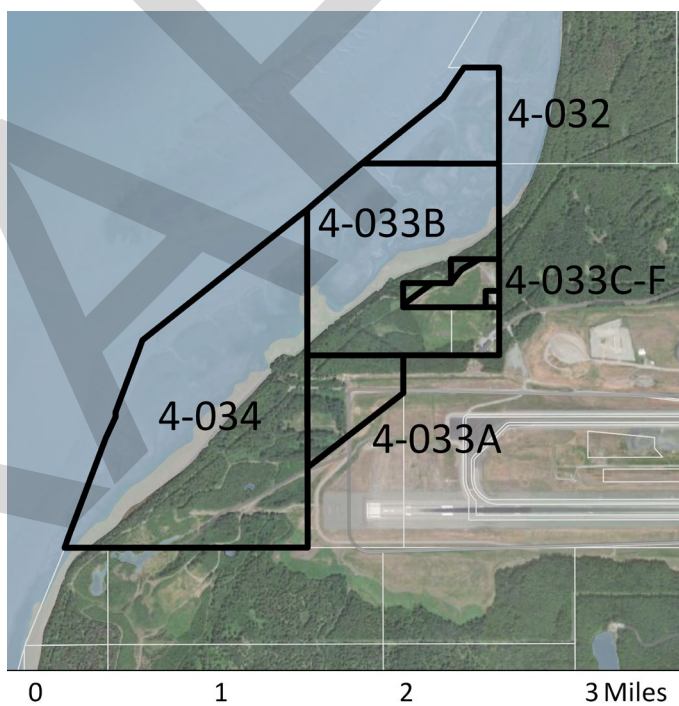


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

HLB Parcel 4-045 – Investigate trespass issues for possible resolutions and evaluate withdrawal of property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 6-002 and 6-003B – These parcels, located in Indian, may be considered for disposal for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

HLB Parcel 6-011B – (Nordic Ski Trails & Glacier Creek Village) 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).

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.

HLB Parcels 6-053, 6-054, 6-055 and 6-056 (tideland parcels) – ADOT&PF has expressed interest in acquiring these parcels. HLB may consider a disposal or exchange.

HLB Parcel 6-057F (Girdwood Industrial Park) – A development analysis, survey work, and ongoing discussions with the Girdwood community, have continued to illustrate the complexity of the Girdwood Industrial Park. If a Phase 2 plat of the industrial park is completed, HLB intends to make a tract available to GVSA, dispose of a tract through competitive bid, retain two tracts for permittee use and potential further subdivision, with the other tracts remaining uncommitted with portions used for recreation at this time. HLB will continue to collaborate with GVSA on any potential additional phases of analysis, development, and expansion.

Potential Acquisitions: 2027 – 2031

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

HLB Parcel 2-139 – Access needs to be established through a private parcel. HLB Staff is in discussions with surrounding property owners to obtain access.

HLB Parcels 6-251, 6-295 and 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA.

Potential Projects: 2027 – 2031

Revolving HLB Fund – HLB staff will consider drafting a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

HLB Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as several Comprehensive Plan elements encourage, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as but not limited to: 2-139, 2-147, 2-152 and 2-158 in the Upper Hillside. CSP has produced an access inventory and trails and access plans through the *Chugach State Park Access Plan*. HLB will collaborate with PM&E, DNR, and the public to explore funding opportunities (i.e. CASA, Recreational Trails Program Grants) for new, improved, or expanded public access within or to HLB lands adjacent to CSP (Figure 2).

HLB Parcel 6-018 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond was not approved by voters. HLB Staff will continue to work with the Girdwood Board of Supervisors and the Cemetery Committee as they work towards next steps.

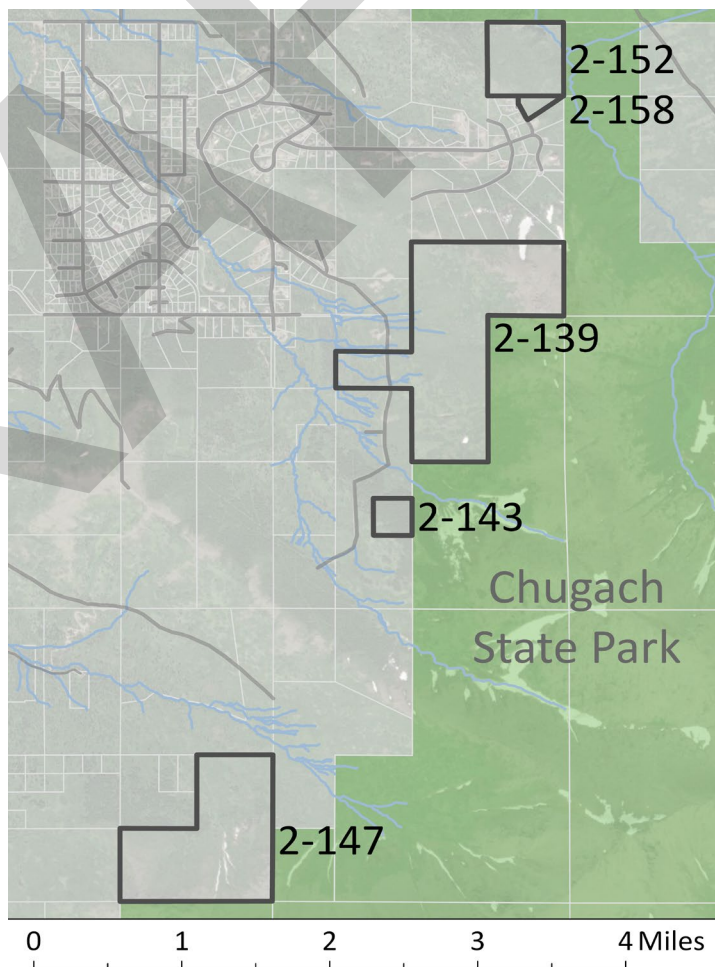


Figure 2: HLB Parcels adjacent to Chugach State Park

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff maintains that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a mitigation bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

Land Management: 2027 – 2031

HLB Parcel 6-002 – One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Potential Plans, Studies & Surveys: 2027 - 2031

Chugiak Section 16 Site Specific Land Use Study – Conduct a site-specific land use study 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 HLB Parcels 1-007A, 1-008, 1-090, 1-091, and 1-092.

Girdwood South Townsite Master Plan – considering the recent adoption of the GCP, there may be interest in updating the 2014 Girdwood South Townsite Master Plan. Further discussion is necessary to determine if this a priority for the Girdwood Community.

Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly) and continues beyond approval with permitting and disposal by easement(s). HLB is aware of several proposed trails in Girdwood, both by non-profits and Girdwood Parks and Recreation, that are located on or go through HLB properties.

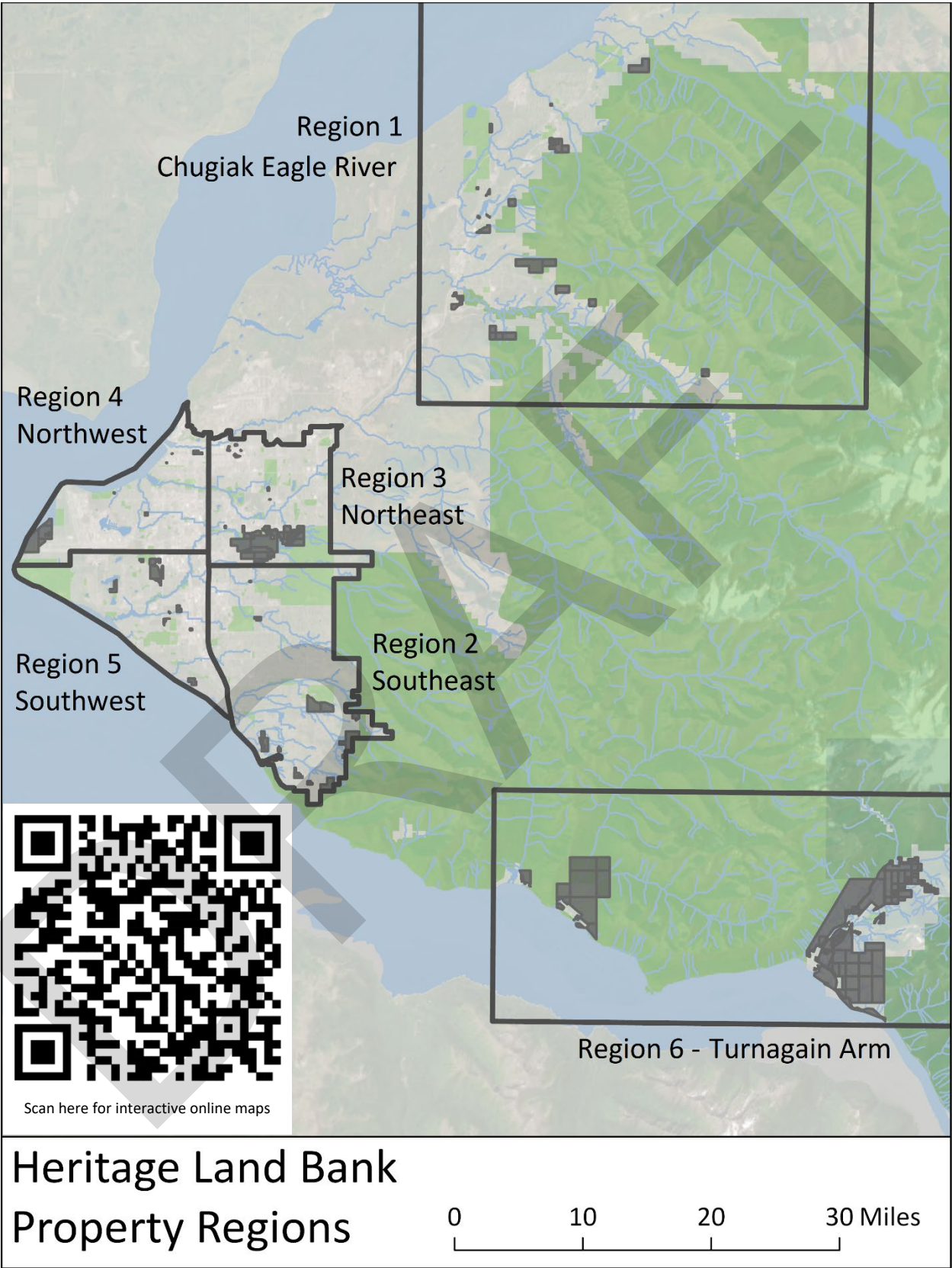
Girdwood Comprehensive Plan – On March 18, 2025, the Anchorage Assembly adopted the updated Girdwood Comprehensive Plan via AO 2024-114(S), As Amended. The Girdwood Comprehensive Plan will be consulted to guide management decisions on HLB land for the planning horizon.

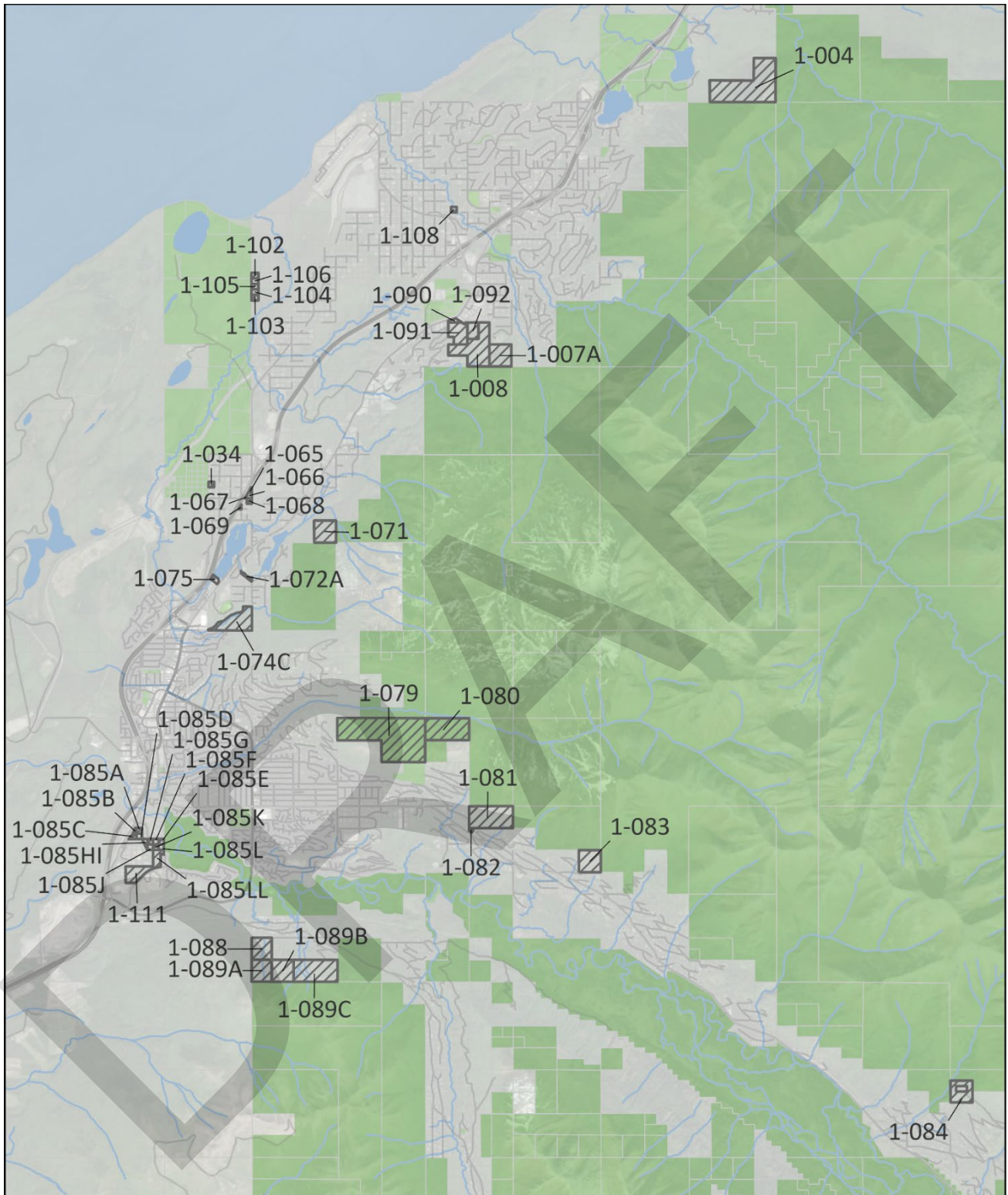
Girdwood Valley Watershed Management Plan – HLB recognizes the need for a watershed plan and will participate as a stakeholder on any future planning effort.



HLB Parcel 6-010: Beaver Pond Trail

Appendix A

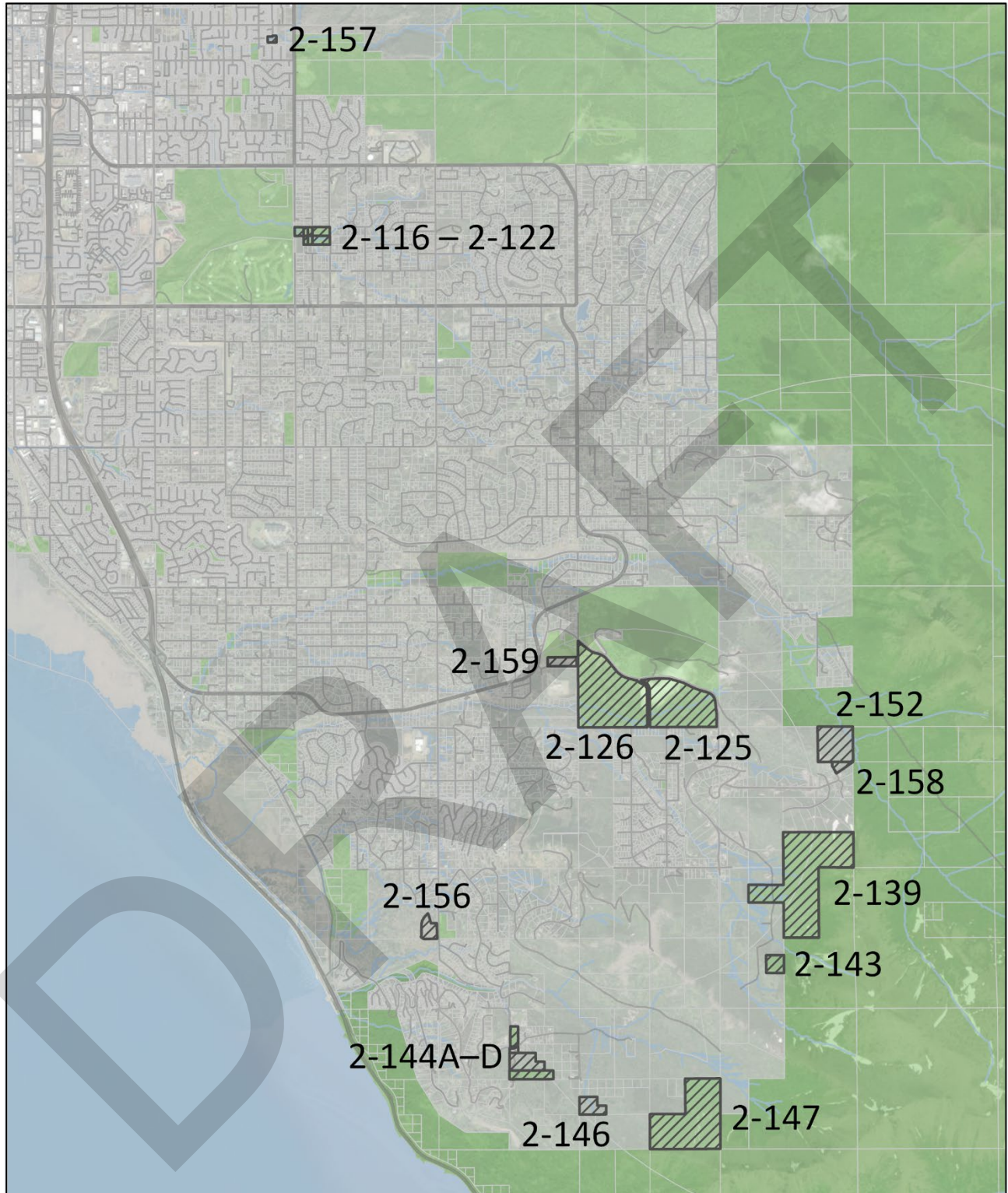




HLB Property Region 1

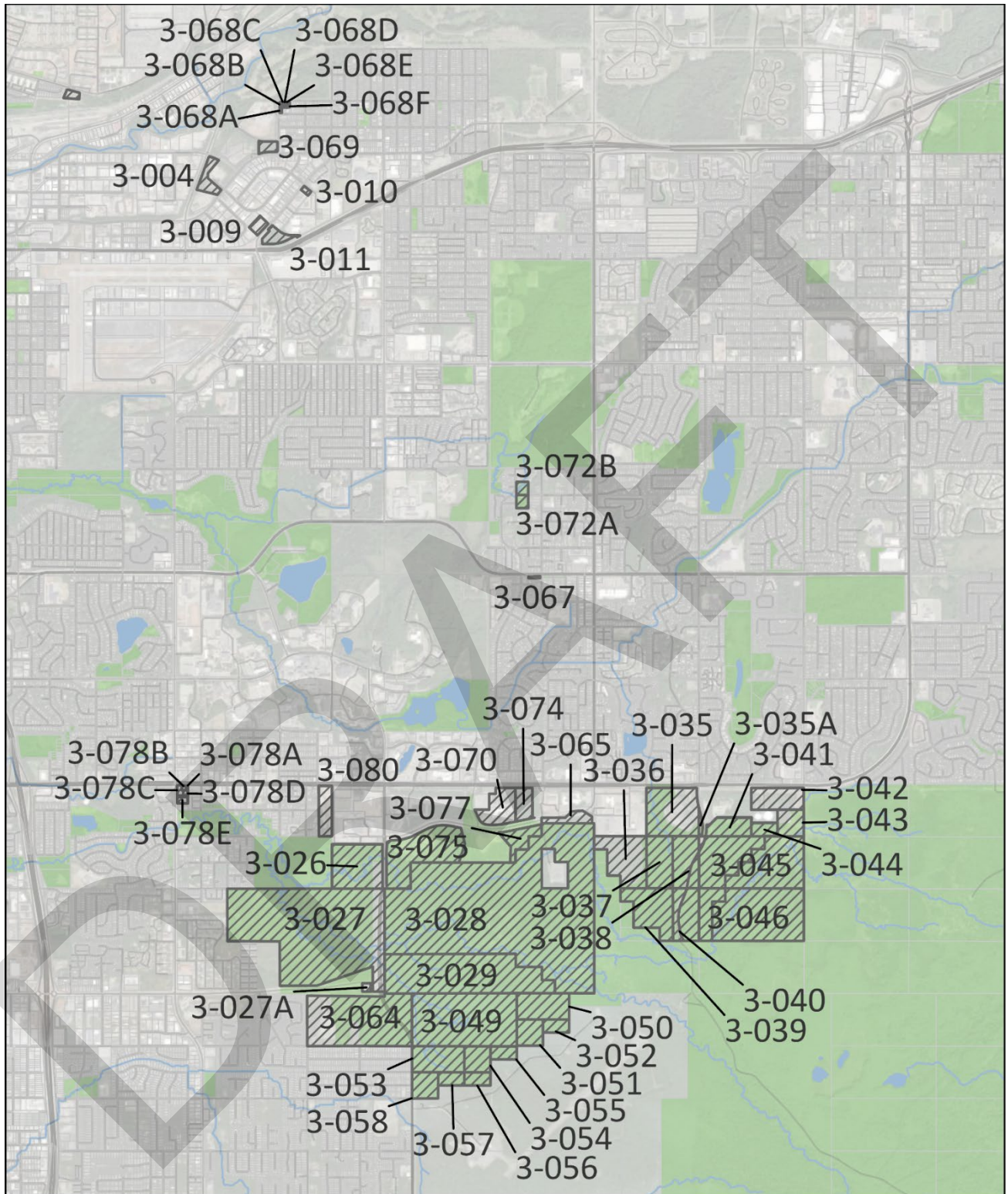
Chugiak Eagle River Parcels

0 2 4 6 Miles



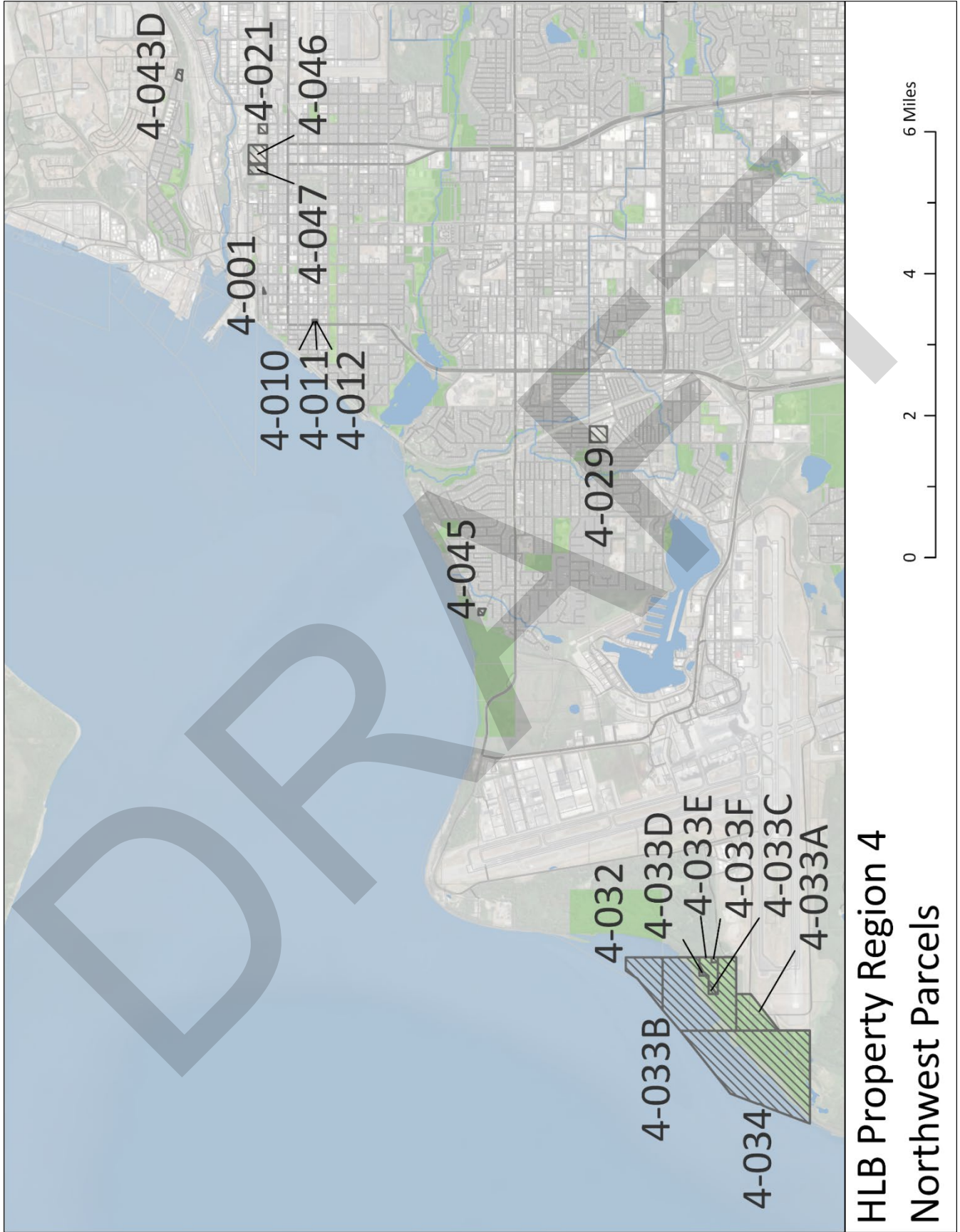
HLB Property Region 2 Southeast Parcels

0 1 2 Miles

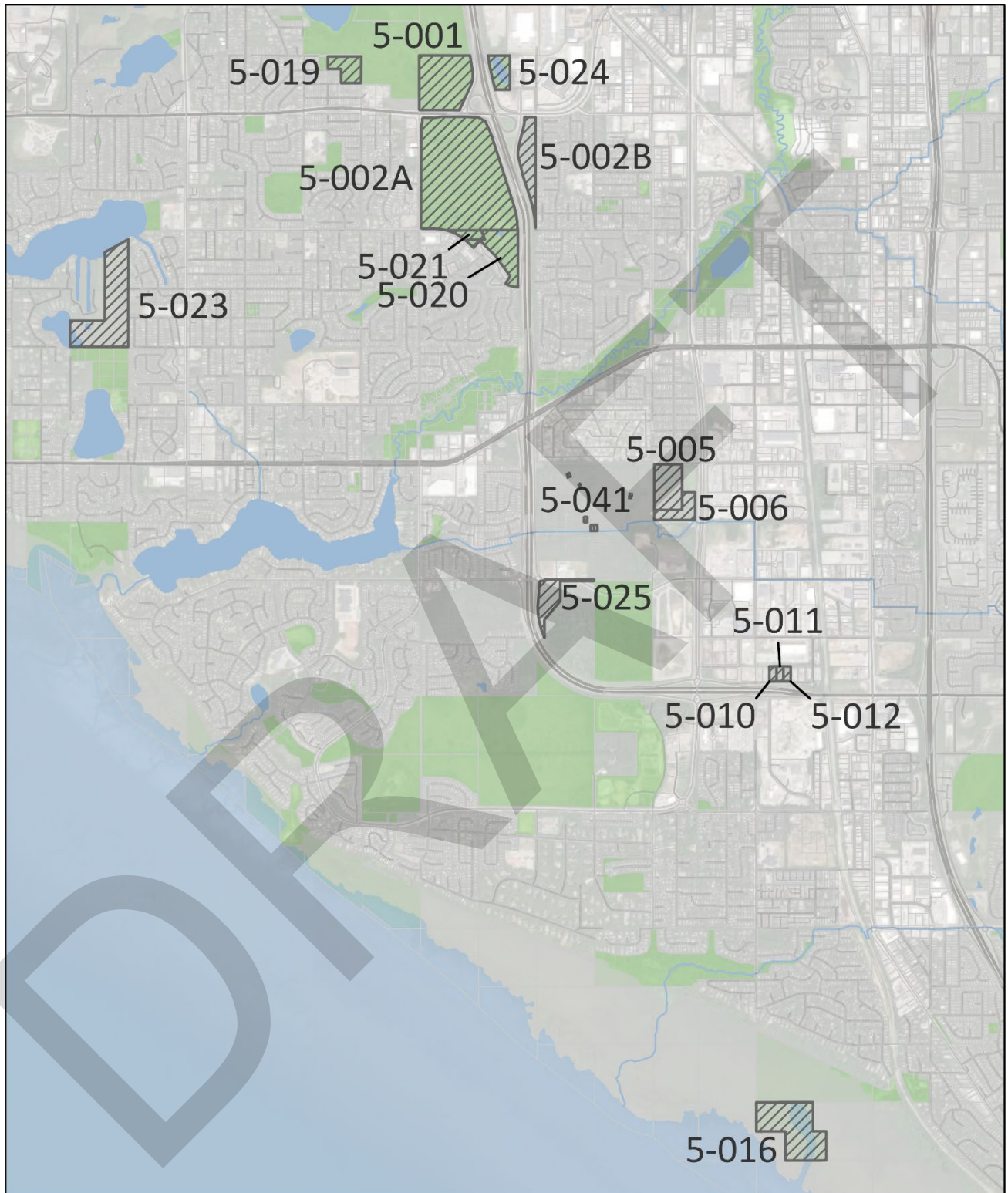


HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

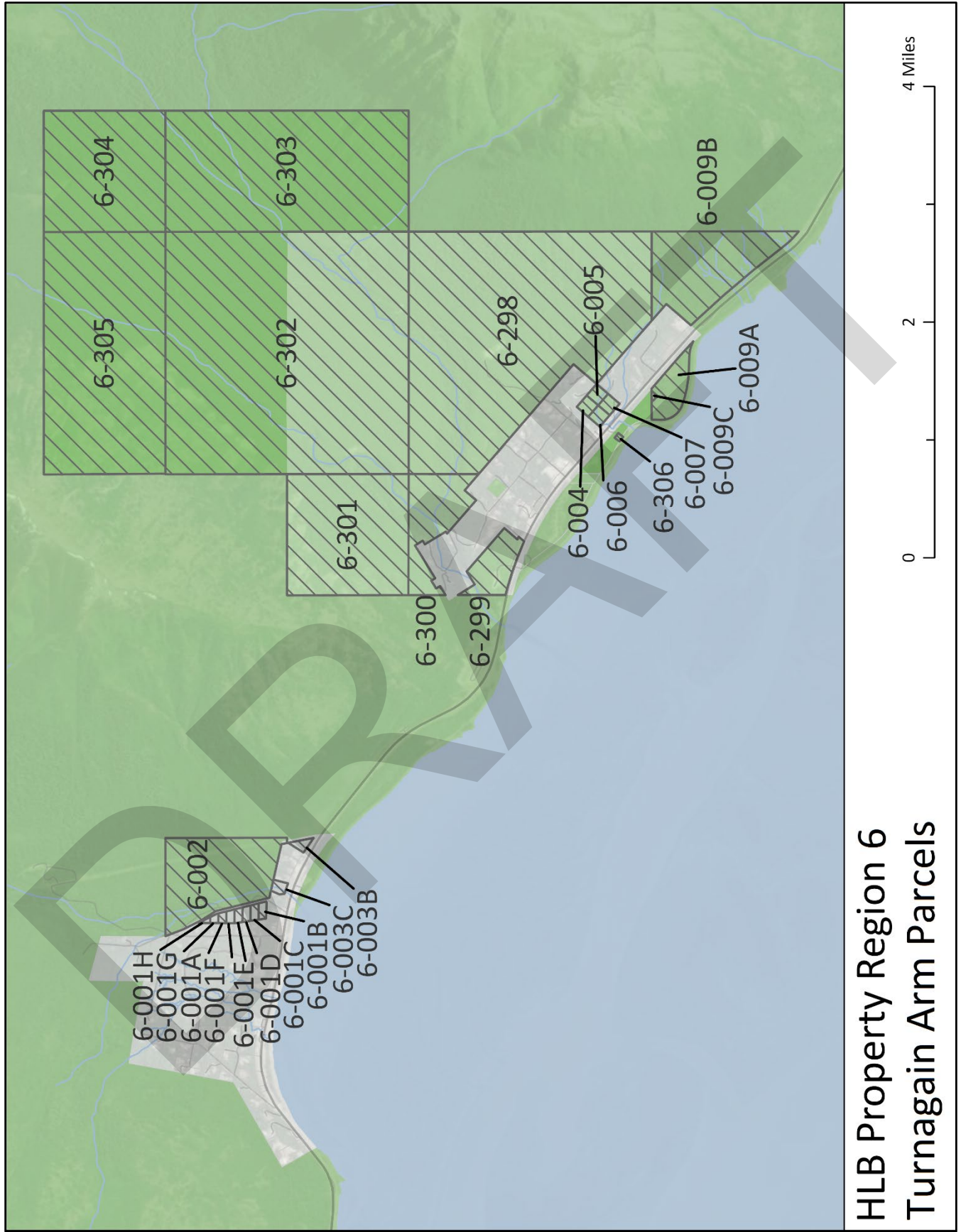


HLB Property Region 4 Northwest Parcels

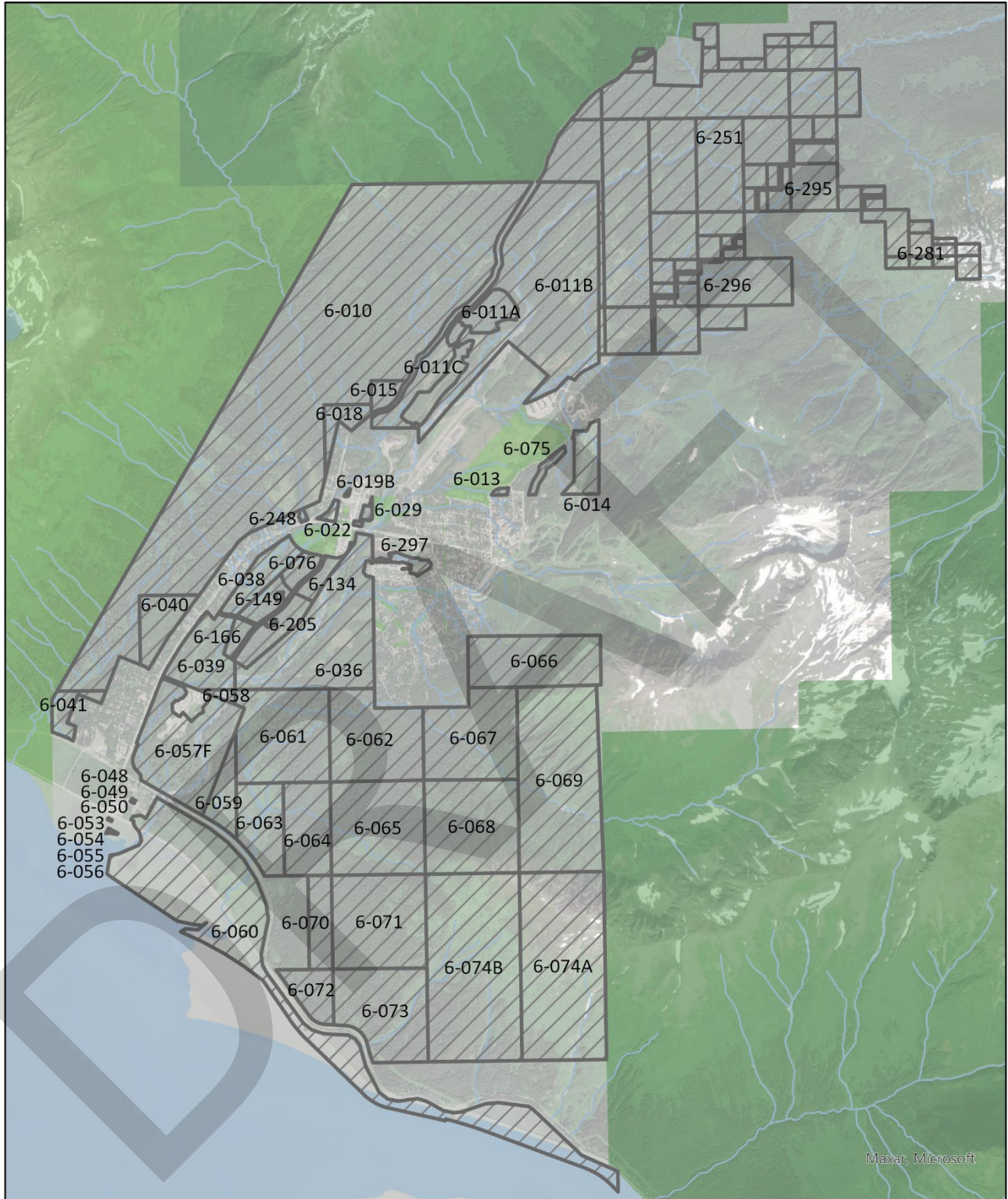


HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels

0 0.5 1 2 Miles

Appendix B

OVERVIEW & POLICIES

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of the Municipality of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Executive Director of the Office of Economic and Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. mailing notices to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation, or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
 - c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.

- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.
2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year

management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.

6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.

4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. **All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.**

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical

highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).

2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or
 - b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
 - c. A user fee attributed to the leasehold; or
 - d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

C. Permit Fees

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.

Appendix C

MAJOR FUND ACTIVITIES BY YEAR

YEAR	END BALANCE
1983	\$2,586,713
1984	\$4,537,120
1985	\$4,308,970
1986	\$3,005,271
1987	\$1,803,175
1988	\$2,594,701
1989	\$3,293,525
1990	\$3,624,931
1991	\$3,700,673
1992	\$3,966,486
1993	\$2,406,449
1994	\$2,962,852
1995	\$3,546,394
1996	\$4,138,399
1997	\$3,228,745
1998	\$4,217,517
1999	\$4,185,393
2000	\$3,234,525
2001	\$2,924,418
2002	\$3,925,486
2003	\$5,981,641
2004	\$4,289,774
2005	\$2,971,400
2006	\$2,265,044
2007	\$1,530,258
2008	\$713,705
2009	\$1,005,448
2010	\$1,699,849
2011	\$1,134,197
2012	\$884,995
2013	\$6,670,173
2014	\$6,792,168
2015	\$6,328,043
2016	\$5,388,261
2017	\$5,392,257

2018	Start Balance	\$5,392,257
	Revenue	\$775,747
	Expenses	-\$840,147
	Other Sources	-\$164,000
	End Balance	\$5,163,857

2019	Start Balance	\$5,163,857
	Revenue	\$1,521,635
	Expenses	-\$696,377
	Other Sources	\$426,250
	End Balance	\$6,415,365

2020	Start Balance	\$6,415,365
	Revenue	\$999,189
	Expenses	-\$690,134
	Other Sources	\$643,000
	End Balance	\$7,367,420

2021	Start Balance	\$7,367,420
	Revenue	\$493,783
	Expenses	-\$650,117
	Other Sources	-\$2,933,352
	End Balance	\$4,277,734

2022	Start Balance	\$4,277,734
	Revenue	\$669,525
	Expenses	-\$437,482
	Other Sources	\$1,172,054
	End Balance	\$5,681,831

2023	Start Balance	\$5,681,831
	Revenue	\$1,069,794
	Expenses	-\$521,498
	Other Sources	\$2,025,540
	End Balance	\$8,255,667

2024 and 2025 financials have not yet been completed and audited by the Finance Department.

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Appendix D

LEASE AND PERMIT LIST (AS OF SEPTEMBER 2025)

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
1973-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
1987-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Operations	2028-02-28 sublease; 2048-03-31 lease
1996-004	Alascom, Inc. dba AT&T Alaska	6-048 (portion); 6-049; 6-050	Cell tower and equipment	2029-12-31
1996-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
1998-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038; 3-040; 3-041; 3-044; 3-045; 3-046	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2024-12-31
2008-06	ACS Easement	4-033A, 4-033B, 4-034	non-exclusive utility easement	2028-04-29
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2024-04-15
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska, Inc. (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2025-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2025-12-31
2012-05	GCI Cable, Inc.	6-002	Telecommunication Easement	2030-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Management Agreement	2030-05-31
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-09	Girdwood Forest Fair	6-076, 6-134	Camping	2025-07-07
2016-17	Tesoro Alaska Pipeline Co.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2016-21	Silverton Mountain Guides	6-011; 6-064; 6-066; 6-067; 6-068; 6-069; 6-070; 6-073; 6-074E; 6-251; 6-295; 6-281; 6-296	Heli-skiing	2025-06-30
2017-10	Alaska Railroad Corp.	6-060; 6-074A; 6-074B	Avalanche mitigation	2025-12-31
2017-12	FAA	4-033A; 4-043	Runway protection zone	terminated 2025-02-28
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2025-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2026-03-20
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2025-05-31
2018-13	Alaska Guide Collective, LLC	6-011; 6-066; 6-067; 6-068; 6-069; 6-251; 6-295; 6-281; 6-296	Recreation	2024-06-30
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2025-12-31
2020-10	Straight to the Plate	6-057F (portion)	Storage	2026-05-31
2021-03	SOA Department of Public Safety	3-065 (portion)	Emergency Heliport	2032-11-01
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2026-02-10
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2026-02-10
2023-01	Ritual Bough	6-061; 6-062; 6-036; 6-067; 6-034; 6-011 (portion)	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2026-04-30
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2025-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2026-09-15
2024-01	ACDA	4-046 & 4-047	Due diligence	2025-10-15
2024-06	Alaska Natural Burial	2-156	due diligence	2025-10-27
2024-07	Ridgetop Builders	6-057F (portion)	Wood Mill	2025-05-31

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2024-08	Sundog Mountain Guides	6-010 (portion), 6-011B, 6-251, 6-296, 6-295, 6-281, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B	Guided Skiing	2025-05-31
2025-01	Anchorage Fire Department	3-035, 3-035A, 3-039, 3-040, 3-041, 3-045	Vegetation Clearing for Shaded Fuel Break	2025-10-31
2025-02	Anchorage Police Department	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2025-08-31
2025-03	Anchorage Police Department	3-080	Incident Response and Police Tactics Training	2025-06-30
2025-04	QAP	3-064	Equipment and Materials Storage	2025-09-15
2025-05	Girdwood Backcountry Guides	6-281, 6-251, 6-296, 6-295, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B, 6-011B, and a portion of 6-010	Notch Hut access and guided backcountry skiing	2026-08-21
2025-06	Anchorage Fire Department	2-126 and 2-125	Vegetation Clearing for Shaded Fuel Break	2026-02-28
2025-07	Bikewood (Girdwood Mountain Bike Alliance)	6-251 and 6-296	Construction of Bikewood Phase 2	2025-12-15
2025-08	Anchorage Soil and Water Conservation District	Portions of HLB Parcels 4-032, 4-033A-F, and 4-034	Invasive plant management activities	2025-12-31
2025-09	U.S. Marshals Service	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2025-10-31

Appendix E

Response to Public and Community Council Comments on the Public Review Draft 2025 Annual Work Program & 2027-2031 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview			
Reference	Commenter	Comment	Response
1	Pg.		
2			
Chapter 2. 2025 Progress Report			
Reference	Commenter	Comment	Response
Chapter 3. 2026 Work Program			
Reference	Commenter	Comment	Response
Chapter 4. Five Year Management Plan: 2027-2031			
Reference	Commenter	Comment	Response
Appendices			
Reference	Commenter	Comment	Response
Other General Comments			
Reference	Commenter	Comment	Response
HLB Staff Comments on the HLBAC Public-Hearing Draft			
Reference	Commenter	Comment	Response
Comments Received In-Person at the HLBAC Public Hearing			
Reference	Commenter	Comment	Response
Amendments made by HLBAC			
Reference	Commenter	Comment	Response
Amendments made by the Assembly			
Reference	Commenter	Comment	Response

Appendix F

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2025-XX

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB), a division of the Municipality of Anchorage's Real Estate Department, was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan, and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on XXXXXX, 2025, the Public Review Draft of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan (Work Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on XXXXXX, 2025, the notice for the XXXXXX, 2025, HLBAC public hearing on the Work Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on XXXXXX, 2025, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

THEREFORE, BE IT FURTHER RESOLVED, THE HLBAC RECOMMENDS THE WORK PLAN FOR CONSIDERATION OF APPROVAL AND ADOPTION BY THE ASSEMBLY.

PASSED and APPROVED on this, the XXX day of XXX 2025.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department

11/10/2025

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

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

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

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

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

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

Respectfully,

Brian Burnett

ANCHORAGE, ALASKA
AO No. 2025-115

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

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

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

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

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

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

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

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

41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
42

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

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

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

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

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

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

10.90.020 Short-term Rental Registration Requirements.

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

A. When registering a short-term rental, the owner must provide all the following information about each short-term rental owned within the Municipality of Anchorage:

1. The street address of the short-term rental;
2. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium);
3. The name(s) of the owner(s);
4. The name and phone number of a local contact person responsible for the short-term rental;
5. Whether the owner resides in the building where the short-term rental is located;
6. Whether the living unit is rented out on a short-term basis throughout the year or only seasonally (such as only during summer or only during winter); and
7. Whether the living unit was rented out on a long-term basis (meaning 30 or more consecutive nights to the same person or group of people) in the past year.

B. The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.

1. The owner is responsible for reporting changes to items listed in subsection A.1-A.5 above, to the Municipality within 30 days.

C. If approved as a short-term rental by the Municipality, the short-term

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

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

12.20.031 Registered hosting platforms.

*** *** ***

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

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

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

*** *** ***

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

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

[illegible]

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																						
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana																						
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																						
All other uses not shown are prohibited.																						
		RESIDENTIAL														COMMERCIAL				***		
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	MC	***	Definitions and Use-Specific Standards
	Extended-stay lodgings							C	C	S												21.05.050J.2.
	Hostel					C	S	S	S	S												21.05.050J.3.
	Hotel/motel							C	C	S												21.05.050J.4. 21.05.020A.
	Inn							S		S								P				21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C						21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
*** **																						

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

Section 5. Anchorage Municipal Code section 21.05.030, subsection B.4 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 Residential uses: Definitions and use-specific standards.

*** **

B. Group Living

*** **

4. Roominghouse.

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

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

*** *** ***

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

Section 6. Anchorage Municipal Code section 21.05.050, subsection J is hereby
amended to read as follows (*the remainder of the section is not affected and
therefore not set out*):

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

*** *** ***

J. Visitor Accommodations

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

1. Camper Park

a. Definition

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

b. Use-Specific Standards

i. Location and Access

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

ii. Occupancy and Length of Stay

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

2. Extended-Stay Lodgings

a. Definition

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

b. Use-Specific Standards

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

3. Hostel

a. Definition

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

b. Use-Specific Standards

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

4. Hotel/Motel

a. Definition

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

b. Use-Specific Standards

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

5. Inn

a. Definition

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

b. Use-Specific Standards

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

6. Recreational and Vacation Camp

a. Definition

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

7. Short-Term Rental

a. Definition

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

*** **

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

*** *** ***

3. Short-Term Rental

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

[BED AND BREAKFAST

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

B. USE-SPECIFIC STANDARDS

I. GENERAL STANDARDS

- (A) BED AND BREAKFAST
ESTABLISHMENTS ARE ALLOWED
ONLY IN ATTACHED OR DETACHED
SINGLE-FAMILY AND TWO-FAMILY
DWELLINGS, NOT INCLUDING MOBILE
HOMES.
- (B) THE HOST-OPERATOR OF THE BED
AND BREAKFAST ENTERPRISE SHALL
ESTABLISH AND MAINTAIN THE
SINGLE-FAMILY OR THE BED AND
BREAKFAST UNIT OF A TWO-FAMILY
STRUCTURE AS HIS OR HER PRIMARY
DOMICILE AT ALL TIMES WHILE IT IS
OPERATED AS A BED AND
BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE
UP TO FIVE GUESTROOMS, AS
ALLOWED BY TABLE 21.05-3, TABLE
21.09.050-2, AND TABLE 21.10-5. IF AN
ADU ALSO EXISTS ON THE
PREMISES, THE ADU SHALL COUNT
AS ONE OF THE ALLOWED
GUESTROOMS. NO MORE THAN THE
PERMITTED NUMBER OF
GUESTROOMS SHALL BE OFFERED
FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE
OFFERED TO GUESTS AT ANY BED
AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE
PROHIBITED FROM STAYING AT A

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

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

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

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

II. ADMINISTRATIVE PERMIT

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

*** *** ***

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

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

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

21.09.050 Use regulations.

*** *** ***

A. Table of allowed uses.

*** *** ***

5. Table of Allowed Uses.

*** *** ***

TABLE 21.09-2: TABLE OF ALLOWED USES															
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table															
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts															
		Residential							Commercial						
Use Category	Use Type	gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	Definitions and Use Specific Standards
*** *** ***															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/ Auto Rental Check-In														21.09.050B.4.e.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>21.05.050J.7.</u>
*** *** ***															

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

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

21.09.050 Use Regulations

*** *** ***

C. Accessory Uses

1. Table of Allowed Accessory Uses

b. Table of Allowed Accessory Uses

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

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

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

21.10.050 Use regulations.

*** **

A. Table of allowed uses

*** **

5. Table of Allowed Uses

*** **

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																					
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040. All other uses not shown are prohibited.																					
		RESIDENTIAL												***	OTHER		OV				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommodations	Camper park						C									C			C	21.05.050J.1.	
	Extended-stay lodgings															P		S	P	21.05.050J.2.	
	Hostel					C	C									P		S	P	21.05.050J.3.	
	Hotel/motel															P		M	P	21.10.050E.9. 21.05.050J.4. 21.05.020A.	
	Inn															P		S	P	21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp									C		C	C	C							21.05.050J.6.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **																					

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

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

21.10.050 Use Regulations

*** **

G. Accessory uses and structures

*** **

2. Table of Allowed Accessory Uses and Structures

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

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

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

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** **

A. Table of Allowed Uses.

*** **

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES					
*** **					

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

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

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use Regulations.

*** **

H. Table of Accessory Uses.

*** **

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

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

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

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

Section 15. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

Chair of the Assembly

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 757-2025

Meeting Date: October 7, 2025

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

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

This ordinance accomplishes four things.

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

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

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

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

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

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

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

The Administration recommends approval. The Assembly sponsors request your support for the ordinance.

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

Resolution 2025-XX

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR AO 2025-115(S) TO REQUIRE SHORT-TERM RENTAL REGISTRATION AND ADD SHORT-TERM RENTALS AS AN ALLOWABLE LAND USE IN RESIDENTIAL ZONES

WHEREAS, Girdwood, in common with most tourism-focused communities, has a very high proportion of residential housing operating as Short-Term Rental (STR) properties, and

WHEREAS, estimates based on commercially available data suggest that approximately 25% of Girdwood's residential housing was listed on an STR platform during the 12 months through August 2025; compared to approximately 1.5% of residential housing in the rest of the Municipality; and

WHEREAS, STRs serve a valuable role by providing a flexible form of visitor accommodation and supports economic activity, but also adds extreme stress to a very challenging housing landscape for residents by removing existing units from the long-term rental market and drives up housing costs; and

WHEREAS, registration of STRs has been a critical need in Girdwood for many years; and

WHEREAS, over the past few years GBOS has passed several resolutions requesting regulation of STRs, including Resolutions 2022-17 recommending an analysis of STRs in Girdwood, 2023-26 setting out goals for any future STR regulation in Girdwood, and 2024-11 supporting a previous ordinance to regulate STRs and suggesting additional steps; and

WHEREAS, GBOS has made multiple specific proposals for a Girdwood STR registration scheme to current and prior Municipal administrations and Assembly Members, some components of which have been incorporated into AO 2025-115(S); and

WHEREAS, many similar communities to Girdwood have implemented limits to the number and location of short-term rentals, often with maximum densities well below the current conditions in Girdwood.

THEREFORE the Girdwood Board of Supervisors SUPPORTS AO 2025-115(S) to require a registration scheme for short-term rentals

AND the Girdwood Board of Supervisors OPPOSES AO 2025-115(S-1) which would allow by right all visitor accommodations within every residential zone; and

AND FURTHERMORE urges the Assembly either through amendment or future ordinances to consider the following requirements:

1. establish appropriate consequences for non-compliance
2. provide a process for neighbors to send feedback to the registered contact for specific STRs
3. investigate a mechanism to implement restrictions on the number or density of STRs within a community such as Girdwood with a very high density of STRs.

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

<https://darksky.org/resources/what-is-light-pollution/effects/safety/>

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

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

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

THEREFORE the Girdwood Board of Supervisors supports the reduction of light pollution within Holtan Hills through the use of dark sky friendly street lights, similar to the lighting on Verbier Way in Girdwood.

Application for Conditional Use

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) C.Y. Investments		Name (last name first) Hoffman, Tony (The Boutet Company)	
Mailing Address 561 East 56th Ave, Suite 200		Mailing Address 601 East 57th Place	
Anchorage, AK. 99503		Anchorage, AK., 99518	
Contact Phone – Day 907-646-3670	Evening	Contact Phone – Day	Evening
E-mail cyoshimura@gci.net		E-mail thoffman@tbcak.com	

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

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 075-311-06-000		
Site Street Address: None Listed		
Current legal description: (use additional sheet if necessary) Tract 1, Holtan Hills Subdivision, Plat 2024-018		
Zoning: GR-3	Acreage: 16.134	Grid #: Multiple

CONDITIONAL USE APPROVAL REQUESTED	
Use: Conditional Use for Residential P.U.D. A.M.C. 21.07.110 G	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
10/29/25		
Print Name Tony Hoffman		

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)

- 1 copy required: ☐ Signed application (original) ☐ Ownership and beneficial interest form
 ☐ Watershed sign off form ☐ Underlying plat
 ☐ Special limitations from the underlying zoning, if applicable

14 copies required: ☐ Signed application (copies)

☐ Map of area surrounding petition site within 500 feet, including zoning and existing uses

☐ Map of existing conditions, to scale, including:

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

☐ Project narrative explaining:

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

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

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

☐ Building plans to scale depicting, with dimensions:

<input type="checkbox"/> floor plans	<input type="checkbox"/> building elevations	<input type="checkbox"/> exterior colors and textures
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☐ Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

Project Overview

This document will serve as the narrative for the proposed development known as Holtan Hills, Tract 1. The development will create 39 residential lots, including 2 lots for Multi-Family, and internal Tract 1A for wetlands and internal Tract 1B for a private cul de sac. Included with this project narrative are the applications and other required documents.

Most of the property to be developed is currently zoned gR-3 (Single-Family/Two-Family Residential). The utilization of the Conditional Use for a Residential Planned Unit Development process allows for increased residential density and a more efficient mixed and higher density use of the land, that is encumbered by wetlands, streams, bedrock, and steep terrain.

See the last page for a list of submitted documents.

Project Location

The Holtan Hills Development is located in Girdwood, north of Hightower Road, near the Girdwood School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres.

Background

In 2006, the Anchorage Assembly adopted the *Crow Creek Neighborhood Land Use Plan (CCNLUP)* via AO 2006-47 as an element of the comprehensive plan establishing it as the governing planning document for this area of Girdwood.

In 2009, in an effort to implement the CCNLUP, the Municipality of Anchorage Heritage Land Bank (HLB) submitted a subdivision plat application creating 40 lots and 5 tracts. The application was granted a 60 month approval. The lots approved varied in size from 17,000 to 27,000 sq.ft. However, the subdivision was never built or recorded.

In 2010, in accordance with the implementation schedule within the CCNLUP, the Girdwood Water Improvement Transmission Line was constructed through the Holtan Hills project. The project connected the water main in Hightower Road to the water line running from the AWWU wellhouse north of Girdwood Airport.

In 2021, HLB issued an RFP for land disposal of the same property. After extensive review by the HLB selection committee, the contract was awarded to CY Investments, LLC (Connie Yoshimura, Principal). In January 2024, the Anchorage Assembly approved the land transfer from HLB to CY Investments, LLC via AO 2023-137. As Amended, CY Investments received title to Tracts 1 and 2 on May 7th, 2024.

Starting in 2021, HLB contracted with HDR Engineering Inc to map the wetlands and streams throughout the project area. Those wetlands and streams are shown on the preliminary plat.

Due to unforeseen delays in finalizing the boundary survey and tract plat in 2023, the development agreement with HLB was extended to a closing date of July 1, 2027. The tract plat for Holtan Hills Subdivision was recorded on May 02, 2024. The Municipal interest in the DNR section line easement that runs through Tract 1, between sections 8 and 9 was vacated on that plat via Platting Board Resolution 2022-007.

A pre-application meeting was held with Municipal staff on August 5, 2025, to discuss the project.

In June 2025, construction began on off-site improvements that would provide access to Tract 1. The project included approximately 1300 linear feet of new sewer main, curb and gutter improvements, surface paving, realignment of electrical, gas, and a trail, as well as removal and disposal of several hundred cubic yards of buried trash from the former unpermitted and undocumented Girdwood landfill that was discovered during excavation.

Property Constraints and Conditions

After substantial consideration and analysis of the environmental, existing utility, and terrain conditions, it was determined that the lot designs and road layout shown are the best, highest, and most practical use of the property for a residential development. The preliminary plat provided with this request is the most efficient design to accommodate actual site conditions. The lots will be sold to builders and private parties, and the development of the lots and buildings will be subject to full review by the Municipality prior to issuance of a building permit. The lot design and layout presented maximizes the property available and avoids the mapped wetlands to the maximum possible. The road corridor has minor impact on the wetlands and has minimal drainage crossings. Additionally, the lot design maximizes access to the surrounding open spaces (Holtan Hills Tracts 4 and 5) and surrounding mountain and valley views.

The existing waterline that runs through the development will be tapped for each lot. The proposed sewer line will be designed to run parallel to the existing water line on the east (downhill) side. Sewer will be extended up to the 9 larger lots in Block 3 on the west side of the development. Water for the 9 Lots in Block 3 will be on site (wells). Fire hydrants will be installed at appropriate spacing for emergency use.

Lots 4-6, Block 2 are encumbered by a 200-foot Ordinary High Water setback from Glacier Creek. The Ordinary High Water line was flagged in the field by State of Alaska, Department of Natural Resources personnel from the Statewide Platting and Water Boundaries Unit in 2022 and was also surveyed by the project team.

Most of the lots being developed are within the gR-3 zoning district, with a few exceptions. Lot 1, Block 1 is “split zoned”, with part of the lot’s southern area zoned GIP (Girdwood Institutions and Parks). Lot 9, Block 3 has an area in the northern half of the lot zoned GOS (Girdwood Open Space). Lots 1-3, Block 2 are all split zoned as well. House placement and design will need to be carefully considered for these lots to minimize development inconvenience to the future homeowner.

Objectives

The subdivision preliminary plat and applications are being applied for as a Conditional Use for a Residential Planned Unit Development. We are requesting a 60-month approval for the two-phase Subdivision Plat and the Conditional Use Approval.

As such, the residential density will be allowed to exceed that otherwise allowed in the underlying gR-3 district, resulting in more housing opportunities for the Girdwood community. The proposed subdivision will create 39 lots and 2 tracts. This application, narrative and diagrams will address the approval criteria listed in AMC 21.07.110 G “Conditional Use for a Residential Planned Unit Development” as well as AMC 21.03.080 D “Conditional Uses Approval Criteria”. To provide review continuity, the subdivision and C.U. application will be presented concurrently at the Planning and Zoning Commission. Additionally, there is no requirement to develop an accompanying Area Master Plan, as the *2006 Crow Creek Neighborhood Land Use Plan* is the governing Area Master Plan for the area.

The P.U.D. process is being utilized because it will allow a development with a range of lot configurations and sizes while preserving the open space wetland tract. The lots range in sizes between 6,500 and 48,000

s.f.. A.M.C. 21.07.110G.1 (Conditional Use for a Planned Unit Development) states “*A residential planned unit development (PUD) is intended to allow flexibility for residential development in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance*” This flexibility allows us to provide a variety of lot sizes and configurations and not be constrained by a set minimum size. The larger lots are constrained by physical limitations such as wetlands, terrain and split zoning. These limit buildable areas for building pads.

A subdivision variance for the cul de sac length of Holtan Hills Circle, as well as a variance to allow Holtan Hills Circle (Tract 1B) to be developed as a private road are included in the application.

Community and Public Outreach

On Friday, August 29, 2025, 600 notices were mailed to the affected properties in compliance with AMC 21.03.020C (Community Meetings). A public community meeting was held on September 23rd, 2025, at the Meadow Community Center, located in the Lady of the Snow Church in Girdwood. A copy of the mailer and a summary of the meeting, including community concerns and responses are enclosed with this application.

To provide further community discussion and response to questions, a second public community meeting was held on October 21st, 2025 at the Girdwood Community Center. The mailer and response letter are included with this application.

A field site meeting was held 10-15-25 to evaluate the Iditarod Trail condition and re-alignment. Members of the Girdwood Trail Committee and other community personnel were involved and provided feedback.

Proposed Design Criteria

- Lot Size. The lot sizes vary in size and width. In Blocks 1 and 2 along the main road, most of the lots (16) are 60-70 wide, and can accommodate a wide variety of styles and layout. 6 lots are between 50 and 60 feet wide, and 6 lots are between 70 and 100 feet wide. In the upper area Block 3, there are 9 lots to be served by public sewer and on-site wells. Those lots range from 170 feet to 230 feet in width.
- Building Setbacks. The site plan includes building pads with 5' side yard setbacks. All front yard setbacks will be 20', and rear yard setbacks will be 15'.
- Lot coverage. A maximum lot coverage of 50% is requested, with possible increases for multi family.
- Building Styles. Lots 1-11, and 14 to 19, Block 1 and Lots 1-11, Block 2 and Lots 1-9, Block 3 can be developed as Single Family (Detached) and/or Duplex style homes. Lots 13 and 12, Block 1 are designated as multi-family lots.
- Water and Sewer availability: There are 9 lots in western upper area (Lots 1-9 Block 3) that will be served by public sewer only. The terrain in the area is extreme, with a ridge running through the middle and jurisdictional wetlands that makes developing the lots extremely difficult. Water will be provided in these lots by individual wells. Proposed access will be via a 50' private road (shown as Tract 1B) that will connect to the main dedicated roadway.
- Use Types and building design. Development types will vary across Phase 1 depending upon lot suitability. These types will range from Single-Family (Detached), Duplex, Townhouse or Apartment multi-family homes as well as potential cluster constructed in Single-Family style. The building style and colors will be consistent with the existing “Mountain Modern” style of development in Girdwood. See examples of the colors and styles in the submitted documents. The single family and duplex lots range from 6,500 s.f. to 48,000 sq.ft. All these lots can accommodate duplex and single-family buildings, as well as ADUs. There are 2 larger lots (Lots 12 and 13, Block

- 1) that have been designated as multi-family lots. See more information regarding Multi Family Criteria below.
- Lot Design. The lot and building pad designs have been developed to maximize the existing site conditions. Every effort will be made to design driveway grades that do not exceed 10%.
 - Residential Density. The gross area being developed as lots is 16.1 acres. The number of dwelling units cannot be computed exactly since the lots can accommodate different styles of residential development. But a D.U.A. (Dwelling Units per Acre) can be developed based on the following assumptions: (a) 100% of the lots (excluding the designated multi-family lots) will be developed as duplex; and (b) multi-family Lots 12 and 13, Block 1 will create 22 dwelling units. The maximum computed gross density could be 6 D.U.A.. The actual lot area being developed is 491,300 s.f. or 11.27 acres (excluding ROW and Tracts). The maximum that gR-3 lot sizes would allow is 5.2 D.U.A..
 - The right-of-way through the project will be a standard 60' in width. The road length in Phase 1 of the development is 1440', with a grade change of 36' from south to north. The grade on the road will be approximately 2.5%.
 - Multi-family lots. The lots that are designated as multi-family (Lots 12 and 13, Block 1) can be developed with any multi-family style, including (but not limited to) townhouse, apartment, and single-family style.
 - Road Elements: We request approval to design the developments roads with limited or discontinuous roadway lighting. Multiple community members testified in the public meetings that they prefer limited roadway lighting.

Multi Family Lot Design Criteria (specific to Lots 12 and 13, Block 1)

- As mentioned above, the 2 lots designated as multi-family (Lots 12 and 13, Block 1) will be built at a future date by the homebuilder who purchases them. We are requesting that the lots are approved for Multiple Family development to include the following types: Townhouse and Multi-Family (apartment) as well as single-family style. Like the rest of the development, water is available within the road corridor, and the wastewater sewer system will be installed for these lots during the infrastructure construction.
- Lot 13 is 23,800 s.f.. The site is minimally encumbered by wetlands or other environmental constraints. A preliminary design utilizing apartment style multi-family development of the site has determined that a 14 unit, 2 or 3 story building could easily fit on the lot, with parking and adequate setbacks. 14 dwelling units on this lot would be 30 D.U.A., and would provide much needed apartment units for Girdwood. Additionally, a 14-unit apartment style building would be a permitted use in current gR-3 zoning.
- Lot 12, 19,000 s.f., is directly south of Lot 13, and is constrained by mapped wetlands in the rear of the lot. The wetlands appear to be subject to Corps of Engineers Jurisdiction review. It was determined by preliminary design layouts that the lot would be best suited for townhouse style buildings and would access the main road in a shared driveway. 8 units on this lot would be 18 D.U.A..

These are the maximum units and building style requested for these lots. Site planning, building design and permitting will be the responsibility of the individual builder or developer of the properties.

Road Design and Elements

The road design and template will be designed in compliance with AMC 21.09.070 and other Municipal standards and provisions. Paved road and stormwater infrastructure along with minimal street lighting will

be constructed for Phase 1. The road cross section, width and amenities will be determined after thorough engineering analysis. A 50' turnaround will be constructed at the end of the road. The turnaround will be situated in Tract 2, and the owner will provide a recorded easement for it.

Trail Impacts

Access to the existing Iditarod Trail, which roughly follows the east edge of the development on the west bank of Glacier Creek, will not be adversely affected by the development. Access will be maintained during the construction of and development of the road and infrastructure for Phase 1. A small portion of the trail will be relocated to accommodate lot development (Lots 4-10, Block 2). See page 2 of the preliminary plat. The developer will work with HLB, the Girdwood Trails Committee and other affected stakeholders to provide a sustainable, well-constructed trail within the realigned section. A trail easement will be included on the final plat for Tract 1 for the affected portions of the Iditarod Trail.

Criteria Response (responses are in bold)

CONDITIONAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (21.07.110G)

2. Minimum Standards

All planned unit developments shall meet the following minimum standards:

a. Minimum Site Area

The minimum site area for a PUD shall be 1.0 acres.

The development area is 16.1 acres.

b. Open Space

A minimum of 15 percent of the site shall be reserved as open space which shall meet the following standards:

- i. The required open space may include both individual private open space, regardless if it is fenced, and common open space;
- ii. In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required; and
- iii. Parcels within a quarter mile of, or with access to a natural area, park, or other publicly-accessible open space may count those lands as meeting this requirement.

The required open space area is 15% of the area being developed, or 2.4 acres. The area inside the development, designated as "Open Space" meeting this requirement is Tract 1A, which is 86,431 s.f. (1.98 acres). That is 12% of the site being developed. The remaining 3% required open space is met via access to the Iditarod Trail and other surrounding trails that provide access to publicly available open space. Tract 4 of Holtan Hills Subdivision is accessed via the Iditarod Trail and provides direct access to Glacier Creek. This publicly accessible area meets the criteria of item iii above. Tract 4 is 348.05 acres and added to the area of Tract 1A (1.98 acres) this creates 350 acres of open space available to the development, much more than the required area (2.4 acres) to meet these criteria.

c. Design

Any non-residential use permitted in a PUD shall be compatible with the residential nature of the development.

This standard is not applicable. Non-residential uses are not being proposed in this development.

d. Access and Connectivity

PUDs shall comply with section 21.07.060, Transportation and Connectivity.

The zoning District classification is “Class A” 21.07.060 C Traffic Impact Mitigation. The impact of 39 lots (or the possibility of potentially 60 single family residences) would generate approximately 600 vehicle trips per day. It was determined by MOA Traffic Engineering that the trip generation from this development would not trigger the need for a traffic impact analysis (TIA). The section of road developed during the 2025 offsite road and utility improvements was constructed to municipal standard and provides access from Hightower Road to the development, and will be known as Holtan Hills Road. The road is classified as a Local Residential Road, and will eventually connect to Crow Creek Road, providing a secondary access for the area.

e. Utility Installation

All new utilities shall be installed underground. **All utilities will be installed below ground.**

f. Homeowners' Agreements

Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.010 et seq. or any mandatory homeowners' or similar association shall submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The commission may require any provisions necessary to ensure that the provisions and intent of this title are met.

A Homeowners Association will be established that will regulate the building styles and development of the subdivision. The standards established in the HOA documents will reflect materials and colors compatible with the natural environment and mountain modern aesthetic of the existing buildings and homes in Girdwood . Refer to the attached building style images that illustrate this Mountain Style of building design and exteriors. The following are some of the specifics the HOA will regulate:

- Exterior building materials
- Exterior colors and textures
- Landscaping installation and maintenance
- Driveway widths
- Exterior building and fence maintenance, including general upkeep of yards and ditching in front of the lots.
- Holtan Hills will practice Firewise methods wherever possible.

- ADU design will be defined by the CC&R's. ADU's may be constructed as part of the primary building or placed behind the primary residence.
- All residential building construction will utilize the valley and mountain views to the maximum extent.
- The HOA will be responsible for open space maintenance as well as the community landscaping that will be installed.
- At such time 75% of all lots are sold, the HOA will be turned over to a board of directors elected by the homeowners.

Additionally, The HOA will regulate short term rentals (STR) of the lots. See the attached document that defines the limitations for STR's. The Leasing Provisions that will be incorporated into the HOA documents are also attached.

The HOA will oversee the 50% owner occupancy requirement for the single family and multi-family property as stipulated in AO 2023-137 (As Amended). Additionally, an audit will be conducted every two years for the condominium associations, in compliance with the owner occupancy requirements set forth by AHFC and FHA to ensure ongoing eligibility for financing. Sub-associations will be created for condominiums and multi-family units. These units will fall under the Master Association and will include responsibilities and regulations specific to the individual multi-family buildings and lots.

All builders will be required to comply with the design criteria specified in the HOA documents. An architectural design review committee will be created to review proposed building design. The lot owner will be responsible for any wetland disturbance and filling and other required permitting.

3. Development Options

The developer of a PUD may propose changes to density, lot size, uses, dimensional standards, and design standards. Separate variances are not required for changes completed through the PUD process. Changes to the standards shall be reviewed by the planning and zoning commission in accordance with the approval criteria of subsection G.1.above.

a. Density

The number of dwelling units per acre allowable on the gross area of a PUD shall be determined by the planning and zoning commission and as supported by water and sewer infrastructure.

Water and sewer will be available to all lots and will be adequately sized for the development. Additionally, as discussed previously, by utilizing the ability provided by the P.U.D. development option, we can provide a gross density of 6 units per acre, and maintain the wetland open space. The gR-3 zoning would not allow the range of lot widths, sizes proposed and would limit the density to 5.2 units per acre. Additionally, the gR-3 minimum lot sizes and configurations would limit the ability to create the varied lot configurations we've proposed.

4. Planned Unit Developments in the Turnagain Arm District

This standard is not applicable. The project area is not within the Turnagain Arm District.

CONDITIONAL USES APPROVAL CRITERIA (21.03.080.D)

The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, all of the following criteria have been met in all material matters:

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;

Both the Crow Creek Neighborhood Land Use Plan and the recently approved Girdwood Comprehensive Plan support the use of clustering residential development (by utilizing the P.U.D. option) with the following goals outlined in each plan. Additionally, the newly adopted Girdwood Comprehensive Plan created more flexible land uses and designations for the project area. Some of the relevant goals and policies from the Girdwood Comprehensive Plan are listed below.

GOAL E2: Economic development in Girdwood is compatible with the natural environment.
The proposed layout is surrounded on the east and west by undeveloped open space.

POLICY E2.2: Conservation as a form of development. For example, the protection of valuable wild/natural/open space can be a contributor to the local economy. **The layout preserves the valuable wetlands, and access to the open space tracts adjacent to the development will be maintained.**

POLICY E2.3: New and existing developments are connected to the trail and active transportation system. **The primary road will connect to Hightower Road. Access to the Iditarod Trail is available at the southwest corner of the property, and the segments of the trail that are adjacent or on the property will be preserved in a dedicated easement.**

GOAL H2: Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.
By creating the H.O.A. regulations and constraints, the building styles will be required to maintain the established "Mountain Style" of existing Girdwood households.

POLICY H2.2: All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas. **Duplex construction will be allowed in all the lots. The 2 multi-family lots can accommodate all multi-family styles.**

POLICY H2.3: Accessory Dwelling Units (ADUs) are encouraged where appropriate. **The H.O.A. will allow ADU's with architectural design committee approval.**

GOAL R3: Girdwood has a formal, established, maintained, and protected system of trails and open spaces. **The development recognizes the established trails and adjacent open spaces and will maintain access to them to the maximum extent possible.**

POLICY R3.2: Identify and protect trails and trail access via easements. **Segments of the Iditarod trail that are adjacent or on the property will be preserved in a dedicated easement on the plat.**

GOAL R4: Girdwood's trails and natural spaces are integrated into the community. The developments design acknowledges the importance of the trails and natural spaces. The existence of these areas and preservation of them is an asset to the community, as well as an asset to the development.

POLICY R4.2 New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces. Access to the trails and open spaces will be maintained to the maximum extent possible.

Compliance with existing Girdwood Land Use Code AMC 21.09

The predominant zoning district within the development area is "gR-3". Allowed household living uses in this district are Single-Family (detached and attached), Two-Family (Duplex,) and Townhouse dwellings. The minimum lot areas in Chapter 9 specify minimum lot sizes as 8400 s.f. for single family (detached) and 16,800 s.f. for two family dwellings. The average lot size in the proposed plat for the 37 single family and duplex lots (excluding the multi-family lots 12 and 13, Block 1) is 14,491 s.f. Utilizing the C.U. PUD development option allows the development to fit into the gR-3 range, while maintaining substantial open space, minimal environmental disturbance and construction flexibility. Additionally, utilizing the 8400 s.f. lot size from gR-3 calculates as 5.2 D.U.A.

If the maximum build out were to occur, and all the lots were developed as duplex and Lots 12 and 13 were developed with 22 units total, a comparable gR-3 zoning density would be as follows: 37 lots with duplexes: 74 units + 22 multi-family units = 96 units total. The actual area for lots (excluding ROW, Wetland Tract 1A and Access Tract 1B) is 11.27 acres. That would create maximum of 8.5 D.U.A., which is generally consistent and compatible with the intent of gR-3.

Crow Creek Neighborhood Land Use Plan (2006)

This is the relevant Area Master Plan for development of the property. The majority of the first phase of this development is designated as the "Lower Matrix" area on the development and open space map in the plan. Clustered housing and preservation of open space is strongly encouraged in this plan. Additionally, the 2000 Girdwood Commercial Areas and Transportation Master Plan (CAT), an adopted element of the comprehensive plan and cited with the CCNLUP, calls for the construction of an access road from the Girdwood School to Crow Creek Road in a similar manner as currently constructed and further proposed by the Phase 1 development.

Girdwood Trails Plan (2024)

The Historic Iditarod is identified on the Trails Plan as Existing Class 3 (Developed). This trail enters the property at the southeast corner of the subdivision, and meanders along the west bank of Glacier Creek, on the east side of the development. The majority of the existing trail alignment will be maintained in its current location. There is one segment of approximately 300 feet in the middle of Phase 1 that will be realigned to accommodate lot development. The developer and HLB will work with the Girdwood Trails Committee and Chugach National Forest staff to make sure the realignment is appropriate for the users. Also, a trail placard or "kiosk" sign will be placed at the entrance to the trail. The type of signage and location will be coordinated with Girdwood Parks & Recreation.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;

While AMC 21.04 does not address the Girdwood zoning, AMC 21.09.040 states *"The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and twofamily development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and table 21.09-2. The development criteria for the lots allow for single family (detached) and duplex buildings. Multi family style construction is designated only in the 2 indicated lots (Lots 12 and 13, Block 1).*

The 2025 Girdwood Comprehensive Plan has well defined purposes for the residential uses proposed. Specifically, the plan designates the area as Mixed-density Residential. The plan indicates Residential Land Uses section in Chapter 3 Land Use Plan stating, on page 3-11 *"Reducing the minimum lot size and removing or increasing D.U.A. standards can allow developments to proceed while simultaneously achieving the desired neighborhood form....."*

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;

The relevant code is in AMC 21.09.050 B (Girdwood Land Use Regulations, Use Specific definitions and Standards) which defines residential multiple categories of Residential Uses. Specifically, the relevant categories are Multi-Family (Apartment), Single-Family Detached, Townhouse and Two-Family (Duplex). These are the proposed uses in the development, meeting the residential criteria.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;

The lots have been designed to maximize the buildable area of the road corridor built upon the existing waterline. The topography on the west, uphill side of the corridor is steep, which makes further creating larger lots on that side challenging. Utilizing the waterline corridor also has the effect of mitigating the impact of the existing wetlands.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

The surrounding Crow Creek area has little commercial or residential development. With the school immediately to the south, the airport to the east and future homesites further up the valley to the north, the 39 residential lots of this development will have minimal impact to the existing permitted uses in the area and will match the scale and density of other established neighborhoods within Girdwood.

6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The design of these 39 residential lots is appropriate for the area it's situated in. The size of the lots range from 6,500 s.f. to 48,000 s.f. and is appropriate for the area considering access to

public utilities and environmental constraints. The street lighting will be designed to minimize night glare utilizing limited or discontinuous roadway lighting. The road will be paved and will not generate unnecessary dust. The hours of operation in relation to residential land use do not create unpredictable disturbances (such as industrial or commercial uses might). The traffic impact to the Girdwood School will be mitigated by the design from the project onto Hightower Road . The intersection design creates a “T” onto Hightower Road, which will optimize line of sight for children coming and going to school, and will create a safe intersection during school hours.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;

The visual impact of the development will be mitigated by the fact that the southernmost housing built will be more than 1500 feet from Hightower Road. The peak traffic hours are anticipated to be during the morning hours of 7-8 a.m., and 5-7 p.m., as is standard for housing developments. And, as discussed previously, the impact to the Hightower Road traffic will be mitigated to the maximum amount possible by the “T” intersection at Hightower Road.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and

The first phase of development (39 lots) will require construction of 1400 feet of primary road (Holtan Hills Drive) will be accessed off Hightower Road. Holtan Hills Drive, which is classified as a local street, will be constructed with appropriate safety lighting, road cross section and crosswalk markings.

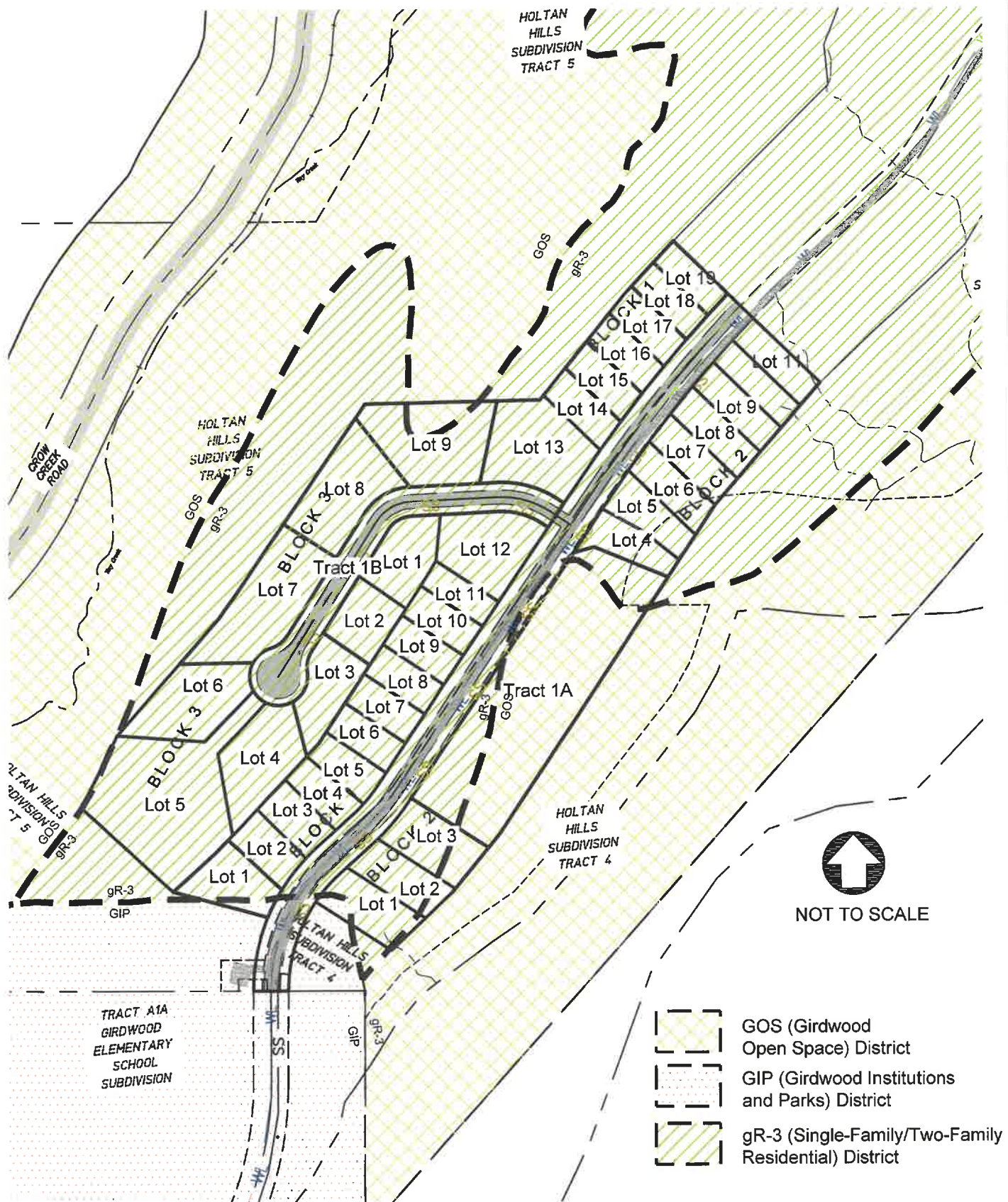
The future development of Holtan Hills, Tract 2 to the north will necessitate a developed connection to Crow Creek Road . That access will provide a secondary access for the development, as well as providing a secondary access emergency route for traffic coming out of the upper Crow Creek Valley from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

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

The development will be supplied by the existing public water line that was installed in 2010. No expansion of the water system is needed for the development. A public sewer line was installed from Hightower Road to the south end of the development during the 2025 off-site improvements. It will provide the sewer connection for Phase 1. The Girdwood Fire and Emergency Service Station is located less than a mile south of the development on Egloff Drive. Additionally, fire hydrants will be installed during construction of Phase 1, helping extend fire response capabilities for Girdwood.

List of Submitted Documents

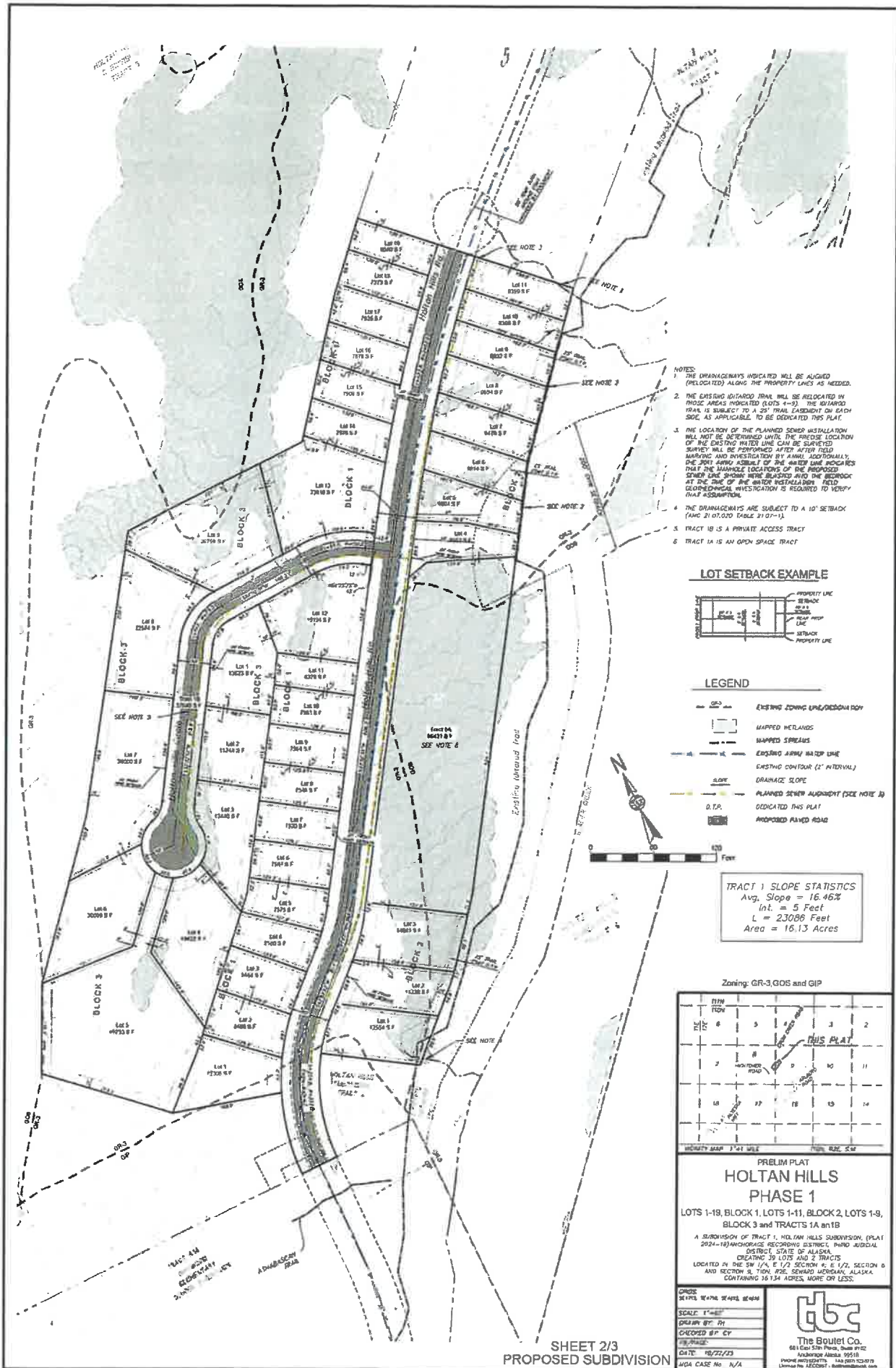
Preliminary Plat Application
Conditional Use application and narrative
Preliminary plat (3 pages)
(2) Subdivision design variance applications and narratives
Owners Authorization
Title Report
AWWU Pre-Application form
Watershed Management Pre-application form
Community Meeting Mailers
Community Meeting Summary's
Short Term Rental and Leasing Provision HOA documents
Map Exhibits
Building Style Examples
Phasing Plan for Tract 1



HOLTAN HILLS PHASE 1

EXISTING ZONING MAP

10/29/25



Leasing Provisions for Declaration of Holtan Hills

Definitions

Dwelling. A structure or portion thereof which is designed and intended for occupancy as a self-contained residence, home or living unit by a person or group of people living together as a single household. For example, a detached house is a Dwelling, a duplex structure contains two (2) Dwellings, and a four-plex structure contains four (4) Dwellings.

Accessory Dwelling Unit (ADU). An additional dwelling unit added to, created within, or detached from a Dwelling on a Lot which provides basic requirements for living, sleeping, cooking, and sanitation, and which complies with the requirements of AMC 21.05.070 and AMC 21.09.050.

Multi-family Lot. A “Multi-family Lot” means a Lot consisting of two (2) or more Dwellings.

Single-family Lot. A “Single-family Lot” means a Lot consisting of one Dwelling.

ADU Architecture and Design Restrictions

Accessory Dwelling Unit. Not more than one (1) ADU shall be permitted on a Lot. The ADU may either be attached to or detached from the principal Dwelling on the Lot. A Lot with an ADU shall have sufficient garage and/or driveway space to ensure adequate parking in the garage or driveway by the occupants of the ADU. Each ADU shall be constructed and occupied in accordance with this Declaration and requirements set by the Municipality of Anchorage, including, without limitation, the provisions of AMC 21.05.070 and AMC 21.09.050. The exterior of an ADU, including the structure, color and architectural appearance shall complement the structure and architectural appearance of the principal Dwelling on the Lot. No ADU may be erected until the plans for such ADU have been approved, in writing, by the Architectural Control Committee.

Leasing Restrictions

Section ### - Leasing Restrictions. No Lot, or any portion thereof, may be conveyed pursuant to a time-sharing plan, or used for bed and breakfast, hotel or motel purposes. A Dwelling, or a portion thereof, may be rented only by a written lease, rental agreement, or other instrument granting occupancy (collectively referred to herein as a “lease”), subject to the following:

- (a) Each lease must incorporate the terms and restrictions of the Documents as a personal obligation of each tenant.
- (b) Each lease must attorn to the Association as landlord solely for the purpose of enforcing the restrictions of the Documents following Notice and Hearing to the Lot Owner, and an opportunity to cure the violation, and then by direct levy, injunction and/or eviction by summary process, against the tenant(s). The

family Lot shall be responsible for ensuring compliance with this limitation and for maintaining records sufficient to demonstrate such compliance upon request by the Executive Board.

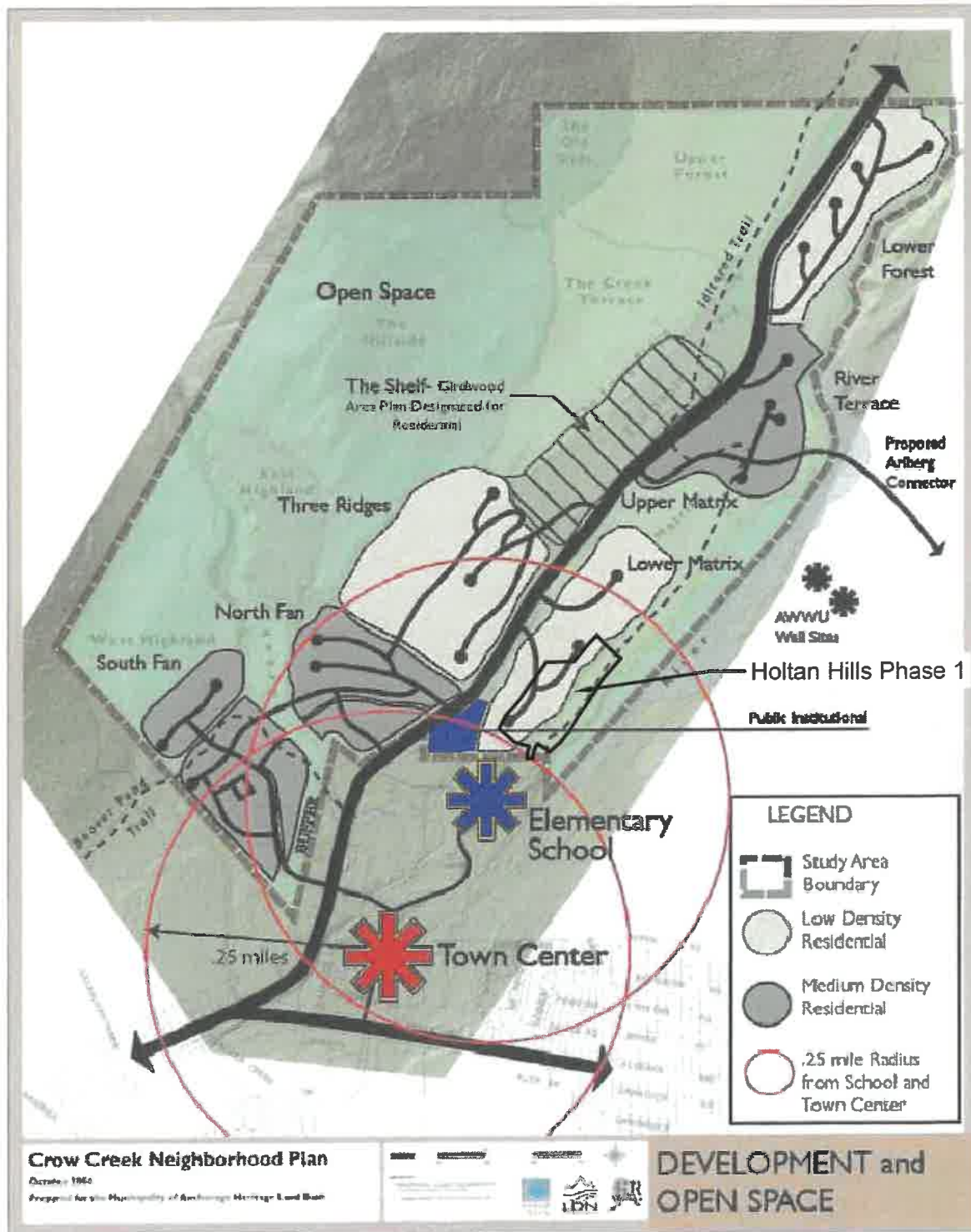
- (d) *Accessory Dwelling Units (ADUs)*. Notwithstanding the foregoing, an ADU constructed on any Lot may be leased or rented without restriction as to the minimum lease term, provided that the ADU otherwise complies with the requirements of this Declaration and all applicable laws.
- (e) *Amendment Limitation*. Notwithstanding Section ### of the Declaration (governing amendments to the Declaration), the restrictions set forth in this Section ### may not be amended or repealed except by the unanimous approval of one hundred percent (100%) of the votes in the Association after the expiration or termination of the period of Declarant Control, unless and until such time as the Municipality of Anchorage adopts an ordinance applicable to the Property within the Common Interest Community that otherwise regulates short-term rentals. Upon adoption of such municipal ordinance, this Section ### may be amended in accordance with the amendment provisions set forth in Section ### of the Declaration, to the extent consistent with such ordinance.

HOLTAN HILLS PLANNED UNIT DEVELOPMENT SHORT TERM RENTAL REQUIREMENTS

If a Lot is Developed as a:	The Lot is a:	STR Allowed?
Single-Family Home	Single-family Lot	STR is Not Permitted
Single-Family Home with ADU (either an attached or detached ADU)	Single-family Lot	STR is Permitted for the ADU; STR is Not Permitted for the Single-Family Home
Duplex (i.e., one building with two dwelling units)	Multi-family Lot	STR is Permitted Only for One Dwelling Unit (i.e., the 50% Rule Applies)
Multi-Family Structure (i.e., a single building or multiple buildings comprising three or more dwelling units)	Multi-family Lot	STR is Permitted for <u>Not More Than 50%</u> of the Dwelling Units (i.e., if there are three dwelling units, then STR is permitted for only one dwelling unit; if there are four dwelling units, STR is permitted for two dwelling units)

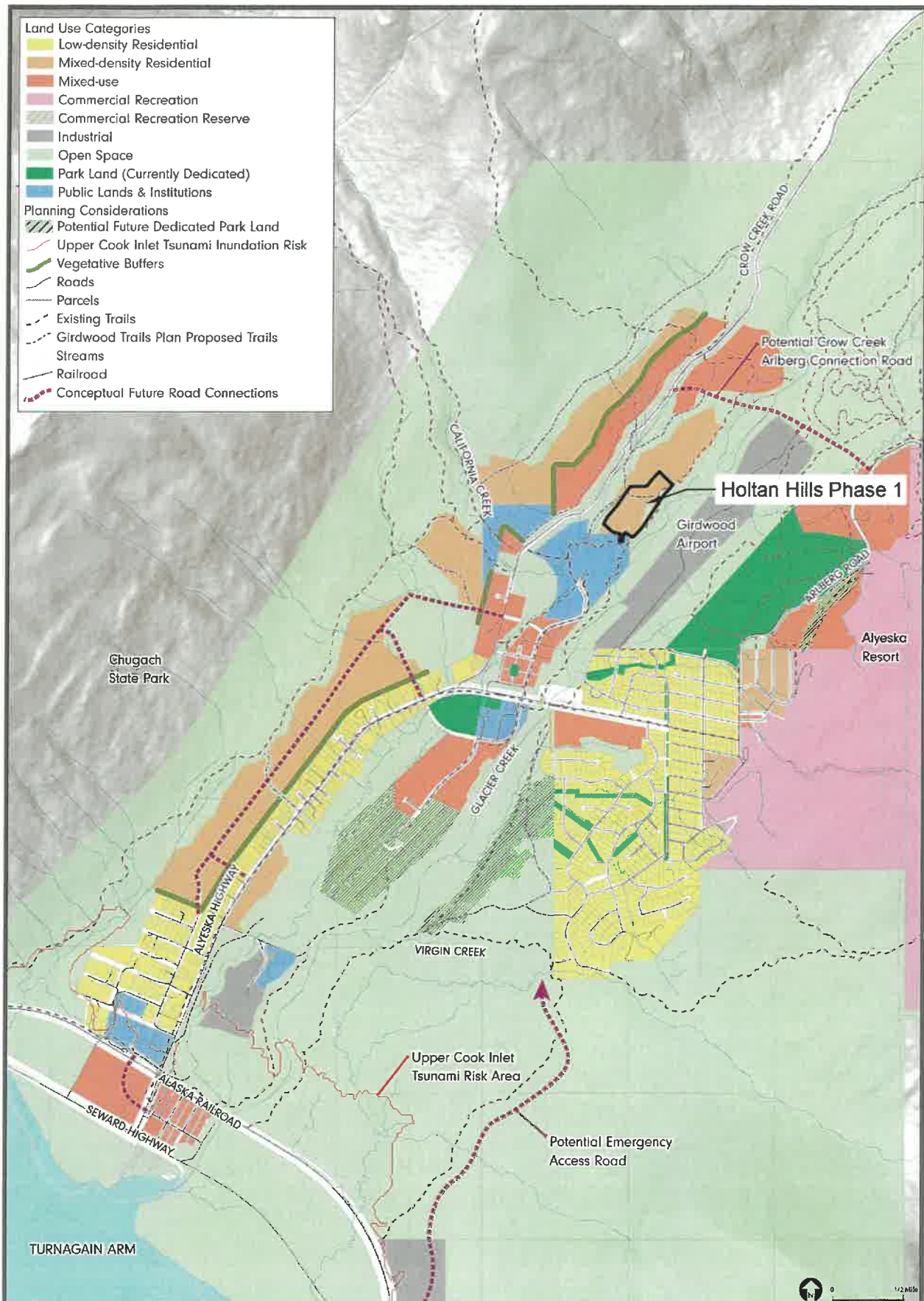
EXHIBIT "A"

Map 3. Development & Open Space Map (Amended)



Girdwood Comprehensive Plan Land Use Plan Map

Lower Valley Enlargement April 2024 DRAFT





Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Holtan Hills Phase 1
- Project Location, Tax ID, or Legal Description: 075-311-06
Holtan Hills Tract 1
- Is this parcel located within AWWU's certificated service area? ----- ~~X~~ / N
- Is a water key box located on each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y / ~~X~~
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y / ~~X~~
- Are there any additional easements needed? To be determined during PD review. ----- Y / N
- Have any Private System plans been submitted for review? ----- Y / ~~X~~
- Are any of the lots subject to extended connection or other agreements? PD ----- ~~X~~ / N
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y / ~~X~~

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N	To be determined during	
Water Transmission	Y / N	Private Development (PD)	
Sewer Lateral	Y / N	review process.	
Sewer Trunk	Y / N		

- Comments:
AWWU will require a private development agreement for water and sewer improvements needed
to serve the individual parcels, assessments and easements will be determined at that time.

Verified By (AWWU):

Date:

10/23/2025

Anchorage Water & Wastewater Utility



Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel #07531106000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
New or additional mapping **IS NOT REQUIRED**.*

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

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

Inspection Certified By:

Date:

Kyle Gipe

10/30/25

Authorization Certificate

Date: 7/15/2025

Current Project Legal: Tracts 1 and 2, Holtan Hills Subdivision, Plat 2024-018

Proposed Legal: Lots 1-25, Block 1, Lots 1-16, Block 2 and Tracts 1A, 1B and 2A, Holtan Hills Phase 1 Subdivision

Type of Authorization: Conditional Use Application for Residential Planned Unit Development and Preliminary Plat Application

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Applications of the above described property.

Thank you,



Connie Yoshimura



Downhill ranch with lower walk-out.



Uphill single-family.



Downhill.





Multi-family No garage .



Common Stall garage .



5-plex townhouse .

5-plex $\frac{1}{2}$ multi-family





Back decks one looking open space



Front deck for viewing



Front decks



4-plex



Duplex



4-plex.



Townhouse / duplex.

Application for Preliminary Plat

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

PETITIONER*

Name (last name first)

CY Investments LLC

Mailing Address

561 East 36th Ave, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

907-646-3670

Evening

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet Company)

Mailing Address

601 East 57th Place

Anchorage, AK. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None Listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

Zoning: GR3

Acreage: 16.134

Underlying Plat #: 2024-18

Grid #: SE4517

Lots: 0

Tracts: 1

Total # parcels: 1

PROPOSED SUBDIVISION INFORMATION

Proposed legal description: (use additional sheet if necessary)

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

Lots: 39

Tracts: 2

Total # parcels: 41

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

10/24/25

Print Name

TONY HOFFMAN

S 1 2 8 6 7

JAN 0 5 2026

Accepted by:

Paul Hartzler

Poster & Affidavit

1+1

Fee:

\$12,240.00

Case Number:

512867

Meeting Date: PZC:

01/05/2026

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☒ Residential at 5 dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

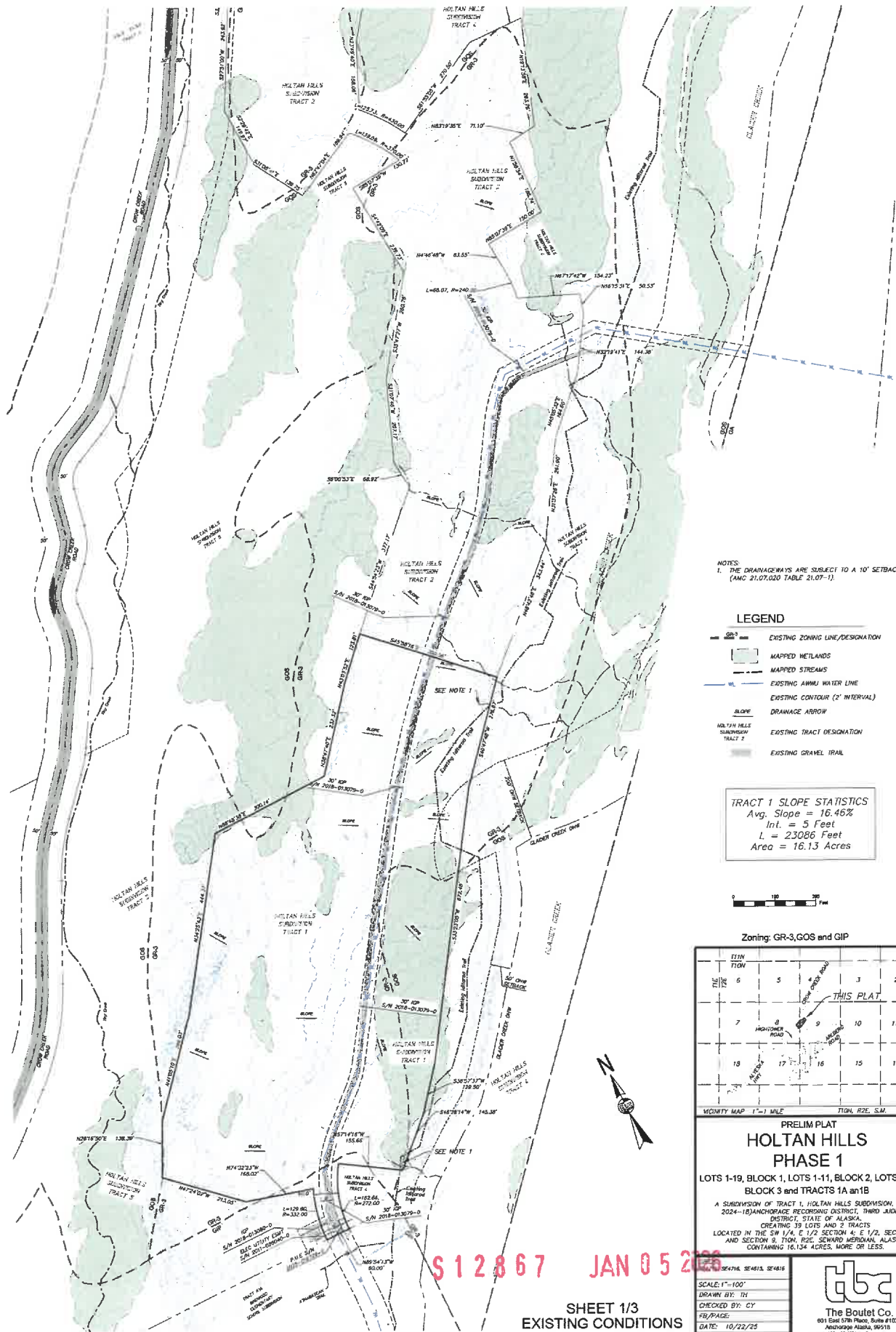
- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat
- 4 copies required: ☐ Subdivision drainage plan
- 9 copies required: ☐ Topographic map of platted area
- 14 copies required: ☐ Signed application (copies)
 (4 copies for a short plat) ☐ Preliminary plat
☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐
- Soils investigation and analysis reports (4 copies)

Waived by _____



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

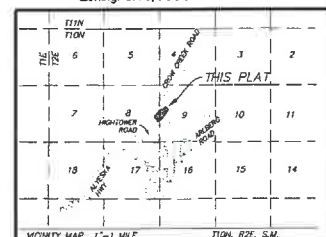
LEGEND

- EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- EXISTING AWWA WATER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE ARROW
- HOLTAN HILLS SUBDIVISION TRACT 1
- EXISTING TRACT DESIGNATION
- EXISTING GRAVEL TRAIL

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



Zoning: GR-3, GOS and GP



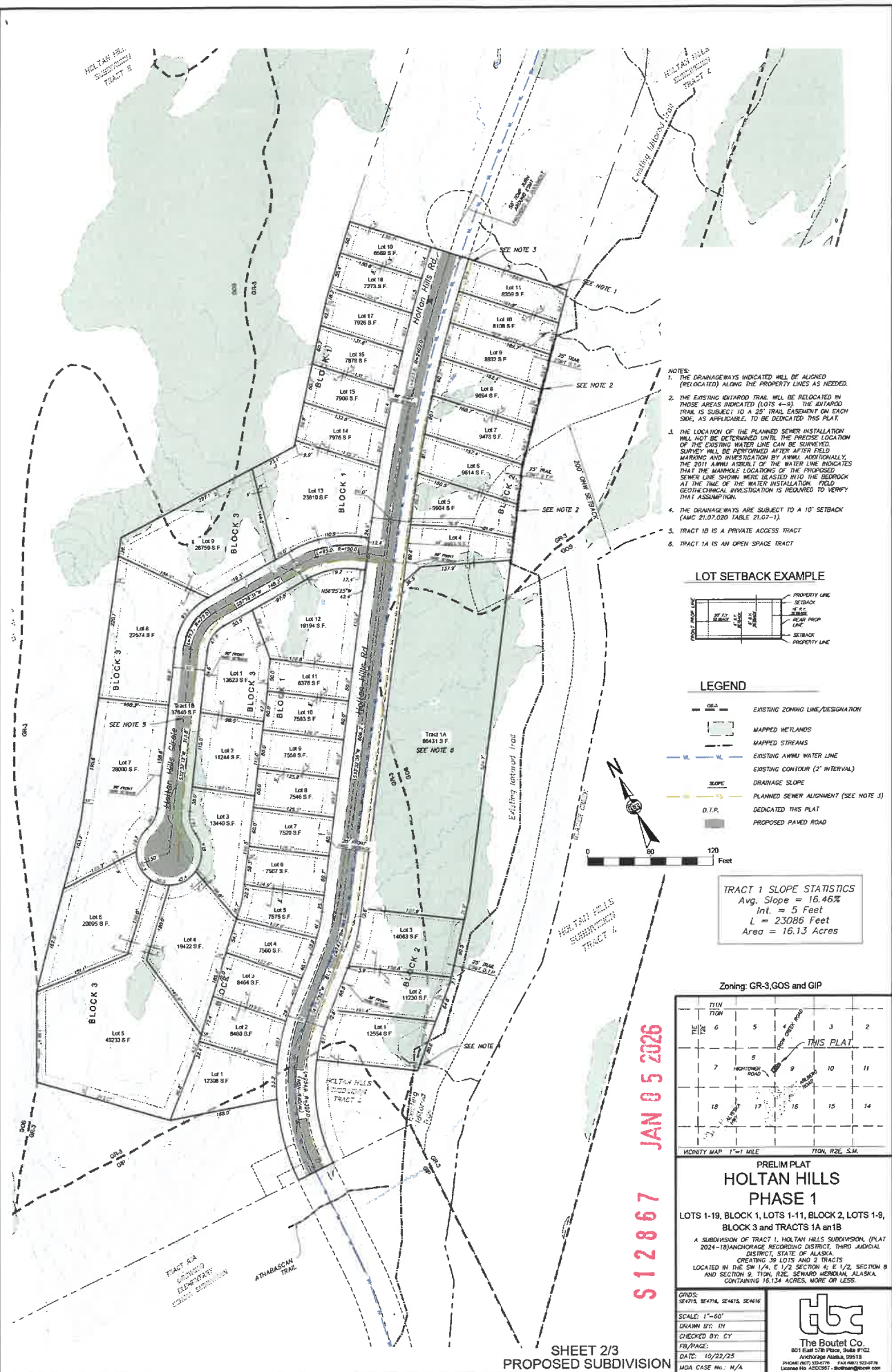
PRELIM PLAT
**HOLTAN HILLS
PHASE 1**
LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9,
BLOCK 3 and TRACTS 1A and 1B
A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT
2024-18) AND RANGE RECORDING DISTRICT, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4, E 1/2 SECTION 8
AND SECTION 9, T9N, R2E, Seward Meridian, ALASKA,
CONTAINING 16,134 ACRES, MORE OR LESS.

SCALE: 1"=100'
DRAWN BY: TH
CHECKED BY: CF
PLAT/PAGE:
DATE: 10/22/25
MCA CASE No.: N/A

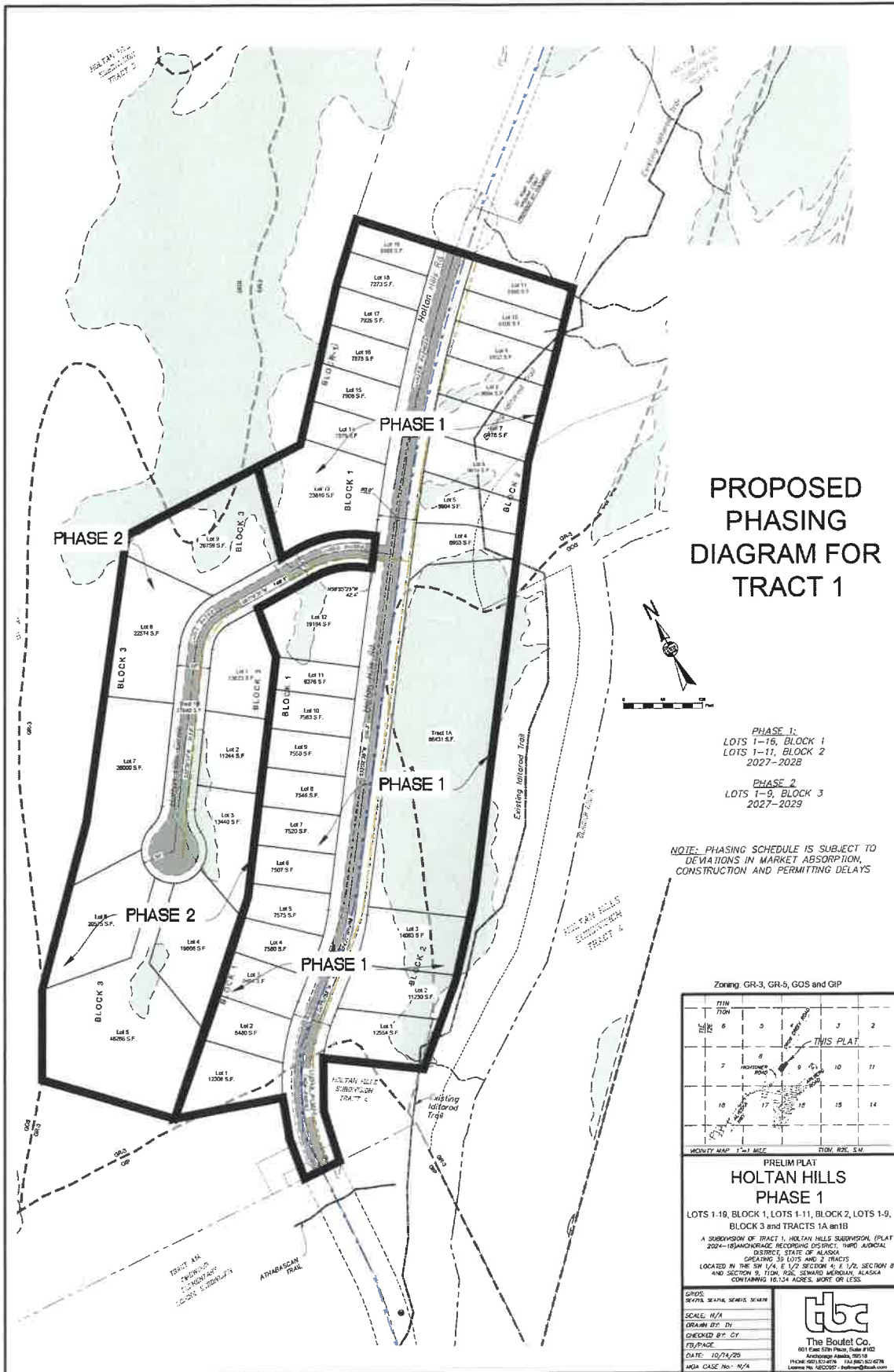
hbc
The Boulton Co.
601 East 57th Avenue, Suite #102
Anchorage, Alaska, 99515
PHONE: (907) 552-5779 FAX: (907) 552-6779
Email: hbc@hbc.com

S 12867 JAN 05 2026

SHEET 1/3
EXISTING CONDITIONS



S12867 JAN 05 2026



Application for Subdivision Variance

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

PETITIONER*

Name (last name first)

CY Investments, LLC

Mailing Address

561 East 36th Avenue, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

Evening

907-646-3670

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet COmpany)

Mailing Address

601 East 57th Place

Anchorage, Ak. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST

The variance is for relief from the requirement to:

Lot Frontage to a Dedicated Street and Dedication of ROW

Associated platting case number (if applicable):

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:

Poster & Affidavit:

Fee

Case Number

Meeting Date

S 1 2 8 6 7

JAN 05 2026

1+1

512867

Pzc:
01/05/2026

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21. 21.08.030 L.1

AMC 21. 21.08.040 A.1

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

14 copies required: ☐ Signed application (copies)
☐ Variance narrative, addressing:
 ☐ The need for the variance
 ☐ The effect of granting the variance
 ☐ An analysis of how the proposal meets the variance standards below
☐ Underlying plat
☐ Proposed plot plan or site plan, to scale (new construction)
☐ Topographic map of site
☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/23/2025

Holtan Hills Subdivision
SUBDIVISION DESIGN VARIANCE NARRATIVE
LOT FRONTAGE AND ACCESS AND ROAD DEDICATION
(A.M.C. 21.08.030L.1 and A.M.C. 21.08.040A.1)

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. This request is specific to the cul-de-sac road (Holtan Hills Circle) serving the upper 9 lots in Block 3. The road corridor is planned to be a 50' wide private tract, built to applicable road standards.

Anchorage Municipal Code AMC 21.08.030L.1 states that *"Except when platted under subsection 21.03.200E., Commercial Tract Plats, or except for lots tracted out for open space, well protection areas, or for undevelopable areas such as wetlands, all lots shall have frontage on a street.."*

Additionally, Anchorage Municipal Code AMC 21.08.040A.1 states that *"All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board...."*

We are requesting that the upper cul-de-sac road (Holtan Hills Circle) fronting and providing access to these lots in Block 3 be encompassed in a 50' private access tract in lieu of public right-of-way.

Variance Standards (AMC 21.03.240G.3.)

- a. *There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property. The proposed road will be maintained by the Homeowners Association. Dedication to and maintenance by the Municipality is clearly not as desirable as private maintenance and upkeep. In an area with high snow accumulation such as Girdwood, faster response times for plowing and sanding increases safety for the property owners within the cul de sac. Additionally, there is no possible way that the road can be extended south further, as private property and the Girdwood School are located directly to the south.

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- b. *The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;***

The requested variance does not affect any other properties adjacent to the proposed subdivision. Since the road and roadway improvements will be privately maintained by the homeowners association there is a cost benefit to the public. The private road will be constructed to all applicable municipal standards.

- c. *Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and***

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. Approval of the variance will allow the development to proceed in a smaller footprint, thereby creating less disturbance to the property, and decrease the likelihood of subsurface water disturbance.

- d. *Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.***

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property. A full ROW width of 60 feet would create greater disturbance as it would widen the road footprint and require buildings to be built back further. This results in more clearing and greater land disturbance to the existing vegetation along the road corridor which is highly undesirable to the future property owners as well as the Girdwood community.

Additional Variance Requirements (AMC 21.08.040A.1)

Anchorage Municipal Code AMC 21.080.040A.1 states that “*All street rights-of-way shall be dedicated to the public, unless a variance for private streets is approved by the platting board. Applicants for a variance for private streets shall demonstrate the following:*”

- a. *Why a private street is appropriate and preferable to a publicly dedicated street.***

Allowing the street to be constructed in a private tract is preferable in that it allows for a more “compact” development, since it has a narrower ROW and the building setback is not so deep from the edge of road (compared to a full 60 foot ROW). Additionally, road grades are anticipated to potentially exceed 10%. Private contractors maintaining the road typically respond faster for snow plowing. This results in safer roads that have been plowed and/or sanded faster after snowfall when compared to municipally maintained roads. Lastly, the Municipality will not be required to maintain the road, thus a saving in cost and manpower to the city.

- b. *That a private party is willing and able to maintain a private street to public standard.***

The developer will be required to build the road to municipal standard and form a binding homeowners association that will have the required dues structured to appropriately maintain the road.

- c. *That a private street presents no conflict or obstruction to the orderly expansion of the public street system.***

The proposed road will be a cul-de-sac that terminates within the development and provides no possibility of extending further south due to significant topographic challenges.

Application for Subdivision Variance

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

PETITIONER*

Name (last name first)

CY Investments, LLC

Mailing Address

561 East 36th Avenue, Suite 200

Anchorage, AK., 99503

Contact Phone – Day

Evening

907-646-3670

E-mail

connie@bhhsalaska.com

PETITIONER REPRESENTATIVE (IF ANY)

Name (last name first)

Hoffman, Tony (The Boutet Company)

Mailing Address

601 East 57th Place

Anchorage, Ak. 99518

Contact Phone – Day

Evening

E-mail

thoffman@tbcak.com

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-311-06-000

Site Street Address: None listed

Current legal description: (use additional sheet if necessary)

Tract 1, Holtan Hills Subdivision, Plat 2024-018

REQUEST

The variance is for relief from the requirement to:

AMC 21.08.030 F.6 (Cul De Sac Length)

Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature

☐ Owner

☒ Representative

(Representatives must provide written proof of authorization)

Date

10/24/25

Print Name

Tony Hoffman

S 1 2 8 6 7

JAN 0 5 2026

Accepted by:

Paul Hattis

Poster & Affidavit:

1+1

Fee

Case Number

S 1 2 8 6 7

Meeting Date

P2C: 01/05/2026

VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.030 F.6 CUE DE SAC LENGTH

AMC 21.

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

If associated with a preliminary plat application: ☐ Signed application(original) and ☐ Signed application (16 copies)

If not associated with a preliminary plat application:

1 copy required: ☐ Signed application(original)

14 copies required: ☐ Signed application (copies)

☐ Variance narrative, addressing:

☐ The need for the variance

☐ The effect of granting the variance

☐ An analysis of how the proposal meets the variance standards below

☐ Underlying plat

☐ Proposed plot plan or site plan, to scale (new construction)

☐ Topographic map of site

☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
- c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
- d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



10/24/2025

Holtan Hills Subdivision SUBDIVISION DESIGN VARIANCE NARRATIVE CUL DE SAC LENGTH

Project Location, Proposal and Background

The Holtan Hills Development is located in Girdwood, north of Hightower Road near the Girdwood Elementary School. The legal description for the development is Tract 1, Holtan Hills Subdivision, plat 2024-18. The area of the Tract is 16.134 acres. The project will create 39 lots, with 2 tracts. The main road (Holtan Hills Drive) is 1440 feet and will be extended in future phases. This variance addresses the upper cul-de-sac road (Holtan Hills Circle), which is 670 feet.

Anchorage Municipal Code 21.08.030.F.6 states that "Where topography and traffic circulation permit, the length of a cul-de-sac right-of-way shall not exceed 900 feet in the R-6, R-8, R-9, R-10... and 600 feet in all other zoning districts..."

We are requesting a variance to allow a cul-de-sac length to exceed the standard by 70 feet for a total length of 670 feet.

Variance Standards (AMC 21.03.240G.3.)

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;***

The topography in the upper area of this development is very steep. The planned cul-de-sac road is situated on a ridge, and slopes exceeding 20% to the east and west (toward Crow Creek Road) away from the road corridor making any sort of secondary access or road connections prohibitive without massive grading and land disturbance. Strict application of this provision would result in fewer residential lots being provided in its current configuration due to the resulting shorter road length. Given the loss of residential opportunity, the strict application of this requirement is both impractical and unreasonable in that it does not allow fullest and best use of the property.

- b. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;***

The requested variance does not affect any other properties adjacent to the proposed subdivision. There are no residences adjacent to the development, and the school property is not impacted by the variance. All other required design standards for the cul-de-sac will be met upon construction.

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c. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and

The requested variance does not negate any other subdivision standard, and in fact enhances the maximum use of the property. This variance request is consistent with or supported by the following goal of the Girdwood Comprehensive Plan:

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

This variance will allow a smaller footprint of the road construction required. Allowing a slightly longer cul de sac to be built without a secondary access or connection means less disturbance of the bedrock slopes.

The requested variance will create less disturbance to the property and decrease the likelihood of subsurface water disturbance.

d. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

Strict compliance with this requirement would create undue hardship, since it would preclude effective, responsible development of the property by increasing the development footprint necessary to provide a secondary access or by reducing the number of residential lots that are provided.

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills Subdivision
- Project Location, Tax ID, or Legal Description: Tract 1 (parcel #07531106000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X ~~ABC~~ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
New or additional mapping **IS NOT REQUIRED**.*

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
 • are **NOT** shown on submittal documents, or
 • are **NOT** depicted adequately on submittal documents for verification, or
 • are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.
 New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

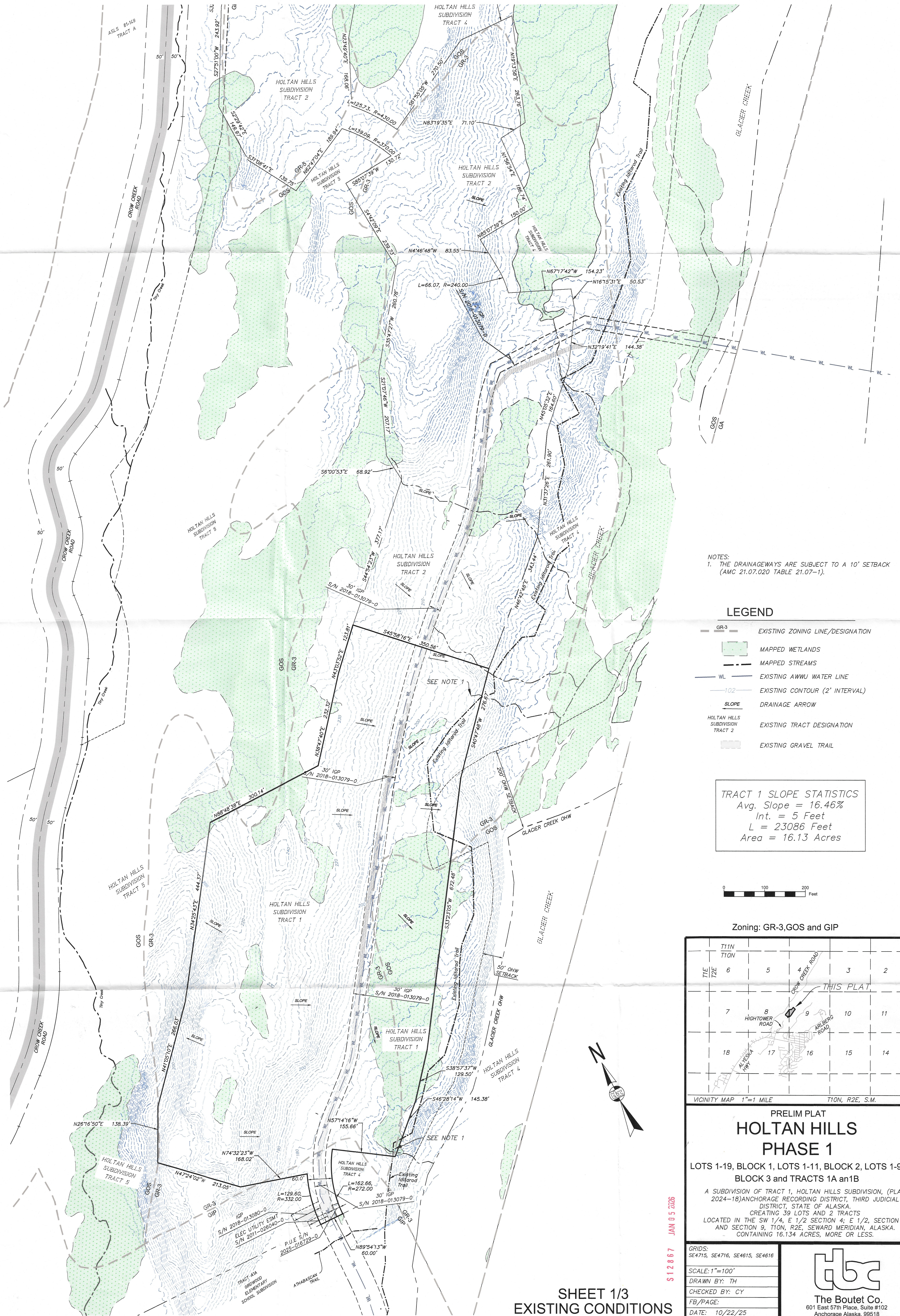
- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/>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

Inspection Certified By:

Date:

K. J. [Signature]

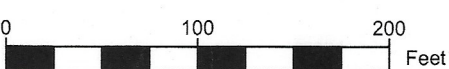
10/30/25



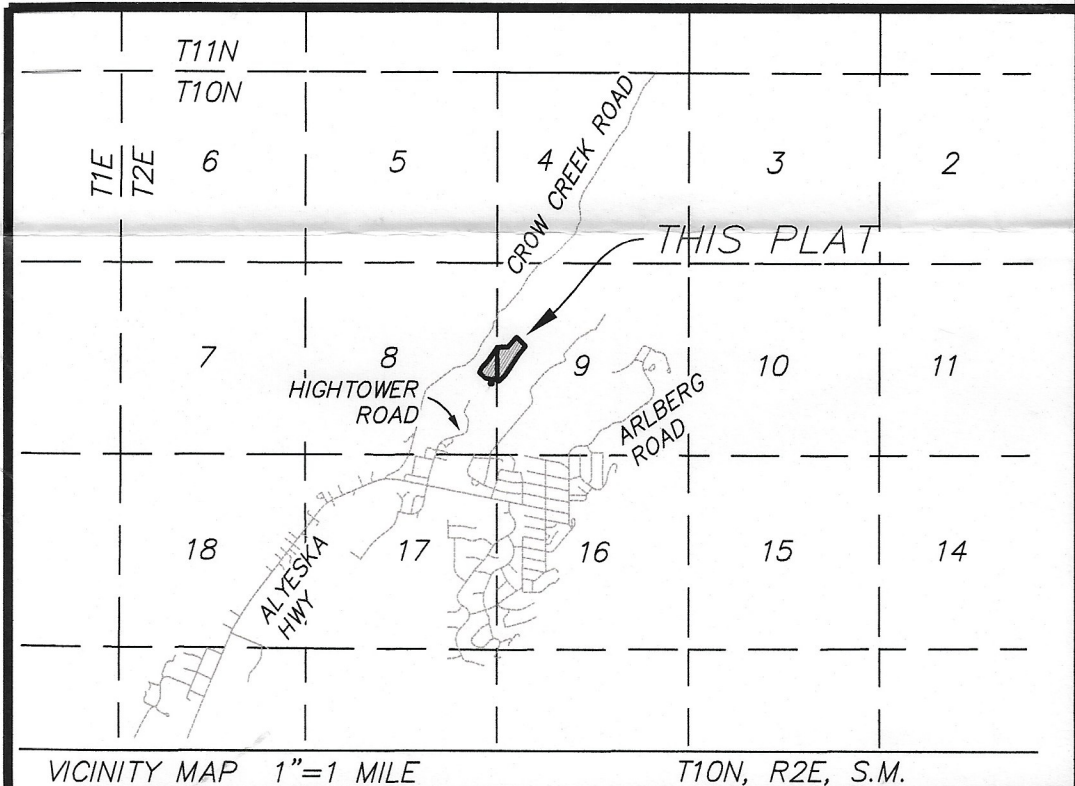
NOTES:
1. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).

- LEGEND**
- GR-3 EXISTING ZONING LINE/DESIGNATION
 - MAPPED WETLANDS
 - MAPPED STREAMS
 - WL EXISTING AWWJ WATER LINE
 - 102 EXISTING CONTOUR (2' INTERVAL)
 - SLOPE DRAINAGE ARROW
 - HOLTAN HILLS SUBDIVISION TRACT 2 EXISTING TRACT DESIGNATION
 - EXISTING GRAVEL TRAIL

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



Zoning: GR-3,GOS and GIP



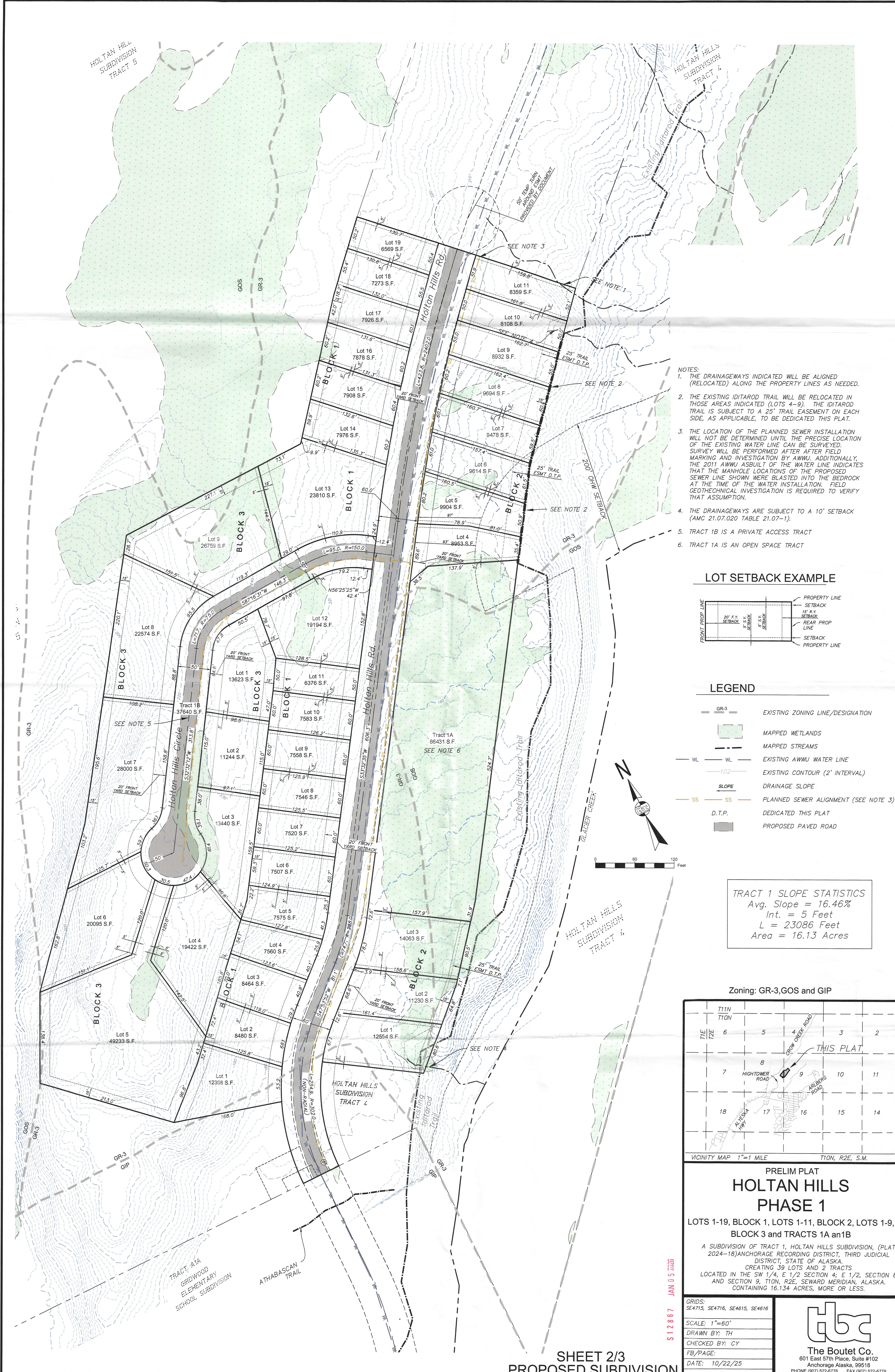
**PRELIM PLAT
HOLTAN HILLS
PHASE 1**

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B
A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18)ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
CREATING 39 LOTS AND 2 TRACTS
LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA.
CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:
SE4715, SE4716, SE4615, SE4616
SCALE: 1"=100'
DRAWN BY: TH
CHECKED BY: CY
FB/PAGE:
DATE: 10/22/25
MOA CASE No.: N/A

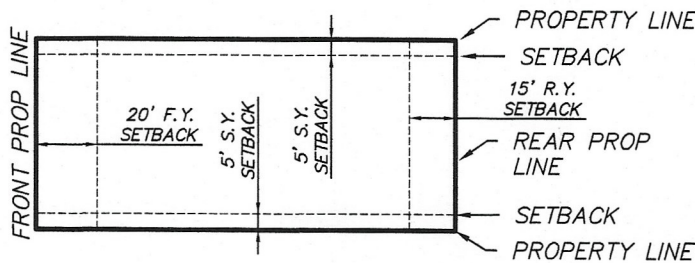
The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-8776 FAX (907) 522-8779
License No. AEC0557 - thebman@tbcak.com

S 12867 JAN 05 2026



- NOTES:
1. THE DRAINAGEWAYS INDICATED WILL BE ALIGNED (RELOCATED) ALONG THE PROPERTY LINES AS NEEDED.
 2. THE EXISTING IDITAROD TRAIL WILL BE RELOCATED IN THOSE AREAS INDICATED (LOTS 4-9). THE IDITAROD TRAIL IS SUBJECT TO A 25' TRAIL EASEMENT ON EACH SIDE, AS APPLICABLE, TO BE DEDICATED THIS PLAT.
 3. THE LOCATION OF THE PLANNED SEWER INSTALLATION WILL NOT BE DETERMINED UNTIL THE PRECISE LOCATION OF THE EXISTING WATER LINE CAN BE SURVEYED. SURVEY WILL BE PERFORMED AFTER FIELD MARKING AND INVESTIGATION BY AWWU. ADDITIONALLY, THE 2011 AWWU ASBUILT OF THE WATER LINE INDICATES THAT THE MANHOLE LOCATIONS OF THE PROPOSED SEWER LINE SHOWN WERE BLASTED INTO THE BEDROCK AT THE TIME OF THE WATER INSTALLATION. FIELD GEOTECHNICAL INVESTIGATION IS REQUIRED TO VERIFY THAT ASSUMPTION.
 4. THE DRAINAGEWAYS ARE SUBJECT TO A 10' SETBACK (AMC 21.07.020 TABLE 21.07-1).
 5. TRACT 1B IS A PRIVATE ACCESS TRACT
 6. TRACT 1A IS AN OPEN SPACE TRACT

LOT SETBACK EXAMPLE

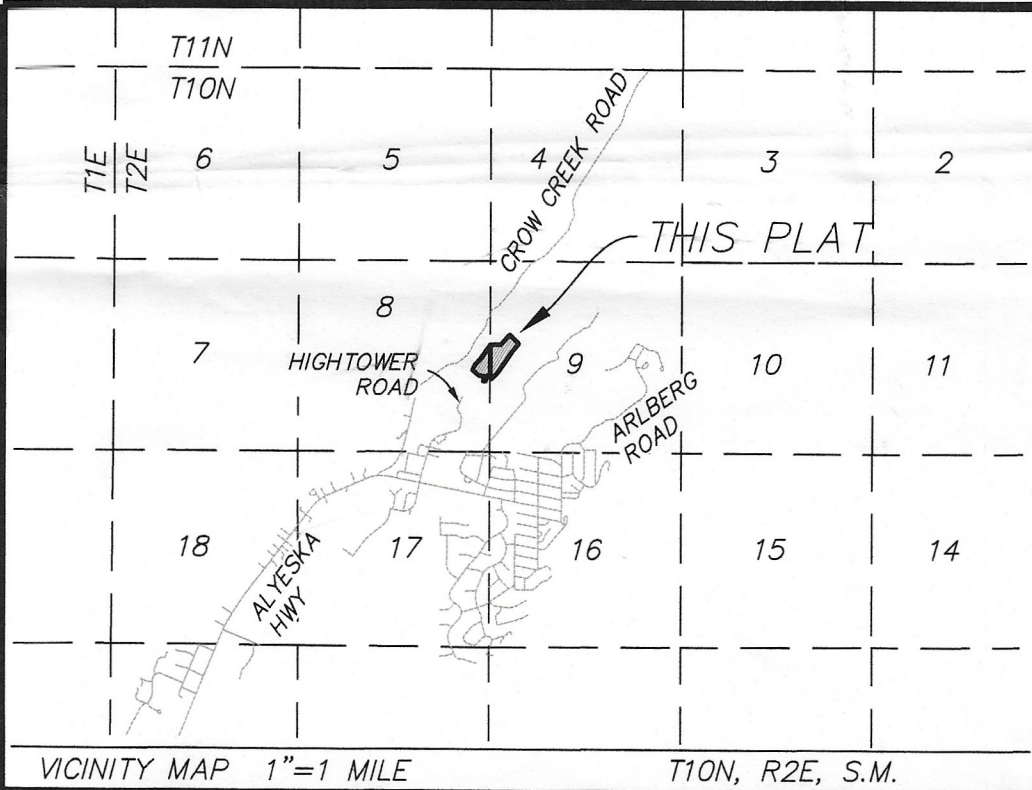


LEGEND

- GR-3 EXISTING ZONING LINE/DESIGNATION
- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWU WATER LINE
- 102 EXISTING CONTOUR (2' INTERVAL)
- SLOPE DRAINAGE SLOPE
- SS PLANNED SEWER ALIGNMENT (SEE NOTE 3)
- D.T.P. DEDICATED THIS PLAT
- PROPOSED PAVED ROAD

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

Zoning: GR-3,GOS and GIP



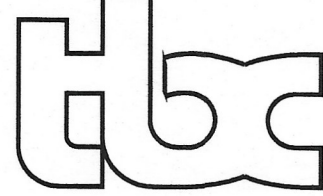
PRELIM PLAT
HOLTAN HILLS
PHASE 1

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

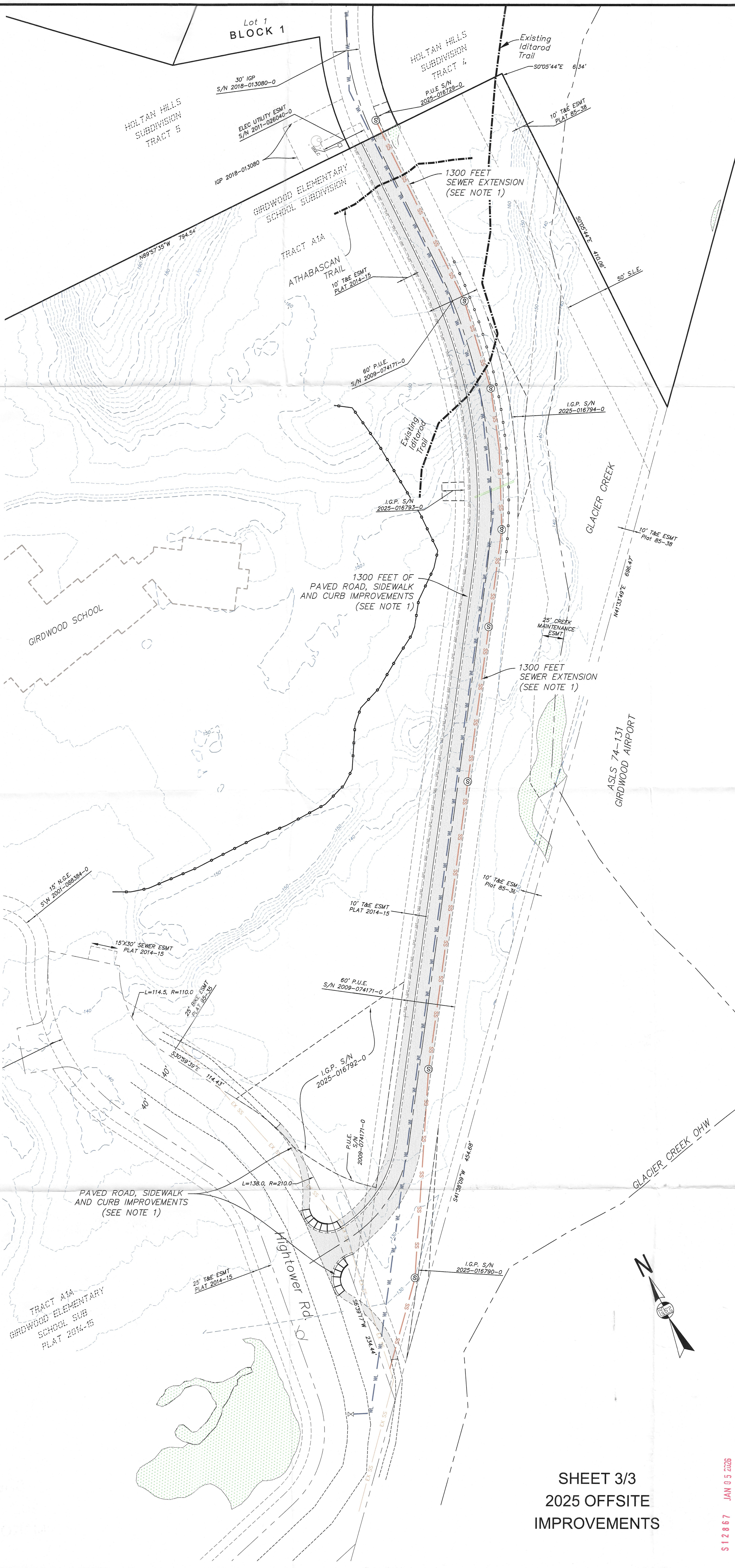
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CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:
SE4715, SE4716, SE4615, SE4616

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CHECKED BY: CY
FB/PAGE:
DATE: 10/22/25
MOA CASE No.: N/A



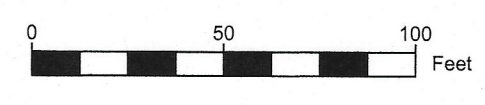
The Boutet Co.
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PHONE (907) 522-6776 FAX (907) 522-6779
License No. AECC957 - thoffman@tboutet.com



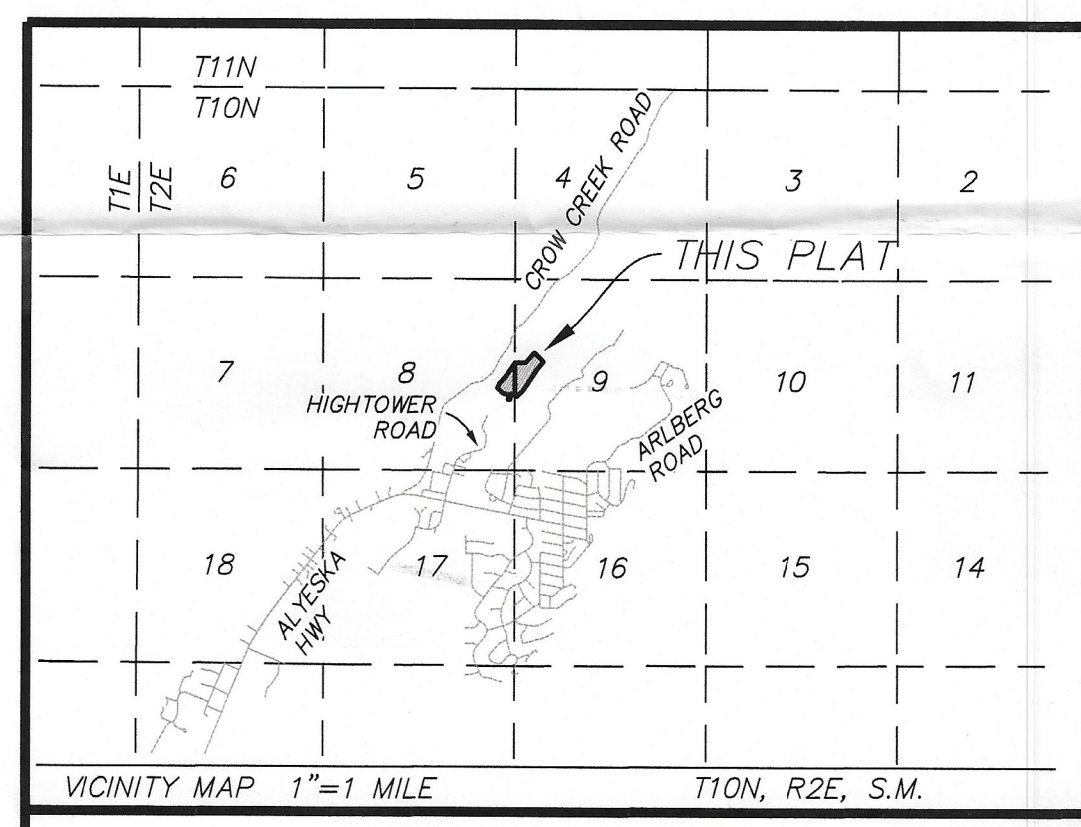
NOTES:
1. SEE MOA 1PP AGREEMENT 25-001 AND AWWU PRIVATE PERMIT S25-003 FOR MORE INFORMATION

LEGEND

- MAPPED WETLANDS
- MAPPED STREAMS
- WL EXISTING AWWU WATER LINE
- 102 EXISTING CONTOUR (2' INTERVAL)



Zoning: GR-3, GOS and GIP



PRELIM PLAT
HOLTAN HILLS
PHASE 1

LOTS 1-19, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-9, BLOCK 3 and TRACTS 1A and 1B

A SUBDIVISION OF TRACT 1, HOLTAN HILLS SUBDIVISION, (PLAT 2024-18) ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
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LOCATED IN THE SW 1/4, E 1/2 SECTION 4; E 1/2, SECTION 8 AND SECTION 9, T10N, R2E, SEWARD MERIDIAN, ALASKA.
CONTAINING 16.134 ACRES, MORE OR LESS.

GRIDS:	SE4715, SE4716, SE4615, SE4616
SCALE:	1"=50'
DRAWN BY:	TH
CHECKED BY:	CY
FB/PAGE:	
DATE:	10/22/25
MOA CASE No.:	N/A



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SHEET 3/3
2025 OFFSITE
IMPROVEMENTS

S 12867 JAN 05 2026

FCC Draft Bylaws

Frequently Asked Questions

Created by the FCC Bylaw Committee

What is the FCC?

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

What isn't the FCC?

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

What is the relationship between FCC & Community Councils?

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

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

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

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

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

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

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

What is the relationship between the FCC & CCs?

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

How is the FCC funded?

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

Can the FCC take political action?

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

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

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

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

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

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

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

“

Whereas there is no evidence of an official appointment or election of an FCC delegate from Girdwood since 2020, the Girdwood Land Use Committee agrees that:

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

Girdwood Land Use Committee

April 12, 2021

7PM

Minutes Final

Girdwood Land Use Committee meetings are held virtually and telephonic indefinitely.

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.

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

Agenda Item LUC 2104-01:

7PM Call to order Kevin McDermott, LUC Chair

Agenda Approval for April 12, 2021 meeting

Shannon O'Brien/Mike Edgington

Minutes approved from the March 8, 2021 meeting

Mike Edgington/Deanna Nafzger

LUC Officer reports: None

Announcements:

- Girdwood Parks and Rec is hiring 3 summer seasonal trail crew/park caretakers! Check out the position description and apply here: [SEASONAL TRAIL CREW/PARKS CARETAKER I GIRDWOOD \(3 Vacancies\) - Range 06 / L71](#)
- Seward Highway and Alyeska Highway Intersection Improvements project will hold a virtual open house on THU April 22 from 6-8PM. Visit website for connection information: <http://www.sewardalYESkahwyintersection.com/>
- Anchorage Historic Preservation Commission will host Girdwood meeting to discuss the upcoming Girdwood Historical and Cultural Resources Study on THU April 29 from 5:30PM-7:30PM via teams. Agenda and meeting link will be posted 1 week prior to meeting date.
- The Imagine! Girdwood Committee is hosting a series of four (4) virtual focus groups in April to begin brainstorming implementation concepts for the Girdwood Area Plan. Everyone is welcome and encouraged to participate! Visit imaginegirdwood.org for meeting logon information.

TOPIC: Economic Development
Wednesday, April 14th, 6 PM – 8 PM

TOPIC: Housing
Wednesday, April 21st, 6 PM – 8 PM

TOPIC: Recreation and Natural Space
Thursday, April 15th, 6 PM – 8 PM

TOPIC: Transportation
Thursday, April 22nd, 6 PM – 8 P

Informational Item:

Dimensional Variance request for 658 Timberline Drive (Case 2021-0047) to be heard at ZBEA on May 13, 2021. Information available on line: <http://www.muni.org/CityViewPortal/Planning/Status?planningId=17334>. Public comments may be submitted by email to: corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov.

Agenda Item LUC 2104-02: Public Comment (3 minutes each)
None

Agenda Item LUC 2104-03: Committee reports: Written reports only, included in meeting packet

Trails Committee Report (Carolyn Brodin)

HLB Commission Report (Ron Tenny)

GBOS Report (Mike Edgington)

Title 21, Chapter 9 Review Committee (Mike Edgington)

Housing Working Group (Mike Edgington)

Imagine! Girdwood (Girdwood Area Plan) (Mike Edgington)

Old Business:

Agenda Item LUC 2003-04: Request for LUC recommendation for GBOS Resolution of Support of Conditional Use Permit for subdivision of property at 755 Alyeska Highway (Patty & Brett Wilbanks). Wilbanks last presented to LUC in March 2020, now have submitted packet to MOA and are awaiting hearing date. This item will return to pending status until staff packet is received and then will request action from LUC and GBOS.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Agenda Item LUC 2008-04: Update on Addition of statement to acknowledge Alaska Native land to start of LUC meetings.(Diana Stram). GBOS/LUC Work Session scheduled for THU April 29 12-2 with facilitator, Melissa Shaginoff
With assistance from KMTA meeting has now been set. Meeting will be posted as a Joint Work Session of GBOS and LUC officers.

Agenda Item LUC 2101-04: Review changes proposed to GBOS Rules and Procedures and their impact on LUC Operating Principles: Conditional Use Process language.(Mike Edgington)
Conditional Use Permit process information will be changed to an appendix of the GBOS and LUC Operating Rules/Rules and Procedures. In addition, the document will be expanded and renamed so that it covers all items that require LUC and GBOS action. Mike plans to have a flow chart to present at May regular meetings of LUC and GBOS.

Agenda Item LUC 2008-05: Update status of project to Review of Procedure for considering general Community Council topics for hearing and action. (Mike Edgington) Topic is tabled for this meeting. Mike will have an update at the May LUC meeting and then this will move to pending business.

Agenda Item LUC 2012-04: Approve Change in LUC Operating Principles to address pending business items requirement to return within 12 meetings in order to stay on active list. Adjustment to Pending Items approved at the March LUC and GBOS meetings requires small change in text to LUC Operating Principles. Group determines that this was addressed in vote at March LUC meeting and no additional action is required. LUC Operating Principles will be adjusted accordingly.

Agenda Item LUC 2101-05: Girdwood Clinic Request for LUC Recommendation for GBOS Resolution of Support Re: Case # 2021-0035, design variance from AMC 21.09.080F.2.d to allow for alteration in width on east elevation & Length on north elevation for New Girdwood Clinic for Urban Design Commission hearing scheduled in May. Deanna Nafzger, presenting
Packet that is available for the UDC meeting is included in the LUC meeting information. Design Variance is required prior to UDC consideration of the Major Site Plan Review. Architect believes that the intent of existing code is met, although variance from the specific code is requested. Result is a building with good curb appeal for the community, better layout and staff space to support the clinic operational needs, and ability to serve the community's health care needs than the existing building does.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support regarding Case 2021-0035 for design variance from AMC 21.09.080F.2.d to allow for alteration in width on east elevation & length on north elevation for the new Girdwood Clinic.

Motion by Mike Edgington, 2nd by Shannon O'Brien

Vote by roll call

23 in favor, 0 opposed, 4 abstaining

Motion carries

Minutes note: LUC accidentally moved forward with item 2103-05 before discussing the 2nd clinic topic.

Agenda Item LUC 2103-05: Update of plat and additional updates regarding Long Plat for Alpine View Estates Tracts 1 and Lots 1-7.(Tim Cabana, presenting)

Tim Cabana presents a new plat drawing that he has just submitted to Planning seeking approval to subdivide the property into 7 lots. He proposes straightening the zoning line that is difficult to plat around, creating a straight line and leaving most of the trees at south end of the tract. 2nd access road is included in the plat, running through one of the middle lots on the plat, with plan to have this route eliminated through the Girdwood Area Plan process and from other planning documents. Tim Cabana plans to sell for private development. Those owners would need to pursue whatever requirements are needed to develop their lots as desired, area is zoned multi-family; there may be code changes required as various sections of code address the development of this area.

Tim Cabana would like a vote of support for the plat as presented, however the procedure for LUC and GBOS is to wait until the staff packet is received and to vote once they are able to review the full application and provide comment prior to the hearing. Item will move to pending business.

Agenda Item LUC 2101-06: Girdwood Clinic Request for LUC Recommendation for GBOS Resolution of Support Re: Case #2021-0036, Major Site Plan Review for larger building at the existing clinic site for Urban Design Commission hearing scheduled in May.

Deanna Nafzger, presenting

This is the second item needed by clinic in order to proceed with construction in 2021. Design variance kicks in requirement for Major Site Plan review. Although there is space for behavioral health, there is no large group space for such service. This is planned for in a third phase of development that is drafted but not to be accomplished in this plan and construction.

Glazing/windows along sidewalk make for nice curb appeal. New building doubles the exam room space, removes overlapping uses of rooms, provides staff space to support clinic work, improved privacy, and allows for better access to the ambulance parking.

Motion:

Girdwood Land Use Committee moves to recommend GBOS Resolution of Support Re: Case #2021-0036 Major Site Plan Review.

Motion by Kalie Harrison, 2nd by Kathy Trautner

17 in favor, 0 opposed 5 abstaining

Motion carries

New Business:

Agenda Item LUC 2104-04: Housing Working Group request for LUC Recommendation for GBOS Resolution of Support for amendment of AMC 21.09.050C.2 regarding Accessory Dwelling Units (Mike Edgington)

Mike Edgington reminds the group that the Housing Working Group has been working through code revisions to Girdwood ADU for the last 18-24 months. There was an earlier draft of revisions; additional revisions resulted during consultation with Sightline Institute, who specialize in research in housing issues, including reforming code to improve ADUs. Draft is presented in the meeting packet and comments are collected regarding the proposed revisions and existing code. Concerns addressed are parking requirements, owner occupancy requirement, dry cabins, and concern regarding use of ADUs for nightly rental compared to the need for affordable long term housing.

Agenda Item LUC 2104-05: Consider volunteer LUC delegate to participate in the Federation of Community Councils meetings, held 3rd WED Monthly 6-8PM (Mike Edgington) The FCC meetings are a good opportunity for Girdwood to engage with other Anchorage neighborhoods and understand various issues. Each community council district may have 2 voting delegates at the meetings, currently Mike Edgington is filling one of those seats, and he is encouraging a member of LUC to fill the other. This would require consistent attendance at the FCC monthly meetings. Both Diana Stram and Shannon O'Brien express interest in knowing more before committing. The April meeting conflicts with prior commitments. Group will try to attend May meeting and then determine a more permanent delegate to participate.

Agenda Item LUC 2104-06: Discuss return to regular in person public meetings/continuation of virtual meetings once Emergency Orders have been lifted.

In person meetings are not yet possible as there are indoor capacity of the community room is about 35. Other than roll call voting, LUC is satisfied with virtual meetings overall. There may be a community survey once we are closer to allowing unrestricted capacity indoors.

Agenda Item LUC 2104-07: Request for LUC Recommendation of GBOS Letter of Non-Objection for contractor to use herbicide spray to treat invasive weeds in specific locations within roads ROW and perimeter of soccer field in Summer, 2021 and 2022.

Tim Stallard presented regarding invasive weed spraying and locations he is seeking permission to spray in 2021 and 2022. Herbicides are handled by professionals, well-marked and the best defense against invasive weeds that impact our wildlife and forests.

Request for GBOS/LUC Joint Meeting (0 of 2 completed in 2021): Joint meeting regarding Land Acknowledgement has been scheduled.

Adjourn 10PM

Girdwood Land Use Committee
Notice of Meeting on June 14, 2021
7PM
Minutes Final

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.

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Agenda Item LUC 2106-01:

Call to order 7:01PM Kevin McDermott, Chair

Mike Edgington is attending via telephone as he is unable to attend in person.

Agenda Approved for June 14, 2021 meeting Diana Stram/Shannon O'Brien*

Minutes Approved from the May 10, 2021 meeting Diana Stram/Shannon O'Brien

*Agenda is modified slightly during the meeting to group Mike Edgington's topics together.

LUC Officer reports: None

Announcements/Presentations:

Girdwood CERT Team will be hosting the Alaska Earthquake Shake Trailer at 630pm on June 28

Agenda Item LUC 2106-02: Public Comment (3 minutes each)

None

Agenda Item LUC 2106-03: Committee reports:

Trails Committee Report (Carolyn Brodin): GTC received presentation regarding bridge options to cross Glacier Creek. Most likely option is suspension bridge as it is more affordable and seemed to add a better trail user experience. Hand tram is closed indefinitely as it requires liability insurance, certified inspector and certified maintenance provider.

Trail counters will be in place in July to collect trail use data.

GTC will hold work party around July 12 instead of GTC July meeting. Location and specific date tba.

Projects in process are signage on lower INHT and Virgin Creek Trailhead re-route, GTC Operating Procedures review, additional funding for Trails Plan.

Girdwood Trails Plan Open House June 24 from 7PM-8:30PM in the Girdwood Community Room. Plan will be available for review starting June 18. Comment period runs through July 26.

HLB Commission Report (Ron Tenny). No report.

GBOS Report (Mike Edgington): Busy June meeting was extended over 2 days to review all the business.

Title 21, Chapter 9 Review Committee (Mike Edgington): working on changes to commercial parking, which will be addressed in the meeting later tonight.

Housing Working Group (Mike Edgington): ADU revisions to be reviewed at the meeting later tonight.

Imagine! Girdwood (Girdwood Area Plan) (Mike Edgington): Working on technical phase with formal studies of existing land use and housing. Studies should be complete in August.

Old Business:

Agenda Item LUC 1905-05: LUC vote to recommend GBOS Resolution of Support for draft ordinance changing commercial parking requirements in T21C9 (Mike Edgington). Group reviews the summary of changes that have been recommended by the T21C9 Review Committee. Anchorage is also reviewing parking code to adjust to various community needs. In Girdwood, the effort has been to re-calculate the required parking based on the customer base that is using the commercial area, ie: businesses that are primarily resident use, such as day care, requires more limited parking than businesses that are primarily visitor use. T21C9 group also recommended no longer requiring paving for all lots, changes to setback requirements and removing the landscaping.

Questions from the participants included:

Paving limits dust, how will dust be mitigated with unpaved parking – code requires non-dust generating material to be used
Any impact on Commercial Residential parking – will double check but that item is handled elsewhere in code.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for the draft ordinance changing commercial parking requirements in T21C9.

Motion by Diana Stram/2nd by Shannon O'Brien

5 in favor, 0 opposed, 4 abstain

Motion carries

Agenda Item LUC 2003-04: Request for LUC recommendation for GBOS Resolution of Support of Conditional Use Permit for subdivision of property at 755 Alyeska Highway, updated 4.21 (Patty & Brett Wilbanks)
Subdividing property into two lots. Lower lot has 4 plex and area of proposed lot requires Conditional Use Permit to allow existing 4 units on the lot. Preliminary plat has been approved however requires Conditional Use Permit. No change is planned to the existing building.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for Conditional Use Permit for subdivision of property at 755 Alyeska Highway.

Motion by Brett Wilbanks, 2nd by Diana Stram

5 in favor, 0 opposed, 4 abstain

Motion carries

Agenda Item LUC 2008-04: Update on Addition of statement to acknowledge Alaska Native land to start of LUC meetings (Diana Stram).

In earlier meetings, residents requested that LUC initiate process to create a land acknowledgment statement. LUC and GBOS met jointly in a work session with facilitator Melissa Shaginoff. Native use of Girdwood is not well understood. Arron Leggett, who has studied the area, has offered that the area was a buffer between the Dena'ina and the Aluutiq groups, and use was less frequent. As our understanding is limited and land acknowledgment is an on-going process, group asks for people to provide ideas about creating a statement and we can consider a statement that addresses the desire to acknowledge earlier use of the land.

Email ideas to Margaret: Tylerns@muni.org

Agenda Item LUC 2101-04: Review changes proposed to GBOS Rules and Procedures and their impact on LUC Operating Principles:

- Introduction of appendix to address CUP, Variances, Plats and other items that require LUC and GBOS review and approval

Topic is tabled.

Agenda Item LUC 2008-05: Update status of project to Review of Procedure for considering general Community Council topics for hearing and action. (Mike Edgington)

- introduction of draft flow chart

Topic is tabled.

Agenda Item LUC 2104-04: Housing Working Group request for LUC Recommendation for GBOS Resolution of Support for amendment of AMC 21.09.050C.2 regarding Accessory Dwelling Units (Mike Edgington)

Housing Working Group has reviewed ADU code and sees that changes to code would bring some non-conforming ADUs within code and could encourage development of some additional ADUs, which would help some with the chronic housing shortage in Girdwood. Group reviews the summary of proposed changes. in particular removing the minimum lot size of 16,800SF for a detached ADU and the increase of maximum size to 900SF unit or 75% of the primary unit, whichever is smaller.

Concerns of the group at the meeting are:

Removing minimum lot size allows possibility of many ADUs to be built, which would increase traffic on residential roads and parking would increase snow storage issues.

Lack of enforcement of use of ADUs for long term rental compared to Short Term Rental, parking space, owner occupy, etc..

Concern that ADU development will devalue neighboring properties

ADU development raises density of population and may lower quality of life for those who live here full-time.

Increased neighbor density increases neighbor conflicts

Unintended consequences outweigh the benefits of opening more parcels to ADU development.

Restrict use of properties for Short Term rental so that existing apartments are used for long term rental.

Similar plan was promoted in 1990's and community refused due to concerns about quality of life by opening development in this way.

Mike Edgington states that housing has been an on-going topic at public meetings and HWG was formed to review and provide options to encourage long term rentals and development of more affordable housing. Families are moving out of Girdwood, many homes are vacant most of the time. Long term prospect is more similar to other Resort communities with wealthy owning property. Study of areas similar to Girdwood nationwide show that lack of housing for workforce creates a community with high-priced homes and commuter workforce.

ADU code revision this is a small part of the overall task and code constraints on development of detached structures will limit the number that can be built. Moving the code change recommendation to GBOS will continue the conversation with the MOA on ADUs and concerns about the specific code changes will be reviewed throughout the process of adoption.

LUC members express concern about passing along a recommendation that they see need to revise.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for Amendment of AMC 21.09.050C.2 regarding Accessory Dwelling Units.

Motion by Diana Stram. No second.

Motion dies.

Motion:

Girdwood Land Use Committee moves to recommend that this item return to the Housing Working Group to revise based on concerns expressed in this meeting.

Motion by Jennifer Wingard, 2nd by Shannon O'Brien

7 in favor, 2 opposed, 4 abstain

Motion carries

Specific areas of concern are:

lack of regulation of ADUs and STRs.

Impact of higher density on neighborhoods

Unclear benefit to the community of increased housing density in neighborhoods compared to negative impact of higher density.

Agenda Item LUC 2105-06: Herbal Cache request for LUC Recommendation for GBOS Letter of Non-Objection for Retail Marijuana Store License renewal M19277 The Herbal Cache (Brent Carse)

Presentation is required for renewal of marijuana retail license. No complaints have been received to The Herbal Cache operation.

Positive feedback:

Herbal Cache is providing bathrooms for public, which is helpful with the Girdwood Farmer's Market.

Motion:

Girdwood Land Use Committee moves to recommend GBOS Letter of Non-Objection for Retail Marijuana Store License renewal.

Motion by Larry Holmes, 2nd by Brett Wilbanks

9 in favor, 1 opposed, 3 abstain

Motion carries

Agenda Item LUC 2104-05: Designate volunteer LUC delegate to participate in the Federation of Community Councils meetings, held 3rd WED Monthly 6-8PM (Mike Edgington)

Executive committee members are not able to commit to WED night meetings. FCC is currently on summer break. Diana Stram offers to help find someone to take on responsibility of this monthly meeting and report back to LUC.

New Business:

Agenda Item LUC 2106-04: Girdwood Community Land Trust request for LUC recommendation or GBOS Resolution of Support for a Community Garden in Girdwood. (Krystal Hoke, presenting)

Girdwood CLT has been looking for place within Girdwood. Such a use has been well-received by the community and a GBOS Resolution in 2017 supported this use on the Library lawn, however the site was later declined due to zoning/parking concerns. Current determination is that there is no public land available for gardening. In Anchorage, there are several community gardens on Park land, however in Girdwood it appears that only Girdwood Open Space is allowable for this use.

Kyle recommends that GCLT have a land determination by Sonnet Calhoun, Land Use Plan Reviewer for the MOA.

GVSA recently requested such a determination regarding uses of the Park and Ride and Town Square.

Agenda Item LUC 2016-05: HWG request for LUC recommendation for GBOS Resolution of Support for HLB to prioritize allocation of a percentage of attainable housing in evaluation of RFPs for HLB Parcels 6-011, 6-016 and 6-017 (area commonly known as Holtan Hills).

Housing Working Group recommended this action in order to ensure that workforce housing shortage is addressed in possible disposal of HLB land. Review of proposals by review committee may be prior to regular scheduled LUC and GBOS meetings, so a special joint meeting of LUC and GBOS may be scheduled to allow for action on this to be sent to HLB for inclusion in the review process.

Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2021): Held April 29, 2021

Adjourn 9:32PM

Girdwood Land Use Committee
Notice of Meeting on March 14, 2022
7PM
Minutes Draft

Meeting will take place via Teams teleconference:

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.

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Agenda Item LUC 2203-01:

Call to order 7PM Kevin McDermott, Chair

Agenda Approval for March 14, 2022 meeting

Minutes Approval from February 14 2022 meeting

Mike Edgington/Shannon O'Brien

Mike Edgington/Shannon O'Brien

Assent vote

Assent vote

LUC Officer reports: None

Community update regarding housing developments:

Item was added to agenda as a standing item last month as housing developments are key point of concern for LUC and the community.

Brooks Chandler has suggested a change in topic starting in April:

Community Update and community input regarding housing and housing developments

Group discusses that this is a large topic of critical importance to the community. There are groups outside of LUC/GBOS format that are collecting information and input, and LUC does not want to undermine those grassroots efforts, the goal is to get the information about meetings to the public and encourage discussion. It is noted that many of the people who are most impacted by housing shortage in Girdwood are less able to attend regular meetings of LUC and GBOS, and that the grassroots effort, including town hall format, has been successful in engaging with a wider cross section of Girdwood's population. LUC and/or GBOS can schedule special meetings to address housing and housing developments as needed.

Announcements & Presentations:

LUC is seeking a volunteer to attend Federation of Community Councils meetings, which are held the 3rd WED each month 6PM-8PM.

Agenda Item LUC 2203-02: Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda.

Christina Hendrickson: Mortgage 101 class on WED March 16 at 7 in the Girdwood Community Room.

Taryn Oleson-Yelle: Girdwood Clinic Virtual Meeting on March 28 at 6PM via zoom. Clinic seeking expanded Phase 2 now that Assembly has amended T21 to allow bigger building under Health Care Facilities.

Mike Edgington: Previously discussed Mayor Bronson's proposed tax exemption for Accessory Dwelling Units (ADUs). This has now been taken off the table but is likely to be replaced with some other proposal that is designed to encourage construction of ADUs. Mike will share information as it becomes available.

Agenda Item LUC 2203-03: Committee written reports are included in the meeting packet monthly. No topics brought forward for discussion.

Old Business:

Agenda Item LUC 2008-04: Update on draft land acknowledgment statement (Diana Stram)

Diana presents 5 Land Acknowledgements that she has collected from various groups and LUC reviews them.

Discussion on the intent of the Land Acknowledgement and the limited amount of knowledge that the LUC has of Native use of the area. Diana requests assistance from others in research and development of a thoughtful and accurate statement for LUC to consider. Christina Hendrickson offers to help. Trails committee volunteers researched and provided information on the Lower INHT interpretive sign that addresses the space as a buffer between the Dena'ina and the Alutiiq people. The area is claimed by the Dena'ina.

Melissa Shaginoff and John FC Johnson are subject matter experts who may be able to assist. A few members attending LUC inquire about the purpose of a statement if Girdwood was not settled by a Native population. Additional research should provide information to create a statement that reflects the history of the area.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Motion:

Land Use Committee moves to have Diana and others research area history to craft and propose a thoughtful and respectful Land Acknowledgement statement.

Motion by Kalie Harrison, 2nd by Diana Stram

Motion carries unanimously by assent vote

Agenda Item LUC 2110-05: Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group requests LUC recommendation for GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting)

Presented originally in October, 2021, this item will be addressed at the Planning and Zoning Committee meeting on April 11 at 6:30PM. This meeting date coincides with April regular LUC meeting. There is no significant change in scope from the original presentation. Total of 71 units that are either studio or 1-bedroom, with housing expected for approximately 120 people. This is not anticipated as family housing to include children, more likely that the families living here are couples only. Group discusses that outside lighting will be designed to avoid light pollution.

Development Master Plan seeks the following changes from existing municipal code with 3 Administrative changes and 1 change from code as multi-family housing generally requires play spaces +1000 SF for kids. In this case the housing has easy access to public land and trails, plan is to create 2 indoor exercise rooms that will be more useful to the adult population that is targeted to live in this housing.

Discussion about the weight of LUC and GBOS input to Planning and Zoning and the Assembly. In this case this only Planning and Zoning will decide. Planning and zoning commission are appointed to serve on the commission. Assembly generally weighs the comments of community councils/community groups more heavily than staff comments.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for Employee Housing II Development Master Plan.

Motion by Jennifer Wingard, 2nd by Lynne Doran

Vote via chat, poll and voice vote

13 in favor, 0 opposed, 5 abstain

Motion carries

Agenda Item LUC 2201-04: Discuss meeting style options for future LUC meetings (virtual, hybrid, in-person) (Mike Edgington)

Kalie, Briana and Jennifer Wingard created a survey that is now open to poll the community on meeting type and time. LUC members are encouraged to participate in the survey, which was publicized on social media and through the email lists for all the committees. Staff is testing the new hybrid system at tonight's meeting with plans to hold the May 2022 LUC meeting as a hybrid meeting.

Agenda Item LUC 2201-05: Discuss mechanics of new/old Business topics and what is needed to take action on new business items, if necessary.

Research presented on what the LUC and other committees rules say about old/new business, review of the reasons for requests for relief from 2 meetings and questions could be asked of petitioners requesting relief.

Motion:

Land Use Committee moves to incorporate the proposed solutions into the LUC Operating Principles, for review and approval:

- What is the due date for this action?
- When did you become aware of the need for this action and the due date?
- Why do you need relief from the GVSA 2 meeting requirement for action on your item?

Motion by Shannon O'Brien, 2nd by Kalie Harrison

Vote via chat, poll and voice vote

10 in favor, 0 opposed, 3 abstaining

Motion carries

Updated Operating Principles will be provided at the next LUC meeting for review and adoption.

Agenda Item LUC 2201-07: Discussion of Assembly redistricting/reapportionment of Assembly Seats and consider GVSA formal comment

GBOS voted to recommend Maps 11 and 6 for consideration last month and provided a Resolution to the Assembly. Since then the Assembly has moved toward consideration of Map 11 and will consider amendments to this map. This maintains Girdwood in District 6. No action from LUC is needed.

Agenda Item LUC 2202-04: Housing Working Group recommendation that the LUC dissolves the HWG to make way to provide a singular voice for Girdwood in this important time of housing decisions. (Jennifer Wingard)

At last months Housing Working Group meeting, the group voted to request that LUC dissolve the group unanimously with 1 abstention. It is agreed that this meeting forum and format is not the right approach for the conversations needed regarding housing development.

Motion:

Land Use Committee moves to receive a final report from the Housing Working Group, followed by dissolving of the HWG.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Vote via chat, poll and voice vote
13 in favor, 0 opposed, 2 abstain
Motion carries.

Patrick Doran offers to help Mike Edgington with the final report.

Agenda Item LUC 2202-05: Girdwood Parks and Recreation and Girdwood Turnagain Arm Lions Club request for LUC recommendation of GBOS Resolution of Support to seek grant funding for a picnic pavilion in Lions Club Park. Anchorage Park Foundation grant application is due this Friday, staff is working with Lions Club and also plans to apply for a Land and Water Conservation Fund grant, cycle is expected this fall. GBOS reviewed in February and has voted to send a Resolution of Support contingent upon LUC recommendation. 18x18 pavilion similar to those on the Bird/Gird Trail. Design documents will be presented to the community, concerns expressed about parking and blocking the bike path on Egloff.

Motion:

Land Use Committee moves to recommend GBOS Resolution of Support for Lions Club Park pavilion Anchorage Park Foundation grant application.

Motion by Kalie Harrison, 2nd by Shannon O'Brien

Vote by Assent, motion passes unanimously.

New Business:

Agenda Item LUC 2203-04: HLB Draft 2022 Annual Work Program and 5 Year Management Plan are being prepared and draft is available to review on line. HLB plans to present and hold public hearing at the HLBAC meeting in March, date TBA:

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

Update since agenda was published – HLB meeting on March 24 for continued review, Meeting April 28 likely public hearing date on the revisions proposed.

GBOS Work Session to review the annual work plan revisions is scheduled for WED March 16 at 12PM. HLB is aware of the meeting but attendance is not known. GBOS action on this would be drafted at the GBOS meeting on Monday the 21st.

Agenda Item LUC 2203-05: Request LUC recommendation for GBOS Resolution of Support for Girdwood Housing Plan to be added to the MOA Planning Dept budget through 1st Quarter Revisions (Christina Hendrickson)

Christina Hendrickson outlines request for \$50,000 in 1Q revisions for Planning to work on a Girdwood Housing Plan. The intended result of this is to create guidelines for landowners to adhere to. Timeline is aggressive, looking for a completed plan by December 2022.

Discussion that Girdwood Area Plan update remains incomplete, so the Housing Plan would need to adhere to the 1995 Girdwood Area Plan.

First Quarter Revisions approval will be action of the new Assembly, after the election in April

Brett Wilbanks suggests having GBOS become authoritative for local planning under Title 21. Currently planning is in Anchorage and does not have local representative.

Request for GBOS/LUC Joint Meeting (0 of 2 completed in 2022)

Adjourn 9:32PM

Girdwood Land Use Committee

Notice of Meeting on January 13, 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 2501-01:

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.

701PM Call to order Kevin McDermott

Agenda Approval for January 13 2025 Meeting

Ryan Hutchins-Cabibi/Brice Wilbanks

Assent

Minutes approval from the December 9 2024 meeting

Ryan Hutchins-Cabibi/Tim Charnon

Assent

LUC Officer report: None

HLBAC Update: HLB 1 and 5 year plan comments due Jan 23, hearing is Feb 27.

HLBAC meeting Jan 23 has no items related to Girdwood on the agenda.

GBOS Update: PSAC vacancy noted, see announcements below

Announcements:

ZBEA will hear Dimensional Variance Case 2025-0009 for property at 1230 Timberline Rd on 2/13/25. Packet includes information on the project and information on making comments.

GBOS Meetings in JAN and FEB will be shifted by 1 week to avoid MLK and Presidents Day Holidays.

Staff is requesting shift of MAR LUC and GBOS meetings by 1 week (LUC on March 17; GBOS March 24) to avoid schedule conflict.

PSAC seat D is vacant. GBOS is accepting nominations through Jan 23. See PSAC website for details: [Municipal Road Maintenance Service Areas Girdwood Public Safety](#)

Presentation: Arianna Bellizzi, Executive Director of the Federation of Community Councils

Reports:

Agenda Item LUC 2501-02: Public Comment:

Eric Gurley, candidate for District 6 Assembly seat.

Agenda Item LUC 2501-03: Committee Reports. None

Old Business:

Agenda Item LUC 2403-04: Status of the Girdwood Comprehensive Plan, Intro Nov 19, hearing Dec 19 and further hearing anticipated Jan 21. (Imagine!Girdwood).

Addressed in GBOS LUC meeting just prior to this meeting. At that meeting LUC and GBOS voted to approve a resolution supporting (S) amendment to the Anchorage Assembly. Resolution will specifically address the airport and virgin creek areas as Open Space and the natural vegetative buffer requirements. There is likely to be an S1 amendment proposed by planning but that has not been made public yet. Imagine!Girdwood plans to hold a meeting on THU Jan 16 to address any new activity.

Public hearing on Jan 21 may be postponed or extended to Feb Assembly meeting as ballot items must be addressed in January.

Agenda Item LUC 2409-07 & **Agenda Item LUC 2409-08** Status of DNR Section Line Easement appeals

No update

Agenda Item LUC 2408-04: Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks)

At the GBOS/LUC meeting, GBOS postponed this topic to their Feb Regular meeting as the item has been removed from the spring election ballot and will instead be addressed in a Special Election later in the year. Item will return to LUC in Feb.

Agenda Item LUC 2412-04: GVSA consider requesting Army Corps of Engineers courtesy assessment of the Glacier Creek Levee in Old Girdwood

Motion:

LUC moves to recommend that GBOS ask HLB to request that the Army Corps of Engineers complete an assessment of the Glacier Creek Levee in Old Girdwood.

Motion by Lisa Miles, 2nd Krystal Hoke

Motion carries by assent vote

Agenda Item LUC 2412-05: GVSA consider permit with HLB for use of embankment along Glacier Creek in Old Girdwood for existing use as Right of Way

Motion:

LUC moves to recommend that GBOS have GVSA pursue a permit for use of the embankment as Right of Way along Glacier Creek in Old Girdwood.

Motion by Brice Wilbanks/2nd Ryan Hutchins-Cabibi

Motion carries by assent vote

Agenda Item LUC 2411-05: LUC Officer Elections; positions are Chair and 2 vice-chairs

Motion:

Ryan Hutchins-Cabibi nominated to serve as LUC Chair

Motion by Kevin McDermott/2nd Krystal Hoke

Motion carries

Motion:

Lisa Miles nominated to serve as LUC Vice Chair

Motion by Krystal Hoke, 2nd Brice Wilbanks

Motion carries

Motion:

Brice Wilbanks nominated to serve as LUC Vice Chair

Motion by Lisa Miles/2nd Kevin McDermott

Motion carries

New Business:

None

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

Adjourn 7:55PM



Mike Edgington <mike.edgington@gmail.com>

Contact info

Info <Info@communitycouncils.org>

Wed, Mar 17, 2021 at 9:58 AM

To: "Mike Edgington (GBOS)" <gbos.medgington@gmail.com>, "Tyler, Margaret S." <margaret.tyler@anchorageak.gov>

Cc: Info <Info@communitycouncils.org>

Mike

I added you to our list of delegates and as FCC rep on our master list. When we get back to meeting in person you will get a place name for in person meetings.

Susan

From: Mike Edgington (GBOS) <gbos.medgington@gmail.com>

Sent: Tuesday, March 16, 2021 1:11 PM

To: Info <Info@communitycouncils.org>; Tyler, Margaret S. <margaret.tyler@anchorageak.gov>

Subject: Re: Contact info

Hi Mark,

Could you add me as the FCC delegate representing Girdwood. We might get a second volunteer, but for now please also keep Margaret on the list.

Thanks,

Mike.

On Mon, Feb 22, 2021 at 11:21 AM Info <Info@communitycouncils.org> wrote:

Thanks, Mike.

From: Mike Edgington (GBOS) <gbos.medgington@gmail.com>
Sent: Wednesday, February 17, 2021 8:12 PM
To: Info <Info@communitycouncils.org>
Subject: Contact info

Hi Mark,

My contact info:

Email: gbos.medgington@gmail.com

Cell: 907-231-6819

I'm reaching out to our other committee officers to find additional volunteers to be FCC delegates.

Thanks,

Mike.



Mike Edgington [REDACTED]

FW: FCC Meeting - Wed., March 17, 2021 at 6 pm with Zoom login information

7 messages

Girdwood Board of Supervisors <GBOS@ci.anchorage.ak.us>

Tue, Mar 16, 2021 at 11:41 AM

To: "gcfox@[REDACTED]" <"eboone007@[REDACTED]"; James Glover [REDACTED]; "Mike Edgington (GBOS)" [REDACTED]; [REDACTED], B Sullivan [REDACTED] >

Cc: Kevin McDermott [REDACTED] >, "diana.stram@[REDACTED]", Shannon O'Brien [REDACTED], "Kelley, Kyle T." <kyle.kelley@anchorageak.gov>

From: Community Councils Center

Sent: Monday, March 15, 2021 5:51 PM

To: Girdwood Board of Supervisors <GBOS@ci.anchorage.ak.us>

Subject: FCC Meeting - Wed., March 17, 2021 at 6 pm with Zoom login information

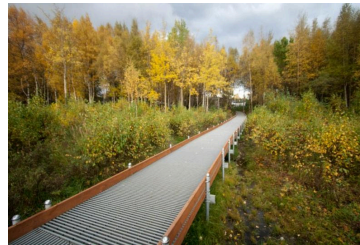
[EXTERNAL EMAIL]



The Federation of Community Councils

Notice of Meeting

Wednesday, March 17, 2021
at 6 pm via Zoom



[CLICK HERE](#) for the Agenda.

CLICK HERE for the latest Minutes.

CLICK HERE for the Manager's Report.

CLICK HERE for the ASD Report.

Join Zoom Meeting

<https://zoom.us/j/91291455344>

Meeting ID: 912 9145 5344

Passcode: 072502

Dial by your location

+1 253 215 8782 US (Tacoma)

Find your local number: <https://zoom.us/u/acrv3sMFkM>

Upon entering please login council name, first name, last name, or “Guest” with your affiliation.

The host will assist telephonic call-ins. To mute/unmute tap *6.

For more information, contact:

Mark Butler,

Manager

Community Council Center

277-1977

info@communitycouncils.org

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Community Councils Center

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Mike Edgington (GBOS) <gbos.medgington@gmail.com>

Tue, Mar 16, 2021 at 1:02 PM

To: "Tyler, Margaret S." [REDACTED]

Hi Margaret,

I've attended the last couple of FCC meetings to get a better background of how Community Councils operate, and it's definitely reinforced my opinion that the GBOS model is vastly superior!

One issue is that since you are the only person listed as a delegate from Girdwood, I attend as a guest and not a full participant.

I'll contact Marc and get myself added as a delegate, but we should probably extend that to a second rep, either a supervisor or Land Use officer. Thoughts?

Mike.

[Quoted text hidden]

Tyler, Margaret S. <margaret.tyler@anchorageak.gov>

Wed, Mar 17, 2021 at 9:26 AM

To: "Mike Edgington (GBOS)" [REDACTED]

Perhaps a representative from the executive committee of LUC would be appropriate. Brian Burnett attended a couple of the FCC meetings, but that was some time ago.

I don't think it needs to be the chair, in fact it could be anyone that they delegate the responsibility to.

[Quoted text hidden]

Mike Edgington (GBOS) [REDACTED]

Wed, Mar 17, 2021 at 2:12 PM

To: "Tyler, Margaret S." <margaret.tyler@anchorageak.gov>

Magaret,

Agreed. Could you reach out to the LUC officers?

Thanks,

Mike.

[Quoted text hidden]

Tyler, Margaret S. <margaret.tyler@anchorageak.gov>

Wed, Mar 17, 2021 at 3:26 PM

To: "Mike Edgington (GBOS)" <gbos.medgington@gmail.com>

I'll add it to the LUC agenda. It can be discussed at their next meeting.

I'll add the topic as follows, please edit:

Consider volunteer LUC delegate to participate in the Federation of Community Councils meetings, held 3rd WED Monthly 6-8PM (Mike Edgington)

[Quoted text hidden]

Mike Edgington (GBOS) <gbos.medgington@gmail.com>
To: "Tyler, Margaret S." <margaret.tyler@anchorageak.gov>

Wed, Mar 17, 2021 at 4:15 PM

Sounds good to me.

Mike.

[Quoted text hidden]

Tyler, Margaret S. <margaret.tyler@anchorageak.gov>
To: "Mike Edgington (GBOS)" [REDACTED]

Thu, Mar 18, 2021 at 8:47 AM

Thanks for bringing this up. I believe that there are good opportunities for mutual understanding through FCC. Girdwood representation would establish a good relationship among the neighborhoods, which could be beneficial overall but especially re: bonding and other Areawide concerns. I believe representation at the FCC and concerted effort to address the neighborhood cc's could well have swung the areawide vote re Little Bears (although COVID and inexperience were probably an unavoidable factors in this). I bet Tommy will be at every CC meeting leading up to the Cemetery bond to drum up support.

[Quoted text hidden]

2026 Girdwood Service Area Capital Projects List

Division	Project	Estimated Cost	Notes	Status
	Build Glacier Creek Bridge at Winner Creek Trail	\$2.1 to \$3m	Build new bridge to provide a year round connection for Winner Creek Trail. Partnership with USFS. Still seeking Grant funders, private donation, fundraising, etc.	Funding secured from State of Alaska Capital Grant GVSA Contribution Rasmuson Fund USFS Contribution 2026 Build
	Lions Club park -New Pavilion	\$100 to 150k	The Girdwood Lions Club has requested to explore the possibility of a pavilion for their park. They'd like a simple pavilion that could hold six picnic tables. Grants would be pursued for building and GVSA funds for design and cost-estimating work.	LWCF Grant secured
	New Snow Grooming Machine	\$25k	To add to our grooming fleet and eventually replace our aging Arctic Cat machine. A side-by-side ATV with tracks.	2026/27
	Master Plan for Girdwood Parks	\$130k	A master plan is needed for the future development and management of Girdwood Parks. Currently underway	Funded and underway
	New Maintenance Garage at Girdwood Park	\$3m	Replace Old City Hall with a new maintenance Garage for the Service Area operation. Building could include public restrooms. This project would involve the removal of the Little Bears Building to accommodate future Park activity expansion.	Lease back Loan to fund
<u>Street Maintenance</u>	Fish Passage Culverts on Alyeska Creek and Mt. Hood	\$900k to \$1.5million	This is the last of three culverts in this area that require replacement. If replaced, they must be built to fish passage standards.	2027
	Power to Girdwood Service Area Lot in Industrial Park	\$50 to 80K	Once platting is completed and GVSA takes full ownership of the lot, a site plan will be created to bring power to the lot, to keep equipment warm in winter, and to provide lighting/general power for winter operations.	Design completed, awaiting replat and ownership of the lot by GVSA
	Pave Timberline past Vail intersection and Vail Hill to Loveland intersection	\$1.1 to \$3m	This section of Timberline and Vail experiences constant potholing and dust problems due to the high volume of traffic that passes through. Recommend paving, ditching, and speed humps if the Traffic department allows.	Design report completed, Determine which alternative works best for Timberline
	California Creek Fish box culvert at Ruane	\$1.6 m EPA Grant \$400k GVSA Fund	An RFP for design and engineering services is about to be released for the project.	Project Funded 2027 Construction

	Covered Sand Storage	\$500k	Install a Coverall domed tent over the sand storage area. This will provide better protection for our winter traction sand from freezing during the winter, when it is needed most.	Project after lot is under GVSA ownership
<u>Fire</u>	Engine 41	\$1,151,531.00	Engine 41 is at end of life and needs to be replaced. Funding for this would come from the CIP and use of short term loan paid back over 5 to 7 years.	Fund in 2023 Engine arrives in early 2026
	Fire/EMS Training Area	\$200k to \$300k	Create Fire training area with new containment training pad for vehicle extraction traing and construct exisitng fire training conex on new foundation	Project after lot is under GVSA ownership
<u>Police</u>	No Capital purchase at this time			

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

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

THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

PROPOSITION NO. __

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO []

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

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

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 760-2025

Meeting Date: October 7, 2025

From: Assembly Member Brawley

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

Intent.

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

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

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

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

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

Summary of the Tax and Estimated Revenue.

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

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

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

5
6 Considering the fact that in many cities, the same room rental transaction could also
7 be subject to state, county, and city sales tax, use tax, amusement tax, and a
8 number of other government fees, this increase should be accurately compared to
9 the total cost after taxes and fees when evaluating whether would be high, low, or
10 in line with other comparable cities. The sponsor did not complete this analysis.

11 12 **Anticipated Implementation Needs.**

13
14 The proposal has relatively little implementation cost for administration compared
15 with standing up a new tax, because it is increasing the rate of an existing tax that
16 is already being collected. Because the tax applies to all transactions that are
17 currently taxed at 12%, it does not require additional work to define which
18 transactions are subject to this 2% tax.

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

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

34
35 There are many things this proposal does not do, or attempt to do:

- 36
37 • Bed tax revenue is too small in scale, and cannot raise enough revenue to
38 address the scale and cost per project of major infrastructure needs, such as
39 redesigning road corridors or installing needed drainage systems. The
40 magnitude of deferred maintenance is many times larger than what can be
41 raised through this type of tax, and there is a ceiling on what the market would
42 accept in a total hotel price.

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

I request your support for the ordinance.

Reviewed by: Assembly Counsel's Office

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

<https://docs.google.com/forms/d/e/1FAIpQLSdwDaMVtfUIkC4pCFRcgpsbJj9dHmlbk8PLqIVWzUwyF89THQ/viewform>

survey open Nov 14-30th

Here is main website, which also contains the link:

https://www.muni.org/Departments/Fire/Wildfire/Pages/CWPP_Update.aspx

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

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Glover, Jonathan M. Jonathan.Glover@anchorageak.gov

Dufek, Stephanie stephanie.r.dufek@anchorageak.gov

wildfire@muni.org

November 17, 2025

Thank you for the extremely in-depth and comprehensive CWPP release last week and this brief opportunity to comment. The Wildfire Community Town Hall presentation Nov 12 was organized and thorough, covering much of the CWPP process, current and past wildfire scenarios in Alaska, and provided detailed information with follow up guidance. Additionally, the Girdwood Board of Supervisors (GBOS) was able to notice Wildfire Wednesdays as well as announce the YouTube November 12 Community Meeting for several weeks recently. We thank you for recognizing our deployments over 2025. Further, the evacuation signage mentioned for Eagle River and Anchorage is progress. Girdwood has previously requested signage and is still waiting.

Our meeting schedule does not allow adequate time to respond during our regularly scheduled meetings, however through the support of our proactive Girdwood Fire Chief and GBOS, we have the following comments to contribute to the Draft CWPP:

Full Document

Table 3 Pg 35

Sites Typical Distribution for vegetation type only for White & Black Spruce

Q: Does the distribution location carry through the chart for all vegetation listed?

Suggested edit: Include Girdwood under Typical Distribution for vegetation type Alder & Willow, as we (our SPU) encompass wetlands and bogs

Pg 35

Statement regarding the microclimates through the MOA and most notably Girdwood compared to rest of MOA:

‘While microclimates are found throughout the municipality, the most notable difference between climates is that of Girdwood compared to the remainder of the municipality. Girdwood experiences warmer winters, slightly cooler summers, and receives significantly more

precipitation; it receives 45-55 inches of rainfall and 150-200 inches of snow. Conversely, the remainder of Anchorage receives 16-17 inches of rainfall and 75-80 inches of snow.'

Appendix A

SPU 20 pg 48-49

Statement of a different climate in Girdwood:

'The meeting of shoreline and forest at the community's entrance creates conditions where cool, damp, and overcast weather dominate, though small changes in this sensitive environment could have detrimental wildfire effects.'

Comment: GBOS emphasizes the above data and conclusions, and is curious about the Hazard Rating based on annual rainfall and climate. Further, we acknowledge the rigorous methodology and notice that the Hazard Rating cannot be modified.

Full Document:

Pg 47

The impressive progress made by AFD Wildfire Division in a short period of time supports the recommendation that a permanent division is imperative to the safety of the residents of the entire municipality. This provides evidence to support the concept that an expansion of the division can accomplish even more for those it serves. Without a stable funding stream, the division risks downsizing or disappearing altogether, which historically proves both unsuccessful and risky.

Figure 15 pg 50

Re: Landscape Burn

Comment: The recently adopted Girdwood Comprehensive Plan (2025) identifies one of the core physical environmental values of the community as the close integration of residential housing into the rain forest environment, (e.g. ...) For example, the proposed updates to residential zoning code emphasize minimizing disturbance to native vegetation. Care should be taken to balance the essential characteristics of the community with traditional approaches to wildfire hardening.

Figure 15 Pg 50

Comment: "Mean Wildfire Exposure" is not defined within the main document or appendices. The surrounding narrative implies that it is a measure combining the output of the landscape burn probability (LBP) model. All of these LBP outputs should be considering local weather conditions, so seeing the highest values of "Mean Wildfire Exposure" across the Municipality in Girdwood is surprising - as Girdwood has been identified elsewhere as the coolest, and by a substantial margin, the SPU with the greatest precipitation.

Q: Was local data reflecting Girdwood's climate used to determine the Mean Wildfire Exposure of Girdwood, or was weather more typical of Anchorage Bowl used instead?

Figure 29 pg 74

GBOS approves of the statement and GFRD service area map

Pg 75-76

Fire suppression needs:

Coordination and support with GFRD goals for service and training by 2030 is supported by GBOS, however, strongly urges coordination *within* upcoming critical months and years. The AFD wildfire division shall support and coordinate with both departments during fire season. i.e. coordination on funding, training, and equipment and apparatus purchases.

GBOS further notes the staffing of GFRD with modernized fleet of apparatus to ensure reliable and effective wildfire response within the MOA including Chugiak and Girdwood. The mention of distribution of these apparatuses between Northern and Southern MOA is evidenced and necessary.

Pg 79

GBOS supports:

All fire department connections, both man-made installments and natural sources should be checked annually and serviced as needed.

Q: Should CWPP explicitly mention who is responsible for this?

Comment: The Turnagain Arm community dry hydrants are privately maintained.

Pg 82-83

Develop Robust Wildfire Division

GBOS agrees with the recommendation to develop a permanently established and municipally funded wildfire division. This program would include suppression, mitigation, planning, training, public outreach, interagency coordination, year-round. The Team would respond to all wildland fires alongside AFD, CVFRD, and GFRD to operate in unified command to provide personnel and equipment as necessary and manage or support the incident. Responsibilities listed, GBOS supports.

Pg 84

Wildfire Division Roles & Responsibilities

GBOS looks forward to the public outreach of the Wildfire Division Program Manager and receiving updates from this leadership position. Further, the community would appreciate the two Wildfire Specialists' community education and training for GFRD, directly supporting and enhancing Girdwood's knowledge and resilience.

Pg 90

Access and Egress Route

GBOS appreciates any interagency annual pre-incident wildfire training specifically for enhancing interagency communication, and strengthening coordinated response to a sustained wildfire emergency within the MOA.

Re: recommended collaboration with WUI-CAT

GBOS shall collaborate with designated representatives in the WUI-CAT to plan and conduct community-led evacuation drills. Still, it is not the responsibility of citizen groups to lead evacuation drills; this should be an MOA function.

Comment: This local strengthening of preparedness is needed for Girdwood, and is most possible through AFD Wildfire Division and coordination between GFRD and community.

Pg 95

Development and Training

GBOS supports training events, budgeting, cross training firefighter and emergency personnel in both structural and wildland firefighting methods and tactics in coordination with GFRD.

Pg 98

Roadway treatments & Powerline

GBOS thanks CWPP for thoroughly defining the process for mitigation in identified areas. We encourage the coordination with utility owners and managers, as well as recognition of goals in the Girdwood Comprehensive Plan (2025).

Pg 102

GBOS acknowledges the recommendation by Bintel Inc to update hazardous vegetation map - citing the presence of hazardous fuels in Girdwood, which was not thoroughly represented with respect to 'density or the moderating influence of rainfall' which projected the suggestion that fire behavior was like the Anchorage Bowl. Further, the Alaska Climate Research Center cites Girdwood as receiving four times more rainfall than the Anchorage Hillside, a factor not currently reflected in the mapping.

Comment: If the CWPP cannot shift the Hazard Rating chart, we agree with the recommendation to accurately note the vegetation and fuel layers across the municipality, i.e. fuel type, density, and site-specific influence such as rainfall. Bintel Inc further specified improved mapping to enhance the accuracy of fire behavior modeling, resulting in better informed mitigation strategies.

Appendix A:

Pg 49, SPU #20 Girdwood

Suggested edit: "Hydrants are limited to the townsite and developments east of Glacier Creek ~~nearest to Alyeska Resort~~" and are not found ~~on~~ along the first 2 miles of Alyeska Highway"

Add: "In common with many tourism communities, the majority of residential homes are used as vacation homes and/or short-term rentals, which significantly increases the difficulty of communicating status in the event of a possible evacuation and may necessitate intensive door-to-door notification."

Appendix D:

Pg 29, Chart 31

Reference to Girdwood's changing environment present and future.

Comment: Thank you.

Figure 10

Pg 33-34

The community of Girdwood would most likely not support the proposed mitigation of shaded fire breaks in the three locations proposed. However, if there was substantial proof of elevated risk profile in Girdwood, perhaps this could be conveyed to locals. Furthermore, without much public outreach on this topic, we cannot confirm absolutely, except to urge consultation of the 2025 Girdwood Comprehensive Plan.

Pg 33

Proposed fuel reduction treatments

Glacier Creek: GBOS Appreciates reference to landowners and managers. Also emphasizes HLB's conclusion on proposed treatments regarding parcels 6-057F and 6-039, versus mastication. GBOS looks forward to discussing future options as noticed. Further, please see the Girdwood Trails Plan (2024), HLB 2026 Work Plan, and 2027-2031 5-year Work Plan for trails, easements, utilities (i.e. ENSTAR) and parcel intentions.

Pg 34

Alyeska Hwy and Crow Creek Road: GBOS Appreciates references to landowners and managers, and would suggest hand thinning in areas of steep, rough terrain wherever heavy equipment cannot operate (pg 96). While CWPP further cites hand-thinning is not a long-term method for effective management, the forest may not include all 'dense fuel stands' and such unintended impacts would directly clash with the community's values as expressed in the Girdwood Comprehensive Plan (2025).

Figure 11

Pg 35-36

Recommendation for water cistern in Girdwood and Upper Crow Creek:

Comment: The cistern water supply for Girdwood is located in an already water hydrated area. An area without hydrants would be preferred, such as Old Girdwood. This location is where a cistern has been requested for many years. -Chief Weston

Recommendation for water cistern location in Upper Crow Creek is supported per Chief Weston.

In Conclusion,

Bintel Inc presented overwhelming information in their analysis via the CWPP to conclude the definite recommendation to the MOA - to establish a permanently funded Wildfire Division within the Anchorage Fire Department - as the single most impactful and preventable action it can take to protect and safeguard its residents. Protecting Anchorage's people, property, and future is possible through this step with a stable, municipally funded division to begin year-round capacity, constant community engagement, and professional foundation.

Highlighted by the Nov 12 presentation and the CWPP, GBOS acknowledges wildfire resilience rests in the hands and minds of the homeowners and their mitigation and action. Citizens need to be firewise and ready, by staying informed through the channels brought forth in clarity through the CWPP, as well as programs like Firewise USA. Furthermore, GBOS supports the implementation recommendation to increase staff, thus sustaining the AFD Wildfire Division to support homeowner assessments which drive the CWPP. All objectives and recommendations of this plan entail a champion, which currently lies in our AFD and GFRD - already in action.

Sincerely,

Briana Sullivan
GBOS Fire Supervisor