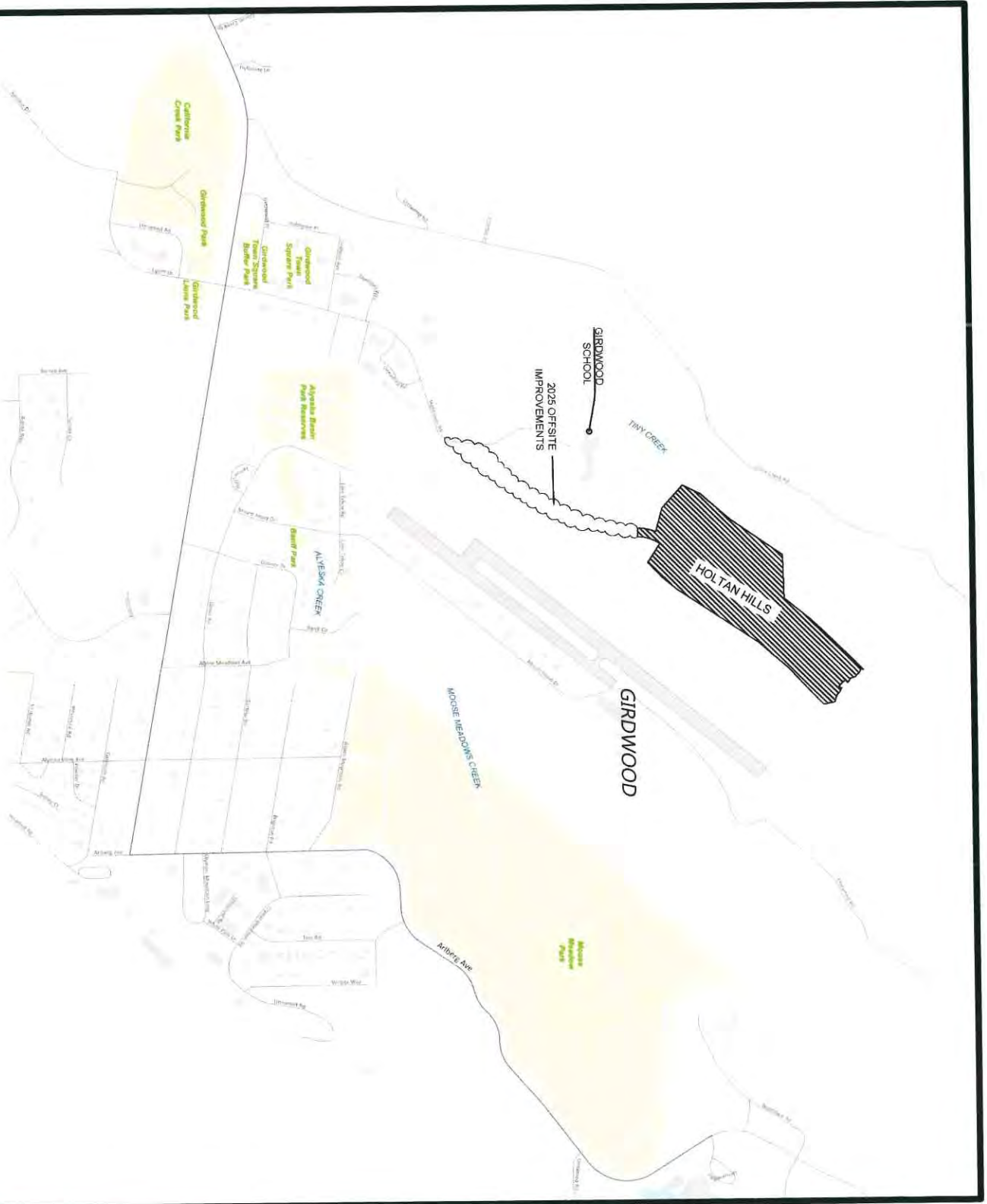


[illegible]

Date: Tuesday, September 23, 2025
5:00 P.M. - 7:30 P.M. (Alaska Time)

Prsrt STD
US Postage
PAID
Permit 845
Anchorage, AK

In person: **The Meadows**

Community Center, Chapel of Our
Lady of the Snows at 370 Northface
Road, Girdwood AK 99587

Refreshments will be served.

See the Holtan Hills Website at
www.holtanhills.com for more
information.

Directions: From Anchorage, south
on Seward Hwy, Turn left onto
Alyeska Hwy,

Turn left onto Arlberg Ave, Turn left
onto Northface Rd, The Meadows
Community Center is on the left

CY Investments, LLC
561 East 36th Avenue, Suite 200
Anchorage, AK., 99503



SCH 5-DIGIT 99587***0000084***000001

GBOS

Or Current Resident

PO BOX 390

GIRDWOOD AK 99587-0390

Community Meeting Announcement

You are invited to attend a presentation for Holtan Hills Phase 1 a CU/PUD, a conditional use for a planned unit development. The proposed phase will consist of approximately 50 lots and 3 tracts. The tracts will consist of a large wetland tract along Glacier Creek, one tract will serve as an access tract for larger lots on the west and one tract is the remaining of existing Tract 2, that will be subdivided at a future date.

The legal descriptions are Tracts 1 and 2, Holtan Hills Subdivision, plat 2024-018.

The tax ID's are 07531106000 and 07531107000.

Please contact George Passantino,
Community Liaison, at
george@holtanhills.com or (907) 268-
2648 with any questions.

Some notes and updates from HLB commissioners meeting August 28th--

Management authority of HLB parcel 0-675 (portion containing lower Winner Creek trail) has been transferred to Girdwood Parks and Rec

Permit has been issued to Bikewood for construction of phase two of Girdwood Bike park

Platting by R and M consultants proceeds on the Phase 2 Industrial Park development

Platting is completed on Parcel 6-039 (lower Girdwood, just up valley from Ruane Road) for 3 parcels to be developed for housing. HLB staff will make a presentation to Girdwood Land Use on Sept 8th and GBOS Sept 15th)

The trash identified during road construction for Holtan Hills was tested and determined to be acceptable to transfer to Anchorage landfill. All known material has been excavated, removed and transferred

Vacancies remain on the HLB commissioners board. Administrative approvals are being sought to add a second designated seat that would represent Girdwood on the board.

Have a great week-- I will be away next week and unable to attend land use. Thanks, Tim

Status of Proposed Development Projects in Girdwood

Updated 9/15/2025

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Land transferred and platted. Off-site construction in progress. Awaiting community meeting and PUD application for details of phase 1 development.		Community meeting 9/23 @ The Meadows. PZC hearing after CU/PUD application	Pre-application community meeting is scheduled. Expecting Conditional Use / Planned Unit Development application in October
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.
Remote Avalanche Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application delayed until adoption of Girdwood Comprehensive Plan.		Future public hearings at Planning & (likely) Assembly	Possible re-zoning application in Fall/Winter 2025/6
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 (Tim Cabana)	Planning & Zoning commission supported the change at 8/11 Public Hearing.		Future Public Hearing at Assembly	Ordinance to change code will be introduced for Public Hearing at Assembly
Cabin condo development	Off Alyeska Hwy east of bridge	Spinell Homes	Administrative review approved		None	No further approvals
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	The Appeal against the permit was denied on Jun 18 and the stay lifted. 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 will require separate DOT Airport Building Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA will require a Land Use Permit.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Lease awarded for Parcel H. Appeal was denied and stay lifted (appeal in progress for extension of lease towards taxiway). MOA permit did not require hearing and was issued. Much of the parcel has been cleared.		None	No further MOA process
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Parcel replatting presented at pre-application community meeting held at 9/8 LUC		Public Hearing at Platting Board to be scheduled.	Any future land disposal will have a Public Hearing at Assembly
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB for replatting - future partnership with non-profit?	Parcel replatting presented at pre-application community meeting held at 9/8 LUC		Public Hearing at Platting Board to be scheduled.	Future development plan will have public hearings at HLB Advisory Commission, PZC and Assembly.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	Initial design - no planning application pending		Future hearings at HLB Advisory Commission and Assembly	Any future disposal will have public hearings at HLB Advisory Committee and must be approved by Assembly after additional public hearing
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

Time to do a fall safety check home heating, chimneys and check smoke and co alarms



- Hosted Tactical Emergency Casualty Care, Prehospital Trauma Life Support and a joint tactical ems training with Whittier Police
- Special thank you to Dr. David Cadogan for being our medical director!

Girdwood Fire September 2025



478 YTD

August Incidents: 37: 76% in GVSA

EMS Calls: 20

Patients Transported: 9

Vehicle Accidents: 2

Water Rescue: 1

Mud Rescue: 1

Mudflat walkers: 2

Fire/CO Alarms: 1

Gas Leak: 1

outside fire: 1

Service call: 2

Man down: 1

Elevator: 2

Lost person: 1

MCT: 1



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



7DATE: Sept 15, 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

The Girdwood Parks Master Plan Community meeting is tomorrow, TUE Sept 16 from 6-9PM! www.girdwoodparksplan.com.

Thank you to all the volunteers, YEP groups and Alaska Trails and for their hands-on work on our trails. Our trail crew finished up the first week of September. It was a great season of work, with 5 bridges built, 10 weeks of work by Alaska Trails, miles of trail tread work, turnpikes built and many bucketloads of gravel hauled and placed. We're ready for fall rain cycle and winter snow test the new drainage! Thanks to Barb and Paul Crews for hosting a dinner for the Alaska Trails.



Summer services are wrapping up. Turf contract ends mid-September. Seasonal rent-a-cans will be returned for the winter, leaving one at the playground, one at Moose Meadows, one at the 5K and one at the Industrial lot. Industrial park dumpster will be returned soon, dumpster for the campground has been returned. Campground will close based on campground visitation and weather.



If you see anything that needs attention, please contact Kyle kelleykt@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 is open. Closing before Oct meeting.
- *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:* Weather and staffing will determine removal of windscreens and nets.



- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* Open.
- *Skate Park:* Open.
- *Annual Beautification:* Likely pulling plants end of Sept/early Oct. Perennials will be transplanted to other locations

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

GBOS Non-profit Grants: Application deadline FRI Sept 12 2025.
The following organizations applied for grants:

Challenge Alaska	\$10,000	Glacier Valley Transit	\$7,500
Four Valleys Community School	\$25,000	Girdwood Art Institute	\$7,775
Little Bears Playhouse	\$10,000	Girdwood Community Club	\$8,000
Turnagain Arm Mycological Society	\$2,500		

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.

Recreational Trails Program Grant (RTP): Anticipating a grant round for 2026 projects this fall. GVSA/GTC opted not to apply for 2025 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 first 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! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUINInprZEjhbpVPiJOIEA>

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

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

Parks and Rec: www.muni.org/gpr.

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp

PSAC: www.muni.org/gpsac

GHEC: www.muni.org/gbos-ghec

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.org)

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

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

Roads

Road Status: Fall rain has arrived, bringing potholes to both dirt and paved roads. Crews will try to keep repairing them as wet conditions allow. Currently repairing a culvert on Megeve road. The replacement needs to meet fish standards, so it needs to be bigger and embedded to give better fish passage. Several storm drain manholes will be lowered in the coming weeks to avoid being hit by the grader during snow removal this winter. They have grown over time and now present a hazard.

Major project updates:

Ruane Road fish passage culvert replacement. We've secured funding for this project, along with AWWU funding for Girdwood improvements, which the EPA is managing. We received an EPA grant agreement, and it is currently going to the Assembly for approval to accept. Once approved, a project will be set up. As soon as the MOA agrees to the grant agreement, we'll initiate the process to select a design firm to engineer the new fish passage box culvert, with construction scheduled for 2026. The funding designated for the project is \$1.6 million, and it will require a 20% match from the Service Area.

Davos Road Fish culvert Alyeska Creek: The new fish culvert at Davos Road and Alyeska Creek has been installed after lowering the waterline 2'. The project is complete but watching it now to see how it adjusts and acts to higher water with fall storms coming in.

Expenses and Budget:

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

Roads: Road Expenditures by Month:

<u>Month</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
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	
April	\$31,161.25	\$60,296.50	
May	\$34,288.75	\$33,003.75	
June	\$20,791.25	\$35,861.50	
July	\$173,075.00	\$7,143.75	
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	
<u>December</u>	<u>\$66,042.50</u>	<u>\$22,993.75</u>	
Total thru December:	\$701,668.85	\$455,492.25	\$64,199.50

Public works operation 2025 budget expended: \$351,732.54 of \$1,612,732.00 =22%

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

2025 Davos Fish Culvert Project: \$894,164.16

Parks:

2025 Expended Budget: \$171,585.05 of \$848,385.00= 20%

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: \$541,419.16 of \$817,409.00 = 66%

Fire:

2025 Expended Budget: \$945,110.15 ,363.40 of \$1,954,917.00= 48%

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 Non-Profit grant presentations

GBOS Rules & Procedures Part 2/GBOS Goals

Sept 30 7PM

TBA

SEPTEMBER 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 Morning 1PM Knot Just Knitters	3 10:30AM Family Storytime	4 4PM Game Night	5	6
9 10:30AM Family Storytime 1PM Knot Just Knitters	10 10:30AM Family Storytime	11 4PM Game Night	12 3PM Friendship Bracelet Craft	13
16 10:30AM Free Play Morning 1PM Knot Just Knitters	17 10:30AM Emergency Preparedness Storytime	18 4PM Game Night	19 Stuffed Animal Sleepover! 	20
23 10:30AM Free Play Morning 1PM Knot Just Knitters	24 10:30AM Family Storytime	25 3PM Employment Resource Fair	26	27 4:30PM Gerrish Book Club
30 10:30AM Free Play Morning 1PM Knot Just Knitters				

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

LIBRARY EVENTS:

September is Library Card Sign Up Month!

HOLIDAY CLOSURE

- Labor Day:** Branches will be closed on Saturday, August 31, 2024. Loussac Library will be closed Monday, September 1, 2025.



anchoragelibrary.org

WEEKLY STORYTIMES		5 & UNDER	ADULT
<p>FAMILY STORYTIME <i>Wed., Sep., 3, 10 and 24th at 10:30 AM</i> Stories, songs, and more to build early literacy skills: a blend of fun and education for children birth through kindergarten & their caregivers.</p>	<p>FEATURED</p> <p>EMERGENCY PREPAREDNESS STORYTIME <i>Wed. Sep. 17 at 10:30 AM</i> Enjoy a special Storytime with guest readers from the Anchorage Office of Emergency Management and the Alaska Division of Homeland Security & Emergency Management. Learn about and practice ways to keep you and your family safe during natural disasters and emergencies as part of National Preparedness Month.</p> <p>1000 BOOKS BEFORE KINDERGARTEN <i>Ongoing; self-directed</i> Read 1000 books before kindergarten and earn a book to keep and a place on our wall of fame. Ask staff how you can sign up or continue today!</p>	<p>FREE PLAY MORNINGS <i>Tuesdays at 10:30 AM</i> Play with library toys, make friends and check out books!</p>	<p>KNOT JUST KNITTERS <i>Tuesdays, at 1PM</i> 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.</p>
		<p>ALL AGES</p> <p>GAME NIGHT <i>Thursdays, Sep. 4, 11 and 18th at 4PM</i> 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!</p> <p>FRIENDSHIP BRACELET CRAFT <i>Friday, Sept. 12, 3 PM</i> It's a new school year and it's time to show your friends how much you care! Make friendship bracelets for you and your friends! All supplies provided.</p> <p>STUFFED ANIMAL SLEEPOVER! <i>Stuffy Drop Off by Friday, Sept. 19, 3 PM</i> Bring your favorite stuffed animal to the library and we will introduce it to all the other beloved stuffed animals of the Girdwood community! We will read them stories, let them play, and finally let them enjoy a sleep over together. We will photo document their unforgettable evening, and share the photos with participating families. Drop off your toys by Friday, Sep. 19, 3 PM and pick them up on Saturday, Sep. 20.</p>	<p>EMPLOYMENT RESOURCE FAIR <i>Thursday, Sep. 25, 3—5 PM</i> 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. Whether you're looking for your first job or a new career path, this event offers valuable resources to support your employment goals.</p> <p>GERRISH BOOK CLUB <i>Sat., Sept. 27, 4:30-5:30 PM</i> Join us this month for a discussion of <i>Tomorrow, and tomorrow, and tomorrow</i> by Gabrielle Zevin. Coffee and Cookies provided!</p>

EVENTS ACROSS APL—				The Anchorage School District does not endorse these materials or the viewpoints expressed in them.			
<p>CHUGIAK-EAGLE RIVER</p> <p>12001 Business Blvd., #176 (907) 343-1530</p> <p>TODDLER STORYTIME <i>Weekly on Fridays at 10:30 AM</i> <i>Starting Sept. 12</i> 20-25 minutes of short stories, songs and lots of repetition to build early literacy skills for children 3 and under and their caregivers.</p>	<p>MOUNTAIN VIEW</p> <p>120 Bragaw St. (907) 343-2818</p> <p>Mountain View Library's 15th Anniversary Celebration <i>Saturday, Sept. 27, 11 AM – 5 PM</i> Celebrate 15 years of Mountain View Library! Enjoy a photo booth, crafts, games & activities to celebrate the library's birthday, plus popcorn & punch, and a 2010 movie marathon.</p>	<p>MULDOON</p> <p>1251 Muldoon Rd., #158 (907) 343-4032</p> <p>SATURDAY MORNING STORYTIME <i>Sat., Sept. 13, 20, 27 10:30 AM</i> Storytime, plus library browsing before we're officially open. Call 907-343-4032 for entry. All families with children present are welcome. Arrive at 10 AM; stories start by10:30.</p>	<p>Z. J. LOUSSAC</p> <p>3600 Denali St. (907) 343-2841</p> <p>FLYWAYS AND FIELD GUIDES: HANDS -ON BIRDING FOR KIDS <i>Thursday, Sept. 4, 4-5PM</i> Learn about Alaska's migratory bird species through hands-on activities with a wildlife biologist from the US Fish and Wildlife Service.</p>				

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 OF SUPPORT

FOR THE MUNICIPALITY OF ANCHORAGE AND THE CITY OF WHITTIER TO EXTEND CONTRACT FOR POLICE SERVICES IN THE GIRDWOOD VALLEY SERVICE AREA (GVSA)

WHEREAS, the GVSA has received voter approval to tax for police services, and is concluding the third and final year of the existing contract with the City of Whittier for Whittier Police Department services; and,

WHEREAS, a provision of the existing contract includes 1 2-year extension, which, if mutually agreeable, allows the contract to be extended until December 31, 2027 at a negotiated rate of \$856,487.52 per year; and

WHEREAS, Whittier Police Department has advised the Girdwood Public Safety Committee and Girdwood Board of Supervisors that dispatch services provided by the contractor who was selected via a competitive bid process, requires an additional cost of \$32,750 to the GVSA; and

WHEREAS, at a Special meeting held Sept ,2025 the Girdwood Board of Supervisors unanimously approved a Public Safety budget for 2026 at \$913,612, which includes these contracted costs as well as funding other items that support public safety in Girdwood; and

WHEREAS, for the last ten years, the contacts with the City of Whittier have been mutually agreeable and successful in providing “right sized” enforcement to the GVSA; and,

WHEREAS, the Girdwood Public Safety Advisory Committee has voiced its support for the contract extension and for the increase in costs due to dispatch service needs unanimous votes of at their Regular Meeting, held November May 13, 2025.

THEREFORE, the Girdwood Board of Supervisors supports the approval of the police services contract as a sole source agreement between the Municipality of Anchorage and the City of Whittier, for the purpose of continuing police services provided by the Whittier Police Department for a period of 2 years, commencing January 1, 2026 at 12:00AM and concluding December 31, 2027 at 11:59PM.

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

Kellie Okonek
GBOS Police, Roads and Utilities Supervisor

Attest

Draft for LOO:

WHEREAS: Girdwood is more heavily impacted by STRs than any other area within the Anchorage municipality, with ~ 20% of our residential properties involved in the vacation rental market; and

WHEREAS: None of the funds from the 12% bed tax coming from Girdwood hotels and STRs is currently being used to alleviate the resultant stresses on our community's workforce housing supply; and

WHEREAS: Jumping to a 17% tax on STRs could damage our local restaurants and other businesses; and

WHEREAS: The AO includes no guarantees that at least the portion of the additional tax derived from Girdwood would be returned to the community for the alleviation of our workforce housing crises; and

THEREFORE: The Girdwood Board of Supervisors opposes the passage of AO 2025-XXXX

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

ANCHORAGE, ALASKA
AO No. 2025-_____

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

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

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

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

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

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

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

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

THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

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

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

Section 14.08 Short-term rentals transactions tax.

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

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

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

ARTICLE II BILL OF RIGHTS

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

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

*** *** ***

Section 14.01 Taxing Authority

*** *** ***

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

*** *** ***

Section 14.03. Tax increase limitation.

*** *** ***

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

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

*** *** ***

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

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

YES [] NO []

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

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

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

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

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ATTEST:

Chair

Municipal Clerk

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 OF SUPPORT

FOR REPLACEMENT OF FIREFIGHTING PERSONAL PROTECTIVE EQUIPMENT, COMPUTER EQUIPMENT AND FIREFIGHTING HOSE FROM THE 406 CAPITAL ACCOUNT FOR FIRE

WHEREAS, the Girdwood Fire Department has an inventory of fire hose (hose on apparatus and in reserve) and follows National Fire Protection Administration (NFPA) recommendations with annual testing of fire hose for potential failure; and is in need of \$12,000 for purchase of 3-inch supply hose; and

WHEREAS, Girdwood Fire Department needs to replace \$8,000 of firefighting personal protective gear (neck shrouds, boots) due to end of service life; and

WHEREAS, Anchorage Fire Department (AFD) Data Systems notified Girdwood of a need to replace \$10,000 of front-line computer equipment in July by October 2025 due to obsolescence and lack of IT support. This equipment will be purchased by AFD Data Systems; and

WHEREAS, the total cost to replace this equipment will be approximately \$31,000.

NOW THEREFORE, the Girdwood Board of Supervisors supports purchase of fire personal protective equipment, hose and computer equipment in 2025 for a total NTE \$31,000 (THIRTY THOUSAND DOLLARS) from the 406 capital fire account.

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

Briana Sullivan
GBOS Fire Dept Supervisor

Attest

Resolution of Support to update Title 21 Land Use Code to formally designate Girdwood Board of Supervisors as a review body within that Title

WHEREAS, the Girdwood Board of Supervisors (GBOS) is an elected body responsible for overseeing the services provided by the Girdwood Valley Service Area (GVSA); and

WHEREAS, Girdwood voters approved 2023's Proposition 7 to add "the power to provide services in support of policies that promote local housing and economic stability" within GVSA, and allowed a tax levy to be raised for that purpose; and

WHEREAS, many prior GBOS resolutions and the recently adopted Girdwood Comprehensive Plan identify a set of potential changes to support housing and economic development which require updates to Girdwood Land Use code, as codified in Title 21, Chapter 9 of Anchorage Municipal Code; and

WHEREAS, text amendments to the code can be initiated by any municipal department or agency, or any Title 21 decision or review body, including the Chugach Eagle River Advisory Board (CERAB); and

WHEREAS, amongst its other responsibilities, GBOS performs a similar role to CERAB within the scope of Title 21 and is subject to the same procedural and ethical obligations as CERAB; and

WHEREAS, recent legal review identified that GBOS does not meet the definition of a Title 21 review body under current code; and

WHEREAS, requiring Girdwood-specific changes to be initiated by the Planning Department adds to their workload; and

WHEREAS, the administration has drafted an ordinance to designate GBOS as a Title 21 review body, the draft being included as part of this Resolution as Exhibit A.

THEREFORE, Girdwood Board of Supervisors RESOLVES its SUPPORT to update Anchorage Municipal Code, Title 21 Chapter 2, to formally designate GBOS as a review body within that Title, allowing it to initiate text changes to Title 21.

Passed by a vote of ...



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. - 2025

Meeting Date:

FROM: MAYOR

SUBJECT: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.09.030 TO DESIGNATE THE GIRDWOOD BOARD OF SUPERVISORS AS A REVIEWING BOARD ON LAND USE MATTERS AFFECTING GIRDWOOD, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

The community of Girdwood, often through the Girdwood Board of Supervisors (“GBOS”), has long been involved in planning, zoning, and other land use development decisions affecting Girdwood. However, under existing Anchorage Municipal Code, Title 21, GBOS is not included as a “review or decision-making body” capable of initiating Title 21 text amendments or comprehensive plan amendments. This proposed code change would amend Anchorage Municipal Code, Title 21, to designate the Girdwood Board of Supervisors as a reviewing board. The communities of Chugiak and Eagle River have representation from the Chugiak-Eagle River Advisory Board; this ordinance proposes to mirror the language in AMC 21.10.030 establishing and designating the Chugiak-Eagle River Advisory Board as a reviewing board on land use matters affecting Chugiak and Eagle River.

There are no private sector economic effects and local government effects are less than \$30,000.00, and therefore pursuant to AMC 2.30.053B.1., no Summary of Economic Effects is attached to this ordinance.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Department of Law
Approved by:	Eva Gardner, Municipal Attorney
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

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Dept. of _____
For reading: (always blank)

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.09.030 TO DESIGNATE THE GIRDWOOD BOARD OF SUPERVISORS AS A REVIEWING BOARD ON LAND USE MATTERS AFFECTING GIRDWOOD, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

WHEREAS, the Girdwood Board of Supervisors desires input into the planning and zoning decisions affecting Girdwood; and

WHEREAS, the communities of Chugiak and Eagle River have representation from the Chugiak-Eagle River Advisory Board; and

WHEREAS, this ordinance proposes to mirror the language designating the Chugiak- Eagle River Advisory Board as an advisory board on land use matters for the Girdwood Board of Supervisors; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.02.020 is hereby amended to add a new subsection as follows (*the remainder of the section is not affected and therefore not set out*):

21.02.020 Table of decision and review authority.

A. Table 21.02-1 summarizes the major review and decision-making responsibilities of the assembly, the municipal staff, and the other entities that have roles in the procedures set forth in Chapter 21.03, Review and Approval Procedures. Such other entities are referred to as the "land use boards and commissions" and include: the planning and zoning commission, the platting board; the zoning board of examiners and appeals; the board of adjustment, the urban design commission; and the geotechnical advisory commission. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Chugiak-Eagle River area, as defined in Section 21.10.020C., shall be sent to the Chugiak-Eagle River Advisory Board and the matter heard not sooner than 30 days after transmittal. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Girdwood area, as defined in Section 21.09.020C., shall be sent to the Girdwood Board of Supervisors and the matter heard not sooner than 30 days after transmittal.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38, § 10, 5-28-20)

Section 2. Anchorage Municipal Code section 21.09.030 is hereby amended to add a new subsection as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.030 Administration and review procedures.

*** **

G. Girdwood Board of Supervisors.

1. The Girdwood Board of Supervisors shall act as an advisory board to review and make recommendations on actions addressed in Section 21.02.020 which affect Girdwood.
2. The Girdwood Board of Supervisors does not amend or abridge the ability of individual community councils to provide input to any other board or commission, or to the administration or assembly, on any matters for which it exercises review authority.
3. The Girdwood Board of Supervisors shall provide review and make recommendations to the municipality and its boards and commissions on matters including the following:
 - a. Changes to the Girdwood Comprehensive Plan and changes to the other comprehensive plans and studies which impact Girdwood.
 - b. Actions involving the platting board, planning and zoning commission, zoning board of examiners and appeals, and the urban design commission that require public notice to multiple community councils in Girdwood.
 - c. Code changes, public facility site selection, overlay districts, and large retail establishments in Girdwood.
4. Applications and proposals for developments in Girdwood, not including appeals, to be heard and decided by land use boards or commissions shall be first transmitted to the Girdwood Board of Supervisors and the hearing by such board or commission held not sooner than 30 days after transmittal. Failure of the Girdwood Board of Supervisors to meet and provide recommendations prior to such hearing shall not preclude the board or commission from proceeding with the hearing and decision.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 3. Planning and zoning commission review of this Title 21 text

1 amendment is waived under AMC 21.03.210C., as amended by AO 2024-64; this
2 ordinance shall comply with Charter § 10.01(b) notice requirements.
3

4 **Section 4.** This ordinance shall be effective immediately upon passage and
5 approval by the Assembly.
6

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8 PASSED AND APPROVED by the Anchorage Assembly this _____ day
9 of _____, 2025.
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14 _____
Chair of the Assembly

15 ATTEST:

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18 _____
19 Municipal Clerk
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Resolution of Support to designate a second Heritage Land Bank Advisory Commission seat for a Girdwood resident

WHEREAS, the Municipality of Anchorage has established the Heritage Land Bank (HLB) to “manage uncommitted municipal land ... 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, the majority of HLB’s land holdings are within Turnagain Arm and the plurality of its land is within Girdwood Valley; and

WHEREAS, as identified in the 2025 Girdwood Comprehensive Plan, the vast majority of land suitable for future development within Girdwood is held by HLB and much of Girdwood’s recreational resources are on HLB land; and

WHEREAS, the Heritage Land Bank Advisory Commission (HLBAC) is a seven-member body tasked with reviewing and advising HLB on policy, procedures, land disposal actions and HLB fund management; and

WHEREAS, HLBAC currently reserves one of its seven seats for a resident of Chigiak / Eagle River and one seat for a resident of Girdwood; and

WHEREAS, given the critical role of HLB as a major land owner in Girdwood Valley, and the owner of almost all potential future developable land with in Valley, the Girdwood community has an outsized interest in HLB’s policies and land decisions; and

WHEREAS, the administration has drafted an ordinance to designate a second HLBAC seat to a Girdwood resident, the draft being included as part of this Resolution as Exhibit A.

THEREFORE, Girdwood Board of Supervisors RESOLVES its SUPPORT to update Anchorage Municipal Code to designate a second HLBAC for a Girdwood resident.

Passed by a vote of ...



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM - 2025

Meeting Date: _____

From: MAYOR

Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (AMC) 4.60.200, HERITAGE LAND BANK ADVISORY COMMISSION, TO REQUIRE TWO MEMBERS THAT RESIDE IN THE GIRDWOOD AREA.

This proposed ordinance designates a second seat on the Heritage Land Bank Advisory Commission to a resident of the Girdwood area. Currently, AMC 4.60.200 requires one of the seven seats shall be a resident of the Girdwood area. While the mayor is not precluded from appointing more than one Girdwood area resident to the Commission, this ordinance recognizes that 49% of the Heritage Land Bank inventory is located in Girdwood and thus, designating a second seat on the Commission provides a more proportionate representation.

There are no private sector economic effects and local government effects are less than \$30,000.00, and therefore pursuant to AMC 2.30.053B.1., no Summary of Economic Effects is attached to this ordinance.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Department of Law
Approved by:	Eva Gardner, Municipal Attorney
Concur:	Tiffany Briggs, Real Estate Director
Concur:	Ona R. Brause, Director, Office of Management and Budget
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Dept. of _____
For reading: (always blank)

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (AMC) 4.60.200, HERITAGE LAND BANK ADVISORY COMMISSION, TO REQUIRE TWO MEMBERS THAT RESIDE IN THE GIRDWOOD AREA.

WHEREAS, Anchorage Municipal Code currently requires one of the seven seats on the Heritage Land Bank Advisory Commission to be a resident of the Girdwood area;

WHEREAS, forty-nine percent of the Heritage Land Bank inventory is located in Girdwood;

WHEREAS, this ordinance designates a second seat on the Heritage Land Bank Advisory Commission to a resident of the Girdwood area;

WHEREAS, designating a second seat on the Commission provides a more proportionate representation; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code 4.60.200, Heritage Land Bank Advisory Commission, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

4.60.200 Heritage Land Bank Advisory Commission.

There is established a Heritage Land Bank Advisory Commission, to perform those functions assigned to it by chapter 25.40.

- A. The Heritage Land Bank Advisory Commission shall be composed of seven voting public members appointed by the mayor and confirmed by the assembly. When appointing members to the Heritage Land Bank advisory commission, the mayor shall consider public members selected from a diversity of geographic residence, occupations, and civic involvement in the Anchorage community. At least two members [ONE MEMBER] shall reside in the Girdwood area and at least one member shall reside in the Eagle River-Chugiak area. No more than three members shall have professional interests in acquisition, financing or development of private real property within the municipality. Those persons appointed and confirmed shall serve a term of three years. No person may serve more than two consecutive three-year terms on the commission.

*** *** ***

Section 2. 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

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 OF SUPPORT

FOR

SEVEN MOA TRAFFIC SPEED AND VOLUME STUDY ON HIGHTOWER ROAD

WHEREAS, Girdwood is a pedestrian-friendly community in which many adults and children access neighborhood amenities on foot regardless of weather, daylight, and road conditions; and

WHEREAS, Hightower Road has been well-developed with paved streets, sidewalks and lighting as it has a high volume of pedestrian and vehicle traffic as a main artery in Girdwood's Town Center and only access to the Girdwood pre-K-8 school; and

WHEREAS, Hightower Road is experiencing a substantial increase in vehicle traffic as the new Holtan Hills Subdivision is being developed; and

WHEREAS, development of the new subdivision will create permanent and on-going increase in traffic using the road to access the neighborhood which is likely to necessitate new traffic control measures;

THEREFORE, the Girdwood Board of Supervisors requests that the MOA Traffic Department conduct a 7 day Speed and Volume study **during winter when school is in session** on Hightower Road from the intersection with Alyeska Highway to the Girdwood K-8 school so that recommendations can be made for traffic control measures to ensure the safety of students and other pedestrians on Hightower Road.

THEREFORE, the Girdwood Board of Supervisors requests the MOA Traffic Department conduct a minimum 7-day Speed and Volume study during the ASD school session on Hightower Road from the intersection with Alyeska Highway to the Girdwood K-8 school so recommendations can be made for traffic control measures to ensure the safety of students and other pedestrians on Hightower Road.

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

Kellie Okonek
GBOS Police, Roads and Utilities Supervisor

Attest

August 11, 2025

Girdwood Board of Supervisors

Subject: Request for Installation of No Parking Signs on Crystal Mountain Road – Taos to Verbier

Dear Girdwood Board of Supervisors,

I am writing as a concerned resident of Girdwood to formally request the installation of "No Parking" signs along Crystal Mountain Road between Taos Road and Verbier Way.

During peak ski season and busy weekends, Crystal Mountain Road frequently experiences significant parking overflow from the nearby ski area. This excess parking creates **traffic congestion**, blocks emergency vehicle routes, and limits safe access for residents and pedestrians.

The increased vehicle presence has led to several issues, including:

- Difficulty for emergency services to enter or leave the area.
- Reduced visibility for pedestrians in winter conditions.
- Access problems for homeowners and delivery vehicles.
- Unsafe conditions due to cars parked too closely at the multiple intersections and curve on this steeply sloped portion of Crystal Mountain Road, especially during frequent icy winter conditions.

I urge the Board to address these pressing concerns by requesting that the MOA install "No Parking" signage on Crystal Mountain Road between Taos and Verbier Way. This action would promote public safety, preserve neighborhood access, and help ensure compliance with relevant municipal parking codes.

Thank you for your consideration and for your ongoing commitment to the safety and quality of life of Girdwood's residents.

Sincerely,

Joel St Aubin

President, Crystal Village Owners Association

Photos Attached





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 OF SUPPORT FOR INSTALLATION OF NO PARKING SIGNS ON CRYSTAL MTN ROAD

WHEREAS, Crystal Mountain Road directly feeds the Alyeska Resort lower mountain as well as many residences located at the base of the ski area; and

WHEREAS, the volume of parking needed for the ski area is not always available within the parking lot provided for that purpose, causing significant overflow parking on Crystal Mountain Road; and

WHEREAS, excess parking on Crystal **Mountain** Road creates traffic congestion, blocks emergency vehicle routes, and limits safe access for residents and pedestrians; and

WHEREAS, Whittier Police can write tickets for parking offenses within the Girdwood Valley Service Area when No Parking signs are placed in areas where parking is prohibited;

THEREFORE, in accordance with AMC 9.30.080.A Parking on Narrow Streets, the Girdwood Board of Supervisors requests that No Parking Signage on permanent posts are placed on **the south** side of Crystal **Mountain** Road **from Taos Road to Verbier Way**, to allow free and safe flow of traffic and emergency vehicle access.

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

Kellie Okonek
GBOS Police, Roads and Utilities Supervisor

Attest

Agenda Item LUC 2506-02: Public Comment (3 minutes each)

Amanda Tuttle requests return of her item LUC recommendation that GBOS formally request HLB conduct a Site Specific Land Use Study.

At LUC in October 2024:

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)

Tuttle is frustrated that GBOS has not taken on writing a letter to HLB requiring that they are compliant with code.

Wingard clarifies that this is on the agenda for GBOS in October. It was new business in September at GBOS.

LUC moved of support from LUC in September.

This could come up at the MOA GBOS Quarterly meeting October 28.

When this came up related to Holtan Hills, the community was told that the Crow Creek Neighborhood MP was allowable to serve the required Land Use Study.

Item will shift to Pending status in case there is need for future action.

This item was a topic at the MOA GBOS Quarterly Meeting in October 2024:

- Girdwood Land Use Study
This is addressed in the discussion responding to Tuttle's comments earlier in the meeting HLB states that municipal code requires Site Specific Land Use Study when the applicable Comprehensive Plan doesn't provide enough information on how future land use is to be completed. HLB has completed land use studies when zoning was not completed, citing specific instances in Eagle River. There is not a similar situation in Girdwood so no site-specific land use study is required.

Item returned to LUC in November 2024 with this information:

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)*

Refer to MOA GBOS Minutes for fuller discussion. Basically, HLB says that a land use study is not required by code.

June 2025 Tuttle requests that the item is re-opened and requests that LUC recommends a formal letter from GBOS to HLB.

Item will be added to LUC agenda in July. Tuttle will need to provide draft language for letter.

Item has appeared on LUC agenda in July.

Item has appeared on GBOS agenda in July and August. Tuttle appeared at GBOS in August and requested item to be re-opened. She indicated that she could provide additional information to present to the LUC/GBOS to support reconsideration with MOA. It is noted that she has slower season coming up and more time to spend on this after Labor Day.

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

Jennifer Wingard & Mike Edgington, Co-Chairs

Briana Sullivan, Brian Burnett, Kellie Okonek

Girdwood Housing and Economic Committee Vacancy

A seat is vacant on the Girdwood Housing and Economic Committee. GHEC meets monthly to study the immediate concerns of the housing crisis in Girdwood and provide suggestions to the Girdwood Board of Supervisors.

GBOS is specifically seeking nominees with relevant experience in the following areas: Long term renters and/or individuals with background in law, finance, development, municipal code, real estate, non-profit boards, etc. Members of GHEC must be registered to vote in the Girdwood Valley Service Area.

Nominations for individuals to be considered for appointment to GHEC should email their letter of interest/resume to: gbos@muni.org, Or via mail: GBOS, PO Box 390, Girdwood, AK 99587.

Applications to be received by **5PM on THU Sept 18, 2025.**

Posted September 4, 2025

COMMUNITY MEETING

Monday, September 8, 2025

7:00pm-8:00pm

Girdwood Community Room

250 Egloff Rd.

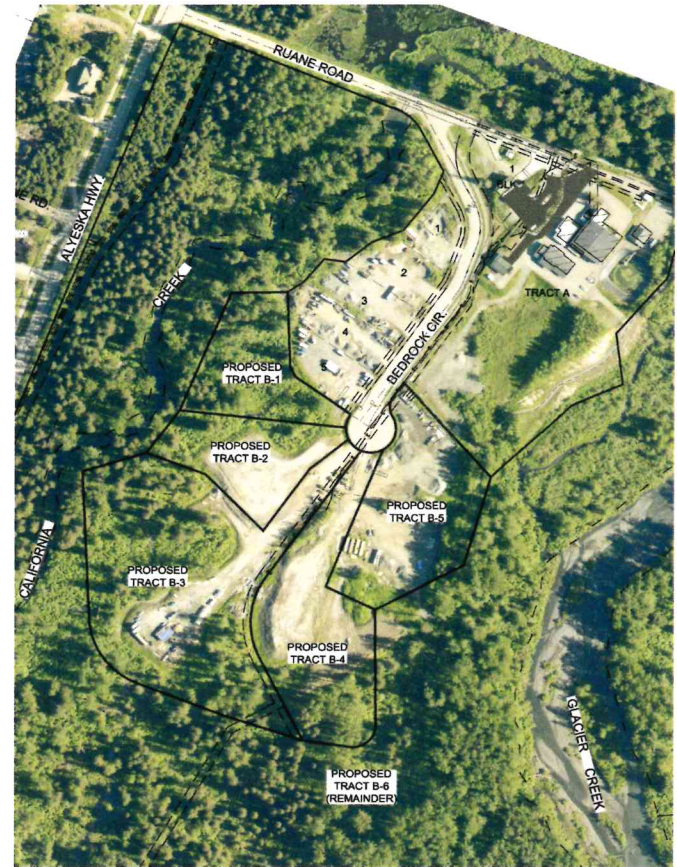
Girdwood, AK



PLEASE JOIN US at the Land Use Committee Meeting to discuss the proposed subdivision of Tract B, Girdwood Industrial Park Subdivision.

The MOA Heritage Land Bank (HLB) is proposing to subdivide Tract B, Girdwood Industrial Park Subdivision, Phase 1, per Plat No. 2016-67, Anchorage Recording District.

The subdivision would add five tracts at the end of Bedrock Circle, located south of Ruane Road. The sixth tract would be the remainder of the Tract B parcel.





Community Meeting Location

IN-PERSON 250 Egloff Road

ON-LINE Via Teams

Meeting ID: 261 941 374 2378

Passcode: d9Re9k7T

DIAL IN BY PHONE +1 907-519-0237

424661379#

Phone conference ID: 424 661 379#

FOR ADDITIONAL INFORMATION CONTACT:

RYAN YELLE, LAND MANAGEMENT OFFICER
Heritage Land Bank, MOA
907-343-7531 • ryan.j.yelle@anchorageak.gov

DAVE HALE, SENIOR LAND SURVEYOR
R&M Consultants, Inc.
907-646-9651 • dhale@rmconsult.com

FMMNMF 99519

IN SERVICE
REQUESTED

MUNICIPALITY OF
ANCHORAGE
HERITAGE LAND BANK

CARE OF: R&M CONSULTANTS, INC.
9101 Vanguard Dr., Anchorage, AK
99507

US POSTAGE PAID PITNEY BOWES



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02 7W
0008032408 AUG 11 2025

MOA HERITAGE LAND BANK
PO BOX 196650
ANCHORAGE AK 99519-6650



Girdwood Industrial Park, Phase II Subdivision

(HLB Parcel 6-057F)



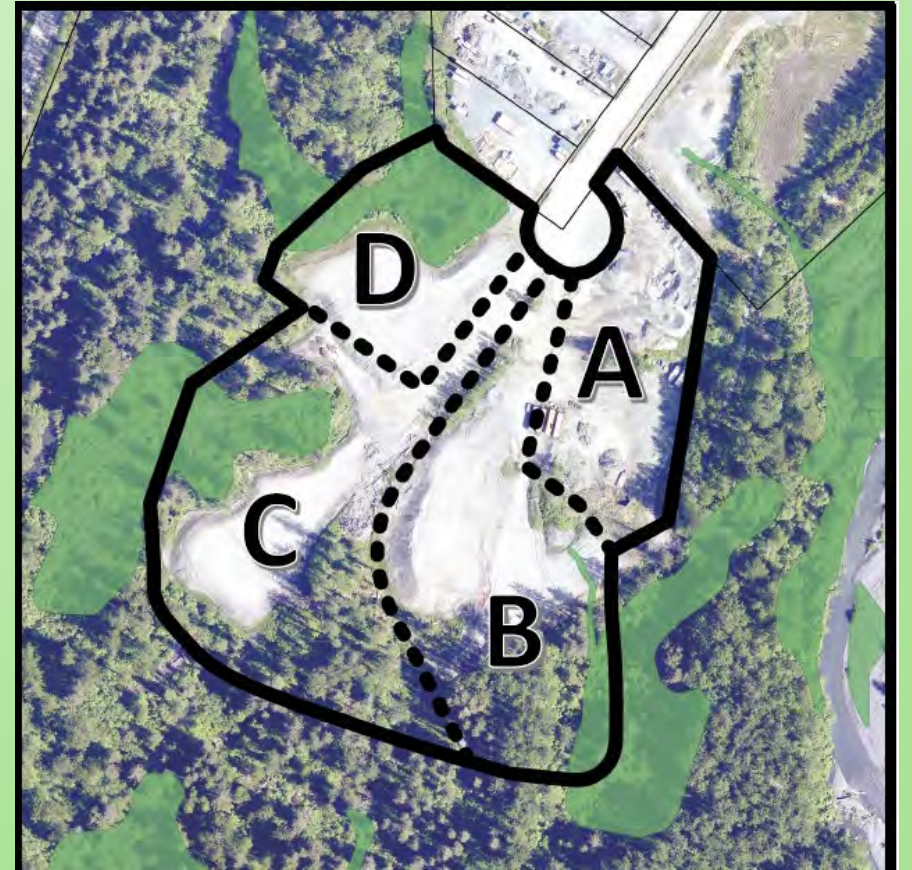
Ryan Yelle
MOA Heritage Land Bank

Dave Hale, PLS
R&M Consultants



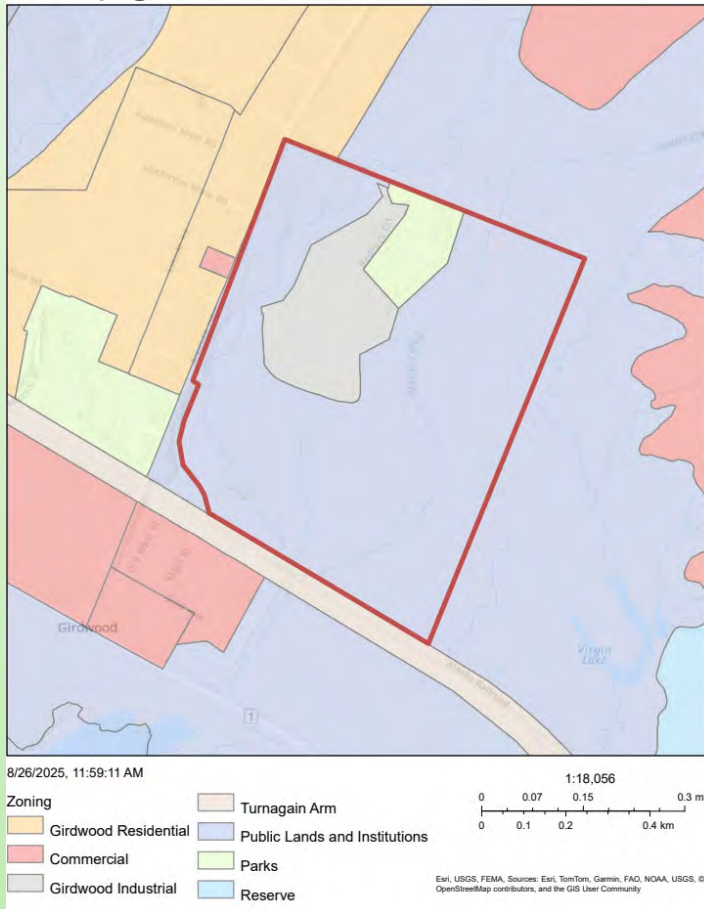
Background and Previous Concept

- Development of the Girdwood Industrial Park has been discussed for decades and was most recently subdivided via Girdwood Industrial Park, Phase 1 recorded in 2016.
- This platting action is within the 2025 HLB Workplan.
- Various development options were evaluated in 2024 and presented to HLBAC and GBOS. The current concept was derived from the HLBAC and GBOS supported option (shown on right).



Zoning & Concept Plat

Only gl-1 zoned area in Girdwood



Zoned gl-1 (Gray)
and GOS (Purple)

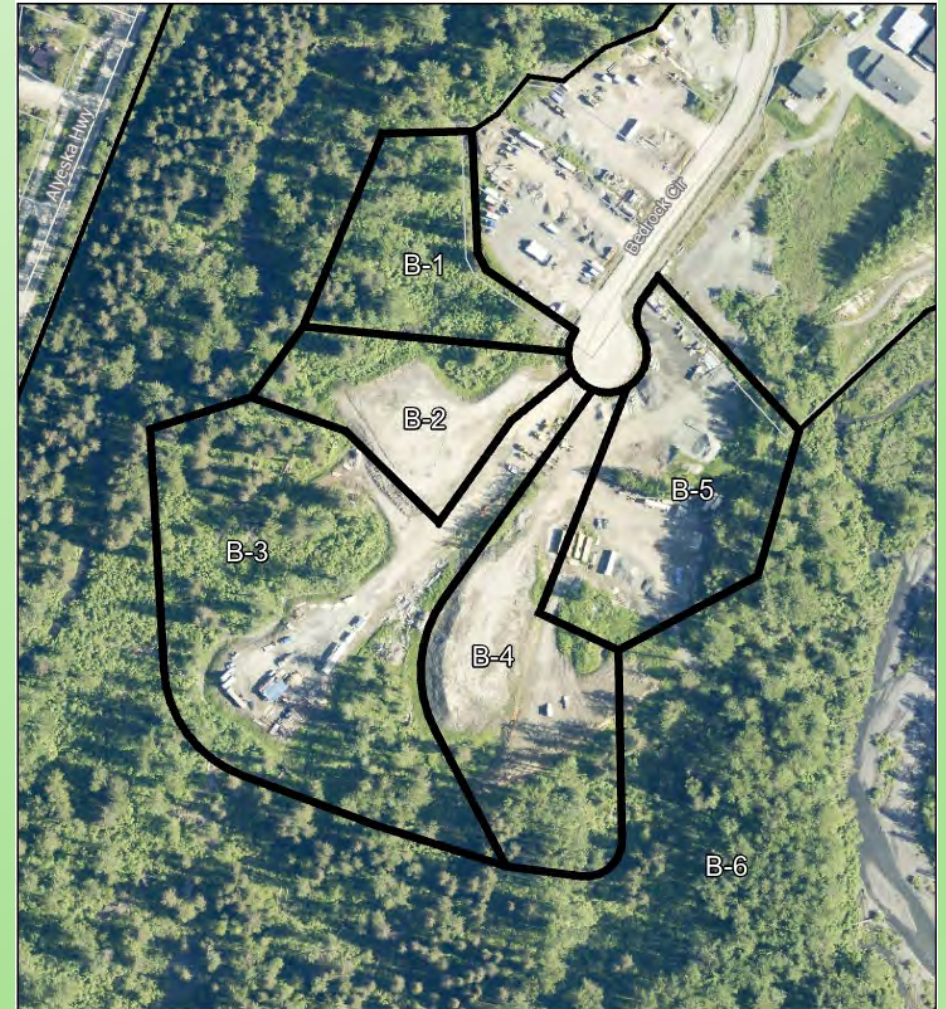


6 Tracts created
based on natural
and man-made
features



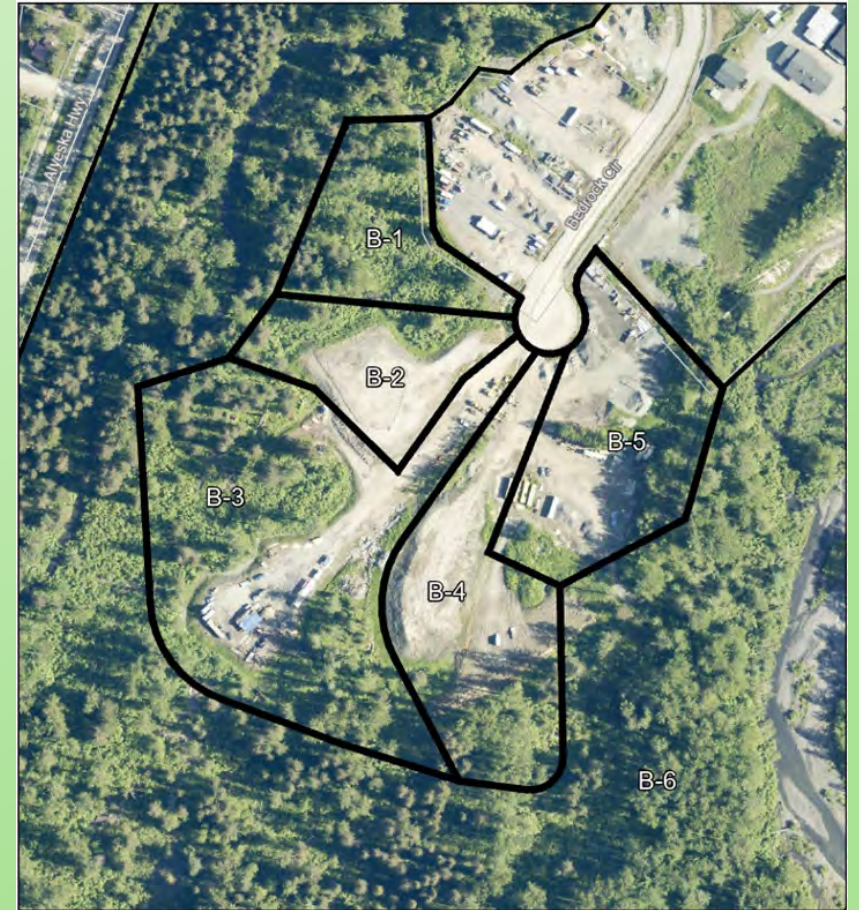
Concept Plat

- Tract B-1: ~2 acres, majority Class A wetlands and will remain undeveloped at this time
- Tract B-2: ~2 acres, will remain in HLB inventory and made available for permitted activities
- Tract B-3: ~7 acres, will remain in HLB inventory and made available for permitted activities. Tract configuration in conjunction with dedicated public use easements will allow for potential future extension of Bedrock Circle
- Tract B-4: ~3.6 acres, HLB intends to sell this Tract through a competitive process to cover the cost of this and adjoining platting actions
- Tract B-5: ~3.25 acres, will be made available to GVSA for their use
- Tract B-6: ~137.5 acres, remainder tract zoned GOS, no development proposed at this time



Development Challenges & Considerations

- Right-of-way connections
- Bedrock Circle extension, easements, and secondary access
- Public water and sewer service
- Constraints from California Creek, Glacier Creek, and wetlands.
- Amendment to Girdwood Comp Plan and Rezone necessary to expand the boundaries of the Girdwood Industrial Park



Platting Timeline

- Anticipated application submittal to the Planning Department in late September, pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

Questions?



Ryan Yelle
MOA Heritage Land Bank
907-343-7531
Ryan.J.Yelle@anchorageak.gov



Dave Hale, PLS
R&M Consultants
907-646-9651
dhale@rmconsult.com

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

February 27, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov
Ryan Yelle, MOA Real Estate, ryan.j.yelle@anchorageak.gov

CC: Tim Charnon, HLBAC Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Girdwood Industrial Park

The Girdwood Board of Supervisors appreciates the request for input on the Girdwood Industrial Park (GIP) and thanks Heritage Land Bank for their coordination with the community, feasibility study and review of options and HLB recommendation for future development of the Girdwood Industrial Park. Utilizing this information, GBOS has determined an approach that would serve our community's needs most efficiently. We are submitting the following observations and current requests:

- Transfer of management responsibility of Lot A to the Girdwood Valley Service Area (GVSA) is our highest priority. GVSA has a long history of improving and maintaining the GIP in general, specifically Lot A. This will facilitate a long-term reduction in time and expense for road maintenance and allow for the development of a fire training center. GVSA management of Lot A will allow for greater flexibility to use the space as needs emerge, including temporary wood lot after storms, emergency vehicle and equipment storage, etc.

This request fulfills our responsibility to our Service Area, its visitors, and the taxpayers of Girdwood.

- Continue dialogue with HLB regarding Lot C:
GBOS requests that HLB continue permits in Lot C. GBOS requests that HLB plan to hold Lot C for a specified number of years to provide stability to permittees while options are considered. Retention of Lot C preserves the dedicated public use easement along the border between Lots B & C, allowing for potential

future development of “Phase 3,” while also allowing the permittees some needed stability.

- Continue dialogue with HLB regarding future GIP development.

GBOS supports the intention and opportunity to grow the GIP’s diversity and sustainability, closely represented in Option 4. GBOS looks forward to future discussions with HLB in sync with the Girdwood Comprehensive Plan and the industrially-zoned land represented therein.

Thank you for your time and consideration, in the best interest of Girdwood and the Municipality of Anchorage.

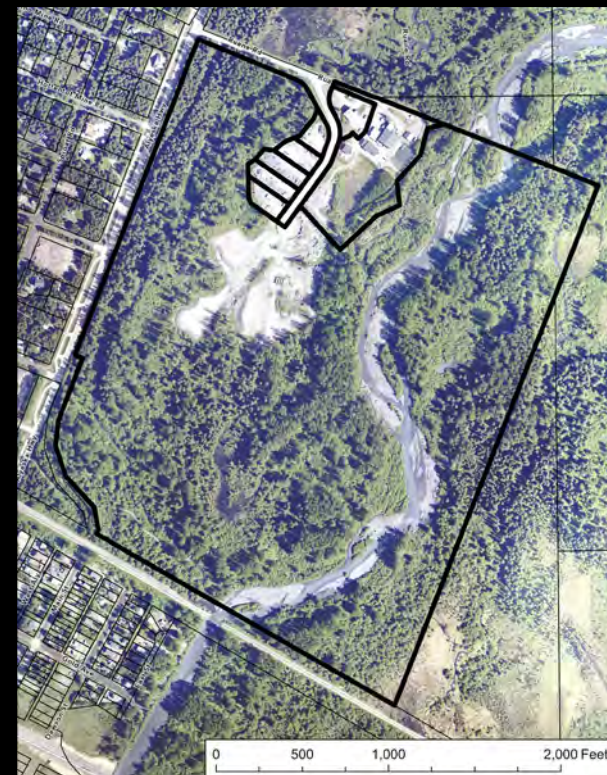
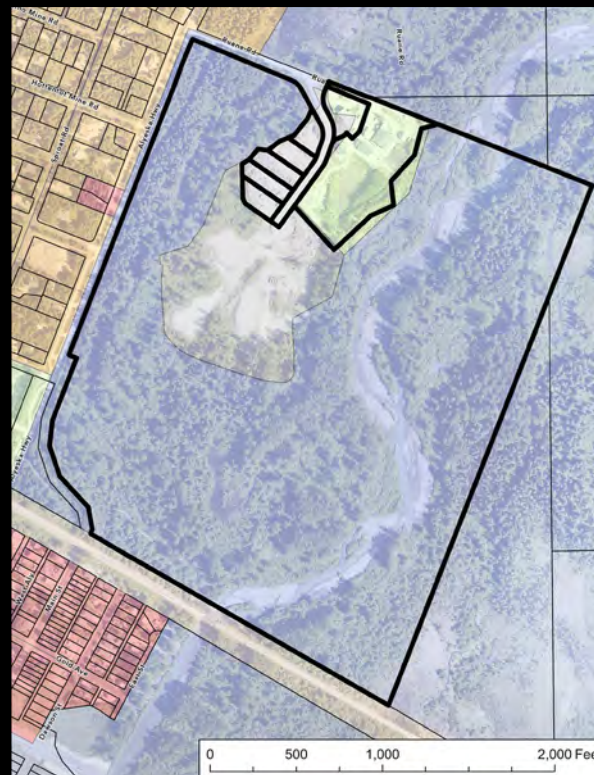
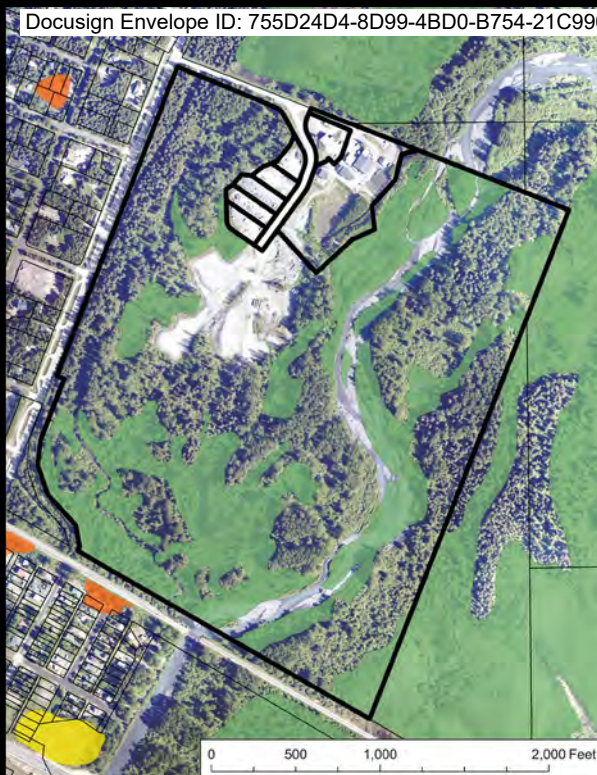
Briana Sullivan

Briana Sullivan
GBOS Co-Chair

Jennifer Wingard

Jennifer Wingard
GBOS Land Use Supervisor

Attachment: HLB Presentation of Girdwood Industrial Park Feasibility Study 2024



HLBAC – Work Session

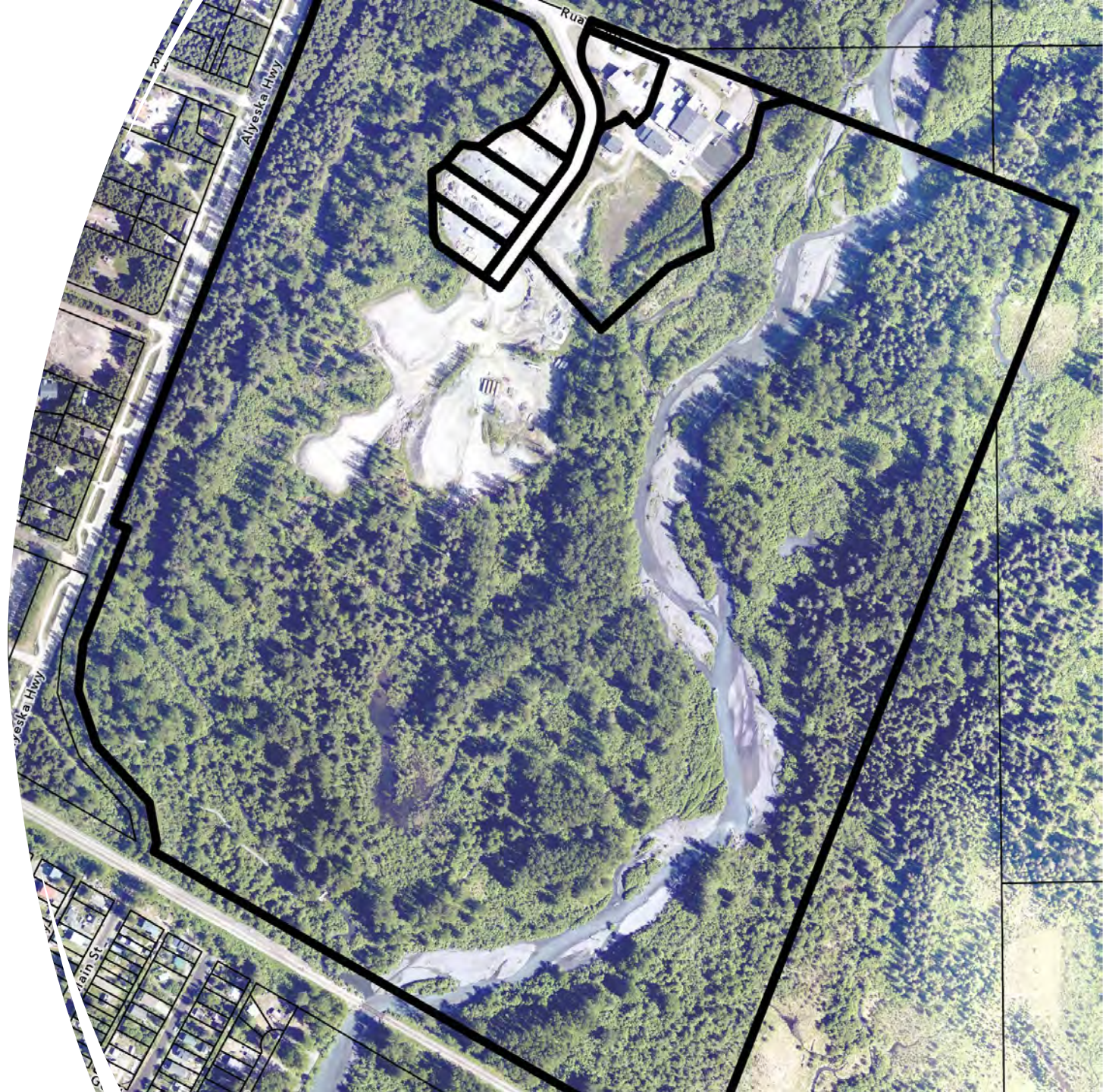
Girdwood Industrial Park Feasibility Study

October 24, 2024

Overview

- Work over the last year
- Received Appraisal
- Updated Presentation
 - Staff Recommendation
- Next Steps

Work Session Goal: Feedback from Commissioners to inform the Draft 2025 Work Plan



Total sqft of usable land
(permit/lease/disposal)

Infrastructure costs
(road/sewer/lighting/trail/etc.)

Wetland impacts

Floodplain impacts

Rezoning

Overall process requirements
and associated timelines

Grant opportunities

Implications with material in
Phase II/III road base

Other miscellaneous items
(existing conditions/arctic pipe
needs)

Analysis - Criteria

2024 HLB Work Plan

HLB Parcel 6-057F – Staff to evaluate options and present feasibility of the following options to the HLBAC and GBOS for guidance:

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
- ~~3. Disposal with platting of Phase II only and improvements completed by the MOA; or~~
4. Disposal with platting of Phases II and III with improvements completed by the MOA.



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

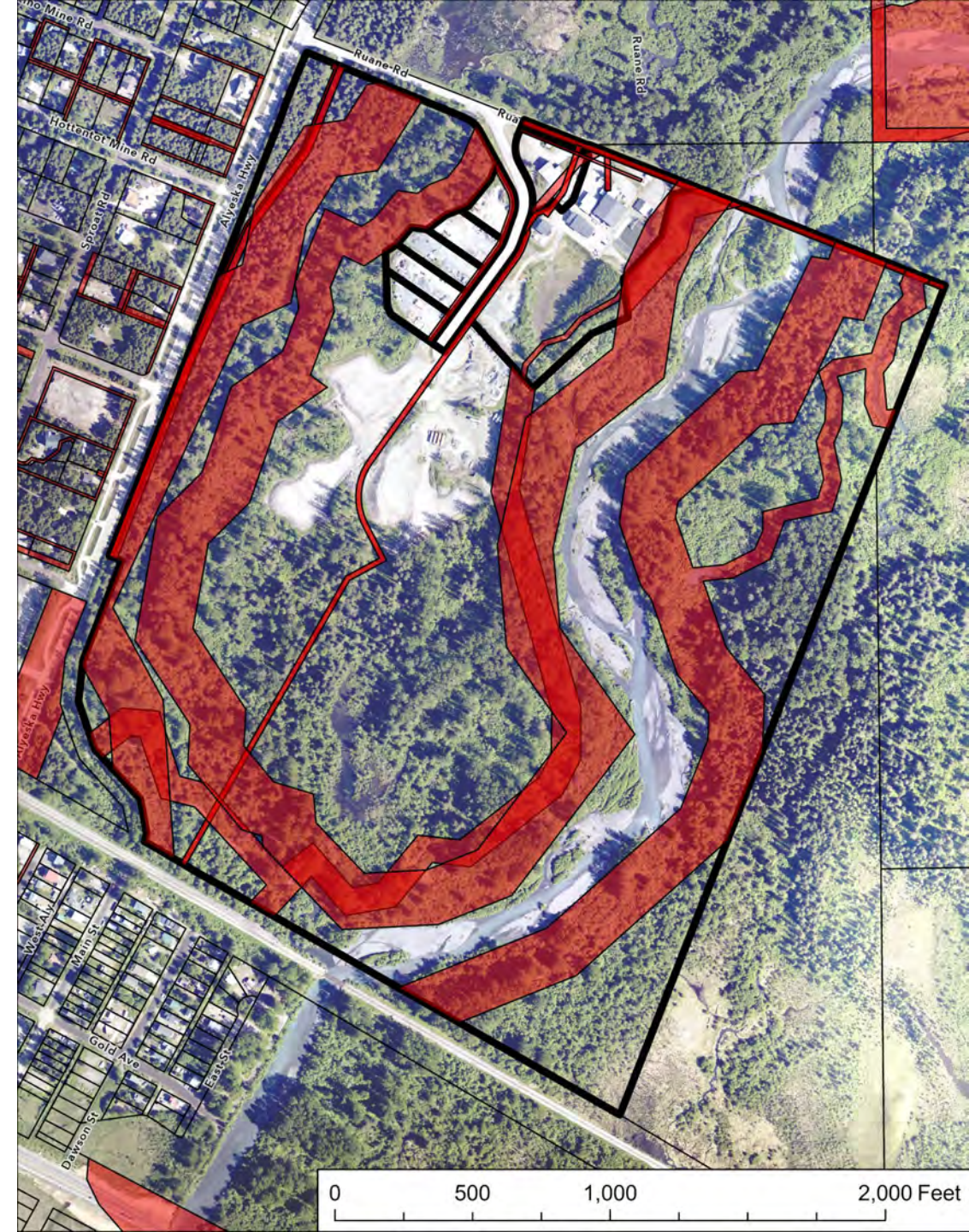
2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

Approved by the Anchorage Assembly on May 7, 2024 (AR 2024-92, As Amended)

Option 1 – Disposal of the property as-is.

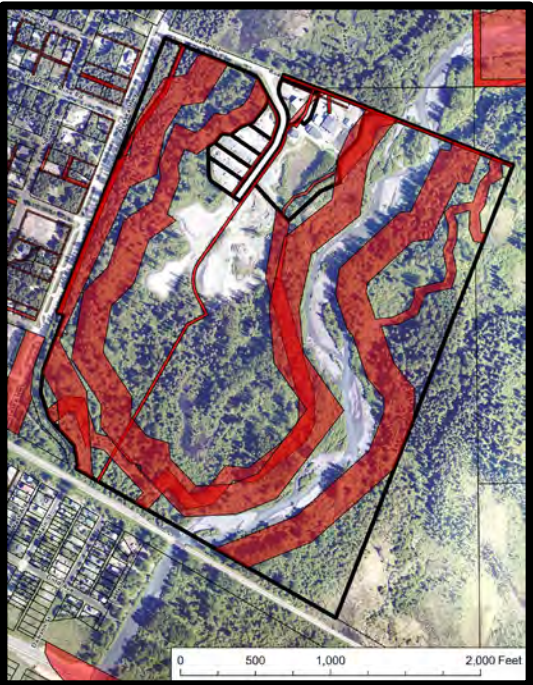
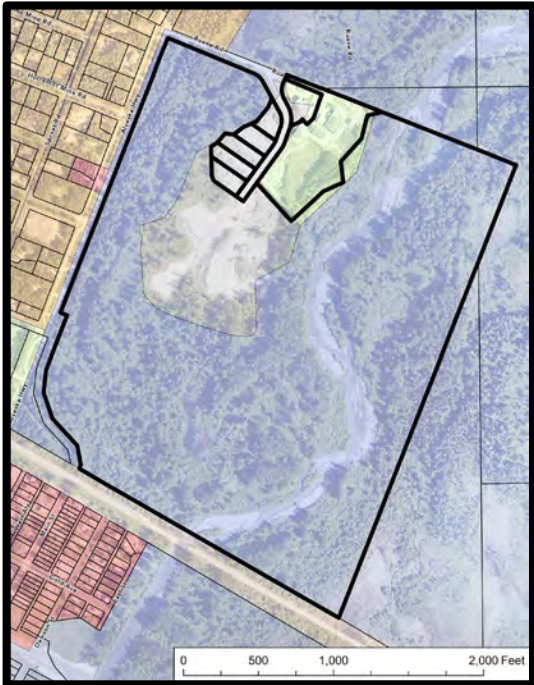
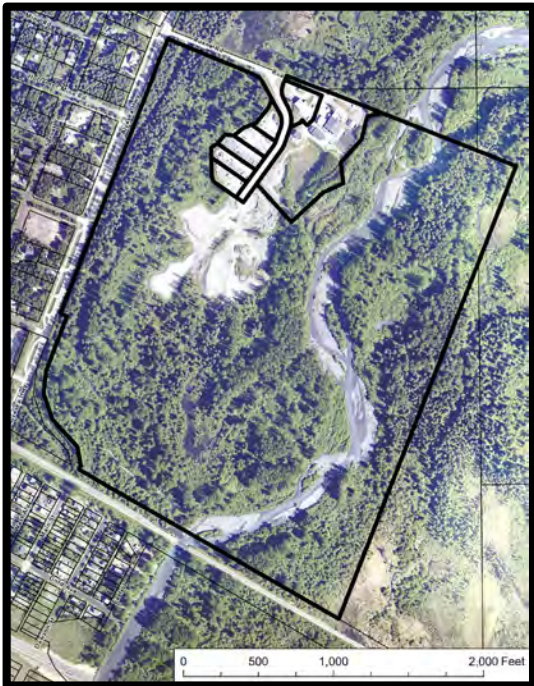
Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

Option 1 would be the least lift for HLB and would require a competitive bid for disposal. It is possible that HLB would have requirements as part of the transaction that the areas zoned Girdwood Open Space be tracted out and remain in the HLB Inventory.



Option 1 – Disposal of the property as-is.

Anticipated Construction Costs	\$0
Acres of Usable Land	15 acres
Lots Created	1
Anticipated Income to HLB Fund	\$2,256,000 <i>*the value of the low utility lands is \$252,000.</i>
Process Considerations	<ul style="list-style-type: none">• Project wholly becomes privately owned with minimal municipal and community input on eventual outcome.• Next steps would be competitive bid and disposal approval process.



Option 2 - Disposal with platting of reconfigured lots (not requiring improvements or limited improvements)

Option 2 is geared towards creating newly platted lots with minimal infrastructure improvements. Utilizing this approach, the goal would be to subdivide larger lots with access from the existing temporary cul-de-sac. During the subdivision process, the temporary cul-de-sac would become a dedicated right-of-way which may trigger some additional improvements such as extending the sewer line and the addition of street lighting.

The design of the tracts is to allow larger areas, each with separate access driveways off of the cul-de-sac.



Option 2 - Disposal with platting of reconfigured lots

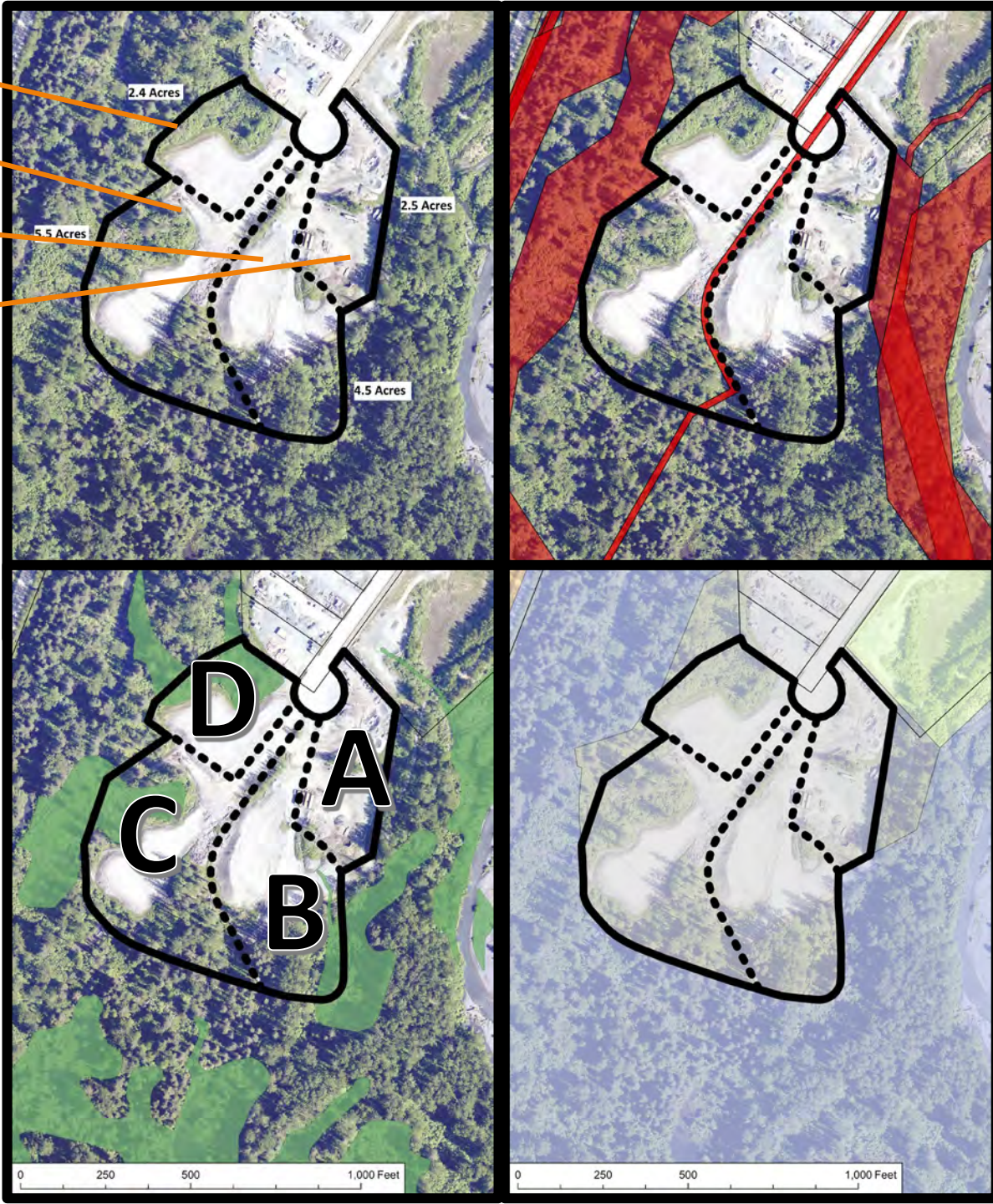
\$251,000

\$503,000

\$412,000

\$327,000

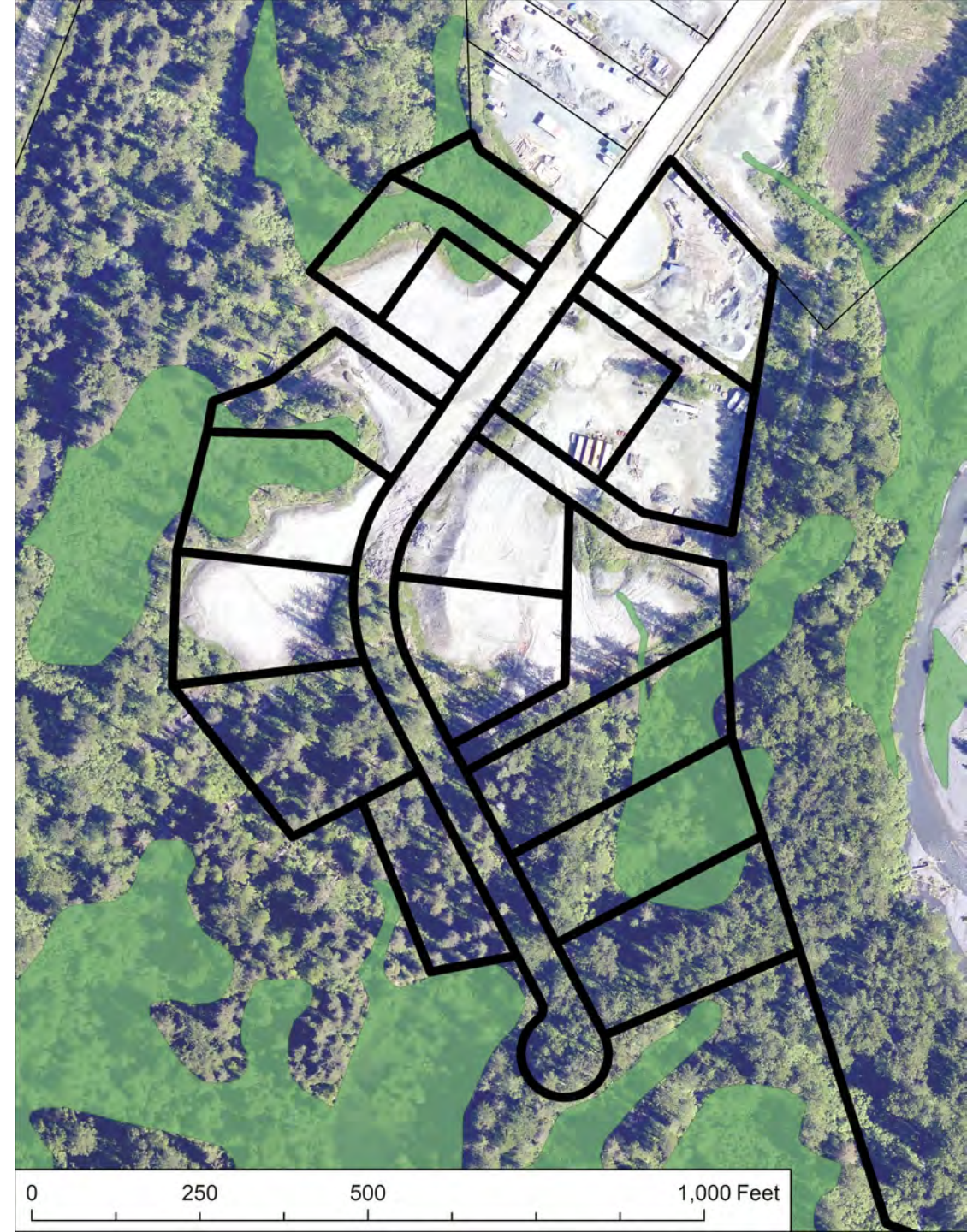
Anticipated Construction Costs	\$194,000
Appraisal 2024	\$1,493,000 (gross retail value) \$1,267,000 (prospective market value at completion)
Acres of Usable Land	14.9 acres (2.5 acres Class A wetlands)
Lots Created	4
Anticipated Income to HLB Fund	\$1,073,000 <i>*may be less if lot used by GVSA is withdrawn from the HLB Inventory of for less than FMV (FMV is \$327,000)</i>
Process Considerations	<ul style="list-style-type: none">• Resolve public access to streams• Would require a replat• Next steps would be replat, install minimal infrastructure, competitive bids, disposal approval process.



Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA.

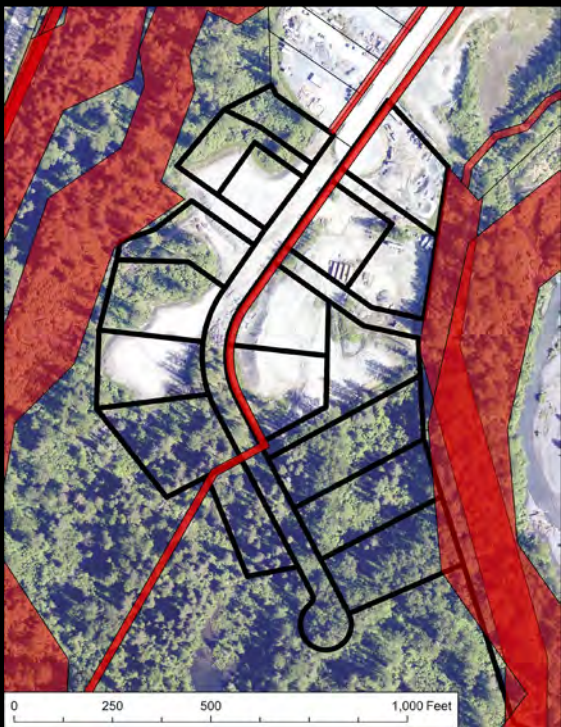
Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

This option would require the most extensive amount of infrastructure improvements and land use entitlement work. The layout would provide the seventeen (17) newly created lots, and would open up land beyond the area utilized by permittees in the Girdwood Industrial park at present.



Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA

Anticipated Construction Costs	\$3,674,798
Appraisal 2024	\$3,729,000 (gross aggregate retail value) \$2,650,000 (prospective market value at completion)
Acres of Usable Land	16.75 acres (3 acres Class A wetlands)
Lots Created	17
Anticipated Income to HLB Fund	Loss to the HLB Fund of approximately \$1,024,798
Process Considerations	<ul style="list-style-type: none">• Would require a replat• Would require a rezone• Next steps would be replat/rezone, competitive bids, disposal approval process.

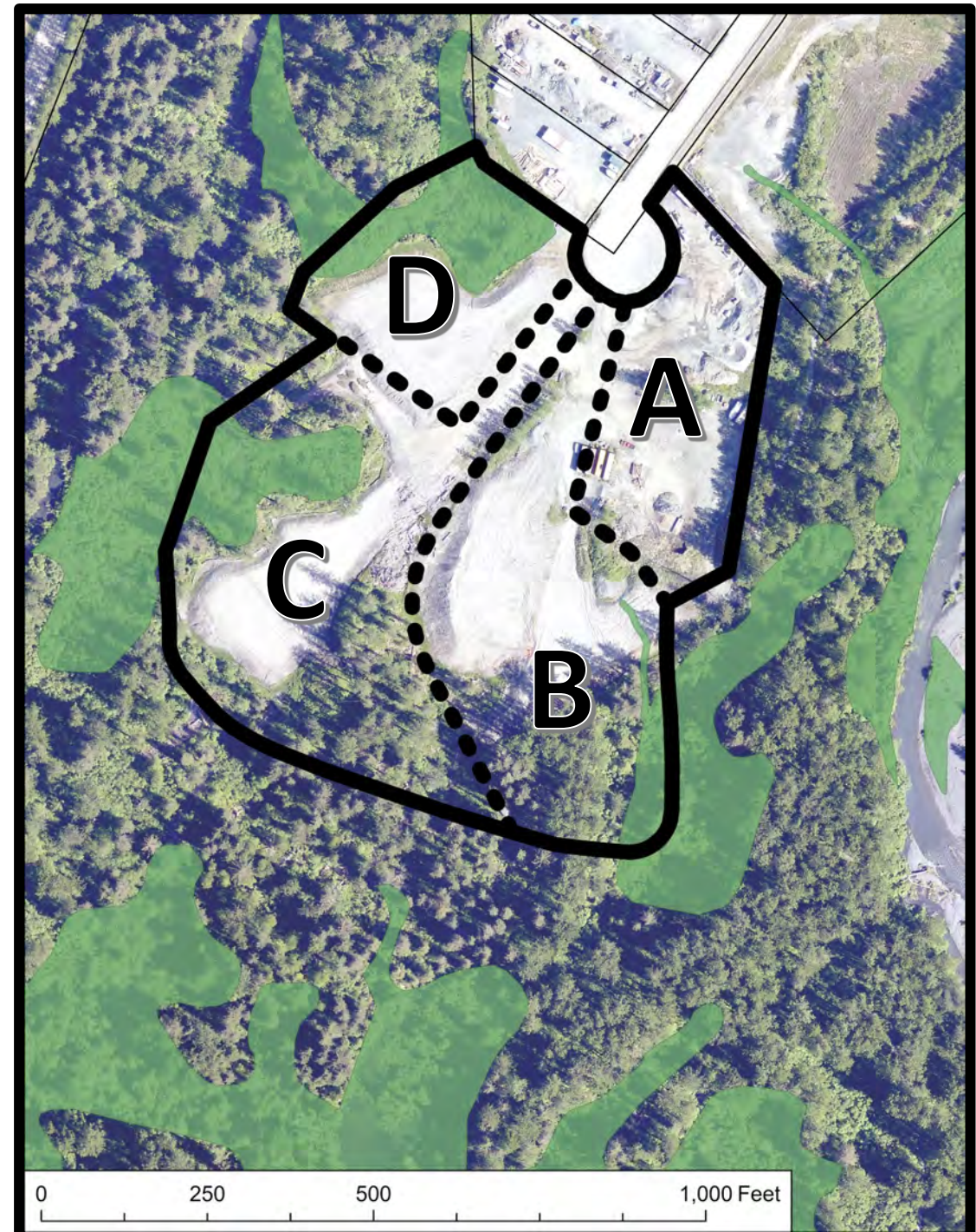


Anticipated construction costs

		Option 1 (As-is)	Option 2 (Tracts)	Option 4 (Ph 2 & 3)
		0 Feet of off-site improvements	75 Feet of off-site improvements	675 Feet of off-site improvements
		N/A	4 Lots	17 Lots
Cost Type	Price			
Roadway	\$750 Per Linear Foot	\$ 0.00	\$ 56,250	\$ 506,250
Separated Path	\$65 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 43,875
Lighting	\$550 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 371,250
3-phase electrical	\$5,000 Per Lot	\$ 0.00	\$ 20,000	\$ 85,000
Gas	\$30 Per Linear Foot	\$ 0.00	\$ 2,250	\$ 20,250
Sewer	\$600 Per Linear Foot	\$ 0.00	\$ 45,000	\$ 405,000
Lift Station	\$1,000,000 Per Station	\$ 0.00	\$ 0.00	\$ 1,000,000
Entitlements	\$4,530 Platting Cost Base Fee	\$ 0.00	\$ 4,530	\$ 4,530
	\$165 Per Lot Fee	\$ 0.00	\$ 660	\$ 2,805
	\$945 Variance Fee	\$ 0.00	\$ 945	\$ 945
	\$9,960 Rezone Fee	\$ 0.00	\$ 0.00	\$ 9,960
Subtotal		\$ 0.00	\$ 129,635	\$ 2,449,865
Design/Consultant Fees	25% of Subtotal	\$0.00	\$34,408	\$612,466
Contingency	10% of Subtotal	\$ 0.00	\$ 12,964	\$244,987
Indirect Costs	15% of Subtotal	\$ 0.00	\$ 19,445	\$ 367,480
TOTAL		\$ 0.00	\$ 194,453	\$ 3,674,798

Staff Recommendation – Option 2

- Maximum use of upland land
- Minimal infrastructure cost (no loss to HLB fund)
- Option to retain Tract C for future development
- Tracts can be sold to the private sector



Next Steps

- Information will be presented at the GBOS/Municipal Manager Quarterly meeting.
- Incorporate feedback into DRAFT 2025 Work Plan.





An Inventory of Potentially Developable HLB Parcels in Girdwood

Presented to the Assembly Enterprise and Utilities Oversight Committee

April 20, 2023

By Heritage Land Bank

ANCHORAGE, ALASKA
AR No. 2023-40, As Amended

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the
41 Administration is requested to direct HLB and the Real Estate Department to compile a list
42 from the HLB inventory of uncommitted parcels that are suitable for residential or
43 commercial development, to include information about existing utilities, plats, studies,
44 known or estimated development costs to prepare the land for constructing dwellings, and
45 any other considerations required to determine the feasibility for development.
46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**
47 **explore financial mechanisms, such as tax improvement districts and tax**
48 **abatement, to support the development of attainable housing.** This task shall be a
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**
1 **entity,** with due consideration to and coordination with the Girdwood Board of
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an
3 Assembly Information Memorandum and presented at an Assembly Enterprise and
4 Utilities Oversight Committee no later than April 20, 2023.

Potentially Developable HLB Parcels in Girdwood

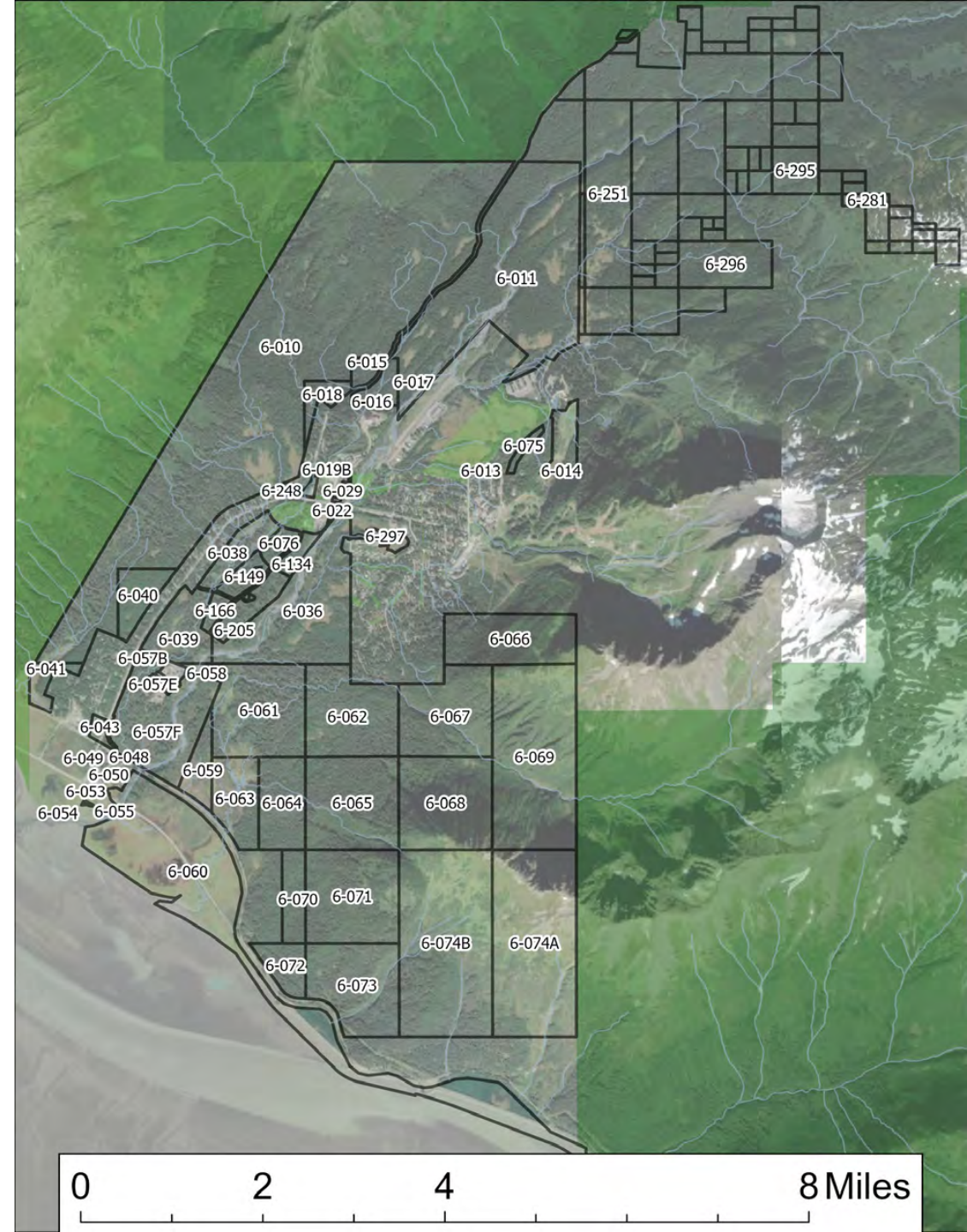
HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

Objective and Criteria

- Objective: To compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood
- What does “feasible for development” mean?
 1. Parcels are **uncommitted**: not leased or having a designated purpose
 2. **Infrastructure** is located within one-half mile: water mains, sewer mains, electrical lines and streets
 3. Parcels are mostly **uplands**: not in intertidal areas or majority Class A wetlands
 4. Parcels are relatively flat or have **minimal slope**
 5. **Zoning** is appropriate for residential or commercial development
 6. Other **environmental considerations** including special flood hazard areas that are not prohibitive
 7. **Plat notes** that do not restrict development: setbacks, easements, restrictions, development or other requirements

HLB Land in Girdwood

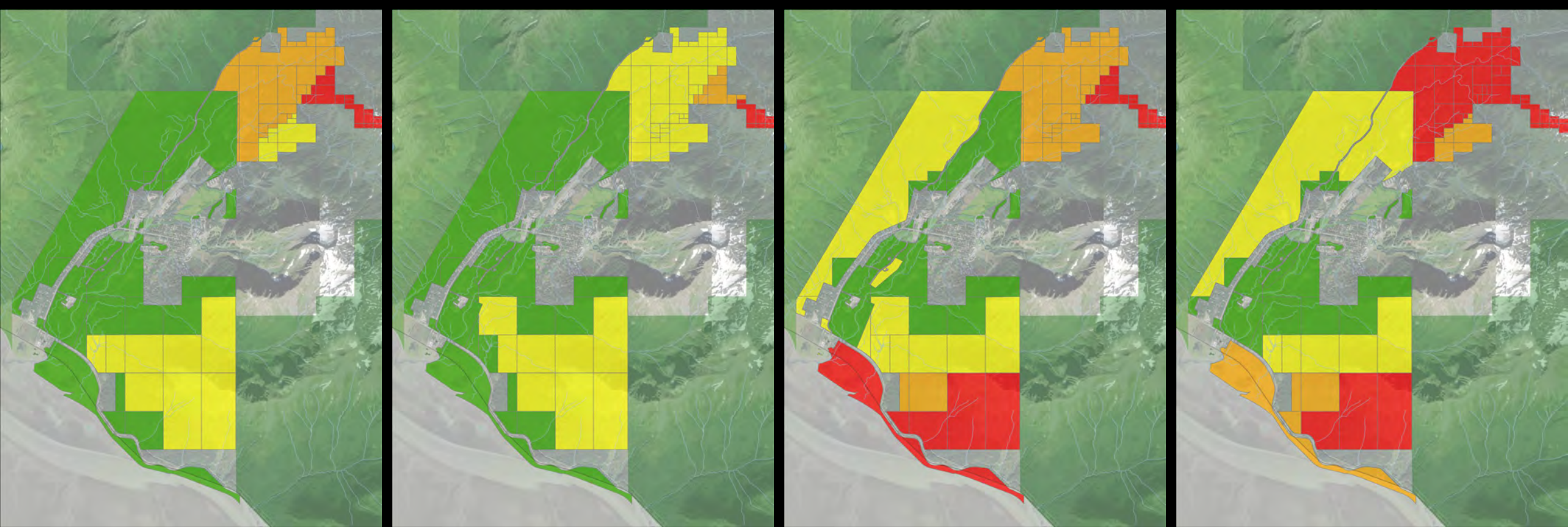
- 58 HLB-owned parcels
- 6350+ Acres
 - Wetlands: 600+/- acres
 - Avalanche Hazard: 400 +/- acres
 - Special Flood Hazard Areas: 700 +/- acres
- Zoning Designations:
 - Industrial: 20+ acres
 - Commercial: 25+ acres
 - Resort Use: 80+ acres
 - Residential: 385+ acres
 - Other: 5700+ acres



Accumulating Data

- Worked with the Geographic Data and Information Center (GDIC)
- Spatial Analysis to calculate and compile data on all HLB parcels in Girdwood
- Attributes included:
 - Plats and Plans
 - Area and Slope
 - Zoning Designations
 - Wetland Areas
 - Flood Hazard Areas
 - Avalanche Hazard Zones
 - Distance to Infrastructure: Roads, Sewer, Water, Electricity
 - Estimated cost of off-site infrastructure

Infrastructure Proximity



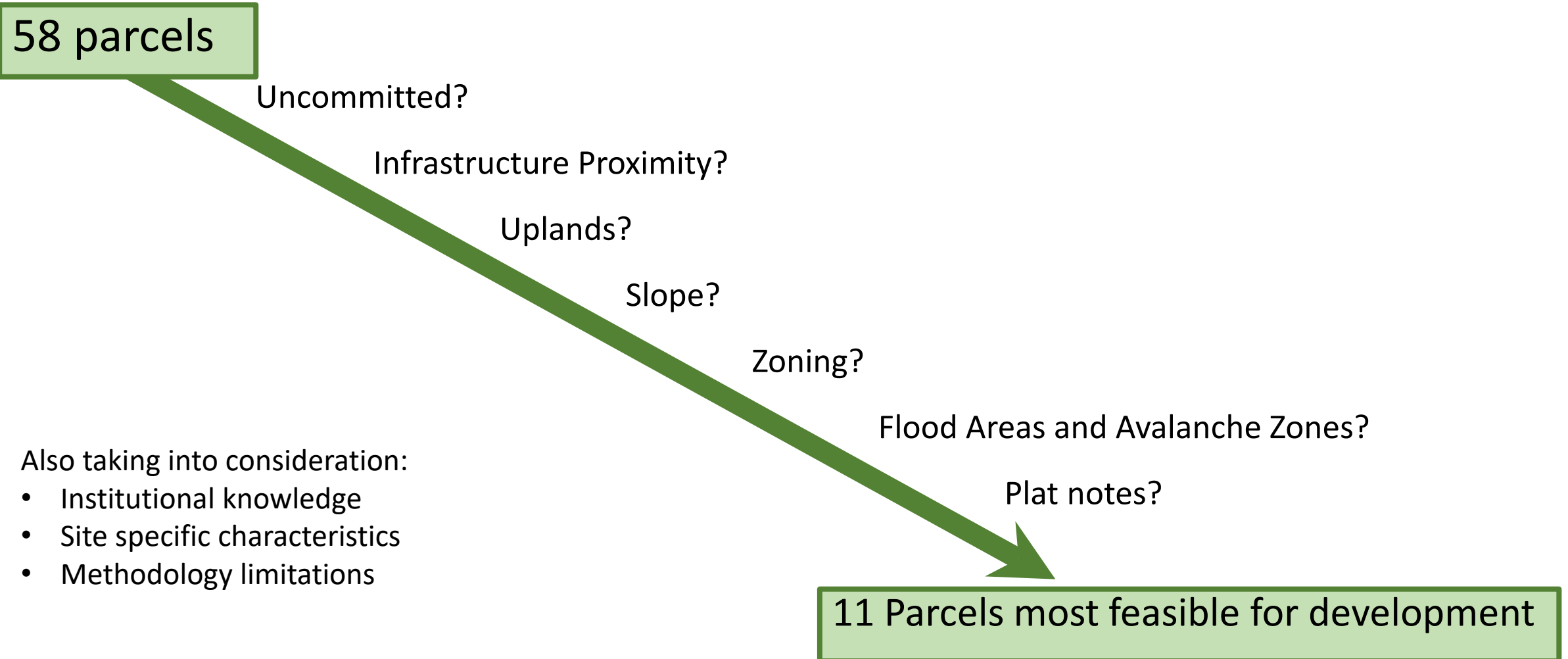
Electrical Lines

Roads

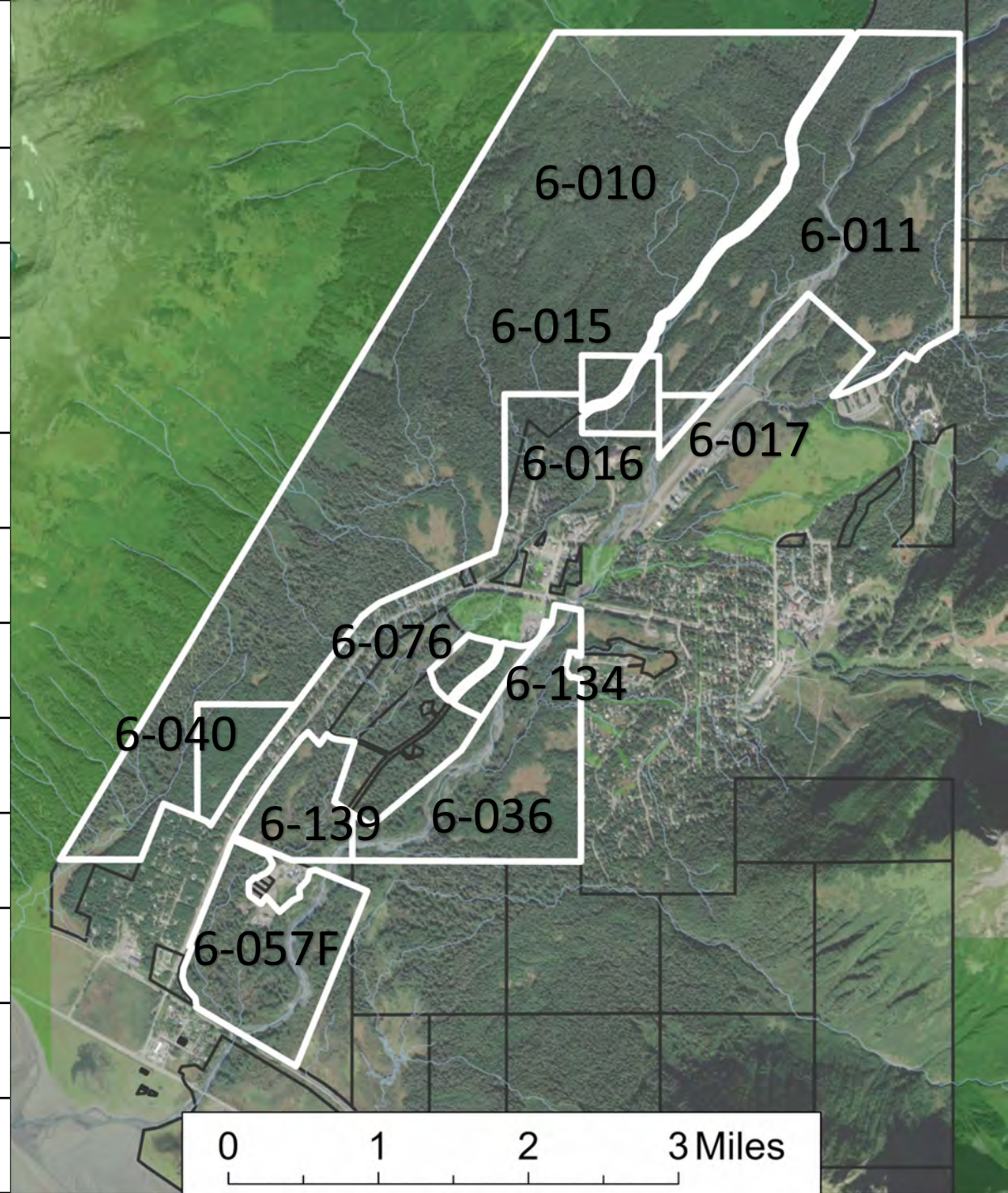
Water Main

Sewer Main

Narrowing the List



HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
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6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15



Other Considerations

- Past project success and failures
- Applicable area and master plans
- Pre-development costs: surveying and engineering, wetland delineation and permitting, possible rezoning and replatting
- Methods are limited and most likely give a much lower estimate than what would actually be necessary
- This report's intention is to establish a preliminary baseline of development capability
- This report is not intended to provide preferred properties for development or suggest that development is likely
- HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.



Financial Mechanisms

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: April 20, 2023

TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole

THROUGH: Lance Wilber, Director
Office of Economic and Community Development

FROM: Emma Giboney, Land Management Officer
Heritage Land Bank

SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

EXECUTIVE SUMMARY

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

INTRODUCTION

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal

departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

METHODS

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

RESULTS

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

APPENDIX A: AR 2023-40

Municipal Clerk's Office
Amended and Approved
Date: February 7, 2023

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA AR No. 2023-40, As Amended

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.

WHEREAS, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

WHEREAS, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

WHEREAS, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

WHEREAS, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

WHEREAS, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

WHEREAS, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

WHEREAS, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

WHEREAS, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and

WHEREAS, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

WHEREAS, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

WHEREAS, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. To request the Administration direct HLB to add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood.

Section 2. Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community.

Section 3. For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another

entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

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

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

Suzanne LaFrance

Chair

ATTEST:

Barbara A. Jones

Municipal Clerk

APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

Reason for Exclusion	# of Parcels
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4

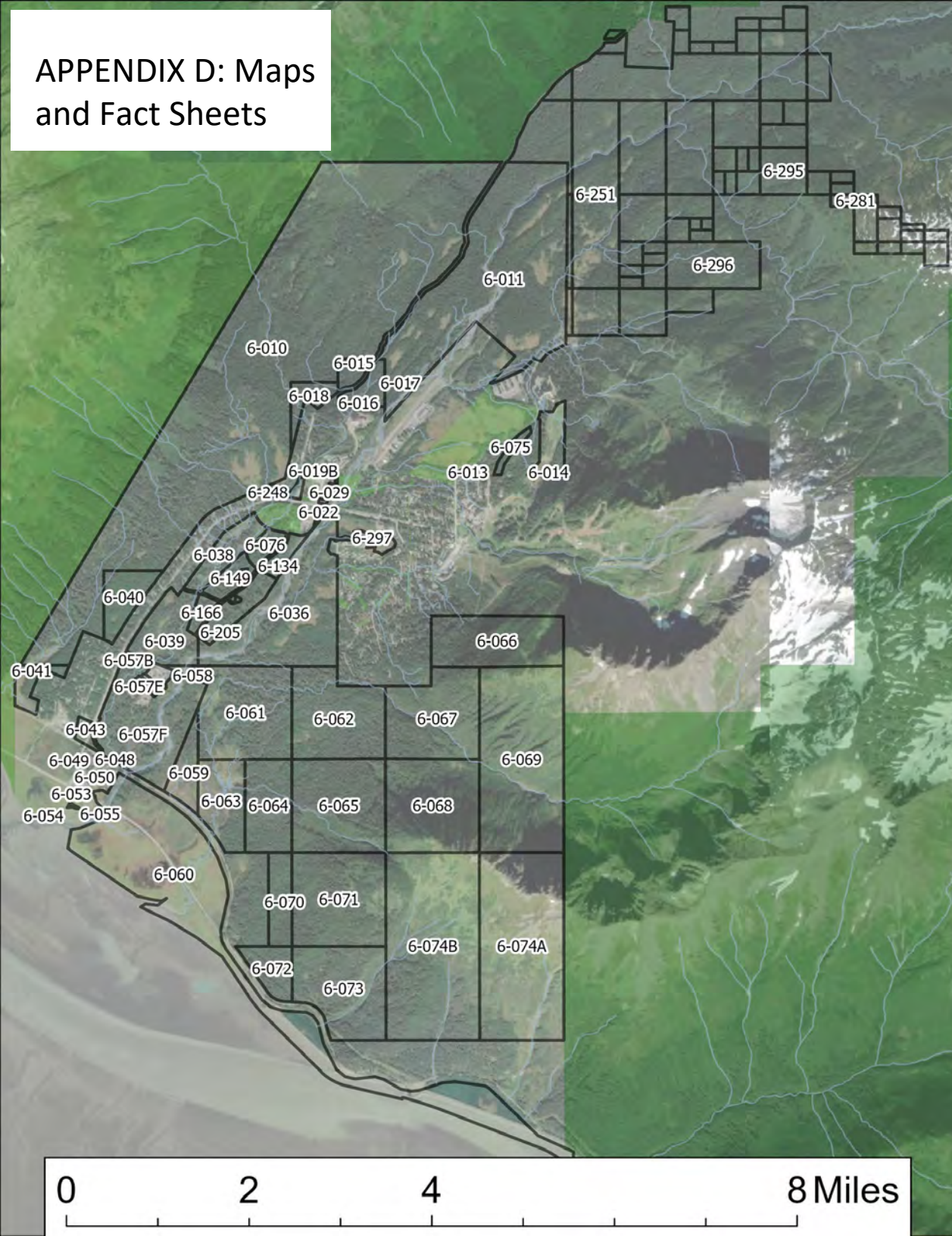
	Planning and Zoning			
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

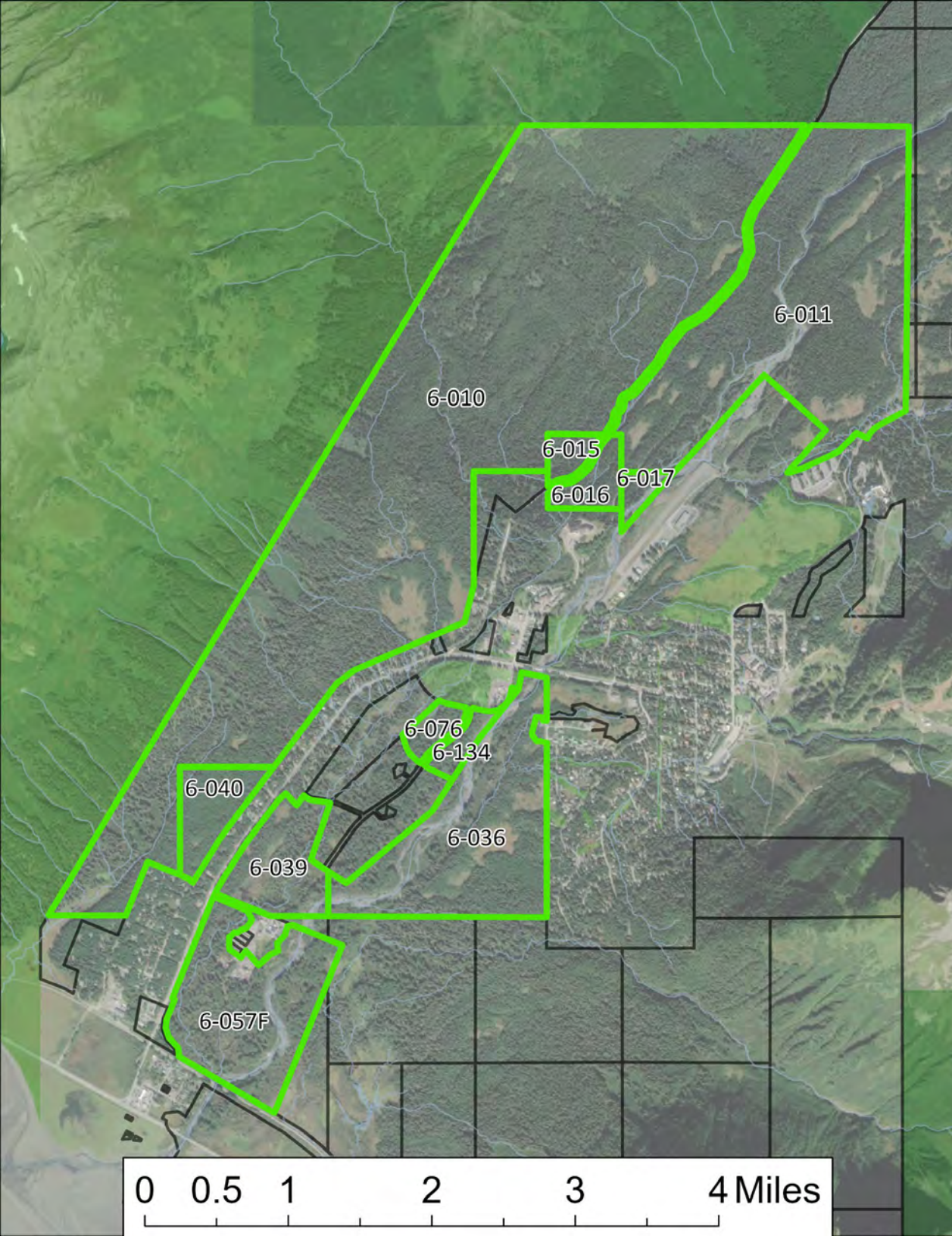
	Wetlands			Special Flood Hazard Zones			
HLB Number	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95

	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

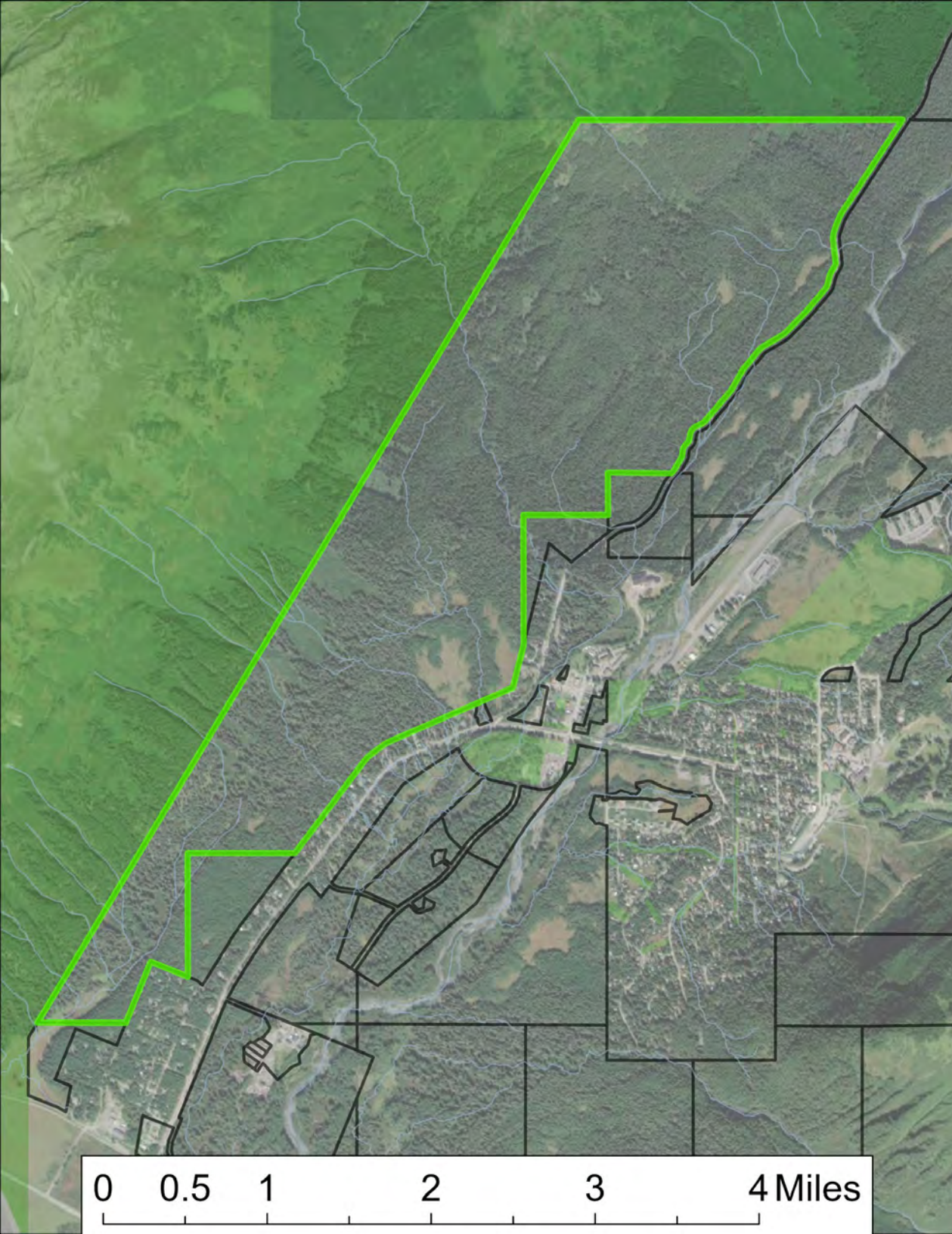
APPENDIX D: Maps and Fact Sheets



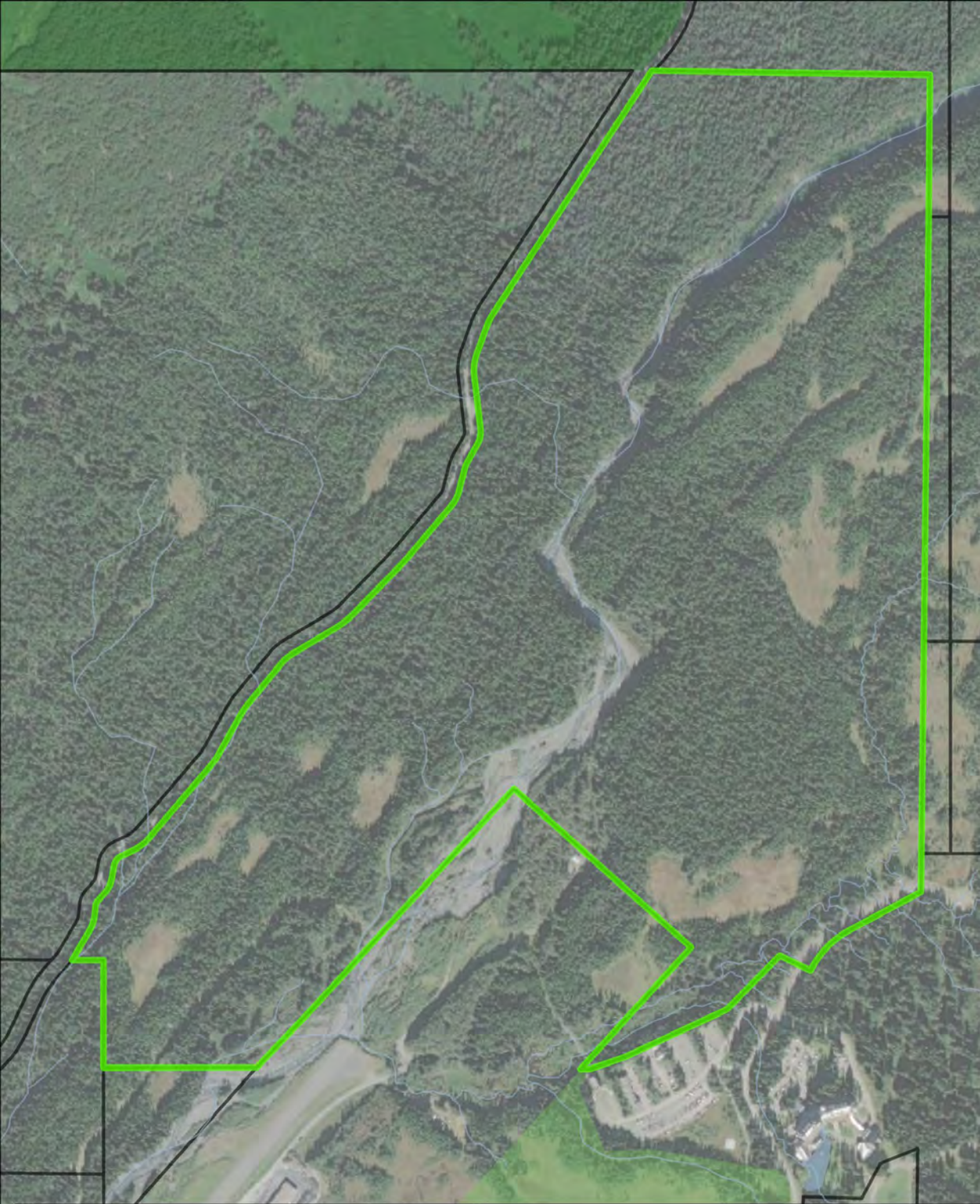
HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%



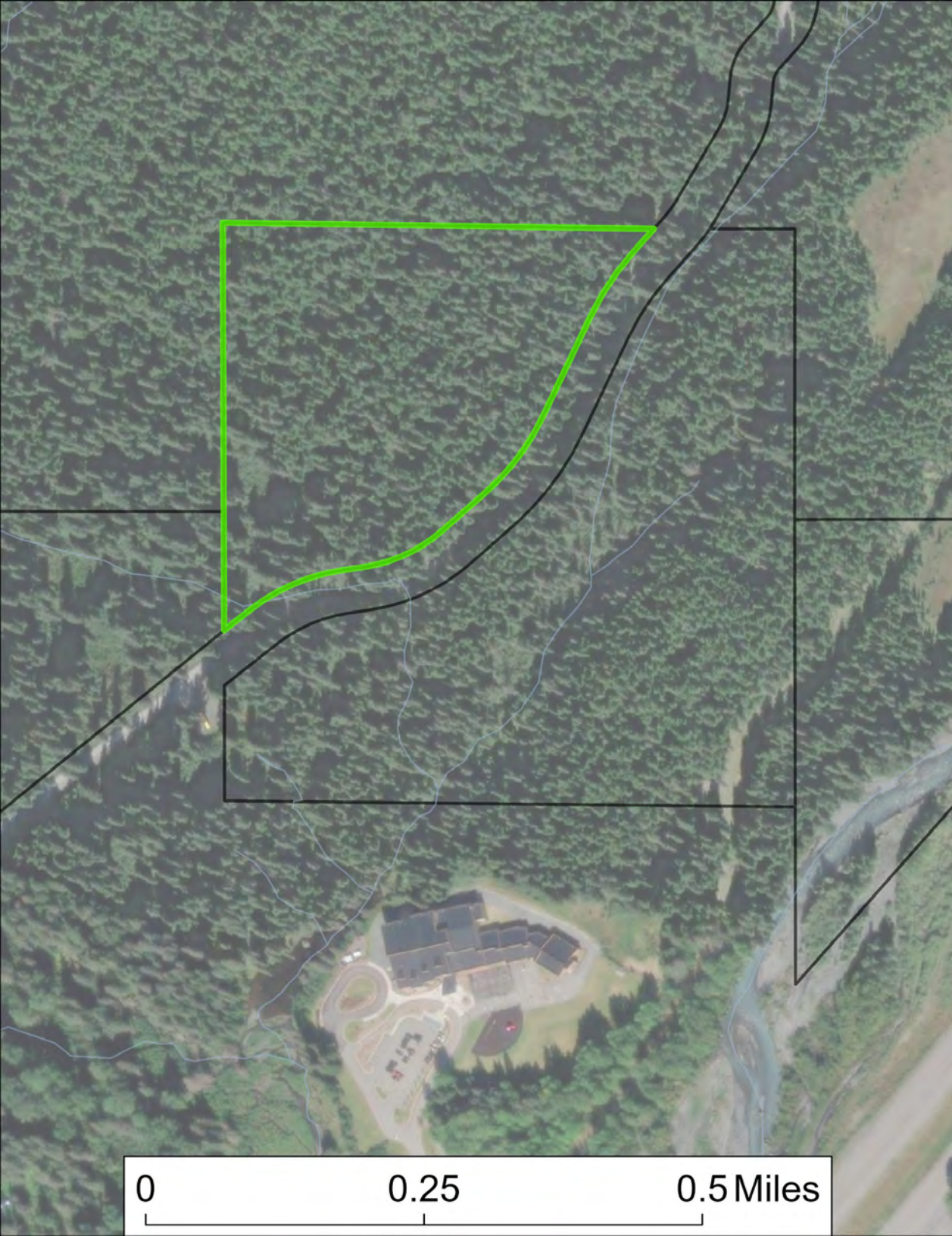
HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%



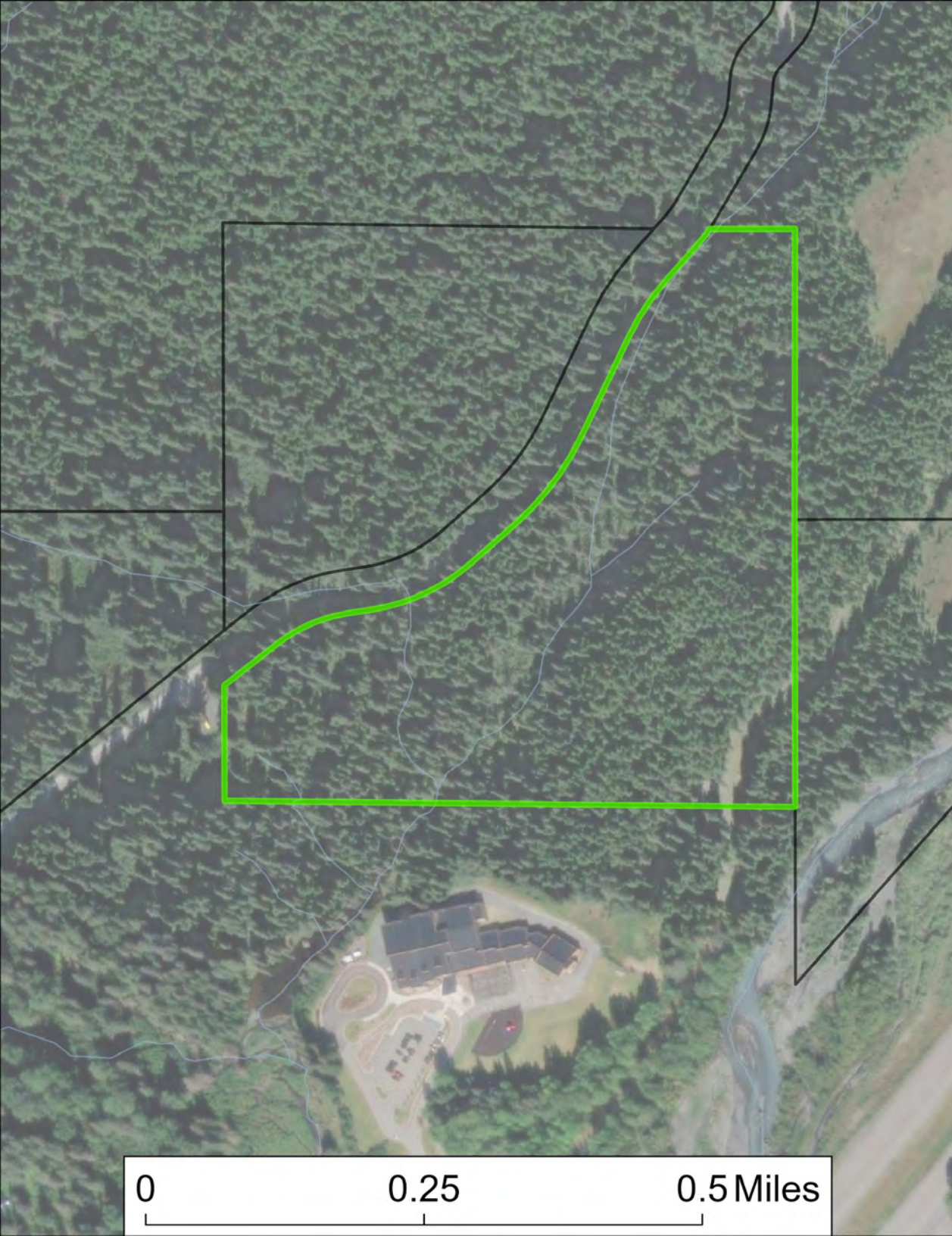
HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%



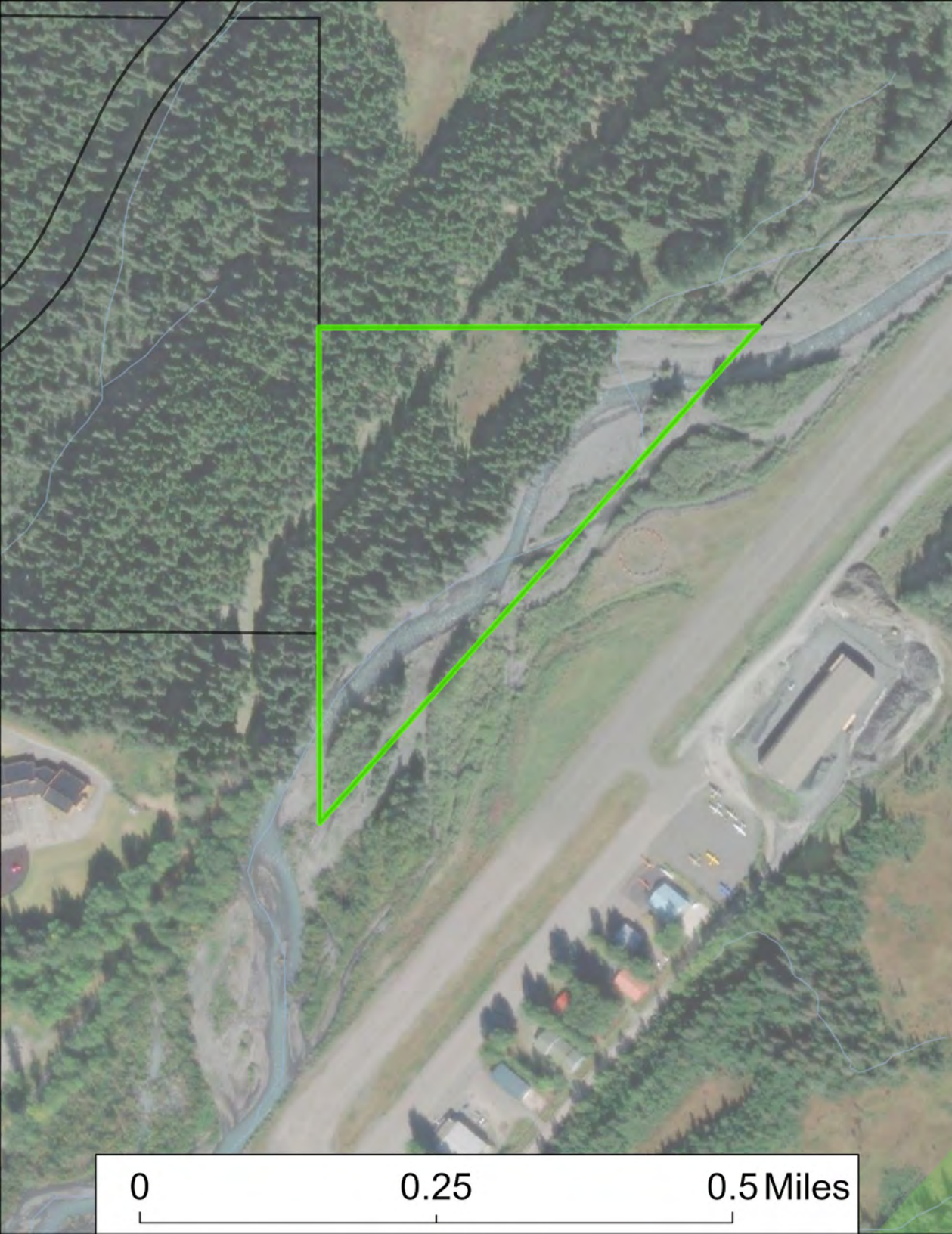
HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality

HLB Staff:

9/12/25

I am requesting a transfer of my Land Use Permit from the lot I currently occupy to Lot B-2. The reason, as you know, is to vacate that space, so GBOS can expand the Road Service Area Maintenance Yard, and to provide a future home for a fire department training area, and other community needs (ie. wood disposal lot). It will allow me to erect a much-needed covered winter sand material bunker.

Lot B-2 is covered in recently-deposited organic reject material that was trucked from another construction site: it will need a fill cap to accommodate heavy cement blocks and heavy equipment. The existing fill on Lot B-2 is known to be very soft and still settling, and so a base layer for my operations will be needed.

As part of moving lots, I am requesting to cap a 50'x50' area with proper fill 1'-deep with a fabric underlay, so that I can install a 30'X 30' sand bunker composed of 6'x2'x2' cement landscape blocks. I will do this at my own expense, regardless of any future changes to Phase 2 development, or my status on this lot. If forced to move in the future, I will be responsible for moving all temporary structures, but I will not be responsible for moving any fill used too improve the lot surface.

I am requesting permission from HLB (and GBOS if needed) to erect three temporary structures on this lot ASAP:

- (1) Sand bunker with cover (this Fall). **MY PRIORITY IS COVERED SAND STORAGE.**
- (2) 30'x48' Cover-All fabric dome with metal frame for equipment parking and maintenance tent (this Fall, if time/weather permits).
- (3) 45'x30' - (2) 45'-conexes with a truss roof between them, and end walls for tool storage and a heated/dry space for doing repairs (Construction in Spring 2026).

Additionally, I would like to explore the possibility of turning the unfilled area of Lot B-2 into a permitted snow dump site, which could be expanded in the future—for GBOS and/or Snowfree Plowing and Sanding—into the B-1 lot (no timeline, but this is long-needed component of snow removal in Girdwood which needs to be addressed as GIP development goes forward). Placement of temporary structures will be on the far North/Northwest section, due to the lack of surveyed boundaries and possible future road changes/improvement.

Thank You,

Robert Wolfe
Snowfree Plowing and Sanding
(907) 240-2982

COMMUNITY MEETING

Monday, September 8, 2025

7:00pm-8:00pm

Girdwood Community Room

250 Egloff Rd.

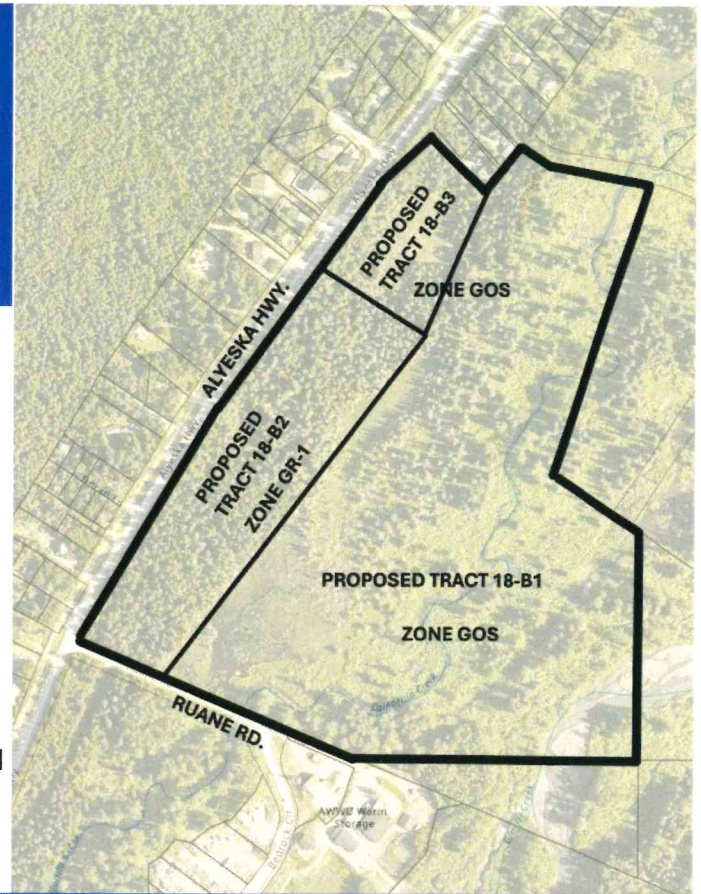
Girdwood, AK



PLEASE JOIN US at the Girdwood Board of Supervisors Land Use Committee Meeting to discuss the proposed subdivision of Tract 18-B, Supplemental Cadastral Survey.

The MOA Heritage Land Bank (HLB) is proposing to subdivide Tract 18-B, Supplemental Cadastral Survey, Township 10 North, Range 2 East, S.M., AK., per Plat No. 73-220, Anchorage Recording District.

The subdivision is located north of Ruane Road and would 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.





Community Meeting Location

IN-PERSON 250 Egloff Road
(Girdwood Community Room)

ON-LINE Via Teams
Meeting ID: 261 941 374 2378
Passcode: d9Re9k7T

DIAL IN BY PHONE +1 907-519-0237
424661379#
Phone conference ID: 424 661 379#

FOR ADDITIONAL INFORMATION CONTACT:

RYAN YELLE, LAND MANAGEMENT OFFICER
Heritage Land Bank, MOA
907-343-7531 • ryan.j.yelle@anchorageak.gov

DAVE HALE, SENIOR LAND SURVEYOR
R&M Consultants, Inc.
907-646-9651 • dhale@rmconsult.com

FMMNMP 99519

IN SERVICE
TESTED

MUNICIPALITY OF
ANCHORAGE
HERITAGE LAND BANK

CARE OF: R&M CONSULTANTS, INC.
9101 Vanguard Dr., Anchorage, AK
99507

US POSTAGE PAID PITNEY BOWES



ZIP 99518 \$ 000.64¹
02 7W
0008032408 AUG 11 2025

MOA HERITAGE LAND BANK ALL AWWU
ORGS
PO BOX 196650
ANCHORAGE AK 99519-6650



Orca Mountain View Subdivision

(Tract 18-B, HLB Parcel 6-039)



Ryan Yelle
MOA Heritage Land Bank

Dave Hale, PLS
R&M Consultants



Background

- This platting action is within the HLB 5-Year Workplan:
“6-039 – Evaluate this parcel for potential replat into residential lots for disposal. HLB will coordinate with GBOS, LUC, and GVSA on the proposed subdivision.”
- The purpose of this platting action is to subdivide a residentially zoned (gR-1) area from those zoned as open space (GOS)
- Subdivision of HLB Parcel 6-039, legally known as Tract 18-B Supplemental Cadastral Survey from 1 Tract into 3 Tracts

Zoning & Concept Plat



←
Zoned gR-1 (Tan)
and GOS (Purple)

3 Tracts created
based on zoning
boundaries
→



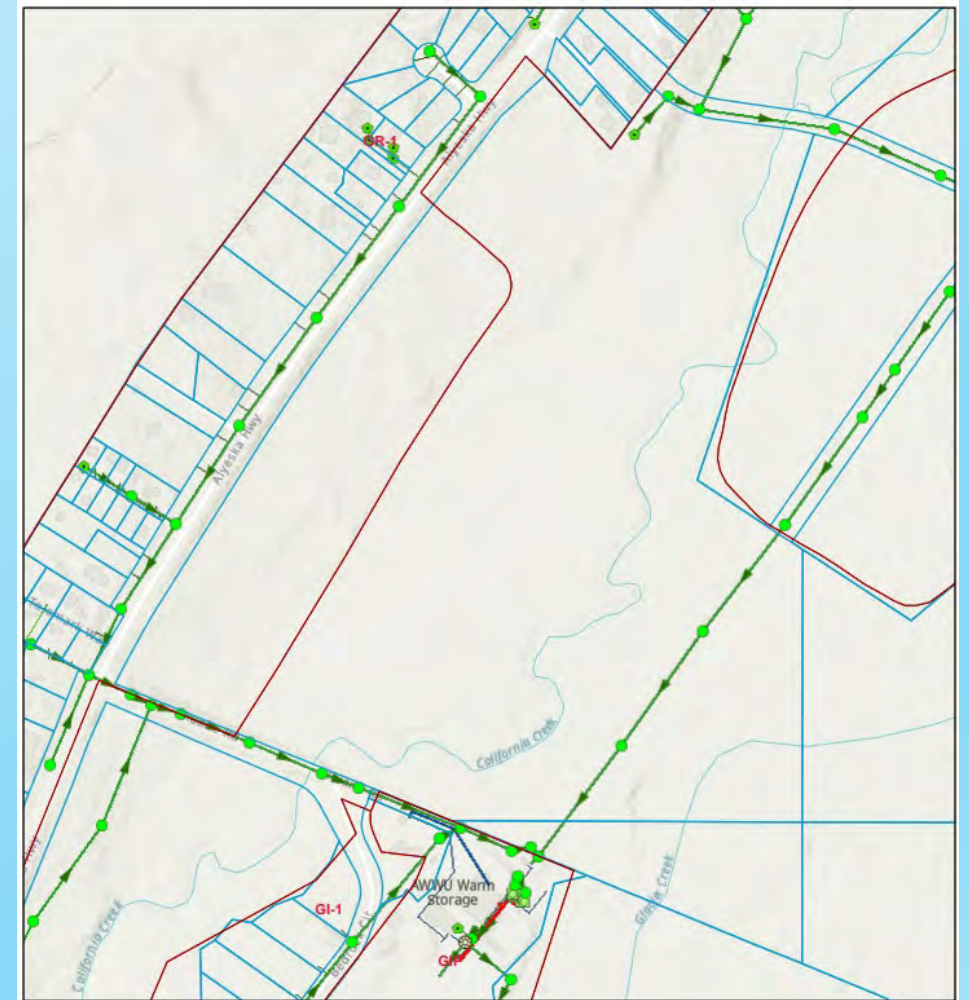
Concept Plat

- Tract 1: ~50 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped
- Tract 2: ~13.5 acres, zoned gR-1 (Alyeska Highway Mixed Residential) and is suitable for residential development. All residential use types are allowed within this zoning district.
- Tract 3: ~4 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped at this time.



Development Challenges

- Access options to the Alyeska Highway are unknown, but unlikely at this stage. ROW for Alyeska Highway will be dedicated through this action.
- Access to public utilities. Public water is not available, and public sewer may have difficulty achieving gravity flow to adjacent service lines
- Additional studies on utility development and funding opportunities need to be completed prior to any further subdivision of proposed Tract 2



Platting Timeline

- Anticipated application submittal to the Planning Department in late September pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

Questions?



Ryan Yelle
MOA Heritage Land Bank
907-343-7531
Ryan.J.Yelle@anchorageak.gov



Dave Hale, PLS
R&M Consultants
907-646-9651
dhale@rmconsult.com

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*

October 27 2025 MOA GBOS Quarterly Meeting Agenda Draft

4 p.m. via Microsoft Teams & Anchorage City Hall

This hybrid meeting is taking place via Microsoft Teams & at Anchorage City Hall, 8th Floor Conference Room:

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 Mike Edgington or Jennifer Wingard, 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 & Disclosures

Agenda Revisions and Approval

October 27 2025 MOA GBOS Quarterly Meeting Agenda approval

Attendees or designees requested: Becky Windt Pearson, Municipal Manager; others at her invitation.

Agenda

Welcome and Introductions

1. Intergovernmental Charges in GVSA budgets (specifically Fire and Roads)
2. Whittier Policing Contract and addition of enforcement of elements of Municipal code

Topics from July meeting:

3. HLB Update on Girdwood Industrial Park progress (Tiffany Briggs, HLB)
4. DOT Airport land and Municipal zoning and planning requirements
5. Short Term Rental Requirements
Proposed framework under T21C9
Funds to mitigate negative impacts of STR
6. Funding for Girdwood Capital projects: Timberline Road Paving
- ~~7. Whittier Policing Contract and addition of enforcement of Fire Complaints~~
- ~~8. Discuss method for GBOS to initiate changes to T21C9.~~
- ~~9. Discuss AO to add another position for a Girdwood resident to serve on HLB Advisory Commission.~~

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Adjourn

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

Girdwood Fee Schedule

Booth Space, per day	\$ 28.00
Concession Permit Fee	*see below
Outdoor Concert Permit	*see below
Park Use, Special Event	*see below
Park Use, Special Event, < 300 people per day	*see below
Park Use, Special Event, 300 - 1000 people per day	*see below
Park Use Special Event, 1001 or more people per day	*see below
Amplified sound at parks & athletic facilities per day	\$ 30.00
Lights or electricity use in parks, per day	\$ 30.00
Picnic/Park Areas Reservation	\$ 40.00
Picnic Shelter Reservation, <4 hours, per use	\$ 65.00
Picnic Shelter Reservation, 4-8 hours, per use	\$ 85.00
Picnic Shelter Reservation, >8 hours, per use	\$ 108.00

Park Use, Park/Trail Vehicle Transit, per day	\$ 50.00
Processing Fee - Hourly	\$ 60.00
Park Use, Memorial (limited)	\$ 550.00
Trail Use, for organized events, per user	\$ 2.00
Athletic Field, Adult League Season, per day (minimum \$50)	\$ 50.00
Athletic Field, Youth League Season, per day (minimum \$50)	\$ 15.00
Athletic Field, Youth League season w/cooperative use agreement	N/C
Camping, per night	\$ 10.00

Park Event Participants / Day	No Concessions	With Concessions	With Alcohol Sales
Events less than 300	\$150	\$150	.50 per cup and Permit (\$250)
Events 301- 500	\$250	\$250	.50 per cup and Permit (\$250)
Events 501- 1,000	\$350	\$350	.50 per cup and Permit (\$250)

*Events 1,000- 3,000	\$500 *	.50 per cup and Permit (\$250)
Events 3,001 – 5,000	\$1,000	.50 per cup and Permit (\$250)
Events 5,000 +	\$2,500	.50 per cup and Permit (\$250)

* Additional booth fees will be charged of:

- For profit / commercial vendor - \$100 1st day/\$50 each subsequent day / vendor.
- Non-profit vendor with sales - \$30 1st day / \$15 each subsequent day / vendor.
- Multiple day events pay the daily fee listed in the chart on the 1st day / 75% of that fee for each subsequent day.
- Permits for Commercial Park vending. All seasonal vendors would be treated as a for-profit vendor

Girdwood Community Room	\$10 per hour
No overnight rental rate	
Commercial Use – Trails	\$60 + \$2 pp user fee (self-reported)
Commercial Use – ie weddings/photo	\$50
Fixed Vendor Use (3 sites possible)	
processing fee	\$50
Permit fee	\$350 (reduction possible to grow business)

[Parks and Recreation Girdwood Fee Schedule](#)



Huddle AK LLC
605 W 2nd Ave
Anchorage, AK 99501
(907)223-0136

Girdwood Inc.
PO Box 1102
Girdwood, AK 99587

INVOICE

Invoice Date: 9/10/25
Total Amount: \$3,190.28
Number: 0631046016
Invoice Period: 08/01/25 - 09/10/25
Terms: Net 30
Project: Girdwood Area Plan Phase 4

INVOICE SUMMARY

Description	Total Budget	Total Billed (%)	Prior Billing (\$)	This Invoice (\$)
Task 1: Land Use Plan Maps	\$34,500.00	100.00%	\$34,500.00	--
Task 2: Transportation Analysis	\$4,440.00	100.00%	\$4,440.00	--
Task 3: Population, Employment, Housing	\$4,440.00	100.00%	\$4,440.00	--
Task 4: Plan Document, Recommendations, and Implementation	\$31,500.00	100.00%	\$31,500.00	--
Task 5: Plan Adoption	\$24,660.00	100.00%	\$24,660.00	--
Task 6: Additional Support for Project Approval	\$3,000.00	100.00%	\$3,000.00	--
Travel Expense	\$480.00	100.00%	\$479.99	--
Subcontractor: Agnew::Beck	\$39,980.00	100.00%	\$39,979.55	--
BUDGET TOTALS	\$143,000.00		\$142,999.54	--

Description	Amount
Additional Support	\$3,190.28
Subtotal	\$3,190.28
TOTAL AMOUNT DUE	\$3,190.28

Counsel's Office

Department of Law
For reading: August 12, 2025

ANCHORAGE, ALASKA
AO No. 2025-91

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY UPDATING ANCHORAGE MUNICIPAL CODE CHAPTER 1.25, PUBLIC MEETINGS, AND AMENDING CHAPTER 4.05, AMC SECTIONS 2.30.030, 2.30.036, 2.40.035, 27.20.040 AND 29.10.050, AND RELATED CODE CHANGES.

WHEREAS, the Anchorage Municipal Charter, Section 17.05(a), specifies that "...[a]ll meetings of the assembly, the school board and other boards and commissions shall be public" and that "[t]he assembly by ordinance shall adopt procedures for maximum reasonable public notice of all meetings."; and

WHEREAS, the Municipality of Anchorage has enacted Chapter 1.25 of the Anchorage Municipal Code, *Public Meetings*, to implement the Charter requirements and for a local law corresponding to the State Open Meetings Act (AS 44.62.310-.319); and

WHEREAS, pursuant to, Alaska Statute 44.62.312, the policy of the State of Alaska regarding meetings of governmental units such as the Municipality of Anchorage include the following:

- (a)(2): it is the intent of the law that actions of governmental units be taken openly and that their deliberations be conducted openly;
- (a)(3): the people of this state do not yield their sovereignty to the agencies that serve them;
- (a)(4): the people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know;
- (a)(5): the people's right to remain informed shall be protected so that they may retain control over the government they have created...;

WHEREAS, pursuant to AS 44.62.310(a): "All meetings of a governmental body of a public entity of the state are open to the public except as otherwise provided by this section or another provision of law;" and

WHEREAS, pursuant to the Charter mandate and state law, over the past few decades the Assembly has enacted minor changes to the Municipality's Public Meetings code and recognizes updates are needed to keep pace with changes in technology and increased public interest and participation in Municipal meetings; and

WHEREAS, current AMC Chapter 1.25 and the Public Notice Manual published by the Municipal Clerk contain provisions that need to be updated to reflect best practices and to make it easier for Municipal staff and the public to find public meeting information,

including:

- the locations and procedures for physical public notice of meetings; and
- updating the information to be included in minutes and recordings of public meetings;

and

WHEREAS, to clarify the Municipal policy on open meetings and public notice, to update outdated language and procedures, and to create a more understandable process to follow for publicly noticing Municipal meetings; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 1.25.005 is hereby amended to read as follows:

1.25.005 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agenda means the order of business taken up at a meeting. The assembly and the school board may adopt rules for their agenda. An agenda states the purpose of the meeting by detailing the order of topics taken up at the meeting.

[ANNOUNCEMENT MEANS A VERBAL RECORDING OR WRITTEN POSTING OF THE DATE, TIME, PLACE AND SUBJECT OF A MEETING THAT STATES THE NAMES OF THE PUBLIC OFFICIALS CALLING OR ORGANIZING THE MEETING, AND WHICH IS DISTRIBUTED EITHER BY:

1. DISPLAY OF WRITTEN INFORMATION IN A PUBLIC PLACE MAINTAINED BY THE MUNICIPAL CLERK AS THE MUNICIPALITY'S PUBLIC NOTICE LOCATION AND WHICH IS ACCESSIBLE TO THE PUBLIC 24 HOURS PER DAY, OR, IN THE CASE OF THE SCHOOL BOARD, SUCH A PLACE MAINTAINED BY THE SCHOOL DISTRICT; OR
2. AUTOMATIC REPLAY OF A RECORDING MAINTAINED BY THE MUNICIPAL CLERK AND ACCESSIBLE TO THE PUBLIC 24 HOURS PER DAY, OR, IN THE CASE OF THE SCHOOL BOARD, SUCH A RECORDING MAINTAINED BY THE SCHOOL DISTRICT; AND
3. OTHER METHODS WHICH MAY BE USED IN ADDITION TO THE METHODS DESCRIBED IN SUBSECTION A.1 OR A.2 OF THIS SECTION TO FURTHER PUBLIC AWARENESS OF MEETINGS. WHENEVER PRACTICAL, SUCH ANNOUNCEMENT SHOULD INCLUDE POSTING ON A PUBLICLY ACCESSIBLE COMPUTER BULLETIN BOARD.]

Committee meeting means a gathering of members of a municipal body appointed by the presiding officer of the municipal body to consider assigned

1 topics. Additional rules for the assembly and its committees are found in Chapter
2 2.30.

3
4 *Continued meeting* means a regular or special meeting which recesses and then
5 reconvenes on a day other than the day when the meeting was originally called
6 to order, and the agenda of which is consistent [IDENTICAL] with the agenda of
7 that meeting.

8
9 Emergency special meeting is a special meeting of the assembly or school board
10 when an unforeseen occurrence or condition requires immediate action by a
11 meeting of a municipal body authorized to hold an emergency meeting by this
12 code. Boards and commissions shall not hold emergency special meetings.

13
14 *Executive session* means a session of a municipal body which first convenes as
15 a meeting and then[, ON] a motion to convene into an executive session that
16 specifies [SPECIFYING] the purpose of the executive session as clearly and
17 specifically as possible without defeating the purpose is passed affirmatively by a
18 majority vote. [THEREOF PASSED BY AN AFFIRMATIVE VOTE OF A
19 MAJORITY OF THE MUNICIPAL BODY, GOES INTO AN] In an executive
20 session, [EXCLUDING] members of the public may be excluded and [DURING
21 WHICH] the body may consider[S], but takes no action on[,] except to give
22 direction to an attorney or labor negotiator regarding a specific legal matter or
23 pending labor negotiation, only the following subjects:

- 24
25 1. Matters the immediate knowledge of which would clearly have an adverse
26 effect upon the finances of the municipality;
27
28 2. Subjects that tend to prejudice the reputation and character of any person,
29 provided the person may request a public discussion;
30
31 3. Matters which by law, municipal Charter or ordinance are required to be
32 confidential; [OR]
33
34 4. Matters involving consideration of government records that by law are not
35 subject to public disclosure;
36
37 5. A specific legal matter, including pending litigation; or
38
39 6. As to the assembly, labor negotiations with municipal employees,
40 consistent with subsection 2.30.036A.2. and chapter 3.70.

41
42 These exceptions shall be construed narrowly to avoid exemptions from
43 open meetings requirements and unnecessary executive sessions.

44
45 [INFORMAL MEETING MEANS AN IN-PERSON OR TELEPHONIC MEETING
46 WHICH INCLUDES MORE THAN THREE MEMBERS OF A BODY SUBJECT
47 TO THIS CHAPTER, EXCEPT FOR REGULAR, SPECIAL, COMMITTEE OR
48 WORK SESSION MEETINGS OR ANY MEETING WHICH IS ATTENDED BY A
49 QUORUM OF A BODY.]
50

[*LISTING* MEANS A WRITTEN STATEMENT OF THE DATE, TIME, PLACE AND SUBJECT OF A MEETING WHICH IS MAINTAINED AND UPDATED BY THE MUNICIPAL CLERK AND IS AVAILABLE FOR PUBLIC INSPECTION OR FOR REFERENCE BY TELEPHONE INQUIRY.]

Meeting means a gathering of members of a municipal body when

1. More than three members or a majority of the members, whichever is less, are present, a matter upon which the governmental body is empowered to act is considered by the members collectively, and the governmental body has the authority to establish policies or make decisions for a public entity; or
2. More than three members or a majority of the members, whichever is less, are present, the gathering is prearranged for the purpose of considering a matter upon which the governmental body is empowered to act, and the governmental body has only authority to advise or make recommendations for a public entity but has no authority to establish policies or make decisions for the public entity; or
3. A municipal body assigns two or more members to a subordinate unit, such as a committee, subcommittee, task force, or other similar body.
4. This definition does not apply to
 - a. staff meetings or other gatherings of the employees of a public entity.
 - b. meetings held for the purpose of participating in or attending a gathering of a national, state, or regional organization of which the public entity, governmental body, or member of the governmental body is a member, but only if no action is taken and no business of the governmental body is conducted at the meetings.
5. This definition does not apply to meetings of community councils, which are not governmental bodies pursuant to AMC Chapter 2.40.

Charter Reference – Public meetings, § 17.05.

State law reference - AS 44.62.310(d).

Cross reference –Ch. 2.40.

Minutes means an electronic recording of the public meeting or written action minutes of the action occurring at the meeting, unless both are required by this chapter or elsewhere in code.

Cross reference –§ 1.25.015 – Agendas; Duties of staff; Rules for public notice of meetings.

Municipal body means a governmental body including the assembly, school board, boards and commissions including but not limited to those listed in Title 4 or elsewhere in this code, the Anchorage Community Development Authority board of directors, service area supervisory boards, or similar governmental body. Municipal body includes the members of a committee, subcommittee, task

1 force, or other subordinate unit of a municipal body if the subordinate unit
2 consists of two or more members. Municipal body does not include community
3 councils pursuant to Chapter 2.40.

4
5 **State law reference – AS 44.62.310(h)(1).**

6 **Cross Reference –Chapter 2.40.**

7
8 Post means either to display written information in an electronic or physical
9 locations as determined by the context of this chapter.

10
11 1. Electronic locations: The municipality maintains two electronic locations to
12 display public notices: the municipal public notice website and the events
13 calendar on the municipal website.

14
15 2. Physical locations: The municipality maintains two physical locations to
16 repost public meeting notices: the permanent bulletin board outside of
17 the municipal clerk's office in City Hall at 632 West 6th Avenue,
18 Anchorage, and the permanent bulletin board outside of the entrance of
19 City Hall facing 7th Avenue.

20
21 Public entity means a public authority or corporation, the municipality, the school
22 district, boards and commissions, and other governmental units of the
23 municipality.

24
25 **State law reference - AS 44.62.310(h)(3) definition of “public entity.”**

26
27 Publicly notice means actions have been taken to comply with this section of the
28 code.

29
30 Publish means to cause to be posted on a municipal website designated for
31 public notices (the municipal public notice website) the matter required by law
32 to be publicly noticed. Unless otherwise provided by the assembly, posting shall
33 be maintained for seven consecutive days.

34
35 **Charter Reference – Definitions, § 17.13(h).**

36 **Cross Reference - Definitions, § 1.25.020.**

37
38 Recording means an electronic or digital sound reproduction. For purposes of
39 this chapter, the term “tape” or “tape recording” also means electronic or digital
40 recording.

41
42 Regular meeting means a gathering of a municipal body for the purpose of
43 conducting business which occurs at a usual and prearranged time and place.

44 1. In the case of the assembly, a regular meeting is a gathering held and
45 noticed in accordance with section 2.30.030.

46 2. In the case of the school board, a regular meeting is a gathering held and
47 noticed in accordance with subsection 29.10.050C.

48 [AND, IN THE CASE OF THE SCHOOL BOARD, WHICH IS ADVERTISED IN
49 ACCORDANCE WITH ANCHORAGE MUNICIPAL CODE SECTION
50 29.10.050.C. IN THE CASE OF THE ASSEMBLY, A REGULAR MEETING IS A

GATHERING HELD AS DESIGNATED IN SECTION 2.30.030.A AND AS ADVERTISED IN ACCORDANCE WITH AMC SECTION 2.30.030.K.]

Special meeting means a[N IN-PERSON] gathering of a municipal body called by the presiding officer or by one member fewer than a quorum of the municipal body for the purpose of conducting business which is of such urgency as to make waiting for the next regular meeting impractical.

1. [, OR, i]In the case of the assembly, a special meeting may be called and shall be [BY THE MAYOR, FOR THE PURPOSE OF CONDUCTING BUSINESS WHICH IS OF SUCH URGENCY AS TO MAKE WAITING FOR THE NEXT REGULAR MEETING IMPRACTICAL AND WHICH, IN THE CASE OF THE ASSEMBLY, IS] held and publicly noticed in accordance with applicable provisions of Charter § 4.04 and section 2.30.030 of this code.

Charter Reference – Presiding officer, meetings and procedures, § 4.04.

Task force means a temporary group created by a municipal body assigned to consider assigned topics and when created a termination date or event is specified. A task force is not a board or commission. For purposes of the school board, an ad hoc committee shall have the same definition of task force.

Work session or worksession means a gathering of assembly, [OR] school board, or board and commission members for the purpose of obtaining information, training, or [AND] discussing an announced topic. Work sessions must be publicly noticed and recorded. Work sessions are gatherings but are not “meetings” for purposes of the Charter. Members may not debate, deliberate or vote at any worksession [ATTEND TELEPHONICALLY].

Charter Reference – Public meetings, § 17.05.

(AO No. 94-132(S), § 1, 8-25-94)

Cross reference(s)—Definitions and rules of construction generally, § 1.05.020.

Section 2. Anchorage Municipal Code 1.25.010 is hereby amended to read as follows:

1.25.010 Policy; p[P]ublic meetings[GENERALLY].

A. The policy of the municipality is that [A]all meetings of the assembly, the school board, [AND OTHER]boards and commissions, and any municipal body shall be open to the public [AS PROVIDED IN CHARTER SECTION 17.05], except as otherwise provided in this chapter or another provision of law.

B. Reasonable public notice shall be given for all meetings required to be public under this chapter.

C. Nothing in this chapter shall be construed to reduce the effect of

applicable state law, AS 44.62.310-.319, Open Meetings of Governmental Bodies. This chapter shall be construed broadly to effectuate the greatest possible public notice of gatherings of municipal bodies covered by this chapter; circumstances not specifically addressed should be handled according to this principle.

(AO No. 95-227, 1-2-96)

Charter reference — Public meetings, § 17.05.

Section 3. Anchorage Municipal Code 1.25.015 is amended to read as follows:

1.25.015 Agendas; Duties of staff; Rules for public n[N]otice of meetings.

A. Agendas. An agenda shall include at a minimum:

1. Call to order.
2. Roll call.
3. Minutes of previous meetings (if applicable).
4. Disclosures.
5. Unfinished business.
6. New business.
7. Public participation.
8. Adjournment.

B. Duties of Staff. The public official tasked with staffing a meeting shall:

1. post the written public notice information on both the municipal public notice webpage and the events calendar on the municipal website as provided in subsection C;
 - a. Notwithstanding the subsection above, the school district shall post according to Title 29.
2. prepare and post the agenda, if applicable, as provided in subsection A; and
3. either electronically record or produce written action minutes, unless both are required by this chapter or code.
 - a. The recording of the meeting shall include the entire meeting from the call to order to adjournment, although recesses, provided no business takes place, are not required to be recorded. If the public meeting is recorded and the recording is available to the public on a publicly accessible website, (currently the municipal meetings page), written action minutes are not required for committees or task forces but are required for boards and commissions.
 - b. Written action minutes shall include the call to order; roll call; motions, seconds, the vote of each member in attendance on motions, but do not include discussion and debate on motions; disclosures by members of potential conflicts of interest and the ruling on the potential conflict, but do not include discussion and debate on the potential conflict or

ruling; the subject of public hearings and a statement, if applicable, that public testimony or comment was provided on that subject; and adjournment of the meeting.

- c. Minutes, either by recording or written action minutes are public records and should be retained by the municipal agency that staffs the municipal body in accordance with the applicable records retention schedule.

Cross Reference –Section 2.30.035 – Meeting Agenda and Section 29.10.050 - Meetings.

C. Rules for public notice.

1. Regular Meetings. The public notice information for regular meetings of any municipal body shall be posted on the municipal public notice website at least 7 days before the meeting, unless otherwise required by code, and shall include at least the following:

- a. The name of the municipal body;
- b. The date, time, and place of the meeting;
- c. A telephone number or link to an electronic location for participation in a meeting that allows telephonic or virtual participation;
- d. The name, email, telephone number for the public official who is the contact person for the meeting;
- e. The purpose of the meeting or an agenda.
 - i. An agenda, or a link to the agenda, for the meeting shall be posted on the municipal public notice website at least 24 hours before the meeting, provided the meeting has been otherwise publicly noticed under this subsection.
 - ii. The assembly agenda shall be published according to section 2.30.035 – Meeting agenda.
 - iii. The school board agenda shall be published according to section 29.10.050 - Meetings.

2. Special Meetings. The public notice for special meetings of any municipal body shall be posted on the municipal public notice website at least 24 hours before the meeting, unless otherwise required by code, and shall include at least the following:

- a. the name of the municipal body;
- b. the date, time, and place of the meeting;
- c. a telephone number or link to an electronic location for participation in a meeting that allows telephonic or virtual participation;
- d. the name, email, telephone number for the public official who is the contact person for the meeting;
- e. the purpose of the meeting or an agenda.
 - i. An agenda, or a link to the agenda, for the meeting shall be posted on the municipal public notice website at least 24 hours before the meeting.

- ii. The assembly agenda shall be published according to section 2.30.035 – Meeting agenda.
- iii. The school board agenda shall be published according to section 29.10.050 - Meetings.

3. Continued meetings

- a. shall be publicly noticed a minimum of 24 hours prior to the meeting, unless the recessed meeting is continued to the next day or in cases of exigent circumstances.
- b. Time permitting, the continued meeting notice shall include the same information as a regular meeting, except that a new agenda need not be published as long as the agenda is consistent with the agenda from the recessed meeting.

4. Worksessions shall be public noticed at least 48 hours prior to the work session and shall include the same information as a regular meeting, except the subject of the worksession shall be included in the notice and there is no requirement to otherwise post the purpose or an agenda.

5. Weekend or municipal holiday. Any meeting scheduled to occur on a weekend or municipal holiday shall be publicly noticed no later than noon on the last business day prior to the meeting or earlier if otherwise provided in this section. Except an emergency special meeting of the assembly shall be convened according to section 2.30.030E. The school board shall follow notice requirements adopted by the school board.

6. Emergency special meeting. The assembly and school board may hold emergency special meetings. A reasonable attempt shall be made to provide prior public notice of an emergency meeting prior to the start of the meeting. The notice shall include the same information as a special meeting. After adjournment the notice shall be published as soon as practicable to record the occurrence of the emergency special meeting. Except where specifically allowed by this code, boards and commissions shall not hold emergency special meetings.

D. No public notice of a meeting of members of a municipal body is required when that meeting occurs at a scheduled event or gathering not otherwise subject to this chapter, so long as the gathering:

- 1. Is open to the public;
- 2. Is of such general community interest that members of the municipal body present would reasonably be expected to attend;
- 3. Is publicized more broadly, completely and with longer notice than would be required otherwise under this chapter; and
- 4. Is only for the gathering of information and is not used for discussion, deliberation or decision-making by the members of the municipal body in attendance.

E. The public notice requirements of this chapter do not apply to gatherings

1 at which no public business is discussed.

2
3 [A. PURSUANT TO AS 44.62.310(E), REASONABLE NOTICE OF
4 MEETINGS OF THE ASSEMBLY, SCHOOL BOARD, ALL
5 REGULATORY AND ADJUDICATORY BOARDS AND COMMISSIONS
6 LISTED IN CHAPTER 4.40, THE ELECTION COMMISSION, THE
7 ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY BOARD OF
8 DIRECTORS, THE ALASKA CENTER FOR THE PERFORMING ARTS
9 BOARD OF DIRECTORS, AND ANY OTHER MUNICIPAL BODIES WITH
10 AUTHORITY FOR SPENDING, POLICY, REGULATION OR
11 ADJUDICATION, NOT INCLUDING COMMUNITY COUNCILS, SHALL
12 BE ANNOUNCED AS DEFINED IN THE DEFINITION OF THE TERM
13 "ANNOUNCEMENT" IN SECTION 1.25.005 AS FOLLOWS:]

14
15 [1. REGULAR MEETINGS SHALL, IN ADDITION TO OTHER
16 ADVERTISING REQUIREMENTS OF THIS CODE, BE
17 ANNOUNCED USING ONE OR MORE OF THE METHODS
18 DESCRIBED IN THE DEFINITION OF THE TERM
19 "ANNOUNCEMENT" IN SECTION 1.25.005, EXCEPT THAT THE
20 SUBJECT MAY BE OMITTED.]

21
22 [2. SPECIAL MEETINGS SHALL BE ANNOUNCED A MINIMUM OF
23 24 HOURS PRIOR TO THE MEETING USING ONE OR MORE OF
24 THE METHODS DESCRIBED IN SUCH DEFINITION.]

25
26 [3. EXCEPT IN CASES WHEN EXIGENCIES REQUIRE UNUSUAL
27 HASTE, CONTINUED MEETINGS SHOULD BE ANNOUNCED A
28 MINIMUM OF 24 HOURS PRIOR TO THE MEETING USING ONE
29 OR MORE OF THE METHODS DESCRIBED IN THE DEFINITION
30 OF THE TERM "ANNOUNCEMENT" IN SECTION 1.25.005, AND
31 SHOULD, TIME PERMITTING, BE ADVERTISED IN THE SAME
32 MANNER AS A REGULAR MEETING.]

33
34 [4. WORK SESSIONS SHOULD BE ANNOUNCED AT LEAST 48
35 HOURS PRIOR TO THE WORK SESSION USING ONE OR
36 MORE OF THE METHODS DESCRIBED IN THE DEFINITION OF
37 THE TERM "ANNOUNCEMENT" IN SECTION 1.25.005.
38 HOWEVER, IF A BODY HOLDS REGULAR WORK SESSIONS AT
39 A USUAL, PREARRANGED TIME, THE SUBJECT AND PLACE
40 OF THE WORK SESSION MAY BE ANNOUNCED 24 HOURS
41 PRIOR TO THE WORK SESSION.]

42
43 [5. COMMITTEE MEETINGS SHOULD BE ANNOUNCED AT LEAST
44 48 HOURS PRIOR TO THE MEETING USING ONE OR MORE OF
45 THE METHODS DESCRIBED IN THE DEFINITION OF THE
46 TERM "ANNOUNCEMENT" IN SECTION 1.25.005. HOWEVER, IF
47 A COMMITTEE HOLDS REGULAR MEETINGS AT A USUAL,
48 PREARRANGED TIME, THE SUBJECT AND PLACE OF THE
49 MEETING MAY BE ANNOUNCED 24 HOURS PRIOR TO THE
50 MEETING.]

1 [6. INFORMAL MEETINGS SHOULD BE ANNOUNCED AT LEAST 24
2 HOURS PRIOR TO THE MEETING USING ONE OR MORE OF
3 THE METHODS DESCRIBED IN THE DEFINITION OF THE
4 TERM "ANNOUNCEMENT" IN SECTION 1.25.005. ANYONE MAY
5 ATTEND AN INFORMAL MEETING; HOWEVER, SHOULD A
6 QUORUM OF ANY BODY SUBJECT TO THIS CHAPTER BE
7 PRESENT AT ANY TIME, THE MEETING MUST BE
8 ADJOURNED.]

9
10 [7. EXCEPT FOR AN EMERGENCY SPECIAL MEETING OF THE
11 ASSEMBLY AS CONVENED ACCORDING TO SECTION
12 2.30.030.F, MEETINGS SCHEDULED TO OCCUR ON
13 WEEKENDS OR MUNICIPAL HOLIDAYS SHALL BE
14 ANNOUNCED NO LATER THAN NOON ON THE LAST
15 BUSINESS DAY PRIOR TO THE MEETING OR EARLIER AS
16 OTHERWISE PROVIDED IN THIS SECTION.]

17
18 [B. REASONABLE NOTICE OF MEETINGS OF TECHNICAL ADVISORY
19 BOARDS, PROGRAM ADVISORY BOARDS, UTILITY COMMISSIONS,
20 THE AQUATIC RESOURCE COMMISSION, ALL SERVICE AREA
21 SUPERVISORY BOARDS, AND OTHER BOARDS, COMMISSIONS,
22 TASK FORCES AND COMMITTEES, OR OTHER MUNICIPAL BODIES
23 WITHOUT AUTHORITY FOR SPENDING, POLICY, REGULATION OR
24 ADJUDICATION, NOT INCLUDING COMMUNITY COUNCILS, SHALL
25 BE ACCOMPLISHED BY MEANS OF LISTING WITH THE MUNICIPAL
26 CLERK, AS DEFINED IN SECTION 1.25.005. THE CONTENTS OF THE
27 CLERK'S LISTING SHALL BE OPEN TO INSPECTION OR TELEPHONE
28 INQUIRY DURING NORMAL BUSINESS HOURS. LISTING SHALL BE
29 REQUIRED AS FOLLOWS:

- 30 1. THE SUBJECT, TIME AND PLACE OF MEETINGS ATTENDED
31 BY A QUORUM OF THE BODY SHALL BE LISTED WITH THE
32 MUNICIPAL CLERK AT LEAST 48 HOURS PRIOR TO THE
33 MEETING, EXCEPT THAT THE SUBJECT MAY BE OMITTED
34 FOR REGULAR MEETINGS.
- 35 2. THE SUBJECT, TIME AND PLACE OF ANY MEETING
36 ATTENDED BY MORE THAN THREE MEMBERS OF A BODY
37 WHEN THE GATHERING IS PREARRANGED FOR THE
38 PURPOSE OF CONSIDERING A MATTER UPON WHICH THE
39 BODY IS EMPOWERED TO ACT SHALL BE LISTED WITH THE
40 MUNICIPAL CLERK AT LEAST 24 HOURS PRIOR TO THE
41 MEETING.]

42
43 [C. NO ADDITIONAL NOTICE OF A MEETING OF MEMBERS OF A
44 MUNICIPAL BODY IS REQUIRED WHEN THAT MEETING OCCURS AT
45 A SCHEDULED EVENT OR GATHERING NOT OTHERWISE SUBJECT
46 TO THIS CHAPTER, SO LONG AS THE GATHERING:

- 47 1. IS OPEN TO THE PUBLIC;
48 2. IS OF SUCH GENERAL COMMUNITY INTEREST THAT
49 MEMBERS OF THE MUNICIPAL BODY PRESENT WOULD
50 REASONABLY BE EXPECTED TO ATTEND;
51 3. IS PUBLICIZED MORE BROADLY, COMPLETELY AND WITH

1 LONGER NOTICE THAN WOULD BE REQUIRED OTHERWISE
2 UNDER THIS CHAPTER; AND
3 4. IS ONLY FOR THE GATHERING OF INFORMATION AND IS NOT
4 USED FOR DISCUSSION, DELIBERATION OR DECISION-
5 MAKING BY THE MEMBERS OF THE MUNICIPAL BODY IN
6 ATTENDANCE.]

7
8 [D. THE NOTICE REQUIREMENTS OF THIS CHAPTER DO NOT APPLY
9 TO GATHERINGS AT WHICH NO PUBLIC BUSINESS IS DISCUSSED.]

10
11 [E. ALL MEETINGS SUBJECT TO THE NOTICE REQUIREMENTS OF THIS
12 CHAPTER SHALL BE OPEN TO ANY PERSON. IN THE CASE OF
13 TELEPHONIC MEETINGS, DISCUSSIONS MUST BE AUDIBLE TO
14 ANYONE WHO WISHES TO ATTEND. THIS SUBSECTION DOES NOT
15 APPLY TO EXECUTIVE SESSIONS PROPERLY CONVENED
16 ACCORDING TO AS 44.62.310(B) AND OTHER RELEVANT
17 PROVISIONS OF THIS CODE.]

18
19 [F. THE BOARD OF ETHICS SHALL ACCEPT AND CONSIDER
20 COMPLAINTS OF VIOLATIONS OF THIS CHAPTER AND MAY
21 RECOMMEND THAT CORRECTIVE ACTION BE TAKEN BY THE
22 PUBLIC BODY. UPON A RECOMMENDATION OF THE BOARD OF
23 ETHICS FINDING SUCH A VIOLATION, THE ASSEMBLY, THE
24 SCHOOL BOARD OR THE MAYOR MAY PURSUE THE FULL RANGE
25 OF CORRECTIVE ACTION AFFORDED IN STATE LAW UNDER AS
26 44.62.310, OPEN MEETINGS OF GOVERNMENTAL BODIES.]

27
28 [G. ACTION TAKEN OR DELIBERATED IN A MEETING WHICH VIOLATES
29 THIS CHAPTER IS VOIDABLE. A BODY MAY CORRECT SUCH
30 VIOLATION AND TAKE THE SAME ACTION SUBSEQUENTLY BY
31 REPEATING THE ENTIRE DELIBERATIVE AND DECISION-MAKING
32 PROCESS IN PUBLIC ACCORDING TO THE PROVISIONS OF THIS
33 CHAPTER. THE BOARD OF ETHICS IN MAKING A
34 RECOMMENDATION THAT THE ACTION BE RENDERED VOID, AND
35 THE ASSEMBLY, SCHOOL BOARD, AND MAYOR IN CONSIDERING
36 IMPLEMENTATION OF THE BOARD OF ETHICS RECOMMENDATION,
37 SHALL CONSIDER AT LEAST THE FACTORS THAT WOULD BE
38 CONSIDERED BY A COURT IN MAKING A DETERMINATION UNDER
39 AS 44.62.310(f).]

40
41 [H. THE MUNICIPAL CLERK SHALL COMPILE A MANUAL FOR
42 COMPLIANCE WITH MUNICIPAL REQUIREMENTS FOR MEETING
43 ANNOUNCEMENT AND OPENNESS AND SHALL DISTRIBUTE THE
44 MANUAL THE MUNICIPALITY'S PUBLIC NOTICE WEBSITE TO
45 MEMBERS OF ALL MUNICIPAL BODIES.]

46
47 [I. THE MUNICIPAL CLERK SHALL PUBLISH MEETINGS OF MUNICIPAL
48 BODIES. THE PUBLISHED MATERIAL SHALL INCLUDE A
49 TELEPHONE NUMBER FOR RECORDED ANNOUNCEMENT OF
50 MEETINGS, THE LOCATION OF POSTED ANNOUNCEMENT OF
51 MEETINGS, THE TELEPHONE NUMBER AND ADDRESS OF THE

CLERK'S OFFICE, AND, TO THE EXTENT TIME PERMITS, A LISTING OF ALL MEETINGS OF MUNICIPAL BODIES SCHEDULED FOR THE WEEK FOLLOWING THE PUBLICATION].

- [J. NOTHING IN THIS CHAPTER SHALL BE CONSTRUED TO REDUCE THE EFFECT OF APPLICABLE STATE LAW. THIS CHAPTER SHALL BE CONSTRUED BROADLY TO EFFECTUATE THE GREATEST POSSIBLE PUBLIC NOTICE OF MEETINGS CONSISTENT WITH THE PUBLIC GOOD; CIRCUMSTANCES NOT SPECIFICALLY ADDRESSED SHOULD BE HANDLED ACCORDING TO THAT PRINCIPLE.]

(AO No. 94-132(S), § 2, 8-25-94; AO No. 2006-140(S-1), § 2, 1-1-07; AO No. 2008-124(S), § 2, 5-26-09; AO No. 2009-134, § 1, 1-12-10; AO No. 2015-23(S), § 1, 3-24-15)

Section 4. Anchorage Municipal Code chapter 1.25 is hereby amended to add a new section to read as follows (*requiring no legislative drafting marks*):

1.25.018 Remedies for violations.

A. *Violation of this chapter or the state Open Meetings Act.*

1. Action taken in a public meeting by the assembly, the school board, or boards and commissions which violates this chapter or AS 44.62.310 Open Meetings of Government Bodies is voidable.
2. The assembly, school board, or boards and commissions may cure such violation or alleged violation by holding another meeting in compliance with notice and other requirements of this chapter and conducting a substantial and public reconsideration of the matters considered at the original meeting according to the provisions of this chapter and AS 44.62.310.

Section 5. Anchorage Municipal Code chapter 1.25 is hereby amended to add a new section to read as follows (*requiring no legislative drafting marks*):

1.25.019 Miscellaneous provisions.

- A. The municipal clerk shall compile a guidance manual for publicly noticing meetings of municipal bodies, distribute the manual on the municipality's website, and make it available to the municipal officials staffing municipal bodies. Nothing in the manual shall be construed to supersede the requirements of this chapter.
- B. The municipal clerk shall, to the extent time permits, repost written information displayed on the municipal public notice website and the municipal event calendars for the upcoming week in a physical public notice location as defined in this chapter.

- C. This section does not apply to the school board.

Section 6. Anchorage Municipal Code 2.30.030 is hereby amended to read as follows (*the remainder of the section is not affected and not set out*):

2.30.030 Meetings.

- A. *Regular meetings.* Regular meetings of the assembly shall be held twice each month on Tuesday at 5:00 p.m. at the Assembly Chambers, 3600 Denali Street, unless otherwise designated by the assembly.

1. The electronic recording of all regular and special meetings [AND ALL WORK SESSIONS] shall be retained permanently by the municipal clerk.

- B. *Special meetings.* At least 24 hours' written notice shall be given designating the date, time, place and purpose of a special meeting. The municipal clerk or designee shall serve special meeting notices by electronic transmission to each member of the assembly at the address assigned to the member by the Municipality of Anchorage.

- C. Continued meetings

1. Shall be publicly noticed a minimum of 24 hours prior to the meeting, unless the recessed meeting is continued to the next day or in cases of exigent circumstances.
2. Time permitting, the continued meeting notice shall include the same information as a regular meeting, except that a new agenda need not be published as long as the continued meeting agenda is consistent with the agenda from the recessed meeting.

- D[C]. *Electronic public notice of meetings.* The municipal clerk shall enter the date, time, place and purpose of meetings on the assembly calendar and on the public notice page of the municipal website. The municipal clerk may also publish in a newspaper of general circulation notice of special meetings.

- [D]. *[PHYSICAL NOTICE OF MEETINGS IN CITY HALL. NOTICE OF MEETINGS SHALL BE POSTED BY THE MUNICIPAL CLERK IN THE LOBBY OF THE CLERK'S OFFICE IN THE CITY HALL, 632 W. SIXTH AVENUE, ANCHORAGE.]*

- E. *Emergency special meetings.* In an emergency, a reasonable attempt shall be made to provide prior notice of an emergency special meeting prior to the start of the meeting. It [WITHOUT NOTICE] shall be a legal meeting if all members are present or there is a quorum and all absent members have waived in writing or by email the [REQUIRED] notice required by subsection B. The waiver may be either before or after the time of the meeting. The waiver shall be attached to and made a part of the record for that meeting.

F. *Cancellation of meetings.* Cancellation of a special assembly meeting shall be by the authority of the persons who called the meeting and shall be effective by notice upon each member of the assembly through electronic transmission at the address assigned to the member by the Municipality of Anchorage and communicated not less than two hours before the special meeting.

G. *Business at emergency or special meeting.* No business shall be transacted at any special meeting of the assembly except as specifically stated in the notice of the meeting. In the event of an emergency special meeting, business necessarily pertaining to the emergency for which the meeting is called may [SHALL] be transacted [IN THE ABSENCE OF THE WRITTEN NOTICE].

*** *** ***

(AO No. 13-75; AO No. 61-75; AO No. 242-76; AO No. 78-49; AO No. 79-137; AO No. 82-140; AO No. 83-120(S); AO No. 83-211; AO No. 84-55; AO No. 84-86; AO No. 84-224; AO No. 84-249; AO No. 85-15(S); AO No. 85-54; AO No. 86-62; AO No. 86-151; AO No. 87-12; AO No. 88-164; AO No. 89-15, 4-1-89; AO No. 90-154(S); AO No. 91-25; AO No. 91-178(S); AO No. 92-107(S); AO No. 94-76, § 1, 5-3-94; AO No. 94-132(S), § 4, 8-25-94; AO No. 94-177(S), § 1, 10-27-94; AO No. 95-130, § 1, 6-6-95; AO No. 95-83(S-1), §§ 1—3, 1-9-96; AO No. 96-22, § 3, 2-6-96; AO No. 96-92, § 1, 6-25-96; AO No. 97-19, § 2, 2-11-97; AO No. 98-161, § 1, 10-20-98; AO No. 2000-121, § 1, 8-15-00; AO No. 2001-126, § 1, 7-10-01; AO No. 2002-148, § 1, 10-15-02; AO No. 2003-58, § 2, 7-8-03; AO No. 2008-81, § 1, 7-29-08; AO No. 2009-134, § 1, 1-12-10; AO No. 2015-113, § 1, 10-13-15; AO No. 2017-53, § 5, 4-11-17; AO No. 2021-113(S), § 1, 11-10-21; AO No. 2023-73, § 4, 7-25-23; AO No. 2023-129(S), § 1, 12-19-23)

Charter reference— Meetings, § 4.04; quorum, special meeting, § 4.04; executive session, § 17.05(a); midnight deadline, § 17.05(b).

State Law reference— Meetings open to the public, AS 29.20.020; open meetings law, AS 44.62.310.

Section 7. Anchorage Municipal Code section 2.30.036 is hereby amended to read as follows (*the remainder of the section is not affected and not set out*):

2.30.036 - Executive sessions.

*** *** ***

C. No official action may be taken in executive sessions except to give direction to an attorney or labor negotiator regarding a specific legal matter or pending labor negotiation. Although the public may be excluded, the session shall be electronically recorded. The recording shall be disclosed following release only upon request pursuant to chapter 3.90 according to the following timelines:

1. If the session concerns pending litigation, the release date shall be when all causes of action have been resolved by final judgment or when further claims arising from the matter are otherwise barred;
 2. If the session concerns labor negotiations, the release date shall be six months following expiration of the labor contract;
 3. If the session concerns matters that, if immediately disclosed, would adversely affect the finances of the municipality, the release date shall be a date certain set by the assembly at the conclusion of the executive session; and
 4. If the session concerns matters which tend to defame or injure the reputation of persons the assembly may set a release date or may provide that no release shall occur.
 5. If the session concerns matters required by law to be confidential or consideration of government records which by law are not subject to public disclosure, the release date shall be when such matters or documents are disclosable.
- D. The assembly may extend the time periods set forth in subsection C. only for good cause.

*** *** ***

(AO No. 2017-53. § 6, 7-1-17; AO No. 2020-30(S), § 3, 4-28-20)

Section 8. Anchorage Municipal Code section 4.05.090, is hereby amended to read as follows:

4.05.090 Meetings.

- A. A board or commission shall hold regular monthly meetings at such time and place as may from time to time be designated by the board or commission, but meetings need not be held if no business is pending. Public notice and minutes of meetings of b[B]oards and commissions shall be in compliance with Chapter 1.25. [ADVISE THE PUBLIC OF THEIR MEETING SCHEDULES, OR PUBLICLY ADVERTISE THEIR MEETINGS WHERE NECESSITATED BY STATUTORY REQUIREMENTS.]
- B. Except as otherwise provided by law, AMC Chapter 1.25, and this section, Robert's Rules of Order, as revised, shall be applicable and govern all rules of procedure. The chair of a board or commission, or the municipal employee who is designated as an ex officio member of the board or commission pursuant to section 4.05.140, or a majority of the board or commission, may call a special meeting of the board or commission. Meetings of all boards and commissions shall be open to the public, except for an executive session or when meeting solely to make a decision on a procedural motion brought by a party in an adjudicatory proceeding, from which the public may be excluded.
- C. A board or commission may establish reasonable rules and regulations only under procedures of Chapter 3.40, governing proceedings before the board or commission.

D. Boards and commissions shall not hold emergency special meetings.

[NOTICE OF MEETINGS OF BOARDS AND COMMISSIONS SHALL BE AS ESTABLISHED IN SECTION 1.25.015.]

(CAC 2.64.090; AO No. 89-122(S-1); AO No. 94-132(S), § 6, 8-25-94; AO No. 2022-70, § 9, 7-26-22)

Section 9. Anchorage Municipal Code sections 4.05.120 and 4.05.130 are hereby repealed in their entirety. In accordance with AMC section 1.05.050B., a copy of the existing text of the sections being repealed are attached as Attachment A.

Section 10. Anchorage Municipal Code section 27.20.040 is hereby amended to read as follows:

27.20.040 Organization; meetings.

A board established under this chapter shall meet at the call of the mayor within 15 days of the election or appointment of members in order to organize. The board shall select a chair [DIRECTOR] from the members to preside at meetings, [AND SHALL ADOPT RULES OF PROCEDURE. IN ALL MATTERS OF PROCEDURE NOT COVERED BY RULES ADOPTED BY THE BOARD,] Chapter 1.25 shall govern public notice and minutes of meetings. Except as otherwise provided by law and this section, Robert's Rules of Order, as revised, shall govern all rules of procedure. The board shall meet no less often than quarterly and may meet at other times as called by the chair [PROVIDED IN ITS RULES OF PROCEDURE].

(GAAB 5.45.080)

Section 11. Anchorage Municipal Code section 2.40.035 is hereby amended to read as follows (*the remainder of the section is not affected and not set out*):

2.40.035 - Recognition of community councils; special ex officio community council recognition for Girdwood Board of Supervisors.

*** *** ***

B. *Girdwood recognized; special provision.* The municipality recognizes the Girdwood Board of Supervisors as the community council, ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090. When the Girdwood Board of Supervisors meets as a community council only, with no order of business related to its service area board functions and duties, only then is it not subject to Chapter 1.25 of this code.

(GAAB 5.75.020; AO No. 88-85, § 1, 7-19-88; AO No. 2003-75, § 1, 7-22-03; AO No. 2003-113, § 1, 8-12-03; AO No. 2005-1(S-1), § 1, 4-12-05; AO No. 2009-

134, § 1, 1-12-10; AO No. 2014-3(S), § 1, 2-11-14)

Section 12. Anchorage Municipal Code section 29.10.050 is hereby amended to read as follows:

29.10.050 - Meetings.

A. The school board shall take no official action after 12:00 midnight and before 7:00 a.m., actual time.

B. Executive sessions shall be subject to the following:

1. The school board may recess to meet in executive session if first convened in a meeting and then a motion to convene into an executive session that specifies the purpose of the executive session as clearly and specifically as possible without defeating the purpose is passed affirmatively by the majority. In executive session, members of the public may be excluded during which the body considers, but takes on action on, except to give direction to an attorney or labor negotiator regarding a specific legal matter or pending labor negotiation, [TO DISCUSS] only the following subjects [IF THE EXPRESS NATURE OF THE SUBJECT IS STATED IN THE MOTION CALLING FOR THE SESSION]:

- a. Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the school district; [PENDING LITIGATION.]
- b. Labor negotiations with school district employees or other matters that, if immediately disclosed, would tend to affect adversely the finances of the school district[.];
- c. Subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion; [MATTERS WHICH TEND TO DEFAME OR INJURE THE REPUTATION OF PERSONS.]
- d. Matters which by law, municipal [C]harter[,] or ordinance, or the terms of labor contracts are required to be confidential[.];
- e. Matters involving consideration of government records that by law are not subject to public disclosure; or
- f. A specific legal matter, including pending litigation.

2. No official action may be taken in executive sessions. The public shall be excluded and the session shall be electronically recorded. The tapes shall be available for public access according to the following schedule:

- a. If the session concerns pending litigation, the release date shall be when all causes of action have been resolved by final judgment or when further claims arising from the matter are otherwise barred.
- b. If the session concerns labor negotiations, the release date shall be one year following the expiration of the labor contract that is the subject of the negotiations.
- c. If the session concerns matters provided for in subsection

1. b of this subsection, except labor negotiations, the release date shall be a date certain set by the school board at the conclusion of the executive session.

d. If the session concerns matters which tend to defame or injure the reputation of persons or concerns matters provided for in subsection 1.d of this subsection, the school board may set a release date or may provide that no release shall occur.

e. If the session concerns matters required by law to be confidential or consideration of government records which by law are not subject to public disclosure, the release date shall be when such matters or documents are disclosable.

3. The school board may extend the time periods set forth in subsection 2 of this subsection only for good cause shown.

4. Notwithstanding any provisions of chapter 3.90 to the contrary, tapes or minutes of an executive session shall be available only to school board members or authorized school administrative staff until the date of release, if any, as authorized under the provisions set forth in this section.

C. The agenda for the regular school board meetings shall be public information and shall be published on the school district's website not less than 32 hours prior to any regular school board meeting.

D. Any school board member who discloses to a third party confidential information which was properly discussed in executive session shall be subject to such action as the school board is empowered to do by law.

E. In addition to the notice requirements of this title and any other notice requirements adopted by the school board, notice of meetings of the school board and its committees and other subordinate units shall conform to chapter 1.25. For purposes of the school board, an ad hoc committee shall be under the definition of task force in that chapter.

(AO No. 92-91(S); AO No. 94-132, § 8, 8-25-94; AO No. 2009-134, § 1, 1-12-10)

Section 13. The Municipal Clerk's Office, the Information Technology Department, and the Mayor's Office are requested to conduct training for Boards and Commissions prior to the effective date of this ordinance. Boards and Commissions and their staffers should be prepared to implement the new provisions on the effective date of this ordinance.

Section 14. This ordinance shall be effective on January 1, 2026 after passage and approval by the Assembly.

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

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Chair _____

ATTEST:

Municipal Clerk

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 inspite 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 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, with limited consideration for the long-term restrictions on local self-determination imposed upon more distant, unique communities unwillingly annexed into the Municipality,

AND FURTHERMORE the Girdwood Board of Supervisors urges the executive and legislative bodies of the Municipality of Anchorage to uphold the Charter Preamble to “secure maximum local control of local affairs” as promised in the Charter Preamble and the Bill of Rights by devolving local policy and decision making to communities outside of the Anchorage Bowl.