

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 25, 2025

GIRDWOOD BOARD OF SUPERVISORS LETTER OF NON-OBJECTION PLANNING AND ZONING COMMISSION CASE 2025-0021

The Girdwood Board of Supervisors has no objection to planning case 2025-0021 Parks and Recreation Administrative Site Plan Review Thresholds.

This item was noticed for potential discussion at the Land Use Committee and GBOS meetings on February 10 2025 and February 25 2025 respectively.

Jennifer Wingard
GBOS Land Use Supervisor



Municipality of Anchorage
Planning Department
Memorandum



Date: January 17, 2025
To: Reviewing Agencies
Subject: Request for Comments — PZC Case No. 2025-0021, Parks and Recreation
Administrative Site Plan Review Thresholds

The Planning Department is seeking comments on the attached draft ordinance updating Title 21 relating to the financial thresholds that trigger an administrative site plan review for public park projects. The intent is to raise the threshold from \$500,000 to \$750,000.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 10, 2025, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2025-0021)
by email: Anchorage2040@muni.org
by fax: (907) 343-7927
by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel McKenna-Foster at 907-343-7918 in the Planning Department.

Attachment: Draft Ordinance

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

ANCHORAGE, ALASKA
AO No. 2025-__

**AN ORDINANCE INCREASING THE FINANCIAL THRESHOLDS FOR A MAJOR
SITE PLAN REVIEW OF PARKS PROJECTS IN THE ANCHORAGE BOWL AND
TURNAGAIN ARM BY AMENDING THE USE-SPECIFIC STANDARDS IN
ANCHORAGE MUNICIPAL CODE 21.05.040, COMMUNITY USES.**

(Planning and Zoning Commission Case No. 2025-0021)

WHEREAS, the Municipality's system of parks and recreation areas is a valued
asset and priority of the community; and

WHEREAS, the code section that regulates which types of park improvements must
undergo different types of major or administrative reviews has not been updated in
several years; and

WHEREAS, the cost of small-scale park improvements has increased with inflation,
materials prices, and labor, and this compounds with longer review processes; and

WHEREAS, the Parks and Recreation Department already involves and presents
projects to local community councils, including CAGs (community advisory groups),
to help define/approve park development projects regardless of size; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Chapter 21.05 is hereby amended to read
as follows (*the remainder of the section is not affected and therefore not set out*):

CHAPTER 21.05: USE REGULATIONS

*** *** ***

**21.05.040 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC
STANDARDS**

*** *** ***

G. Parks and Open Areas

*** *** ***

2. Park, Public or Private

*** *** ***

b. Use-Specific Standards in the Anchorage Bowl

*** *** ***

- ii. All development projects in municipal parks require a site plan review, as follows:

*** *** ***

(C) All development projects costing more than \$750,000 [\$500,000] or disturbing more than one acre of land and in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as community use area, special use area, or natural resource use area (over 30 acres) shall be approved by major site plan review in accordance with 21.03.180D. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

(D) All development projects costing \$750,000 [\$500,000] and disturbing one acre or less of land, and all development projects in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as neighborhood use area or natural resource use area (30 acres or fewer) shall be approved by administrative site plan review in accordance with 21.03.180C. Trails that are reviewed under section 21.03.190, Street and Trail Review, are exempt from this administrative site plan review. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

*** **

c. Use-Specific Standards in Turnagain Arm

- i. All master plans, and any development projects costing more than \$750,000 [\$500,000] in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by major site plan review in accordance with 21.03.180D.
- ii. All development projects costing \$750,000[\$500,000] or less in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by administrative site plan review in accordance with subsection 21.03.180C.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19; 2021-54, 6-22-21; AO 2021-89(S), 2-15-2022; AO 2024-24, 4-23-24)

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

(Planning and Zoning Commission Case No. 2025-0021)

Status of Proposed Development Projects in Girdwood

Updated 2/24/2025

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Land transferred and platted. Awaiting community meeting and PUD application.		Not yet scheduled	Expecting Conditional Use / Planned Unit Development application in spring 2025
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		ACE public comment through Mar-10	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		Land transfer requires HLB Advisory Commission hearing and Assembly Public Hearing	Details of phase 4 process depends on adopted Girdwood Comprehensive Plan.
Remote Avalance 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	Expecting re-zoning application in Early 2025
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Pre-application community meeting at Feb-11 2025 LUC		Likely PZC public hearing - depends on application details	Awaiting planning application
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC (Tim Cabana)	Presentating through LUC & GBOS for a change to the 21.09 Use Table		Future Public Hearings at PZC and Assembly	Requires a change in Title 21 Chapter 09 Use Table to allow retail. Will need Planning and Zoning Commission review plus Assembly action
Multifamily Housing	Off Alyeska Hwy east of bridge	Glacier View LLC (Tim Cabana)	At least two lots sold to Anchorage developer.		None	MOA permits 21-005 and 22-001
ENSTAR gasline	Between wastewater plant and Virgin Crek Drive	ENSTAR	DNR issued permit for Section Line Easement. Permit on appeal.		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport	Glacier Valley Lodge LLC	Land lease only approved by AK DOT in April 2024. Construction will require separate DOT Airport Building Permit.		Requires DOT permit & MOA permit* hearings before improvements	*State and MOA have contradictory legal opinions of need for MOA permits
Aircraft maintenance operation	Girdwood Airport	Crow Creek Holding Company LLC	Lease application with DOT for parcel H.Appeal against prior lease rejection was successful.		Requires DOT permit & MOA permit* hearings before improvements	See note above
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)		None	Using Context Sensitive Solution (CSS) process

[View this email in your browser](#)



Tuesday Feb 25, 2025 Assembly Final Public Hearing

The Girdwood Comprehensive Plan has a final public hearing and likely vote for adoption at Tuesday's Assembly Meeting [Agenda here under item 13.A](#)

More information and last minute updates are posted to "Latest News" on [imaginegirdwood.org](https://www.imaginegirdwood.org).

What will happen at the Assembly Meeting?

The Public Hearing will be opened (probably some time between 6:30 & 7:30pm) allowing the public to speak on the item. See below for how to testify.

When everyone in the room and on the pre-registered phone list have spoken, the Hearing will close. We expect the S-version to be moved for adoption by our district's Assembly Member, Zac Johnson. Members will then discuss the plan and can introduce amendments.

We know of three amendments:

1. An amendment to make two technical changes that update the Vegetative Buffer language and adjust the map slightly on resort land next to Chair 7. **Imagine! Girdwood supports this amendment.**
2. Change to the 'Mitten'/Forest Loop/Enchanted Forest area from Open Space to Mixed Use with a recommendation that any future transfer of

3. Change a strip of land 500' deep along the western edge of Alyeska Basin from Open Space to Low-Intensity Residential. **Imagine! Girdwood DOES NOT SUPPORT this amendment.**

Assembly Members can bring other amendments, but we are not currently aware of any.

How to testify

If you need additional information for your testimony, see the Imagine!

Girdwood [FAQ / talking points](#)

If you have not testified at a previous Public Hearing for the Girdwood Comprehensive Plan, you can speak at the February 25th meeting either in person at the Loussac Library or by phone (fill out the [phone testimony request form](#) before 5pm on Mon Feb 24).

If you have spoken before, you should be able to testify if you limit comments to proposed amendments only.

Whether you speak or not, you can also submit written testimony using the [same testimony form](#) or email comments to all Assembly Members at assembly@muni.org

Thank you for your support as we reach the last steps of this journey.

Find meeting notices, minutes, agendas etc. at

[Imagine! Girdwood website](#)

Email: girdwoodareaplan@gmail.com



Girdwood Fire January Incidents

Responded: 38 incidents

EMS Calls: 17

Vehicle Accidents: 9

Lift Assist: 2

Fire/CO Alarms: 6

Powerlines Down/Trees Down: 3

Mobile Crisis Team to Girdwood: 1

Girdwood Area Command Activation- Monitoring Stage: 1 (Severe weather-flood planning stage criteria met)

Notable: Highway Accidents: commercial vehicles involved and passenger vehicles not stopping at road closures.



Girdwood Fire February Incidents

Responded: 14 incidents

EMS Calls: 8

Vehicle Accidents: 1

Fire/CO Alarms: 3

Ice Rescue: 1

Gas Leak: 1



Girdwood Only - Whittier Public Safety Statistics													
2025													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Traffic/DUI/Parking	16												
Security Checks	203												
Suspicious Activities	2												
Property Crimes (Theft / Vandalism)	7												
Assault / Disorderly Conduct	9												
Drug Problems (Sales/Possession)													
Civil Problems / Citizen Assists	8												
Welfare Checks / Alarm Calls	10												
Animal Control / Wildlife Calls													
Agency Assist	8												
Other	12												
Monthly Sub Total:	275	0	0	0	0	0	0	0	0	0	0	0	0
Running Annual Total													
*Unclassified Calls are those that were either created in error or did not fall into standard statistical categories.									Unclassified CFS				
									Grand Total				

Whittier Only - Whittier Public Safety Statistics													
2025													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Traffic/DUI/Parking	4												
Security Checks	33												
Suspicious Activities	3												
Property Crimes (Theft / Vandalism)	1												
Assault / Disorderly Conduct	5												
Drug Problems (Sales/Possession)													
Civil Problems / Citizen Assists	4												
Welfare Checks / Alarm Calls	7												
Animal Control / Wildlife Calls													
Fire / EMS	5												
Other	3												
Monthly Sub Total:	65	0	0	0	0	0	0	0	0	0	0	0	0
Running Annual Total													
*Unclassified Calls are those that were either created in error or did not fall into standard statistical categories.									Unclassified CFS				
									Grand Total				
Citations Issued	0												
									Citations Total				

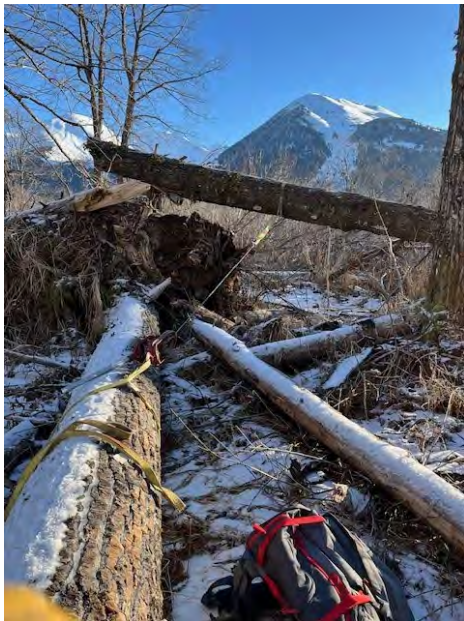
**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: February 24, 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

Thank you to all of the volunteers who have been pitching in to clear downed trees following the windstorm. Before heading out, make sure that you have a 2025 liability waiver on file with the Parks and Rec office and check in with Kyle to coordinate efforts.

Mutt Mitts, trash and park sweep will be handled by year round staff for the winter. If you see anything that needs attention, please contact Kyle kelleykt@muni.org or Margaret tylerms@muni.org.



GVSA parks/rec projects slated for 2025 are:

- Bridge replacement over California Creek adjacent to Town Square park/Crow Creek Road funded by private donation.
- Tread work on Virgin Creek Falls Trail funded by private donation assisting with YEP crew.
- Trail work and trailhead signage on the Lower Virgin Creek Trail (a social trail that connects Virgin Creek Road to Danich Trail).
- Suspension bridge to replace the Hand Tram funded by a variety of sources.
- Tread and drainage work on the Middle Iditarod National Historic Trail between the school and USFS Boundary co-funded by GVSA and RTP Grant
- Construction of a pavilion in Lions Club Park, cofounded by GVSA, Lions Club, private donations and LWCF grant.
- Study storm damage to the Beaver Pond Trail.

Trails: Trails Committee is working on updating the winter map and Girdwood Trails Management Plan.

Parks & Amenities:

- *Campground:* Tent campground Closed.
- *Annual Beautification:* Cleanup complete.
- *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:* Wind screens and nets are down for winter.

- *Soccer field*: Closed
- *Sladen J Mohl Ball Field*: Closed
- *Skate Park*: Closed

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

GBOS Non-profit Grants: 2024 grant reports have been provided to grantees and have been completed. 2025 grant budget revision forms have been provided to grantees. Both are due in Jan/Feb 2025.

Other Grants:

Land and Water Conservation Fund (LWCF) Grant –GVSA attended info session on LWCF in preparation to work on the 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. This project has been accepted by the National Park Service and may begin in the next construction season, grant must be wrapped up by 2027.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2025 RTP grant due to a number of factors, including the anticipated steel package unlikely to meet Federal Buy American Steel waiver. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail, match is 90:10 with match coming from GTC and MOA funds. RTP grant request is \$179,745.00, match is \$19,970.00 for a project costing \$199,715.00. This project was delayed in contracting in 2024. SOA is now completing the contracting phase, project will begin in spring 2025.

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 received \$2032 Anchorage Trail Care Fund grant for trail tools. Grant is now closed. 2025 grant cycle opened Feb 15. Girdwood Parks and Rec plans to apply in this cycle.

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 activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://AnchorageSchoolDistrict/AnchorageSchoolDistrictHomepage(asdk12.org))

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

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

Roads

Road Status: The odd winter of snow continues with various road conditions throughout the valley. The road crew has been sanding, peeling slush/ice, and limiting potholing on the semi-frozen roads. After a very dry start to February, we've got a variety of precipitation with predominately warm temps. The sanding is well above typical this year, so the stockpile of e-chips is limited to complete the winter season. We did a mid-winter resupply of 200 additional yards but went through that in one event. Anchorage sand and gravel providers have run out of winter sand to purchase for the season. By grinding the ice with serrated edges and sanding collector roads and hills, we should be able to make it through the winter with our stockpile of chips. We're hoping for a return to colder and snowy conditions for the roadways at some point this winter, but the crew is ready to tackle what is thrown at us. Project planning for 2025 is underway, and we are preparing for our procurement needs and have already been securing items for spring and summer projects.

Major project updates:

Ruane road fish passage culvert replacement. We've located the funding for this project along with AWWU funding for Girdwood improvements being managed by the EPA. We have applied with the EPA to request the funds and coordinate that effort with AWWU. EPA has finished the NEPA review and EPA Grant Specialist still needs to complete their review before funding can be released to GVSA. The funding designated for the project is \$1.6 million, and it will require a 20% match.

The new fish culvert at Davos Road and Alyeska Creek has completed construction bidding, and the winner was Caliber Construction out of Anchorage. Depending on when the Assembly approves the bid and the lead time to get the new box culvert for the fish passage, the goal is to complete the project this summer/early fall, but it could be pushed to spring 2025.

Expenses and Budget:

Undesignated Fund Balance - Girdwood Service Area: \$390,542.05 as of August 16, 2023.

Girdwood Valley Service Area 2024 Mill Rate: 5.36 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	
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	\$29,666.25

Public works operation 2025 budget expended for 2023: \$66,960.91 of \$1,574,321.00 =04%

2024 Capital Roads Project fund available (406): \$1073.56

2024 Davos Fish Culvert Project: \$894,164.16

Parks:

2024 Expended Budget: \$14,415.00 of \$543,424.00 = 03%
2024 Capital Park Project (406) Reserve Fund available: \$840,830.82
2024 Winner Creek Trail Suspension Bridge funds = \$357,068.70
2024 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00
2024 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2024 Expended Budget: \$70,963.68 of \$817,409.00 = 9%

Fire:

2024 Expended Budget: \$1,266,975.37 of \$1,811,271.00 = 70%
2024 Fire Undesignated Capital fund (406) = \$223,317.20

Housing and Economic Fund:

2024 Expended Budget: \$0.00 of \$117,600.00 = 0%

Other:

LUC is March 17

GBOS is March 24

Meetings to schedule:

GBOS 1&3 year work session (March/April)

GBOS 2024 end-of-year budget review. March timeframe.

GBOS Organizational meeting (After election results are certified April/May)

GBOS 2026 budget work sessions (x2 or 3) (July/Aug)

Budget compete and voted on at Sept 15 GBOS meeting

From: [Ski](#)
To: [Girdwood Board of Supervisors](#)
Subject: PSAC Seat D
Date: Thursday, February 6, 2025 3:40:18 PM

[EXTERNAL EMAIL]

Hello,

I am and have been interested in this important sub committee since its inception. I am formally submitting my name as a candidate for the PSAC Seat D which is currently vacant.

I have lived in Girdwood as a full time year round resident since 1989. I have served on numerous committees as a volunteer in the many different positions including seats as a board member. I am engaged as a community member regarding the many diverse and unique characteristics that help make Girdwood a treasured and valued part of Alaska.

I have a comprehensive understanding of challenges impacting our community as we continuing to grow. I am dedicated, trustworthy and I'd be proud to serve on this sub-committee.

Having lived here with my my family and raising my now adult daughter and 3 different dogs as an avid outdoors person who frequences the many different trails and roads systems that connect Alyeska Resort, town center and neighborhoods almost always on foot, I am aware of the safety issues that are critical to have in place for our valley to stay safe while enjoying the natural beauty that surrounds us.

As a past Forest Fair committee member for 20 years my official title was parade coordinator. My duties involved working with MOA special permitting, the Alaska State Troopers and numerous volunteers that provided a road closure from the Daylodge to the fire station during the busiest weekend in the summer and safety was our number one priority. We accomplished this without incident which provided a fabulously time for all.

I am a registered voter in the Girdwood Valley Service Area and I am committed to the term for this seat through Spring of 2026. I believe I am an excellent candidate for a position on the PSCA committee. Along with the full support and encouragement of Tommy O'Malley, I also have numerous references that I am happy to share.

Thank you for your consideration,

Debra Croghan
POBOX 1165
Girdwood, Ak 99587
907 783-2515

Girdwood Short-Term Rental Registration & Regulation Framework

Introduction

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

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

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

Objectives

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

Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9

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

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

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

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

Add New Chapter 9 Definitions

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

Add New Short-Term Rental Regulation Provisions

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

21.09.050.E.1 General Provisions

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

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

21.09.050.E.2 Registration

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

21.09.050.E.3 Enforcement, Fees and Penalties

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

FEE SCHEDULE TABLE

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

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

Items Not Developed in this Code Change

Considerations within this framework that are not written include:

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

Conclusion

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

Next Action

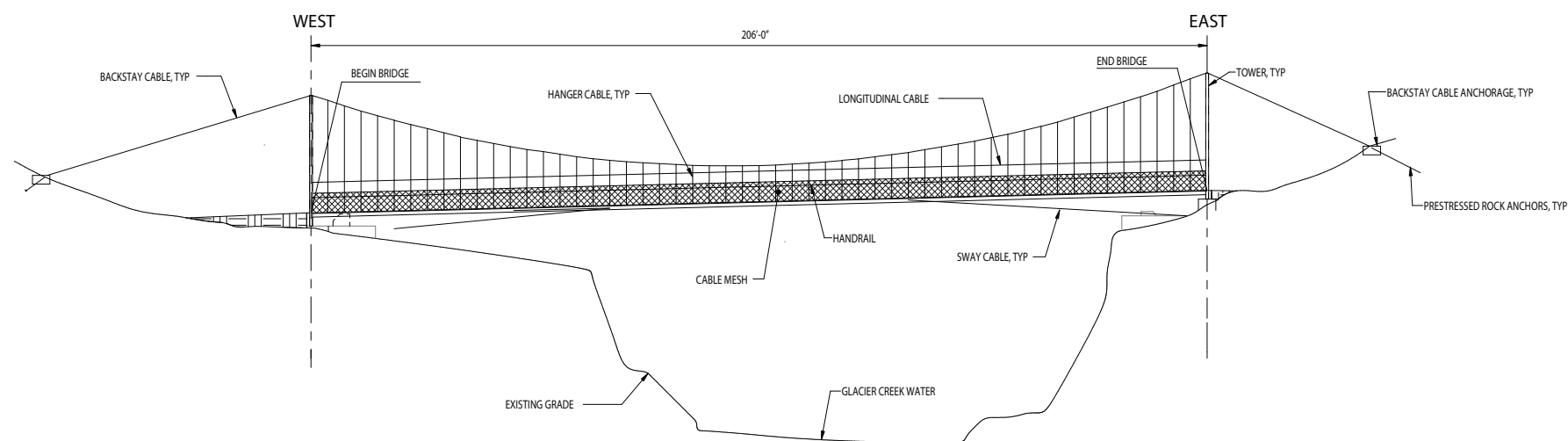
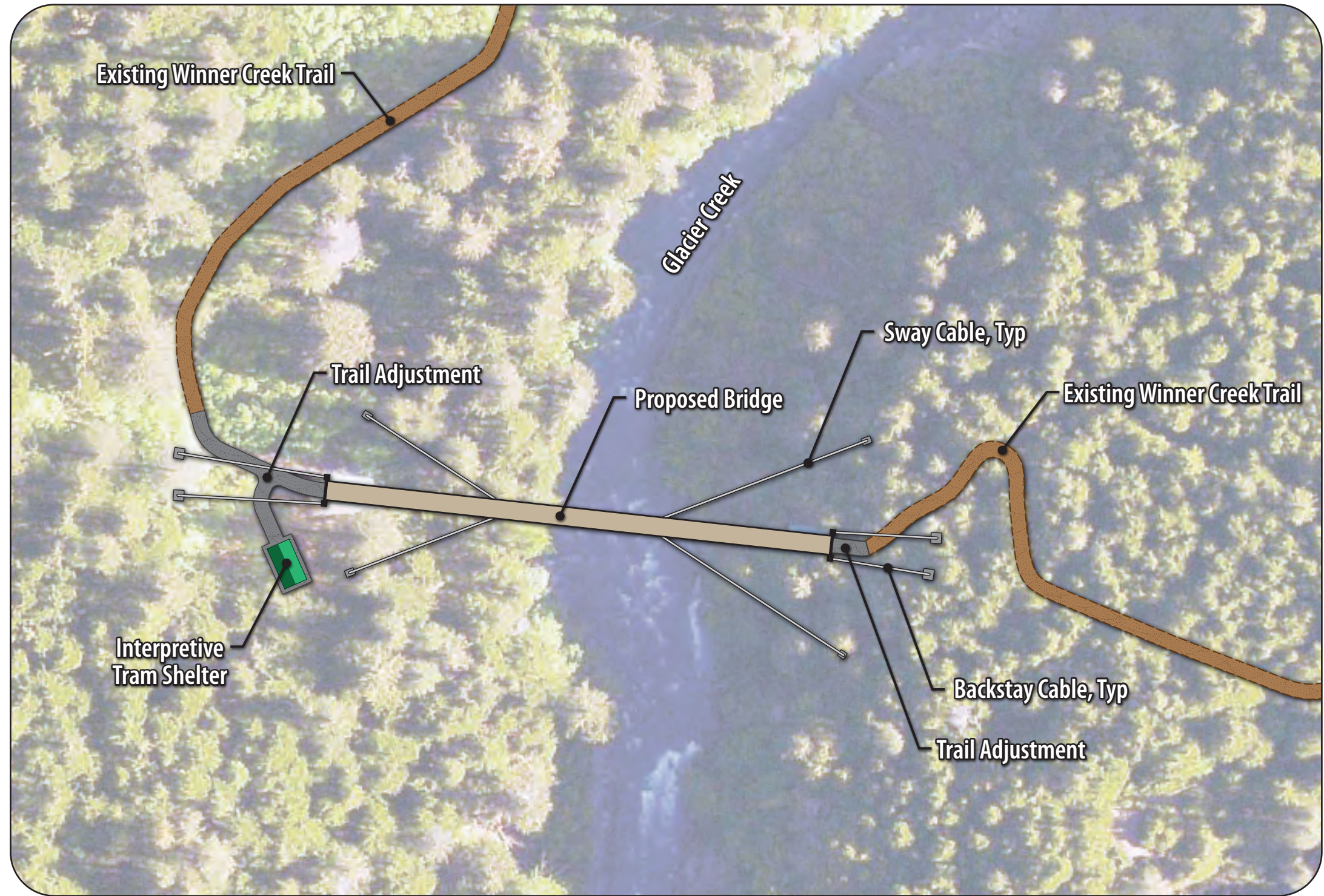
The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.



Example of proposed bridge



Example of proposed bridge



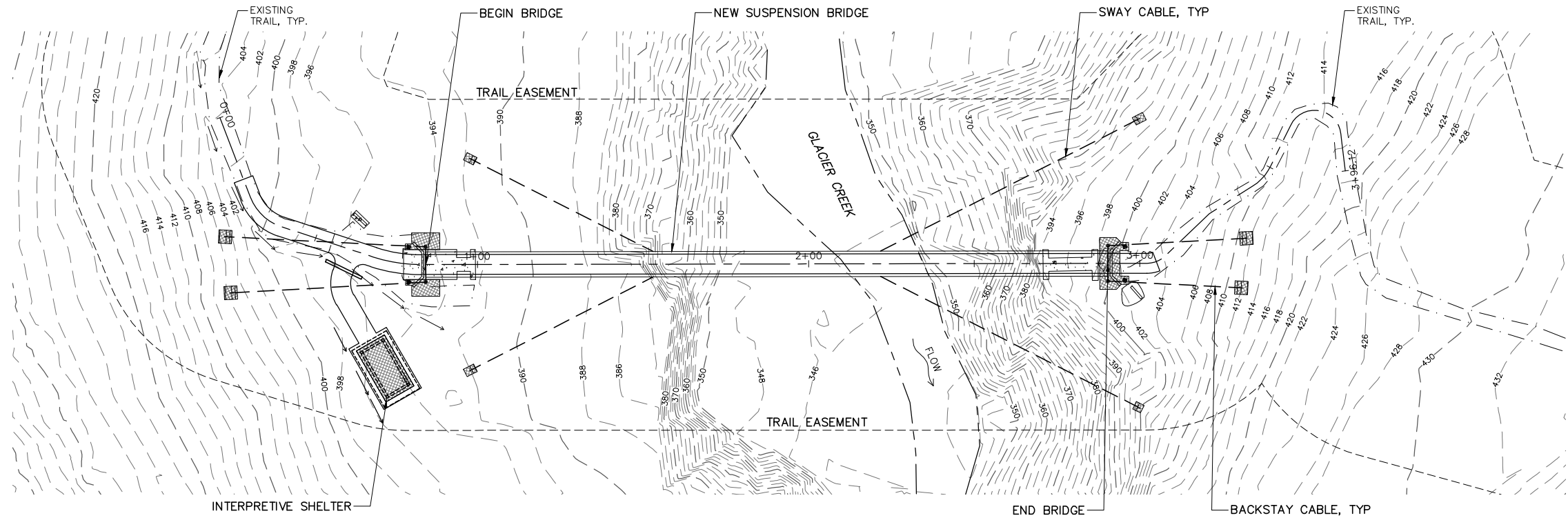
WINNER CREEK TRAIL BRIDGE AT GLACIER CREEK

GIRDWOOD, ALASKA

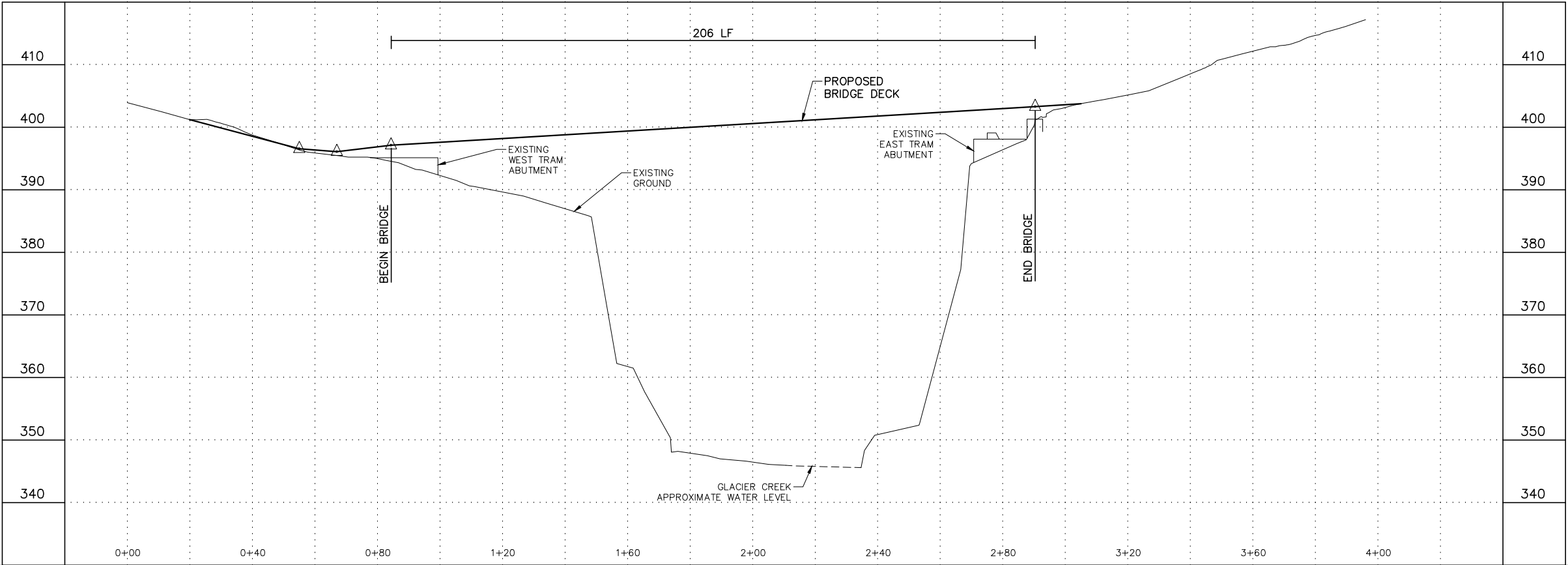


ReidMiddleton

tbc



WINNER CREEK TRAIL BRIDGE



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tbc
The Boutet Co.
601 E 57th St. Suite 102
Anchorage, Alaska 99518
PHONE (907) 522-6776
FAX (907) 522-6779
LICENSE NO. AEC0367

WINNER CREEK TRAIL
BRIDGE AT GLACIER CREEK
GIRDWOOD, AK
MUNICIPALITY OF ANCHORAGE

2025 Estimated Girdwood Valley Service Area (GVSA) Mill Rate

Girdwood Service Area Tax Breakdown	2025 CIP Current Contributions	2025 CIP Contributions 1st Qtr. Rev	% of property tax	Current Budget Totals	1st QTR Rev Proposed Budget Totals	Current Mill Rate	Mill Rate 1st qtr Rev	Difference from 2025 to 2025 1st qtr Rev
Street Maintenance	\$300,000.00	\$350,000.00	31.35%	\$1,547,321.00	\$1,597,321.00	1.781	1.660	\$50,000.00
Fire	\$178,540.00	\$178,540.00	39.27%	\$1,938,423.00	\$1,938,423.00	2.161	2.019	\$0.00
Police	\$0.00	\$0.00	16.56%	\$817,409.00	\$817,409.00	0.911	0.851	\$0.00
Housing & Economic Development	\$0.00	\$0.00	2.38%	\$117,600.00	\$117,600.00	0.131	0.123	\$0.00
Parks and Recreations	\$200,000.00	\$500,000.00	11.01%	\$543,424.00	\$843,424.00	0.620	0.880	\$300,000.00
Non-department IGC	\$0.00	\$0.00	0.50%	\$24,778.00	\$24,778.00	0.028	0.026	\$0.00
Program generated revenues	\$0.00	\$0.00	-1.07%	-\$52,729.00	-\$52,729.00	-0.059	-0.055	\$0.00
Total	\$678,540.00	\$1,028,540.00	100.00%	\$4,936,226.00	\$5,286,226.00	5.504	5.506	\$350,000.00

* 1 mill = \$100.00 per \$100k property of value

Current Mill Rate is based on a 2025 GVSA evaluation of \$896,814,455.00

1st Quarter Mill Rate is based on a 2025 GVSA evaluation of \$960,000,000.00

MOA Assessor office is estimating a 2025 GVSA evaluation of \$964,667,985.00

Girdwood Parks and Recreation

2025 Draft Budget

Final Meeting

		2024 Line Item Totals		2024 Detail		2025 Line Item Totals		2025 Detail	1st Qtr Revision 2025	2025 comments
	Labor	\$43,599.00	23.05%			\$48,756.00	23.62%			
501010	Seasonal Park Caretaker			\$41,271.00				\$43,984.00		2 Parks Caretake II seasonal positions
501040	Annual Leave			\$644.00				\$1,320.00		
501105	FICA/Medicare Taxes			\$1,641.00				\$3,364.00		
501130	Unemployment Insurance			\$43.00				\$88.00		
	Labor Total			\$43,599.00				\$48,756.00	\$48,756.00	
511000	Operating Supplies	\$39,678.00	20.97%			\$37,434.00	18.13%			
	Campground			\$1,000.00				\$1,000.00		Campsite Maintenance
	Maintenance Supplies			\$2,000.00				\$2,000.00		Trash bags, mutt mitts
	Park Improvements			\$5,000.00				\$5,000.00		Gravel, Paint, Hardware, Power washer
	Skate Park			\$3,000.00				\$5,000.00		rebuild ramps.
	Hand Tram			\$500.00				\$0.00		General maintenance to keep terminals safe
	Tennis Courts			\$2,000.00				\$2,000.00		Surface repair & maintenance
	Ball Field			\$5,000.00				\$5,000.00		Infield dirt, Aerate and reseed field, general repairs
	Tree Removal			\$4,000.00				\$4,000.00		Mitigate hazardous trees
	Disc Golf			\$1,000.00				\$1,000.00		Weed wacking, general maintenance
	Trails- Materials			\$5,000.00				\$4,000.00		Improved signage and materials to build new bridges/drainages/trend
	Trails- Winter grooming equipment			\$5,000.00				\$2,256.00		Grooming Maintenance (parts, tools)
	Maintenance Tools			\$1,178.00				\$1,178.00		Screws, drill set, hand saws, misc. tools and parts
	Soccer Field Reseed			\$5,000.00				\$5,000.00		Aerate and reseed 50,750 square feet
511170	Fuel	\$3,000.00	1.59%	\$3,000.00		\$3,000.00	1.45%	\$3,000.00		trails grooming and power maintenance equipment
511380	Repair & Maint Supplies	\$4,500.00	2.38%			\$4,500.00	2.18%			
	Playground improvements			\$4,000.00				\$4,000.00		Estimated repairs following assessment of the playground
	Beautification			\$500.00				\$500.00		Soil, fertilizer, stakes, gloves
530360	Repair & Maint Contracted	\$34,100.00	18.03%			\$34,100.00	16.52%			
	Window cleaning Contract			\$600.00				\$600.00		facility windows
	Turf & Trash Contract			\$33,500.00				\$33,500.00		Lawn maintenance, seeding and fertilizer
540060	Participant Support	\$500.00	0.26%	\$500.00		\$500.00	0.24%	\$500.00		Supplies for volunteer efforts
540100	Donation to Non-profit Org	\$60,000.00	31.72%			\$65,000.00	31.49%			
	FVCS Funding			\$25,000.00				\$25,000.00		Partnership Funding to FVCS to assist in providing recreation programs for the Girdwood service area
	GVT Funding							\$7,500.00		Hard Funded
	Little Bears Funding							\$10,000.00		Hard Funded
	Grants			\$35,000.00				\$22,500.00		
	GBOS Grant: KEUL									
	GBOS Grant: Girdwood Art Institute									
	GBOS Grant: Challenge AK									

Girdwood Parks and Recreation
2025 Draft Budget
Final Meeting

		2024 Line Item Totals		2024 Detail		2025 Line Item Totals		2025 Detail	1st Qtr Revision 2025	2025 comments
540150	Advertising	\$1,000.00	0.53%	\$1,000.00		\$1,000.00	0.48%	\$1,000.00		maps, signs, grant ads, Milepost ad etc
540640	Contractual Service to Others	\$24,000.00	12.69%			\$36,500.00	17.68%			
	Invasive Weeds Work			\$5,000.00				\$5,000.00		may be used to leverage RAC grant funding
	Porta Potties			\$9,000.00				\$18,000.00		
	4 Weeks Trail Work with SCA			\$10,000.00				\$13,500.00		SCA or Alaska Trails trail crew for 10 days
550080	Public Utility Services	\$22,000.00	11.63%	\$22,000.00		\$24,000.00	11.63%	\$24,000.00		Enstar, dumpsters, Chugach
560010	Insurance	\$400.00	0.21%	\$400.00		\$400.00	0.19%	\$400.00		Volunteer coverage
	Non-Labor Total	\$189,178.00	36.69%	\$189,178.00		\$206,434.00	37.99%	\$206,434.00	\$206,434.00	
580530	Contributions to Others									
	Girdwood Parks Capital Improvement fund	\$200,000.00	38.79%	\$200,000.00		\$200,000.00	36.80%	\$200,000.00	\$500,000.00	Add to Parks captial improvement fund and Winner Creek Trail Bridge
	Total Non-labor Cost	\$432,777.00	83.95%	\$432,777.00		\$455,190.00	83.76%	\$455,190.00	\$755,190.00	
	Inter-Government Charges (IGC)									
600320	IGC Purchasing services			\$4,449.00				\$4,628.00		
600360	IGC Payroll			\$279.00				\$284.00		
600370	IGC Accounts Payable			\$1,399.00				\$1,393.00		
601010	IGC Facilities - Girdwood			\$8,014.00				\$8,792.00		
601040	IGC Facilities - Areawide			\$56,292.00				\$60,792.00		
601880	SAP Captial recovery			\$3,289.00				\$3,289.00		
601890	SAP Support Center IGC			\$6,018.00				\$6,054.00		
605023	IGC Horticulture			\$3,998.00				\$3,998.00		
605023	IGC General Liability			\$142.00				\$140.00		
605540	IGC Workers Compensation			\$1,989.00				\$1,964.00		
6000	IGC Total	\$85,869.00		\$85,869.00		\$91,334.00		\$91,334.00	\$91,334.00	
	Subtotal	\$518,646.00		\$518,646.00		\$546,524.00		\$546,524.00	\$846,524.00	
	Revenues accounts	\$3,100.00		\$3,100.00		\$3,100.00		\$3,100.00	\$3,100.00	
	Balance	\$515,546.00		\$515,546.00		\$543,424.00		\$543,424.00	\$843,424.00	
	Difference from 2024 to 2025 Budget	\$		327,878						
	Mill Rate estimate (Based on 2024 Assessments)			0.88						

2025 Girdwood Street Maintenance Budget - GBOS Final Meeting

		2023	2024	2025	1st Qtr Revision 2025	% of the Budget	2025 comments
1000	Personnel Services						
501010	Straight Time Labor	181,014.00	183,534.00	185,500.00	185,500.00		3% Cost of living increase
501040	Annual Leave	2,813.00	2,894.00	2,950.00	2,950.00		
501080	Retirement	38,278.00	39,544.00	40,000.00	40,000.00		
501090	Life Insurance	82.00	82.00	82.00	82.00		
501100	Medical/Dental	52,200.00	53,304.00	54,000.00	54,000.00		
501105	FICA/Medicare Taxes	13,310.00	13,750.00	14,000.00	14,000.00		
501115	Employee Assistance	48.00	48.00	48.00	48.00		
501130	Unemployment Insurance	348.00	359.00	369.00	369.00		
501140	Long Term Disability	272.00	413.00	440.00	440.00		
	Labor Total	\$288,365.00	\$293,928.00	\$297,389.00	\$297,389.00	19.18%	
2000	Non-Labor						
511010	Office Supplies	2,000.00	2,000.00	3,000.00	3,000.00		Resupply General Office Supplies
511170	Fuel	2,800.00	2,800.00	3,000.00	3,000.00		MOA Work truck
511380	Repair and Maintenance Supples	66,000.00	66,000.00	80,000.00	80,000.00		Road Maintenance Supplies (i.e. Salt, Sand, culverts, RAP)
530360	Repair and Maintenance Contracted	12,000.00	12,000.00	32,000.00	32,000.00		Street light maintenance and Catchbasin cleaning
540150	Advertising						
540170	Communication	800.00	800.00	0.00	0.00		Phones
540260	Computer SW License	0.00	0.00				
540300	Fleet Rental	5,352.00	21,847.00	21,847.00	21,847.00		MOA Work Trucks
540640	Contractual Svcs	700,000.00	700,000.00	700,000.00	700,000.00		Winter and Summer road contract maintenance
550010	Public Utility Services	40,000.00	40,000.00	40,000.00	40,000.00		CEA - Street lights, electric at Maintenance Yard
	Non-Labor Total	\$ 828,952	\$ 845,447	\$ 879,847	\$ 879,847	56.76%	
580530	Contribution to Captial	\$ 200,000	\$ 300,000	\$ 300,000	\$ 350,000	19.35%	CIP increase to continue saving for the Mt. Hood culvert
Total Direct Costs		\$ 1,317,317	\$ 1,439,375	\$ 1,477,236	\$ 1,527,236		
	Inter Government Charges (IGC)					Department of Management and Budget sets the IGC's	
600050	IGC Ombudsmen	\$614.00	\$1,141.00	\$1,141.00			
601420	IGC Resource Management Admin	\$55,000.00	\$55,000.00	\$55,000.00			
601880	IGC SAP Captial Recovery	\$2,379.00	\$2,379.00	\$2,379.00			
601890	IGC SAP Support Center	\$4,405.00	\$4,353.00	\$4,353.00			
601900	IGC-OECD GIS Licensing	\$174.00	\$212.00	\$212.00			
605530	General Liability	\$2,616.00	\$2,476.00	\$2,476.00			

2025 Girdwood Street Maintenance Budget - GBOS Final Meeting

605540	Workers Compensation	\$7,876.00	\$7,456.00	\$7,456.00			
6000	IGC Total	\$73,064.00	\$73,017.00	\$73,017.00	\$73,085.00	4.72%	
	Subtotals	\$ 1,390,381	\$ 1,512,392	\$ 1,550,253	\$ 1,600,321	100.01%	
9000	Revenues	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000		
Total Cost		\$ 1,387,381	\$ 1,509,392	\$ 1,547,253	\$ 1,597,321		
	Difference from 2024 to 2025 Budget	\$ 87,929					
	Mill Rate Estimate	1.66					

HOUSE BILL NO. 13

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FOURTH LEGISLATURE - FIRST SESSION

BY REPRESENTATIVE GRAY

Introduced: 1/22/25

Referred: Community and Regional Affairs, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to optional municipal property tax exemptions for certain long-term**
2 **rental units, certain mobile home parks, and real property rented to low-income**
3 **families."**

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 * **Section 1.** AS 29.45.050 is amended by adding new subsections to read:

6 (aa) A municipality may by ordinance exempt or partially exempt from
7 taxation a structure that contains a dwelling unit that was converted from use as a
8 short-term rental unit to exclusive use as a long-term rental unit. In this subsection,

9 (1) "dwelling unit" has the meaning given in AS 34.03.360;

10 (2) "long-term rental unit" means a dwelling unit offered for rent for
11 periods of not less than 90 consecutive days;

12 (3) "short-term rental unit" means a dwelling unit offered for rent for
13 periods of 30 consecutive days or less; "short-term rental unit" does not include a

14 (A) hotel, motel, or bed and breakfast;

1 (B) commercially operated hunting or wilderness camp; or

2 (C) dwelling unit operated by a government entity or charitable
3 organization that provides temporary housing to individuals or family members
4 of individuals who are being treated for trauma, injury, or disease.

5 (bb) A municipality may by ordinance exempt from taxation all or part of a
6 mobile home park for up to 10 years after the mobile home park is constructed or
7 renovated.

8 (cc) A municipality may by ordinance exempt from taxation all or part of real
9 property rented to a low-income family if the monthly rent charged to the low-income
10 family is not more than 30 percent of the median family income for the area as
11 determined by the United States Secretary of Housing and Urban Development under
12 42 U.S.C. 1437a(b)(2)(C)(ii). In this subsection, "low-income family" has the meaning
13 given to "low-income families" in 42 U.S.C. 1437a(b)(2)(A).

Alaska State Senate

Senator Forrest Dunbar

Session:

Alaska State Capitol
Juneau, Alaska 99801
(907) 465-6944



Interim:

1500 W. Benson Blvd.
Anchorage, Alaska 99503
(907) 269-0246

Proudly Serving Senate District J

Mountain View / Airport Heights / Russian Jack / U-Med / Campbell Park

SECTIONAL ANALYSIS

SB 14: AIDEA FINANCE WORKFORCE HOUSING DEVELOPMENT

Section 1: AS 44.88.070: Adds a new subsection 7 to AS 44.88.070 which states the purpose of the authority. Providing means of financing and facilitating the financing of construction of new workforce housing facilities with five or more units will now be part of the mission of AIDEA.

Section 2: AS 44.88.080: Adds a new subsection 33 to AS 44.88.080 stating the powers of the authority. One of the powers of AIDEA will now be to provide means of financing and facilitating the financing of construction of new workforce housing facilities with five or more units.

Section 3: AS 44.88.900(6): Extends the definition of “development project” to include workforce housing facilities with five or more dwelling units, as defined in the new section J of AS 44.88.900(14).

Section 4: AS 44.88.900(14): Adds a new section J to include workforce housing in the meaning of “project” under AS 44.88.900(14).

Section 5: AS 44.88.900: Adds a new subsection 22 to AS 44.88.900 defining “workforce housing”. Workforce housing will be defined as residential housing that costs the occupants less than 30 percent of the income of a household with 120 percent of the area median family income, as determined by the United States Department of Housing and Urban Development.

Alaska State Senate

Senator Forrest Dunbar

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EXPLANATION OF CHANGES

SB 14: AIDEA FINANCE WORKFORCE HOUSING DEVELOPMENT

Alaska is experiencing a housing crisis. Our state's housing stock is overcrowded, dilapidated, and energy inefficient. There has been an ongoing, unprecedented exodus of working-age people that has severely limited our economy's recovery after the COVID-19 pandemic. Alaska needs to use every tool at its disposal to help grow our workforce and give our most talented and experienced people a reason to stay in-state to work and raise a family. The Alaska Industrial Development and Export Authority happens to be well-positioned to use their loan program to fund the construction of workforce housing to help alleviate the housing crisis.

SB 14 adds a new objective to AIDEA's mission statement, allowing the corporation to use their loan program for the construction of new workforce housing facilities containing five or more dwelling units. The legislation adds a definition of "workforce housing" based on the Department of Housing and Urban Development's working definition, which calculates affordability based on the average median income of an area.

SB 14 is a concrete step we can take to address our housing shortage. With Alaska facing workforce development challenges and recruitment and retention issues across every sector, we can no longer afford inaction on this issue. I urge your support for SB 14 so we can begin developing new housing options to incentivize people to stay and work in Alaska, in line with AIDEA's mission.

SENATE BILL NO. 14

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FOURTH LEGISLATURE - FIRST SESSION

BY SENATOR DUNBAR

Introduced: 1/22/25

Referred: Labor and Commerce, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to the Alaska Industrial Development and Export Authority; and**
2 **relating to workforce housing development projects."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** AS 44.88.070 is amended to read:

5 **Sec. 44.88.070. Purpose of the authority.** The purpose of the authority is to
6 promote, develop, and advance the general prosperity and economic welfare of the
7 people of the state, to relieve problems of unemployment, and to create additional
8 employment by

9 (1) providing various means of financing and means of facilitating the
10 financing, in cooperation with federal, state, and private institutions, of industrial,
11 manufacturing, energy, export, small business, and business enterprises and the other
12 facilities referred to in AS 44.88.010(a) in the state;

13 (2) owning and operating or providing development project financing
14 for the enterprises and other facilities described in AS 44.88.172;

(3) fostering the expansion of exports of goods, services, and raw materials of the state;

(4) cooperating and acting in conjunction with other organizations, public and private, the objects of which are the promotion and advancement of export trade activities in the state;

(5) establishing a source of funding credit guarantees and insurance, not otherwise available, to support export development;

(6) providing and cooperating or participating with federal, state, and private institutions to provide actual and potential state exporters, particularly small- and medium-sized exporters, with financial assistance in support of export transactions;

(7) providing various means of financing and means of facilitating the financing of construction of new workforce housing facilities containing five or more dwelling units.

* **Sec. 2.** AS 44.88.080 is amended to read:

Sec. 44.88.080. Powers of the authority. In furtherance of its corporate purposes, the authority has the following powers in addition to its other powers:

(1) to sue and be sued;

(2) to have a seal and alter it at pleasure;

(3) to make and alter bylaws for its organization and internal management;

(4) to adopt regulations governing the exercise of its corporate powers;

(5) to acquire an interest in a project as necessary or appropriate to provide financing for the project, whether by purchase, gift, or lease;

(6) to lease to others a project acquired by it for the rentals and upon the terms and conditions the authority may consider advisable, including, without limitation, provisions for options to purchase or renew;

(7) to issue bonds and otherwise to incur indebtedness, in accordance with AS 44.88.090, in order to pay the cost of a project or development projects or in order to provide money for the authority's purposes under this chapter; the authority may also secure payment of the bonds or other indebtedness as provided in this

1 chapter;

2 (8) to sell, by installment sale or otherwise, exchange, donate, convey,
3 or encumber, in any manner by mortgage or by creation of any other security interest,
4 real or personal property owned by it, or in which it has an interest, including a
5 project, when, in the judgment of the authority, the action is in furtherance of its
6 corporate purposes;

7 (9) to accept gifts, grants, or loans from, and enter into contracts or
8 other transactions regarding them with, a federal agency, an agency or instrumentality
9 of the state, a municipality, a private organization, or other source;

10 (10) to deposit or invest its funds, subject to agreements with
11 bondholders;

12 (11) to enter into contracts or agreements with respect to the exercise
13 of any of its powers, and do all things necessary or convenient to carry out its
14 corporate purposes and exercise the powers granted in this chapter;

15 (12) to purchase or insure loans to finance the costs of manufacturing,
16 industrial, and business enterprise projects;

17 (13) to enter into loan agreements with respect to one or more projects
18 upon the terms and conditions the authority considers advisable;

19 (14) to acquire, manage, and operate projects as the authority considers
20 necessary or appropriate to serve a public purpose;

21 (15) to assist private lenders to make loans to finance the costs of
22 projects through loan commitments, short-term financing, or otherwise;

23 (16) to accept gifts, grants, or loans from a federal agency, from an
24 agency or instrumentality of the state or of a municipality, or from any other source;

25 (17) to enter into contracts or other transactions with a federal agency,
26 with an agency or instrumentality of the state or of a municipality, or with a private
27 organization or other entity consistent with the exercise of any power under this
28 chapter;

29 (18) to facilitate the expansion of a secondary market for the resale of
30 federally or commercially insured loans made to finance the costs of projects in the
31 state held by federal and state chartered financial institutions or by the Alaska

1 Commercial Fishing and Agriculture Bank;

2 (19) to charge fees or other forms of remuneration for the use or
3 possession of the projects described in (14) of this section in accordance with the
4 agreements described in (11) and (17) of this section, other agreements pertaining to
5 the projects, covenants, or representations made in bond documents pertaining to the
6 projects, or regulations of the authority pertaining to the projects;

7 (20) to participate with government or private industry in programs for
8 technical assistance, loans, technology, transfer, or other programs related to the
9 exportation of goods, services, or raw materials of the state with respect to its
10 financing activities;

11 (21) to provide export finance training for office staff and other
12 individuals involved in export finance assistance, including the training sessions that
13 may be provided by the United States Export-Import Bank or other organizations;

14 (22) to coordinate to the maximum extent possible its efforts to
15 promote the export of goods, services, and raw materials of the state with programs
16 and goals of the United States Export-Import Bank, the International Trade
17 Administration of the United States Department of Commerce, the Foreign Credit
18 Insurance Association, and other private and public programs designed to provide
19 export assistance and export-related financing;

20 (23) to guarantee loans related to qualified export transactions under
21 regulations adopted by the authority;

22 (24) to provide financing assistance, in cooperation with federal, state,
23 and private institutions, as provided in this chapter for small business enterprises;

24 (25) to make cooperative agreements with the Department of
25 Transportation and Public Facilities, acting on behalf of the international airports
26 revenue fund established under AS 37.15.430, to acquire, equip, operate, maintain,
27 construct, or install facilities that will enhance the competitiveness of the international
28 airports, including a cooperative agreement to lend amounts from the international
29 airports revenue fund to finance the development or improvement of utilities serving
30 the airports;

31 (26) to screen potential applicants for a new business incentive grant

1 and recommend the award of the grants under AS 45.81.020;

2 (27) to oversee the administration of outstanding grants awarded by the
3 Alaska Science and Technology Foundation under former AS 37.17.010 - 37.17.110;

4 (28) to oversee the administration of outstanding BIDCO assistance
5 grants and loans made by the Alaska Science and Technology Foundation under
6 former AS 37.17.200 - 37.17.390;

7 (29) to guarantee loans made to the Alaska Insurance Guaranty
8 Association (AS 21.80.040), with these guarantees limited to loans necessary to make
9 the association financially able to meet cash flow needs up to a maximum outstanding
10 principal balance at any time of \$30,000,000;

11 (30) with legislative approval and notwithstanding AS 44.88.060, to
12 purchase from the Alaska Energy Authority as an investment of the revolving fund,
13 loans of the power project fund established under AS 42.45.010;

14 (31) to consider, when exercising the powers listed in this section, the
15 interests of local governments affected by the authority's activities to share in the
16 benefits of these activities, with appropriate consideration of the authority's ability to
17 meet debt obligations, issue new debt, and fulfill the authority's purposes;

18 (32) to provide development project financing for all or a portion of
19 the cost of a development project as provided in AS 44.88.172;

20 **(33) to provide various means of financing and means of**
21 **facilitating the financing of construction of new workforce housing facilities**
22 **containing five or more dwelling units.**

23 * **Sec. 3.** AS 44.88.900(6) is amended to read:

24 (6) "development project" has the meaning given to "project" in
25 (13)(A), [AND] (D) - (H), **and (J)** of this section;

26 * **Sec. 4.** AS 44.88.900(14) is amended to read:

27 (14) "project" means

28 (A) a plant or facility used or intended for use in connection
29 with making, processing, preparing, transporting, or producing in any manner,
30 goods, products, or substances of any kind or nature or in connection with
31 developing or utilizing a natural resource, or extracting, smelting, transporting,

1 converting, assembling, or producing in any manner, minerals, raw materials,
 2 chemicals, compounds, alloys, fibers, commodities and materials, products, or
 3 substances of any kind or nature;

4 (B) a plant or facility used or intended for use in connection
 5 with a business enterprise;

6 (C) commercial activity by a business enterprise;

7 (D) a plant or facility demonstrating technological advances of
 8 new methods and procedures and prototype commercial applications for the
 9 exploration, development, production, transportation, conversion, and use of
 10 energy resources;

11 (E) infrastructure for a new tourism destination facility or for
 12 the expansion of a tourism destination facility; in this subparagraph, "tourism
 13 destination facility" does not include a hotel or other overnight lodging facility;

14 (F) a plant or facility, other than a plant or facility described in
 15 (D) of this paragraph, for the generation, transmission, development,
 16 transportation, conversion, or use of energy resources;

17 (G) a plant or facility that enhances, provides for, or promotes
 18 economic development with respect to transportation, communications,
 19 community public purposes, technical innovations, prototype commercial
 20 applications of intellectual property, or research;

21 (H) a plant or facility used or intended for use as a federal
 22 facility, including a United States military, national guard, or coast guard
 23 facility;

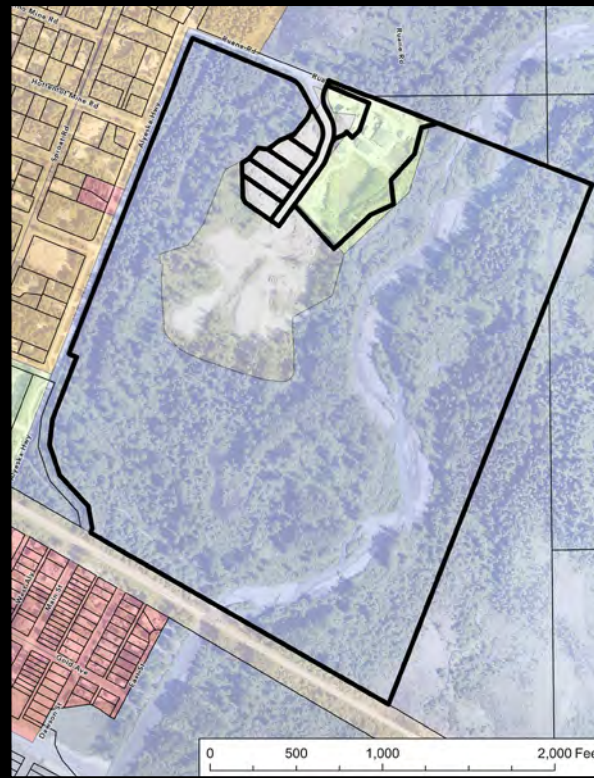
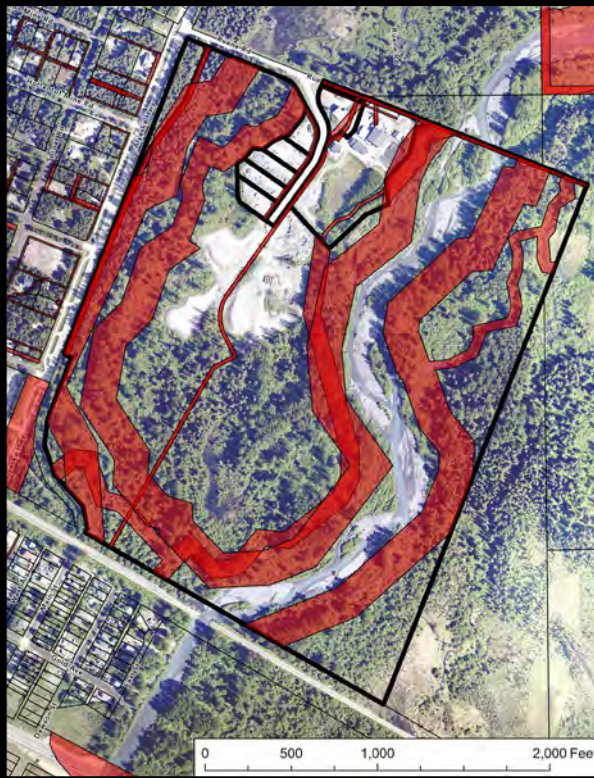
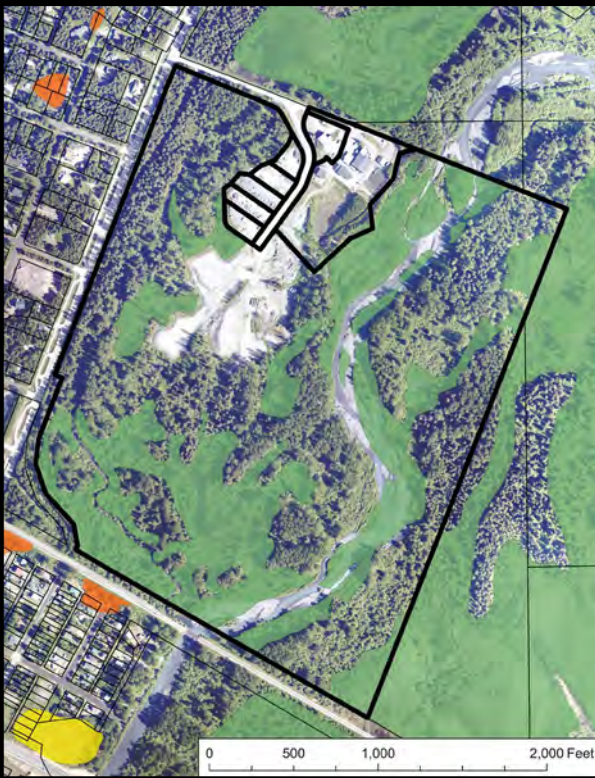
24 (I) infrastructure for an area that is designated as a military
 25 facility zone under AS 26.30;

26 **(J) a new workforce housing facility containing five or more**
 27 **dwelling units;**

28 * **Sec. 5.** AS 44.88.900 is amended by adding a new paragraph to read:

29 (22) "workforce housing" means residential housing that costs the
 30 occupants less than 30 percent of the income of a household with 120 percent of the
 31 median family income, as determined by the United States Department of Housing and

- 1 Urban Development, for the location where the housing is constructed.



HLBAC – Work Session

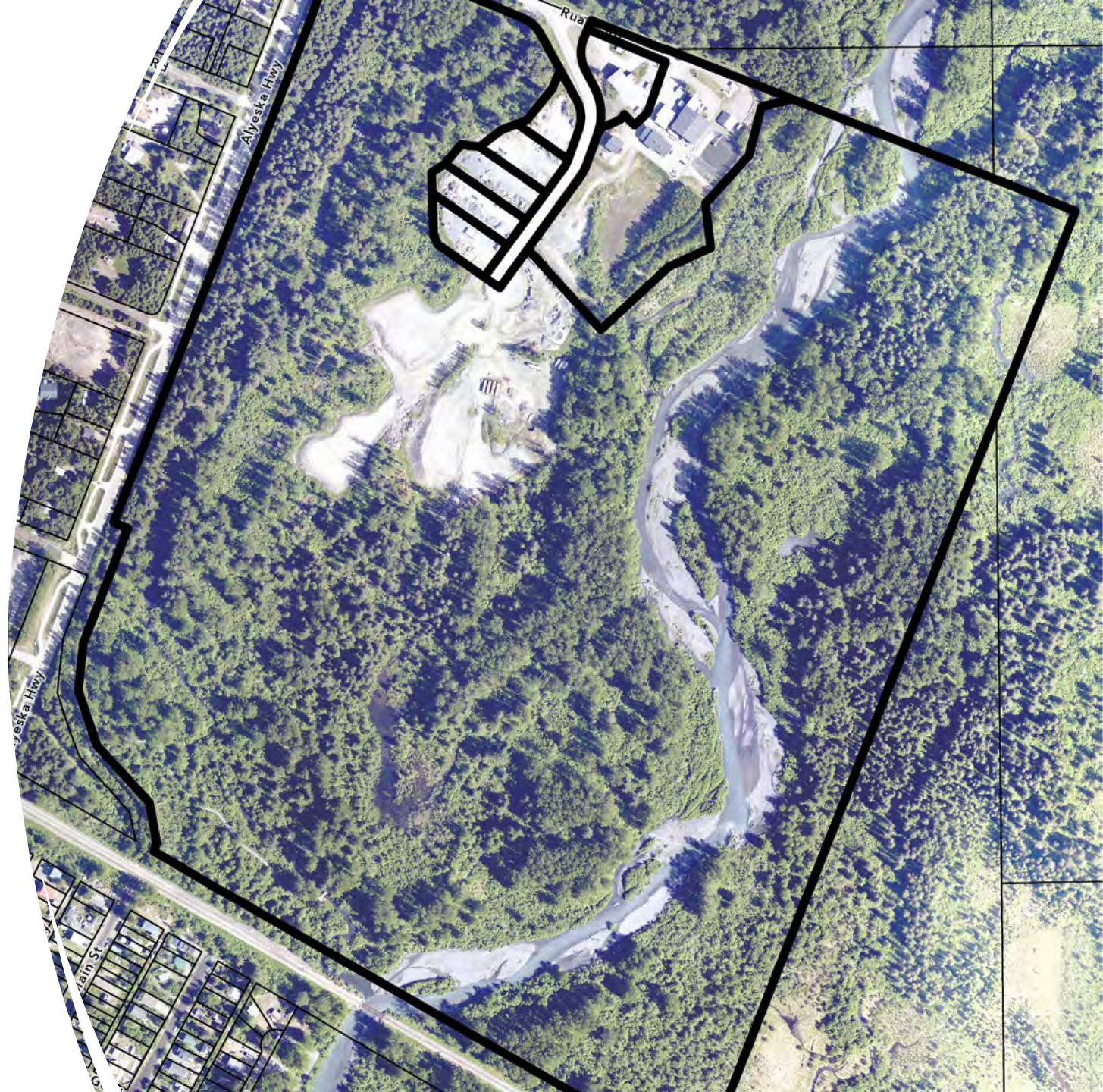
Girdwood Industrial Park Feasibility Study

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

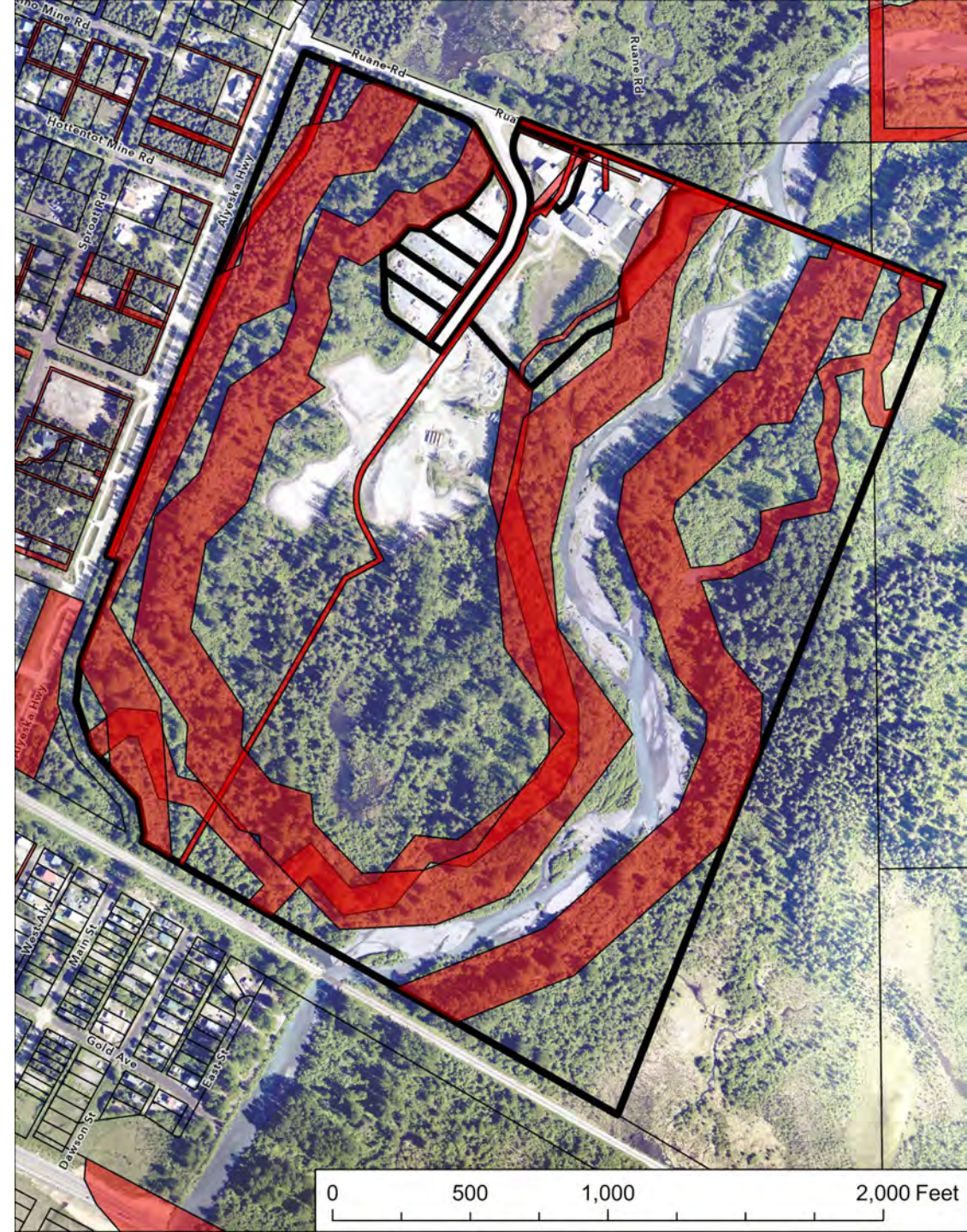
2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

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

Option 1 – Disposal of the property as-is.

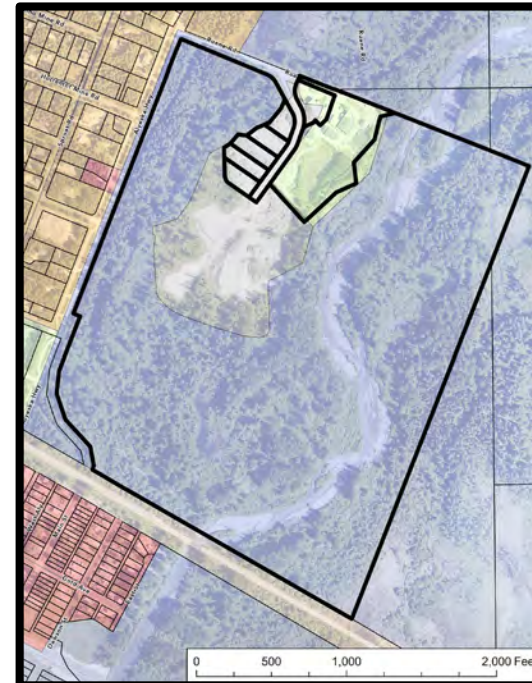
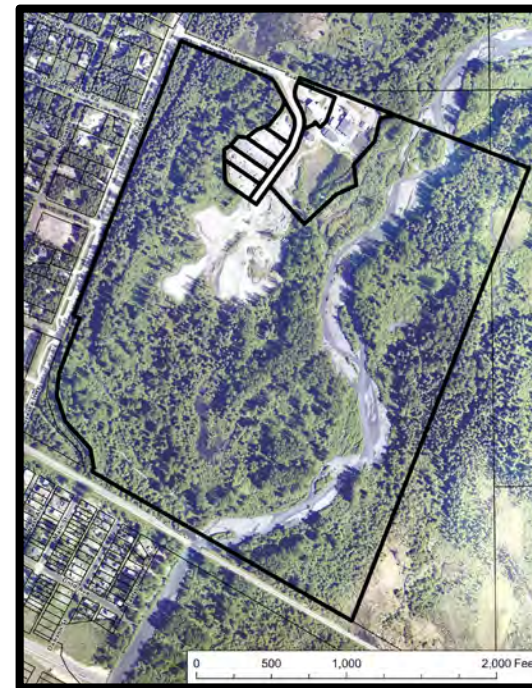
Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

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.

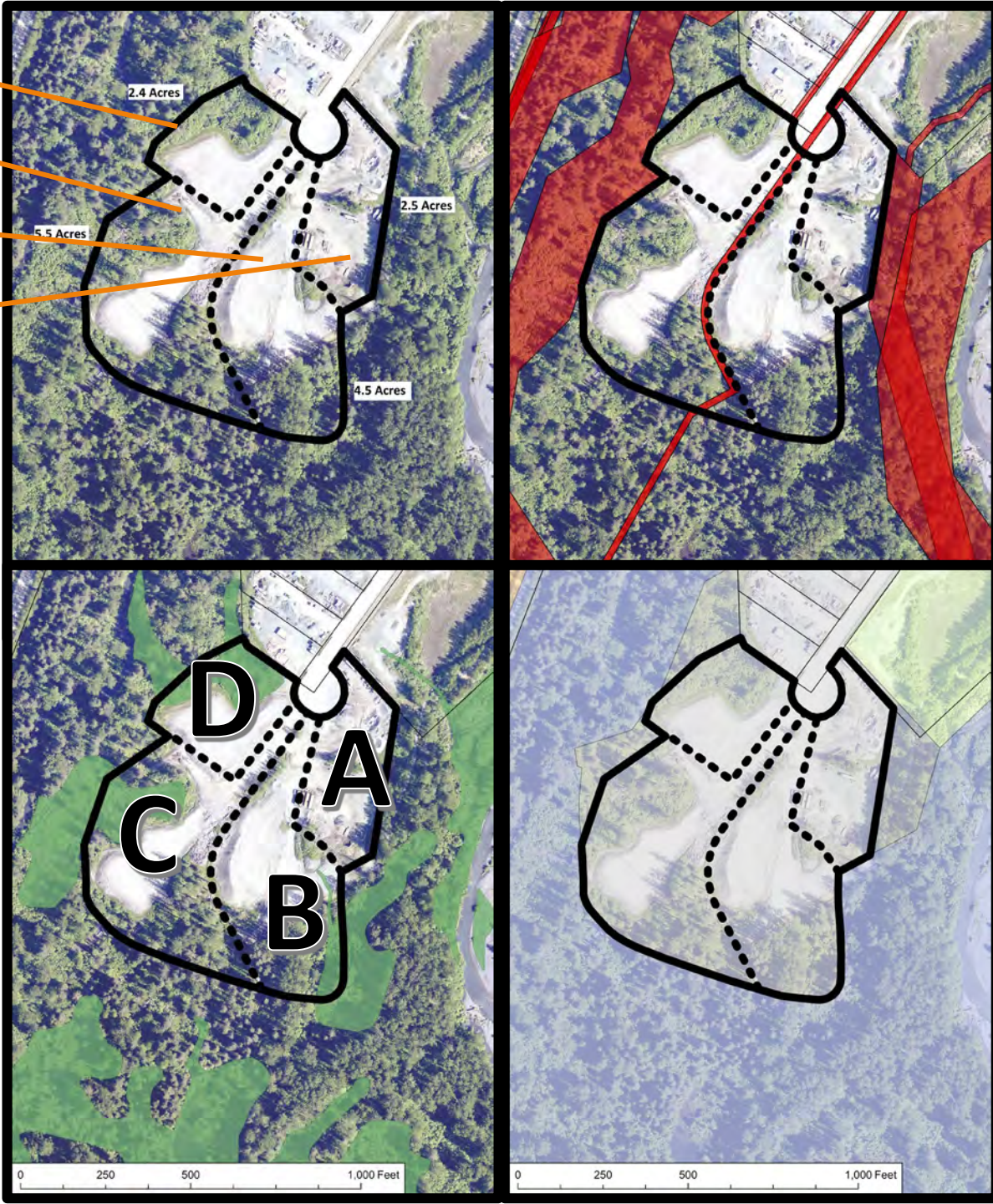
The design of the tracts is to allow larger areas, each with separate access driveways off of the cul-de-sac.



Option 2 - Disposal with platting of reconfigured lots

- \$251,000
- \$503,000
- \$412,000
- \$327,000

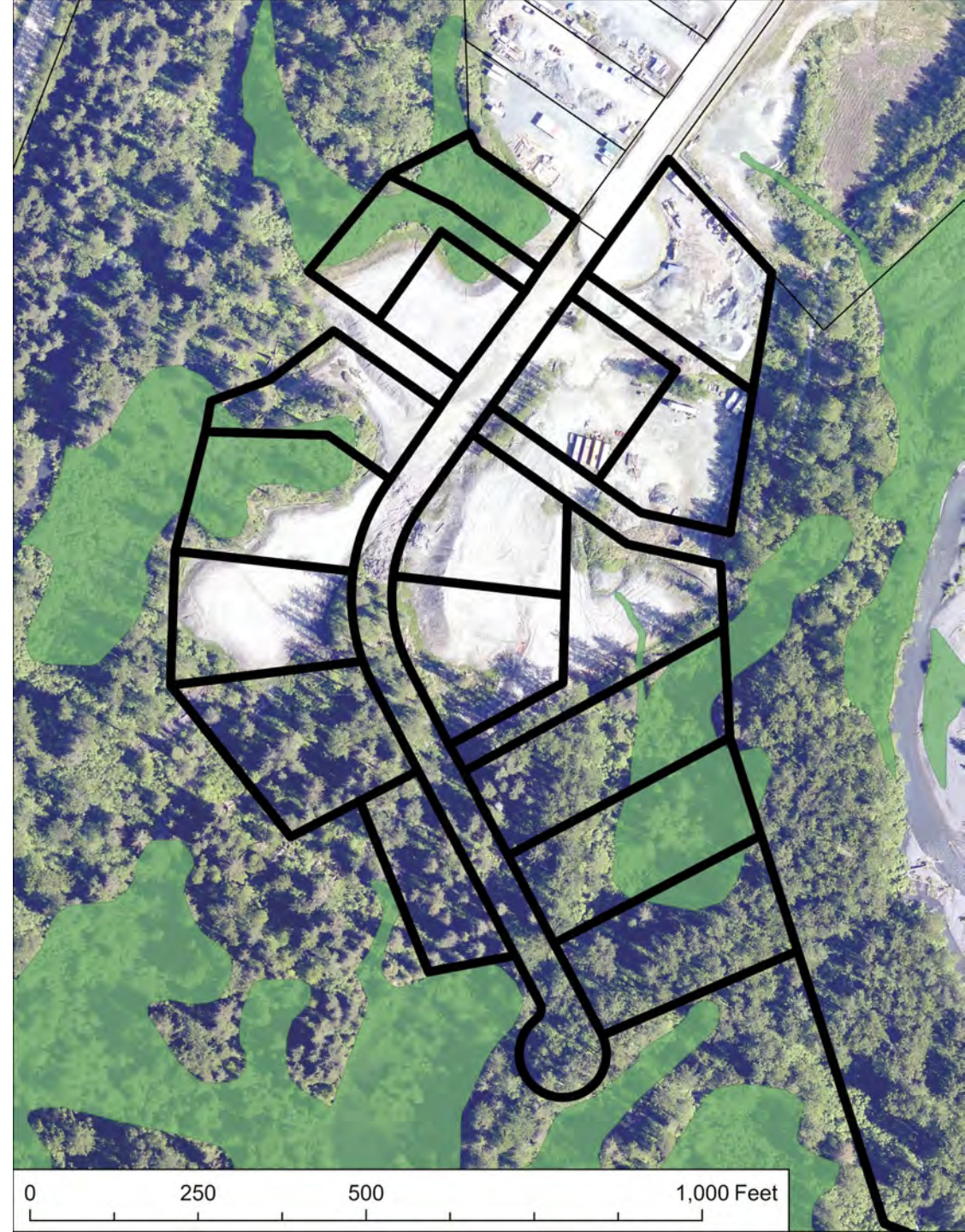
Anticipated Construction Costs	\$194,000
Appraisal 2024	\$1,493,000 (gross retail value) \$1,267,000 (prospective market value at completion)
Acres of Usable Land	14.9 acres (2.5 acres Class A wetlands)
Lots Created	4
Anticipated Income to HLB Fund	\$1,073,000 <i>*may be less if lot used by GVSA is withdrawn 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 streamsWould require a replatNext 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.

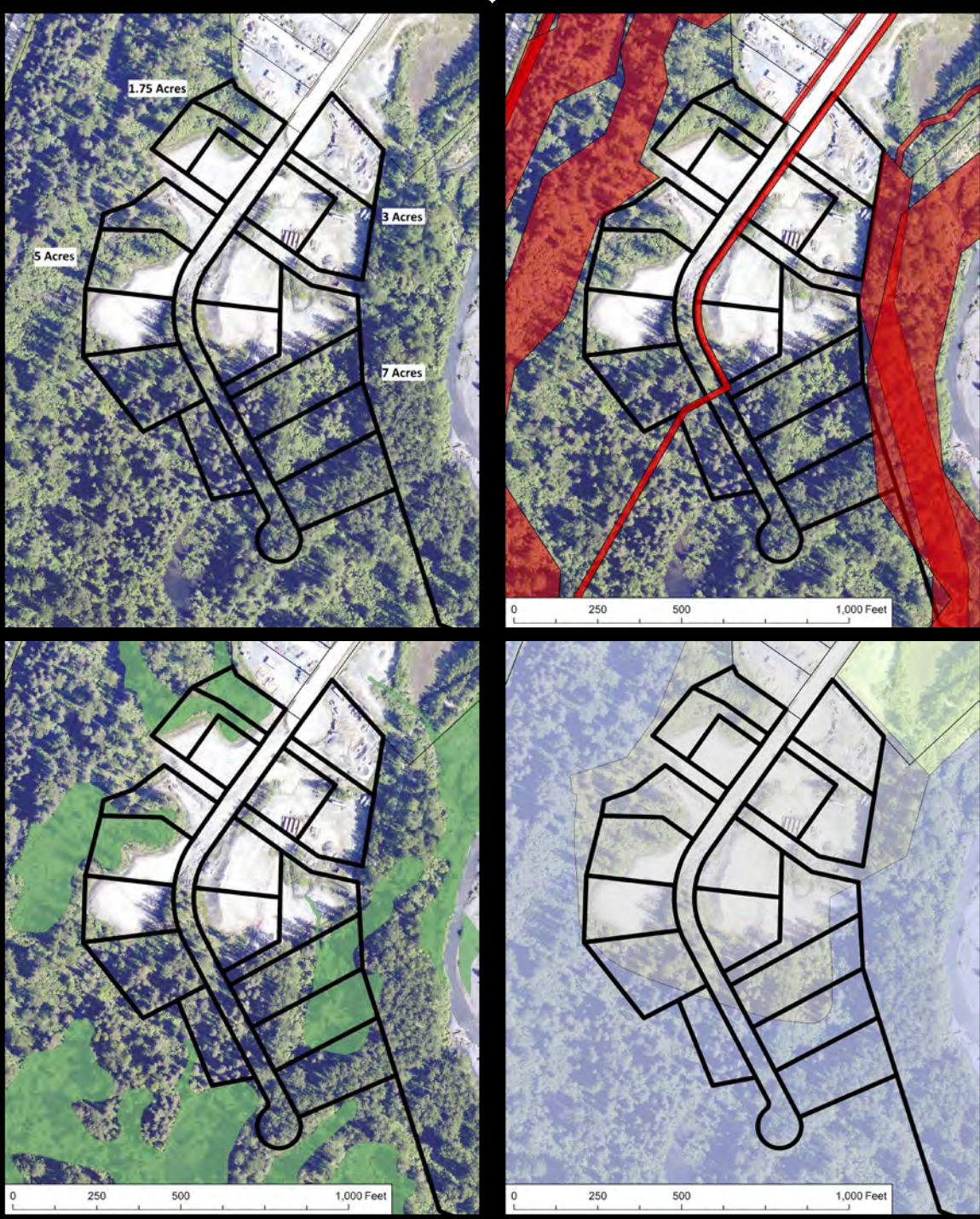
Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

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.

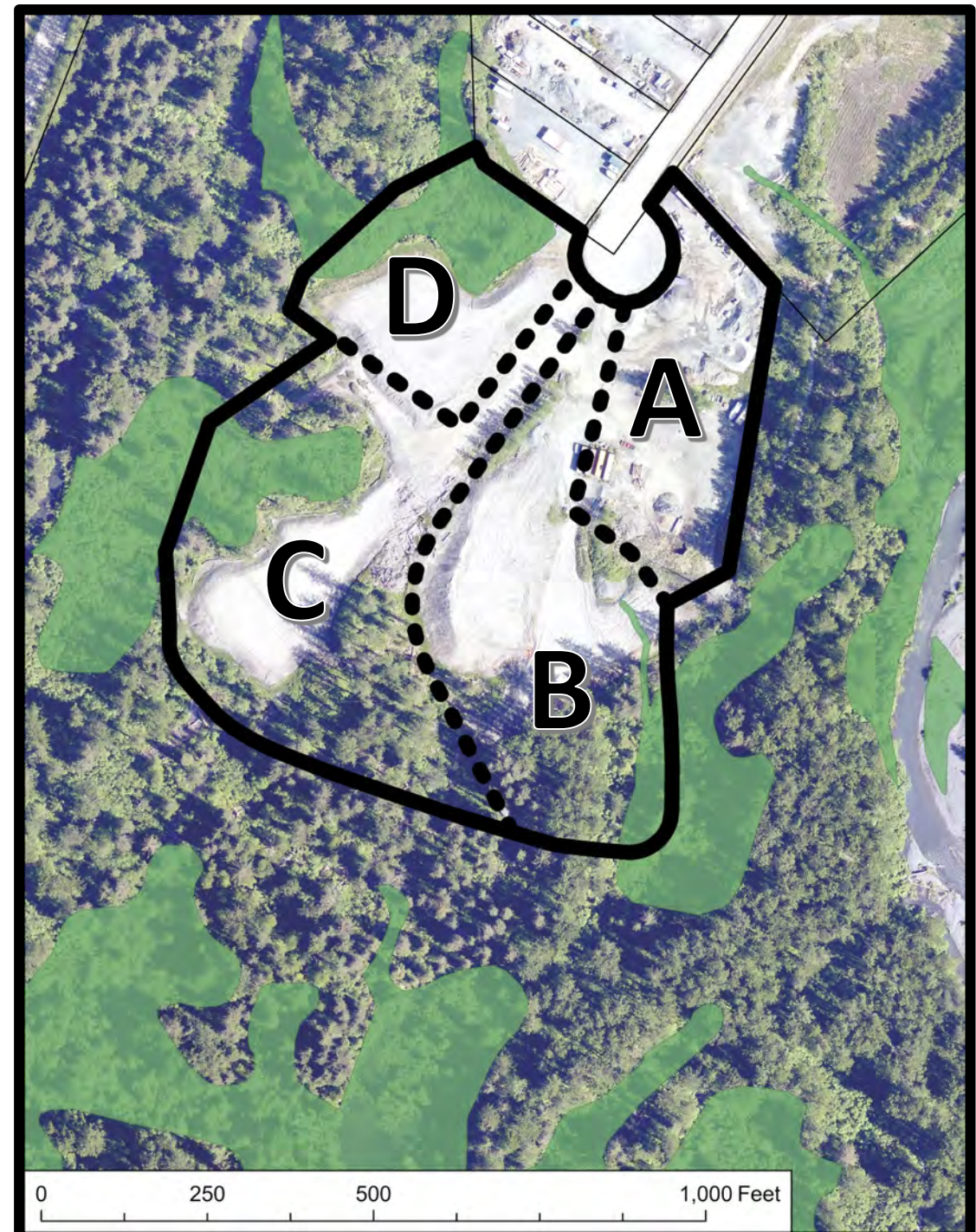


Anticipated construction costs

		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.





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 24, 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

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. Thank you for your time and thorough presentations regarding the GIP Feasibility Study in October of 2024 and facilitating communication with GBOS. The October 2024 Presentation document was an integral aid to our discussions, and with these supportive visuals, we utilized Option 2 and 4 for these committee meetings. Thank you for providing the staff recommendation following the Feasibility Study and conclusion in 2024. Acknowledging the appraisals and platting requirements, GBOS has determined an approach that would serve our community's needs most efficiently. We are submitting the following observations and current requests:

While the next steps of the GIP are many, the GBOS' absolute priority is the transfer of Lot A to the Girdwood Valley Service Area (GVSA). The service area has endured a long and relentless history of improving and maintaining the GIP in general, specifically Lot A. GVSA ownership of Lot A would both facilitate a long-term reduction in narrowing time and increasing expense for road maintenance, it would also allow for the development of an overdue fire training center, thus reducing insurance premiums for the Girdwood Valley. GVSA ownership of Lot A would additionally simplify management of the area and enable last-minute uses (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. Moreover, HLB would be alleviated of the obligations necessary to fully operate within this single lot.

GBOS would prefer to continue dialogue with the HLB Staff regarding Lots B, C, and D, and has suggestions for each. Regarding Lot C, GBOS would like to validate current permittees to utilize their lots for continued business, with minimal changes such as more rights and extending permittees' time limits and regulation, which would require a change in Code. We request that HLB agree to holding Lot C for a specified number of years, as retaining Lot C preserves the road right-of-way access for potential future development of "Phase 3," while also allowing the permittees some needed stability.

The Board acknowledges that the sale of one or more of the remaining lots (B and D) in the GIP may be necessary to cover the cost of platting and other expenses. The GBOS supports the intention and opportunity to grow GIP's diversity and sustainability by ensuring the main entrance to Lots A-D can be extended in the future, for a full build-out that is closely represented in Option 4. The Girdwood Comprehensive Plan endorses this commercial and industrial zone, which is much needed in our community and is appropriate in this space.

GBOS looks forward to future discussions with HLB regarding the conditions of sale of Lots B and D and is ready for HLB to select a time to meet with our Board and the Girdwood Service Area Manager.

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

Sincerely,

Briana Sullivan
GBOS Co-Chair

Jennifer Wingard
GBOS Land Use Supervisor

Response to Public and Community Council Comments on the Public Review Draft 2024 Annual Work Program & 2025-2029 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview				
Reference		Commenter	Comment	Response
1	Pg. 5	Amanda Tuttle	Regarding the mission statement: Heritage Land Bank has not managed selected and conveyed municipal land in a manner to benefit present residents by the lack of promoting orderly development, and by the failure to take on the responsibility to work with the public works department. AMC 25.40.010	It is difficult to respond to this comment without specific examples. HLB works collaboratively with all MOA Departments and in compliance with all adopted plans, codes, and regulations.
2	Pg. 6	Girdwood Board of Supervisors	Add to Accomplishments: HLB staff researched levees in Girdwood at California Creek in the New Townsite and at the west bank of Glacier Creek from its confluence with California Creek and Turnagain Arm, producing a detailed memo in the latter case. Girdwood Board of Supervisors appreciates the work that went into this memo.	Thank you for your comment. Typically, we do not include memos in our accomplishments, but per your suggestion, the following text will be added to the 2024 Progress Report: <i>HLB Parcel 6-060 – HLB Staff researched, drafted, and distributed a memorandum regarding the earthen embankment along Glacier Creek in Old Girdwood.</i>
3	Pg. 7	Brenden & Julie Raymond-Yakoubian	Regarding the last bullet point of Land Management Objectives: This is forward-thinking, and taking practical steps to implement this will greatly assist in ensuring the long-term stewardship and quality of life throughout the Municipality. The Muni would also benefit from understanding that conservation can be seen as a form of development. One potential application of this concept for Girdwood would be the pursuit of a large protected area for its natural and recreation qualities and experiences. Girdwood’s lands heritage of in- and near-community natural lands and beauty is a core part of the community and Anchorage’s identity and economy, and this would be an incredible long-term asset to the Municipality. An obvious choice for such a development would be the lands between the edge of the Timberline Drive/Alyeska Basin and Glacier Creek (i.e. the “Virgin Creek area”), which has a long-history of the community desiring its protection, contains a diverse ecosystem supporting Anchorage’s largest old growth rainforest and wetlands, and is a hub for year-round low-impact recreation activities on trails. This could be a legacy crown jewel for Anchorage.	Given that so much of the HLB Inventory lands contain environmentally sensitive areas, this provides increased opportunity to meet this objective.

4	Pg. 7	Amanda Tuttle	Regarding Land Management Objectives: Land Management Objectives outlined in the Coastal Management Plan list Old Girdwood as an Area Meriting Special Attention. Heritage Land Bank has not produced a document in 47 years, including special site and area land use study or a site-specific study, that identifies historic Girdwood and the land subjected to development which endangers the public safety within hazard zones. AMC 25.40.025(c); ADL 201175	Heritage Land Bank over the years has produced numerous documents including Potter Valley Land Use Analysis, Crow Creek Road Neighborhood Plan, Girdwood South Townsite Master Plan (plus amendments), and Chugiak-Eagle River Site-Specific Land Use Plan, etc. These documents are linked on our website, www.muni.org/hlb . A site-specific land use study is only required when comprehensive planning is insufficient to determine whether the disposal of a parcel is consistent with the plan.
5	Pg. 7	Amanda Tuttle	Regarding Land Management Objectives: Heritage Land Bank have not taken into consideration intra-governmental agreement, land conveyance ADL 201175, which states a perpetual 200 foot public easement along both sides of Glacier Creek, Indian Creek, Rabbit Creek, and along California Creek downstream from the Crow Creek (Alyeska) Highway; a 350- public easement along the southwesterly (right) bank and a 250- foot public easement along the northeasterly (left) bank of California Creek upstream from the Crow Creek Highway, a 25-foot public easement along both sides of Virgin Creek, Crow Creek, and along all other public or navigable water bodies, and a 100' public easement landward from the mean high tide mark of all coastal waters. The perpetual stream setback variances have been grotesquely ignored with several homes built over drainages throughout the Glacier Creek Watershed and many homes built within 25' of any drainage and navigable waters.	Heritage Land Bank is aware of ADL 201175. When areas are replatted, those setbacks are annotated on newly recorded plats. Instances where setback variances are not legally approved through a variance process should be alerted to MOA Code Enforcement as HLB is not a responsible agency for compliance with building and zoning code.
6	Pg. 7	Amanda Tuttle	Regarding Overview of Land Disposals: HLB has not consulted with the public works to determine impacts of disposals including MOA Drainage Design Guidelines and the 10% Method Routing Analyses for storm water runoff.	All disposals go through an agency review period where all departments are given an opportunity to comment on the proposed disposal.
7	Pg. 8	Amanda Tuttle	Regarding Overview of Land Acquisition: The State notified HLB that for management purposes, ADL 201175 document issues for conveyance of lands is equivalent to patent and considered equitable title and perpetual.	Acknowledged.
8	Pg. 9	Amanda Tuttle	Regarding Overview of Annual Work Program: Listed notification procedures in the paragraph do not reflect the requirements of substantial compliance by publication calculated to achieve the greatest reasonable notice, and should be	Thank you for bringing this paragraph to our attention. To help clarify we will replace the last two paragraphs of the section to read: Per AMC § 25.40.020B, each year an

			<p>updated to reflect compliance requirements. AMC 25.40.030</p>	<p>Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.</p> <p>While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov</p>
9	Pg. 10	Amanda Tuttle	<p>Regarding Overview of Five-Year Management Plan: Land Management decisions are inconsistent with implementing measures for snow disposal to receiving waters as HLB has not selected effective snow storage and disposal sites in the Glacier Creek Watershed. APDES AK2052558</p>	<p>All snow disposal sites within the Municipality are evaluated by the Planning Department and reviewing agencies to include Project Management and Engineering, as well as Development Services. AMC Title 21 places regulations on their development, drainage, and litter management prior to approval. HLB does not manage any snow disposal sites anywhere within the Municipality; however, there are municipal snow disposal sites on several HLB properties in Anchorage.</p>

Chapter 2. 2024 Progress Report				
Reference		Commenter	Comment	Response
10	Pg. 11: 2-127 thru 2-136	Rabbit Creek Community Council	RCCC thanks HLB for its action in 2024 to implement the PVLUA regarding Parcels 2-127 through 2-136. We appreciate that HLB leveraged 100 acres to help acquire 200 additional acres (through an in-kind match for federal grants, led by a non-profit partner). The resulting creation, 300-acre Potter Marsh Watershed Park, is an invaluable asset for the entire city. Well done, HLB!	Thank you for these kind words. As the Community Council is aware, it was a multi-partner effort and having the support of the Community Council helped make this a reality.
11	Pg. 11: 2-127 thru 2-136	Nancy Pease	I thank HLB Commissioners and Staff for the transfer of Parcels 2-127 – 136 to Parks and Recreation as an in-kind match for federal grants. HLB, together with Great Land Trust, leveraged 100 acres into 300 acres of public watershed and recreation land that will sustain Potter Marsh. The new Potter Marsh Watershed Park is a highly visible, easily accessible public land asset for current and future generations. HLB has shown excellent use of its land bank assets to provide public value for current and future generations. Kudos!	Thank you for your kind words.
12	Pg. 11: Ptns of HLB Parcels 6-011, 6-016, 6-017	Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.	The 2006 Crow Creek Neighborhood Land Use Plan is an area specific plan that evaluated the land use potential of the Crow Creek Neighborhood. Downstream impacts from any development would be evaluated before a proposed development were to break ground (i.e. platting, site plan review, etc.) Additionally, the plan was supported by the Girdwood Board of Supervisors (Res. 2005-06), MOA Planning and Zoning Commission (Res. 2005-071 and Res. 2005-072), and was adopted by the Anchorage Assembly (AO 2006-47). Legal review occurs on all legislation before the Anchorage Assembly.
13	Pg. 11: Ptns of HLB Parcels 6-011, 6-016, 6-017	Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report is not accessible to the public on your website. Why?	Thank you for bringing this to our attention, the specific link has been restored. While our website lists many of the documents and reports created by or for HLB, other plans can be found on the Planning Department Publications website. If additional broken links are discovered, please report them to HLB staff.
14	Pg. 12: 6-013	Girdwood Board of Supervisors	Girdwood Board of Supervisors appreciates HLB's evaluation of Parcel 6-013.	Thank you for your comment.

15	Pg. 12: 6-013	Amanda Tuttle	The HLB executive director and commissioners are unqualified to make wetland assessments and determinations.	HLB staff performs wetland assessments in close consultation with the Planning Department, Watershed Management Services, U.S. Army Corps of Engineers and private consultants.
Chapter 3. 2025 Work Program				
Reference No.		Commenter	Comment	Response
16	Pg. 15: 2-156	Rabbit Creek Community Council	RCCC continues to support this proposed use, subject to conditions for approval. RCCC members have voiced the concerns about minimum burial depth to prevent disinterment by wildlife and protecting the watershed from toxicity of some human remains (medications, batteries associated with implants, artificial joints, etc.). Alaska Natural Burial Ground has furnished information indicating that soils, slopes and drainage patterns should minimize those concerns. RCCC advocates coordinating parking development in order share parking with adjoining uses (Moen Park and Potter Marsh Watershed Park). RCCC requests that the Work Plan proper include the following language (shown here in italics) “...HLB intends to dispose of this property to Alaska Natural Burial, with conditions and restrictions. <i>The purpose of those conditions shall be to: maintain natural terrain and native vegetation, ensure secure and sanitary burial practices, provide efficient, shared parking with adjoining park uses, and, provide for watershed conservation and public open space after the burial site reaches capacity.</i> ”	Thank you for this comment. HLB Staff will carefully consider these proposed restrictions and conditions when bringing the project before the Commission and Assembly. There will be continued opportunities to weigh in on this project. RCCC will receive notice of any HLBAC meeting regarding this item.
17	Pg. 16: 6-011A 6-011B	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages the INHT development and acquisition of easement. Improvement to this trail is one of Girdwood Board of Supervisors’ priorities for 2025.	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
18	Pg. 16: 6-011B ptn	Girdwood Board of Supervisors	Request Action: Clarify the acreage to be disposed, since the potential purchaser has publicly mentioned acquiring up to 100 acres. Prior to any disposal, Girdwood Board of Supervisors will seek binding commitments for community housing, recreation, trails, hut and easement-protected access to Glacier Creek. In particular, development of community housing should be subject to a reversion clause if not achieved within a reasonable timeframe.	We anticipate, based on the RFP response, that the acreage expected to be conveyed is approximately 72 acres (27 of which is for mixed use development, the remainder for recreation and access). However, a development agreement has not been finalized, nor has platting action been initiated. This project is still in the early stages and more information will be shared publicly as it is known.
19	Pg. 16: 6-011B ptn	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports the public use easement for Girdwood Nordic Ski Club.	Your support is noted.

20	Pg. 16: 6-011B ptn	Deb Essex	<p>The sole purpose and creation of the Girdwood Nordic Ski Club was driven by the 2006 HLB Feasibility Study for Nordic Trails. The GNSC has funded the design and mapping of this new approved proposal, sat through hundreds of hours of committee meetings, and yet the land is under now consideration to be sold for residential development – even though-out the 60 year history with 17 Land Use and Planning documents compiled for the Girdwood valley...none of them suggest residential development in this area. Parcel 6-011B now has 27 acres designed for residential development through an RFP that is in working progress with Pomeroy Development. This RFP did not mention HLB Resolution 2017-09, and is in conflict with the corridors shown in the HLB Winner Creek Feasibility Study.</p> <p>So here are my questions from last year still unanswered by the HLB Staff or HLBAC:</p> <ol style="list-style-type: none"> 1) If Parcel 6-011 is sold to a private entity, will the Resolution 2017-09 be included in the transaction? 2) Will a trail corridor be included to connect the south valley trails with north valley trails, in perpetuity, as shown in the Girdwood Trails Plan? 3) Will a trail corridor continue to have year-round free public access or public easement? 4) This parcel, as mentioned in your report AR2023-40 as delivered to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure which ranks it low on suitability for development. Why is HLB surpassing other more economical parcels for residential development when the expensive condos and houses proposed will not address the needed housing in Girdwood? 5) Within HLB Land Use Planning Policies (Page 36 HLB Work Program) has HLB addressed land use compatibility with adjacent areas – specifically considering the Girdwood Airport – has HLB addressed congested areas, safety concerns, airport traffic, and noise abatement corridors? Has HLB realized the housing project will permanently alter the airport flight path for all external-load helicopter flights? There are six helicopter companies that fly out of Girdwood. 6) Has HLB considering dedicating Parcel 6-011 as Open Space in similar fashion to the donated parcel east of Potter Marsh to ensure the trail connectivity as an investment and economic 	<p>Thank you for the well thought out questions, due to the specifics and the nature of the project, we encourage you to arrange a meeting with the HLB Director to discuss further. As with any project, HLB works to provide projects that are implementing existing adopted plans. Issuing the RFP was the first step in a long list of activities that will need to occur prior to the Glacier Creek Village project moving forward. Your feedback will be helpful as the applicant of HLBAC Res. 2017-09.</p>
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			<p>driver of Girdwood’s popular trail system? I really appreciate the time for public comment and the time HLB (and MOA) has spent creating healthy public use areas in Girdwood. I also appreciate the transparency for proposed Pomeroy development of Parcel 6-011 and their consideration of a trail presence in this area – especially by Seth Anderson. Thank you.</p>	
21	Pg. 16: 6-014	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports valuation of this parcel for disposal.	This parcel received an appraisal in 2021. A presentation was given to the Commission on this subject at the July 2022 HLBAC meeting. These materials are available upon request.
22	Pg. 16: 6-039, 6-061, 6-057F	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
23	Pg. 16: 6-039 and 6-062	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
24	Pg. 16: 6-039 and 6-062	Brenden & Julie Raymond-Yakoubian	We support this trail easement request, and encourage HLB to work with Girdwood P&R towards providing an easement for these important resources.	Thank you for this comment.
25	Pg. 16: 6-057F	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and looks forward to working with HLB to find a solution during 2025 to advance this project.	We look forward to making progress on this project in the coming year.
26	Pg. 17: 6-076	Girdwood Board of Supervisors	<p>Girdwood Board of Supervisors notes that the Project Anchorage Sales Tax proposal includes a shortlisted “Girdwood Arts and Recreation District” project to be developed on this parcel. That project was put forward by a group working with Girdwood Inc.</p> <p>Request Action: Development of the site by any entity must be consistent with the Girdwood South Townsite Plan as amended to conform to the adopted Girdwood Comprehensive Plan.</p>	HLB has identified, in the 5-year Management Plan, that a Girdwood South Townsite Master Plan amendment may be required. The inclusion of the potential update was driven more by the incompatibility of potential development ideas for the area than the outcome of the Girdwood Comprehensive Plan. GBOS will be notified as this item progresses.
27	Pg. 17: 6-134	Girdwood Board of Supervisors	Request Action: Add to 2025 Work Plan: Withdrawal of this parcel from HLB inventory and transfer to Girdwood Parks and Recreation is a priority of the community with broad formal committee support (RV Park proposal).	<p>The following text will be added to the Annual Work Plan:</p> <p>HLB Parcel 6-134 - HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved</p>

				Girdwood South Townsite Master Plan or if the plan needs to be amended.
28	Pg. 17: 4-033B	Turnagain Community Council	TCC requests that the 2025 Potential Projects section for Parcel 4 include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB and the Parks and Recreation Department with regard to future use of HLB land designated in the 2040 LUP as “Community Facility or Institution” and “Park or Nature Area” in this area — to ensure compatibility with any proposed potential use in the area designated as “Community Facility or Institution” with the high value land along the Tony Knowles Coastal Trail/Greenbelt area. Intent would be to transfer to the Parks and Recreation Department for park dedication HLB land designated “Park or Nature Area” (and potential re-evaluation of the highest and best use of the “Community Facility or Institution”) as well as consideration of potential development of a much-needed connectivity trail link to the Coastal Trail.	HLB staff looks forward to coordination with TCC on this issue. Further information regarding our intention to coordinate with TCC and the Parks and Recreation Department can be found on page 19 of the draft Five-Year Management Plan.
29	Pg. 18: Holtan Hills Tracts 1&2, 6-011A	Girdwood Board of Supervisors	Request Action: Ensure that required land set aside for community housing is included in the final agreement, as described in AO 2023-137. Girdwood Board of Supervisors supports and encourages an easement for the INHT prior to land development.	Correct, HLB will continue tracking the requirements of AO2023-137 and will be partnering with the developer to ensure those items occur.
30	Pg. 18: Holtan Hills Tracts 1&2, 6-011A	Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.	The 2006 Crow Creek Neighborhood Land Use Plan is an area specific plan that evaluated the land use potential of the Crow Creek Neighborhood. Downstream impacts from any development would be evaluated before a proposed development were to break ground (i.e. platting, site plan review, etc.) Additionally, the plan was supported by the Girdwood Board of Supervisors (Res. 2005-06), MOA Planning and Zoning Commission (Res. 2005-071 and Res. 2005-072), and was adopted by the Anchorage Assembly (AO 2006-47). Legal review occurs on all legislation before the Anchorage Assembly.
31	Pg. 18: 6-011C	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports this action to zone this area as Girdwood Institutions and Parks.	Thank you for the confirmation of support. A portion of this tract is already zoned Girdwood Institution and Parks (GIP). HLB is not proposing to increase the extent of GIP zoning in the area.

				<p>The following text will be modified in the Annual Work Program:</p> <p>HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” may be included in a future platting action. This new tract will be available for current and future municipal or local community needs.</p>
32	Pg. 17	Amanda Tuttle	Regarding Utility Easements Generally: HLB must coordinate with utility providers within the MOA. AMC 25.40.010 and ADL 01175	Acknowledged. HLB currently coordinates the dedication of utility easements with providers and reviewing agencies.
33	Pg. 19	Girdwood Board of Supervisors	Regarding the Girdwood Comprehensive Plan Update: Girdwood Board of Supervisors supports this and advises that adoption of GCP will necessitate review and amendment of other plans, such as the South Townsite Plan	HLB will evaluate the need to amend the Girdwood South Townsite Master Plan during the 2025 Work Plan timeframe for consideration of change in the 2026 Work Plan. For this work plan, it is identified in the 5-year plan.
34	Pg. 19	Girdwood Board of Supervisors	Regarding the Plans, Studies, Surveys section: Request Action: Add: Girdwood Parks Plan, project will be initiated in 2025.	We appreciate being informed of the proposed plan, and will track this and incorporate this into a future HLB work plan as it becomes more formalized.
35	Pg. 18	Amanda Tuttle	Regarding 2025 Land Management: HLB must outline their natural resource management for the Glacier Creek Watershed to include funding of their easements. Additionally HLB must outline natural resource management of Waste Water within the Glacier Creek Watershed and the valley will be brought into compliance with the Clean Water Act. MS4 APDES AKS052558	Anchorage Water and Wastewater Utility (AWWU) would be the entity to engage with regarding waste water concerns and compliance with the Clean Water Act. MOA Watershed Management is the entity to engage with regarding the MS4 and APDES permits.
36	Pg. 18	Amanda Tuttle	Regarding 2025 Land Management: HLB must outline the natural resource management of Waste Water within the Glacier Creek Watershed and compliance with municipal drainage requirements to include discussion of failing culverts and the flooding of the Historic Girdwood homes, property, and businesses. Management and permit requirements must be stated to show how HLB will bring Historic Girdwood into compliance with the Clean Water Act. MS4 APDES AKS052558	HLB staff works closely with MOA Watershed Management. HLB has not been notified of any outstanding violations or noncompliance issues that may pertain to HLB lands. If there are specifics that can be shared, HLB staff could investigate further.
Chapter 4. Five Year Management Plan: 2026-2030				
Reference	Commenter	Comment		Response
37	Pg. 20: 2-116 thru 2-122	Rabbit Creek Community Council	RCCC supports the intent of the draft Work Plan to transfer management to Parks and Recreation Department. These parcels are part of the Little Campbell Creek Greenbelt. The Hillside District Plan advocates for riparian greenbelt acquisitions (Policy 5-C) and the Anchorage Bowl Park Plan supports acquisition of greenbelts on all Hillside creeks.	Thank you for your comment. RCCC will receive notice of any HLBAC meeting regarding these parcels.

38	Pg. 20: 2-125	Rabbit Creek Community Council	RCCC looks forward to supporting a connector trail to link neighborhoods to the school. There may be efficiencies if this trail approval progresses concurrently with proposed trail development in nearby parts of Section 36. <i>"...Coordinate the timing of the trail approval with proposed trail development in nearby parts of Section 36 that are under Parks and Recreation's management."</i>	Thank you for your comment. The text will be edited to add "Any trail development in this area will be in coordination with the Parks and Recreation Department and the Section 36 Park Master Plan (2014)"
39	Pg. 20: 2-139	Rabbit Creek Community Council	RCCC supports acquisition of a right of way (ROW) as well as HLB action to improve access to Chugach State Park via Parcel 2-139. Add to the Work Plan: "HLB Parcel 2-139 – access needs to be established through a private parcel. <i>Future trail and trailhead access to the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners."</i>	Thank you for your comment. Our first step is to secure access, once access has been established, we will coordinate with agencies of the MOA, CSP, and neighboring landowners regarding next steps.
40	Pg. 20: 2-139	Chugach State Park Advisory Board	This parcel has potential for the development of a parking lot and trailhead to improve public access to Bear Valley and McHugh if access can be established through the private parcel on Brewster Drive.	Acknowledged.
41	Pg.20: 2-139	Judy Caminer	it would be very worthwhile for HLB to have legal access on the Brewster Road. It would be a perfect place to have parking, a trailhead and to have a trail built to access the ridge. I encourage discussions with the Greatland Trust and the Park.	Acknowledged
42	Pg.20: 2-139	Nancy Pease	I support HLB's intent to acquire a legal ROW to access Parcel 2-139 on Brewster's Road but I recommend additional intent language to develop future access to Chugach State Park. HLB Parcel 2-139 – access needs to be established through a private parcel. Add to the Work Plan: "Future trail and trailhead access via Parcel 2-139 to the McHugh Trail on the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners."	Thank you for your comment. Our first step is to secure access, once access has been established, we will coordinate with agencies of the MOA, CSP, and neighboring landowners regarding next steps.
43	Pg. 20: 2-144A 2-144B	Chugach State Park Advisory Board	These parcels are designated for open space recreational use in the PVLUA and have potential for development of a parking lot and trailhead to improve public access to Potter Vally and the Stewart Trail.	Acknowledged.
44	Pg. 20: 2-144A 2-144B	Judy Caminer	Parcel 2-144A and 2-1448 could be reviewed for use as a trailhead development to meet the growing needs for more access. They could serve not only the state park but also the new Municipal park above Potter Marsh. We need to find ways to disperse the users and provide better trailheads and parking.	Acknowledged.
45	Pg. 20: 2-144A Thru D	Rabbit Creek Community Council	Parcel C is mentioned for possible re-zone from R-6 to R-10. RCCC has no comment on Parcel 2-144C at present; but would like to be notified	2-144C is currently zoned R-6SL (incorrectly listed in text as R-6), the text will be edited to correct the current

			directly if proposed re-zoning moves forward. RCCC would like the Work Plan to note the potential use of Parcels A and B as trailhead locations in the next few years. There are several new trails in the Potter and Goldenview areas, but insufficient trailheads and parking for the Stewart Trail, Potter Ravine Park, and Potter Marsh Watershed Park. Trail connectivity will continue to improve in this area as tracts are subdivided and missing trail links are acquired. Please add the following wording: <i>Parcel 2-144A and 2-144B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Goldenview area.</i>	zoning. Any trailhead development in the area would be dictated by the Hillside District Plan and CSP plan. HLB will consult with other agencies to determine if 2-144A&B are appropriate for trailhead development.
46	Pg. 20: 2-144A Thru D	Nancy Pease	<p>Please add the following wording: <i>Parcel 2-144 A and 2-144 B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Golden View area.</i></p> <p>Parcels 2-244A and 2-144B merit evaluation as for trailhead development in the next few years. HLB Parcels 2-144 A and B are the only public land near an improved collector road in Potter Valley (Potter Valley Road). This may therefore be a cost efficient location for a trailhead. In addition, a trailhead would greatly increase the value of HLB parcels 2-144 C and 2-146 for residential sale.</p>	See above comment response.
47	Pg. 20: 2-146	Rabbit Creek Community Council	RCCC currently has no comment on potential rezoning to R-10. RCCC would like to be notified directly if proposed re-zoning moves forward.	Thank you for your comment. If this item progresses, a notice will be provided by the Planning Department to RCCC through the public process to rezone the parcel.
48	Pg. 20: 2-147	Rabbit Creek Community Council	RCCC opposes sale of this parcel, which would violate the adopted PVLUA (reasons listed in full text comment). RCCC advocates adding to the Work Plan: <i>"Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis."</i> The PVLUA implementation action is: <i>"For Parcel 2-147, designate open space/parkland and...negotiate with ADNR for transfer to Chugach State Park"</i> and then rezoning the parcel as Watershed (PVLUA page 59). This proposed transfer to Chugach State Park is supported by the current Chugach State Park (CSP) Superintendent and the CSP Citizens Advisory Board.	<p>Thank you for your comments on this disposal.</p> <p>Proposed edit: Remove language regarding HLB Parcel 2-147 on page 18.</p> <p>Proposed text change on Pg. 20: ..."such as HLB Parcels 2-139, 2-147, 2-152, and 2-158..."</p>
49	Pg. 20: 2-147	Marc June	This parcel is not suitable for development. My request is that the parcel be designated for inclusion within Chugach State Park.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.

50	Pg. 20: 2-147	Ben Corwin, Park Superintendent for CSP	After careful review, we do not support the proposed disposal of this parcel at this time. We believe this parcel, with its proximity to the park, could be more appropriately preserved as an addition to Chugach State Park rather than being sold for private development. The parcel offers significant potential for expanding access to Chugach State Park, particularly given its location near existing trailheads and access points. The addition of this land could enhance connectivity between key areas of the park, provide more opportunities for public recreation, and support ongoing efforts to protect the park's natural resources. We believe goals could be better achieved by incorporating the parcel into the state park system, where future development could be managed to ensure compatibility with the park's conservation and recreational objectives. This would also help mitigate environmental concerns, including the challenging slope and avalanche zones, by ensuring that any development aligns with the park's land management policies. In conclusion, we recommend that this parcel be considered for inclusion in Chugach State Park rather than being sold for private development. This approach would offer long-term benefits in terms of public access, conservation, and park management.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
51	Pg. 20: 2-147	Chugach State Park Advisory Board	We oppose the disposal of this parcel to a private entity. We support the transfer of this parcel to CSP as recommended in the PVLUA.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
52	Pg. 20: 2-147	Judy Caminer	The best use of this rugged property is to transfer it to the to Chugach State Park. The terrain is not suitable for the amenities the applicant describes and there is no legal access to it at this point. I do not want to see it "locked up" and unavailable to the CSP. The land should remain in public hands rather than going to a developer.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
53	Pg. 20: 2-147	Nancy Pease	HLB should oppose sale of Parcel 2-147 in the 2025 Work Program. I request that HLB add to the Work Plan: <i>"Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis."</i>	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
54	Pg. 21: 2-152 2-158	Chugach State Park Advisory Board	We recommend a planning and feasibility study for development of a parking lot and trailhead on parcel 2-158. This could dramatically expand access to the McHugh area, which is currently underserved with only five legal parking spaces at the top of Honey Bear Lane. This would be an excellent fit for a Chugach State Park Access	Thank you for your comment, we will take this recommendation under consideration.

			Service Area (CASA) bond and could be paired with road improvements to Kings Way Drive, Black Bear Drive, Snow Bear Drive, and Honey Bear Lane.	
55	Pg. 21: 2-152 2-158	Rabbit Creek Community Council	<p>Demand continues to grow for a better trailhead to access the Bear Valley trail to McHugh Peak. The current Honey Bear trailhead in Bear Valley accommodates only five cars and the trail from that access point is badly eroded and excessively steep.</p> <p>The draft Work Plan calls for MOA Project Management and Engineering to design access improvements. There is strong public interest in potential future uses. Therefore, add the following language: "Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements."</p>	Thank you for your comment. The suggested text will be added.
56	Pg. 21: 2-152 2-158	Judy Caminer	2-152 and 158 could provide needed parking and additional access, I would also support discussions with State Parks for all these parcels to go into the park. Anchorage needs more access and parking.	Acknowledged
57	Pg. 21: 4-032, 4-033A Thru 4-033F 4-034	Turnagain Community Council	TCC has a long history of advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels. TCC requests that transfer of these specific parcels to the Parks Department (after the FAA lease expires) for the purpose of parkland dedication, be included in the 2026-2030 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.	HLB recognizes TCC's interest in the area and the importance of the Coastal Trail and the open space along it. One of HLB's objectives is to ensure that open space preservation is considered during any land disposal or development. At this time, HLB recommends that these properties stay in the HLB inventory due to existing leases/permits/easements in the area. These particular parcels have land uses related to the airport that make them more practical for HLB to manage. There are no current plans for any development on HLB land in this area, and the only potential disposal is leasing the building on 4-033B (Clithero Center).
58	Pg. 21: 4-032, 4-033A Thru 4-033F 4-034	Rabbit Creek Community Council	Add language to the draft Work Plan to ensure broader community-wide outreach when and if new access and trail buffers are contemplated. The Tony Knowles Coastal Trail is a citywide asset. Municipal trail user studies confirm that approximately 80 percent of residents have used the Coastal Trail. Additional language (in italics) "...Public access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will <i>reach out to all</i>	HLB welcomes input from all community councils. For items like this, notices would be sent to the Federation of Community Councils for distribution. If this item makes progress and is moved to the annual work program in a future plan, we will make sure to include inclusive language to engage with all interested community councils.

			<i>Community Councils and will specifically work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties and Community Councils to determine appropriate boundaries for a trail and natural space buffer..."</i>	
59	Pg. 22 & 16: 6-075	Girdwood Board of Supervisors	Request Action: Add to 2025 Work Plan: Completion of transfer of this parcel to Girdwood Parks and Recreation (Winner Creek Trail Extension)	The entry for 6-075 will be moved to the Annual Work Plan with the following updated language: "HLBAC recommended this parcel be withdrawn from HLB inventory, transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation (Res. 2024-05). This transaction will be completed this year."
60	Pg. 22: 6-039	Girdwood Board of Supervisors	Request Action: Add into the 2026-2030 management plan: withdrawal from HLB and transfer to GVSA for future community housing development.	HLB will continue to work with the GBOS and GVSA to realize housing development in Girdwood. At this time, the Legal Department has provided guidance that GVSA does not have authority to hold management authority to MOA-land. Proposed additional language: "HLB will coordinate with GBOS, LUC, and GVSA on the proposed subdivision."
61	Pg. 22: 6-053, 6-054, 6-055, 6-056	Girdwood Board of Supervisors	Girdwood Board of Supervisors notes that ADOT&PF proposal for highway interchange has not been accepted by the community and is currently unfunded. Girdwood Board of Supervisors suggests that HLB and DOTPF consider land exchange for DOT land in the Eastern and North Eastern part of the airport parcel but unusable for aviation adjacent to Moose Meadow.	Text will be changed to: "ADOT&PF has expressed interest in potentially acquiring these parcels. HLB may consider a disposal or exchange." HLB will notify GBOS if this item progresses.
62	Pg. 22: 6-053, 6-054, 6-055, 6-056	Amanda Tuttle	Disposal and development requirements for these parcels initiates environmental reviews due to multi-jurisdictional governance of these parcels including USDOT, USEPA, AKDOT, AKDNR, ADEC, ACORP, Alaska Railroad, and the Municipality of Anchorage in compliance ADL201175. Additionally, these parcels are also not identifiable on your Region 6 map and the lack of transparency for the lands that for potential disposal within this work plan does not meet public notification intent or compliance. AMC 25.40.030	HLB Staff conducts agency reviews that incorporates additional outside agencies when appropriate. We agree that some of those agencies have an interest in providing comment on a potential transfer and they will be included in an agency review if this item progresses. Static mapping is difficult to capture adequately, please use the online interactive mapping to find more granular information, which can be found at the QR code on page 23, or a link may be found from our website www.muni.org/hlb

63	Pg. 23: 1-111	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports HLB's efforts to assist with creating additional cemetery land outside of Anchorage Bowl.	Thank you for your comment.
64	Pg. 23: 6-018	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports HLB's efforts to assist the creation of a cemetery in Girdwood.	Thank you for your comment.
65	Pg. 24: 6-251, 6-295, 6-296	Girdwood Board of Supervisors	HLB refer to the Girdwood Comprehensive Plan and potential future Watershed Management Plan.	HLB will continue to update the work plan to reflect completed and approved/adopted planning documents. Proposed change to text: remove reference to the Girdwood Area Plan and include reference to the Girdwood Comprehensive Plan.
66	Pg. 24: 6-251, 6-295, 6-296	Amanda Tuttle	Environmental reviews completed 29 years ago are insufficient for natural resource management and development standards. All disposals must be compliant with AMC Drainage Design Guidelines and a site-specific study must be completed. HLB and DOT utility easement contracts should be listed in Appendix D.	Other than the previously approved Bikewood project, HLB is not proposing a disposal of 6-251, 6-295, or 6-296 in the five-year planning horizon. A site-specific land use study is only required when comprehensive planning is insufficient to determine whether the disposal of a parcel is consistent with the plan. AMC Drainage Design Guidelines are guidelines for developments not disposals. Easements are recorded documents and are not typically accompanied by a contract. All contracts on HLB land are listed in Appendix D, including any that accompany recorded easements. There are dozens of easements on HLB land that are not tracked separately as contracts.
67	Pg. 24	Girdwood Board of Supervisors	Regarding Wetland Banking: Girdwood Board of Supervisors supports this however requests addition of HLB/MOA Watershed complete Watershed Management Plan.	Acknowledged.
68	Pg. 25	Girdwood Board of Supervisors	Regarding Girdwood Trails Plan: Request Action: Word change: Proposals <u>may</u> require the support of HLBAC and the Assembly.	The establishment of trail easements on HLB parcels require HLBAC and Assembly approval.
69	Pg. 25	Girdwood Board of Supervisors	Regarding Potential Plans, Studies, Surveys: Girdwood Board of Supervisors anticipates making a formal request for development of a Watershed Management Plan for Girdwood Valley in early 2025. Further substantial development of HLB land in Girdwood should await recommendations from that Watershed Management Plan.	Acknowledged.
70	Pg. 25	Girdwood Board of Supervisors	Regarding Potential Plans, Studies, Surveys: Girdwood Board of Supervisors anticipates the need for HLB assistance with implementation of	Acknowledged.

			objectives within the Girdwood Comprehensive Plan.	
Appendices				
Reference No.		Commenter	Comment	Response
71	Pg. 26	Amanda Tuttle	Each Regions Maps are insufficient in clearly depicting each parcel being discussed within the plan. The public has the right to be informed on which parcels are being managed by HLB within the Valley. The perimeters of those parcels should be clearly depicted within each map including boundary lines and parcel number identification. Reference points on the maps must all be depicted show common reference points including highways, streets, and waterways.	Thank you for this feedback. It is very difficult to convey details for every parcel through static mapping. We have found over the years, that putting staff time into having static quick reference maps in the document and high quality interactive digital maps is more helpful for the public. Please use the online interactive mapping to find more granular information, which can be found at the QR code on page 23, or a link may be found from our website www.muni.org/hlb . If there is a particular area, or parcel, you are wanting a more fine detailed map of, HLB Staff would be happy to assist directly. Also, a wealth of geographic information can be found at www.muni.org/mapit , which is maintained by the MOA's Geographic Information and Data Center.
72	Pg. 47	Amanda Tuttle	Appendix D: HLB and DOT utility easement contracts should be listed in Appendix D. Contracts for the public easements with USFS, US and AK DOT, AKDNR, and the Alaska Railroad should be listed in Appendix D. ADL201175	Easements are recorded documents and are not typically accompanied by a contract. All contracts on HLB land are listed in Appendix D, including any that accompany recorded easements. There are dozens of easements on HLB land that we do not track separately as contracts. We recommend viewing our online maps with the easements layer visible to learn more about easements on HLB land.
Other General Comments				
Reference No.		Commenter	Comment	Response
73		Girdwood Board of Supervisors	Girdwood Board of Supervisors notes the vacant seat on the HLBAC and requests that a Girdwood resident is considered for appointment to that seat.	Commissioners are appointed by the Mayor and confirmed by the Assembly. To apply for a seat on the HLBAC please visit https://onboard.muni.org/board/2877 .
74		Rabbit Creek Community Council	In disposing of land to private parties, HLB should reserve trail rights-of-way (ROW) rather than trail easements, per 21.08.040.D which reads, "For pedestrian access, a right-of-way dedication is the preferred method of providing access..." In our Council's recent experience, easements on private land have raised concerns of liability and maintenance. HLB should reserve	Right-of-way can only be created during a platting action. When HLB parcels are replatted, ROW and trail easements are dedicated in accordance AMC 21.08.040.

			non-motorized ROWs rather than just easements, especially for the Iditarod Trail, riparian trails, and main connecting trails.	
75		Amanda Tuttle	The executive director shall have professional experience in land and resource management. AMC 25.40.040, (AO No. 95-198(S-3), § 2, 12-5-95)	The HLB Director was recommended by the HLBAC and confirmed by the Anchorage Assembly to have the necessary skills and training to perform the duties of the position (HLBAC Res. 2023-03; AM 571-2023).
76		Amanda Tuttle	HLB is the responsible for natural resource management, public easements, and public infrastructure. HLB is the responsible party for the day to day management and maintenance of these public resources and must be discussed in depth within HLB's Work Management Plan. If HLB believes they are not the responsible party then the agreements with the state and federal agencies dictating who is the responsible party must be listed in Appendix D for public records.	There are public easements and public infrastructure on many HLB parcels. HLB is typically not the entity providing the day-to-day management and maintenance of those improvements. It is difficult to address this concern without a specific example. Please feel free to contact staff directly with concerns.
77		Amanda Tuttle	The Work Management Plan does not discuss how concerns raised from the public are managed or rectified. The plan does not clarify what corrective actions are taken by HLB when non compliant with municipal code, Alaska statutes, and federal code of regulations.	HLB staff are available to meet with community members to discuss concerns, please contact HLB staff directly to set up a meeting. If your concerns are not alleviated, you may contact the Municipal Ombudsman with your concern. When it comes State or Federal codes the process for resolving violations would be with those entities.
78		Amanda Tuttle	HLBs lack of communication, transparency, and unwillingness to address public concerns on the agenda, is circumventing. There are natural resource management hazards the residents of Old Girdwood is being subjected to, and HLB has yet to put any of these items on the agenda for the public to be informed and to be able to discuss corrective actions. All active disposals must be a standing agenda items in each monthly meeting open for the public to comment.	HLB staff are available to meet with community members to discuss day-to-day aspects of HLB, please contact HLB staff directly to set up a meeting. HLBAC is an advisory commission to the Anchorage Assembly and advises specifically on land disposals, land exchanges, leases, easement, site-specific land use studies, and the HLB Work Plan.
79		Amanda Tuttle	Heritage Land Bank must complete a site specific study for each land disposal. Completing one site specific land use study in 47 years for the Girdwood Valley does not meet compliancy intent or requirements. The failure to recognize 62 square miles of temperate rainforest is a mismanagement of the watershed that HLB is responsible for managing and funding. Natural Resource management, goals, and funding must be discussed in depth within the HLB's Work Management Plan. ADL 01175	HLB completes an agency review for all disposals, which includes the various entities that would provide input on policies, regulations, and codes pertaining to environmental considerations. Per AMC 25.40.025.C. a site-specific land use study is required "if the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures..."

80		Turnagain Community Council	<p>Regarding Municipal Entitlement (as mentioned on pages 2, 7, 8, 16, and 20):</p> <p>We support the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality. Once acquired, TCC specifically advocates for the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage, due to the important value they have as public parks/natural open spaces/recreational areas:</p> <ul style="list-style-type: none"> ▪ Parcels #21 & #68 — where Point Woronzof Overlook and sections of the Tony Knowles Coastal Trail are located ▪ Parcel #77 — Little Campbell Lake Park ▪ Parcel #78 — land adjacent to Kincaid Park ▪ Parcel #113 — Delong Lake Park ▪ A portion of Parcel #71— northern section of Connors Bog Park ▪ In addition, TCC supports transfer of the Kloop Snow Disposal Site, also located within Parcel #71 	Acknowledged. This is an on-going issue and we will file these recommendations for a later date.
HLB Staff Comments				
Reference No.		Commenter	Comment	Response
81	Pg. 6	HLB Staff	Add text to Chapter 1 under Accomplishments to reflect the completion of the transfer of HLB Parcels to support the creation of Potter Marsh Watershed Park.	Add as a bullet point under Accomplishments: "Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant"
82	Pg. 11: 2-127 - 2-136	HLB Staff	Add text to Chapter 2 under Projects to reflect the completion of the transfer of HLB Parcels to support the creation of Potter Marsh Watershed Park.	Update text to reflect progress in the transaction: The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February 2024 and approved by the Assembly in May 2024 (HLBAC 2024-03; AO 2024-48). The conservation value of these parcels was used for in-kind grant matches for grants acquired by HLB and local non-profit partner Great Land Trust (GLT). This grant funding was used in December to acquire the neighboring 200-acres , with management authority to P&R to create the 300-acre Potter Marsh Watershed Park (AO 2024-49; Record No. 2024-036525-0). The park is

				3under a conservation easement held by GLT (AO 2024-47; Record No. 2024-036534-0).
83	Pg. 15: 3-078A thru 3-078D	HLB Staff	The sale of 3-078A-D closed in January, so the text needs to be edited to reflect that progress.	Edit text to read: The disposal of these lots, which included an ADEC contaminated site, was approved by HLBAC and the Assembly (HLBAC Res 2021-01; AO 2022-05). This transaction closed in January 2025, recorded as document number 2025-000661-0.
84	Pg. 16: 6-011B Ptn	HLB Staff	The Girdwood Comprehensive Plan is schedule to be before the Anchorage Assembly on 2/25/2025. Based on the outcome of that process HLB proposes the following modification to the Work Plan to align with the newly adopted GCP.	<p>If a portion of 6-011B is classified as Mixed Use modify text to read: Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will be brought to the HLBAC consistent with the Girdwood Comprehensive Plan (2025), the Girdwood Trails Plan (2024), and any other applicable plans.</p> <p>If a portion of 6-011B is classified as Open Space modify text to read: Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. HLB Staff will work with Alyeska Holdings, LP, and Seth Andersen to determine next steps.</p>
85	Pg. 17: 4-033B	HLB Staff	There is renewed interest in possibly leasing the building on this parcel.	Edit text to read: "The Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses."

86	Pg. 17: 6-251 6-296	HLB Staff	Add text to the Annual Work Program to include Phase 1 and 2 of the Bikewood project in Girdwood	<p>Add the following text:</p> <p>HLB Parcels 6-251 and 6-296 - HLBAC and the Assembly approved granting a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails. It is anticipated that this easement will be recorded in the coming year. HLBAC unanimously approved Resolution 2024-06 to the Girdwood Mountain Bike Alliance (Bikewood) for a 20-year public use easement for the development of a second phase of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.</p>
87	Pg. 19	HLB Staff	The Girdwood Comprehensive Plan is schedule to be before the Anchorage Assembly on 2/25/2025. Based on the outcome of that process HLB proposes the following modification to the Work Plan to align with the newly adopted GCP.	<p>If the Girdwood Comprehensive Plan is passed modify text to read:</p> <p>The GCP was passed by the Anchorage Assembly on February 25, 2025 (AO 2024-114) and will be used to guide management of HLB land in Girdwood for the planning horizon.</p>
Comments Received In-Person at the Public Hearing on February 27, 2024				
Reference No.	Commenter	Comment	Response	

ALPENGLOW MIXED USE DEVELOPMENT

204 Hightower Road, Girdwood, Alaska



PROJECT INFORMATION

THIS PROJECT IS A MIXED USE DEVELOPMENT WITH COMMERCIAL SPACE ON THE FIRST FLOOR AND SECOND FLOOR AND RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOOR.

ADDRESS

204 HIGHTOWER ROAD, GIRDWOOD AK 99587

LEGAL DESCRIPTION

NEW GIRDWOOD TOWNSITE
BLOCK 3, LOT 2

BUILDING AREA

FIRST FLOOR (COMMERCIAL & GARAGE)	5,548 SF
SECOND FLOOR (RESIDENTIAL & COMMERCIAL)	5,667 SF
THIRD FLOOR (RESIDENTIAL)	5,428 SF
TOTAL GROSS BUILDING AREA	16,643 SF

ZONING INFORMATION

ZONING:	gC-9
FLOOD_ZONE:	AE, X
BASE FLOOD ELEVATION (BFE)	113 FT
LOWEST FLOOR MINIMUM ELEVATION BFE +1'	114 FT
BUILDING HEIGHTS ALLOWABLE:	35 FT
FRONT YARD SETBACK:	16 FT MIN, 20 FT MAX ⁶
SIDE YARD SETBACK:	10 FT ⁶
REAR YARD SETBACK:	10 FT

DRAWING INDEX

- T1.1 COVER SHEET
- AS-BUILT SURVEY
- L1.0 DEVELOPMENT MASTER PLAN_LANDSCAPE ANALYSIS
- R1.1 RENDERINGS
- R1.2 RENDERINGS
- R1.3 RENDERINGS

ARCHITECTURAL

- A0.1 SITE PLAN - 2 LOTS
- A0.2 SITE PLAN
- A0.2 GENERAL NOTES AND ABBREVIATIONS
- A0.3 BUILDING CODE PLAN
- A0.4 ACCESSIBILITY DIAGRAMS
- A0.5 TYPE B DIAGRAMS
- A0.6 TOILET ROOM MOUNTING HEIGHTS
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A5.1 WALL TYPES
- A5.2 FLOOR AND ROOF TYPES
- A5.3 EXTERIOR WALL DETAILS
- A5.4 ROOF DETAILS
- A5.5 EXTERIOR RAILING DETAILS
- A5.6 INTERIOR STAIR/RAILING DETAILS

ARCHITECTURAL, CONT.

- A6.1 INTERIOR ELEVATIONS
- A7.1 WINDOW SCHEDULE
- A7.2 FINISH SCHEDULE
- A7.3 DOOR AND HARDWARE SCHEDULE

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G I R D W O O D, A L A S K A

Box 842 99587

PH 907.783.1090

ZARCHITECTS@ALASKA.NET

- Survey 49TH STAR SURVEYING
JEREMY A. HURST
GIRDWOOD, ALASKA
- Civil TRIAD ENGINEERING
GRANT MATTHEWS
ANCHORAGE, ALASKA
- Landscape EARTHSCAPE
ELISE HUGGINS
ANCHORAGE, ALASKA
- Structural ENNOVATIVE. LLC
JEFFREY S. ROBERTSON,
ANCHORAGE, ALASKA
- Mechanical T3 ALASKA
ALEC C. THOMSON
ANCHORAGE, ALASKA
- Electrical T3 ALASKA
SAMANTHA REDICK
ANCHORAGE, ALASKA

STATE OF ALASKA

49TH

NOT FOR CONSTRUCTION

Marco A. Zaccaro

No. 10531

REGISTERED PROFESSIONAL ARCHITECT

DATE:

ZARCHITECTS LLC

commercial · planning · interiors · residential

194 OLYMPIC MOUNTAIN LOOP
GIRDWOOD AK, 99587
(907) 783-1090
LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
DESIGN DEVELOPMENT

COVER SHEET

JOB NO. 25-02

DRAWN BY: ET
CHECKED BY: MAZ
REVISIONS:

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T1.1

INTERIM DESIGN DEVELOPMENT
2-4-25



DATE:



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LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, BIRDWOOD, ALASKA
DESIGN DEVELOPMENT

RENDERINGS

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INTERIM DESIGN DEVELOPMENT
2-4-25

R1.2



DATE:



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(907) 783-1090
LLC CORPORATE #10072843

DESIGN DEVELOPMENT

204 HIGHTOWER ROAD, BIRDWOOD, ALASKA

ALPENGLOW RESIDENCES

RENDERINGS

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