GHEC Election Jan 5
Krystal Hoke and Brooks Chandler, Co-Chairs

Trails Committee Election Jan 6
Barb Crews, Chair
Brian Burnett and Patty Hamre, Vice Chairs
Treasurer, vacant

Land Use Committee Election Jan 12
Ryan Hutchins-Cabibi, Chair
Brice Wilbanks and Amanda Tuttle, Vice Chairs

Public Safety Advisory Committee meets March 10

Status of Proposed Development Projects in Girdwood

Updated 11/14/2025

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

2025 HIGHLIGHTS

- Firefighter 2 (federal grant)
- Rescue 41
- SIM Manikin (federal grant)
- Wildfire Mitigation Day
- Evacuation Plan developed
- 2 Fire Deployments
- Red card training, CWPP
- 4 firefighters attending paramedic school (federal grant)

Girdwood Fire December 2025 Incidents

Responded: 39 incidents 16 patients transported
EMS Calls: 15
Vehicle Accidents: 11
Commercial/Residential Fire Alarm: 6
Gas Leak/Smell: 2
Search and Rescue: 1
Trailer Fire: 1
Water issue: 1
Environmental exposure: 2
Santa Parade: 1

Promotions

Captain Jack Vice
Captain Anna Ferntheil

Firefighter 2 N. Nathan

Firefighters Garza, Richter and Velasco finished 6 month probation

Date Range: 12/01/2025 – 01/01/2026
Total Calls for Service: 208 Location: Girdwood
GIRDWOOD REPORT

Disposition Breakdown

- Cleared – No Report: ~185 calls
- Report Taken: ~23 calls

(Majority of activity consisted of patrol, prevention, and order-maintenance responses.)

Top Call Types (By Volume)

Proactive / Patrol-Oriented

- Security Checks: ~110+
- Traffic Stops / Enforcement: ~30 traffic stops total. 10 citations were issued. 8 citations for speeding, 2 for other traffic violations. Average speed violator was driving 15MPH above posted limit.
- Patrol of Area / Follow-Ups: ~10

Service & Community Calls

- Welfare Checks: ~10 – One resulting in a officer assisted transport to mental hold in Anchorage due to the individual causing self harm with a edged weapon.
- Information / Public Assist / Phone Call Requests: ~12
- Parking Problems: ~6
- Animal Problems: ~2
- Medical: ~1

Disturbances / Quality-of-Life

- Disturbance (incl. Domestic): ~8
- Noise Complaints/General Disturbances: ~5
- Disorderly Conduct: ~1
- Civil Disputes: ~2
- Trespassing: ~1

Criminal & Serious Incidents

- Motor Vehicle Accidents (incl. Injury): ~5
- DUI / REDDI: ~3 – Two of which resulted in arrest.

- Assaults / DV / Sexual Assault: ~2 - One Sexual Assault report involving non-residents staying at the Alyeska Resort. One DV/Assault landlord/tenant issue at the trailer court resulting in arrest of the landlord.
- Theft: ~1 – Snowboards and equipment stolen from the bed of a truck, location of occurrence was unable to be determined.
- Criminal Mischief: ~1 -Property damage only.
- Juvenile Problems / Runaway: 2 – One juvenile sharing marijuana with another juvenile problem, settled between the families and community policing contact. One runaway juvenile that returned to family the same evening.
- Missing Person: ~1 – Ian Spencer-Diaz reported missing after friends found his crashed car near the Frisbee Golf area on Karolius Dr. A SAR was initiated and he was subsequently found on the trail near California Creek, deceased and the state medical examiner took over the case. No foul play suspected and no evidence to suggest foul play. Cold weather is suspected to be a factor. Next of kin was notified.
- Weapons Offense: 1 – Officer observation traffic stop resulting in the seizure of an illegal handgun and subsequent arrest of violator.
- Residential Fire: 1 – Officers responded with GFD to the trailer court and assisted with a residential fire. Officers conducted traffic control and scene security.

Key Observations

Calls were heavily weighted toward proactive patrol and security checks, reflecting strong visibility and prevention efforts.

Traffic enforcement and DUI-related activity increased around late December and New Year's period.

Low volume of serious violent crime, with most disturbances resolved without formal reports.

Repeated locations (Arlberg Ave, Egloff Dr, Hightower Rd (Creekside Apts), Seward Hwy corridor) account for a significant share of activity, used for directed patrol planning.

New Years Eve police calls were predominantly minor noise complaints/disturbances with high visibility patrol and pro-active presence. Officers conducted high visibility traffic enforcement during the night. WPD implemented extra staffing for additional coverage with two officers on nights and two officers on days for the holiday.

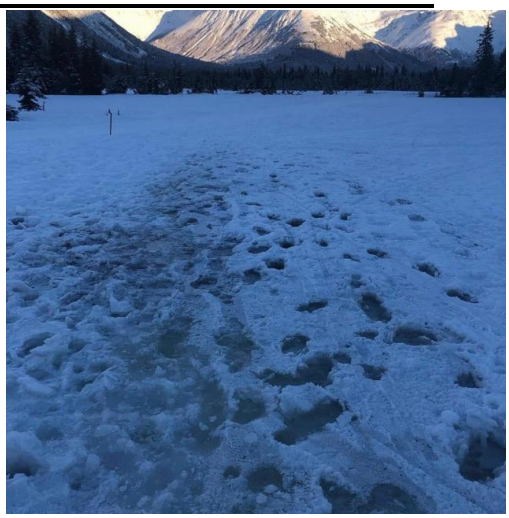
MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION

DATE: Jan 26, 2026

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**



From super frozen to soupy, we're getting it all this winter! Groomers are working hard on the 5k and trying to get the meadows back in shape from the monsoon in January. Be aware of hazards such as overflow, thin ice and always be mindful of avalanche hazards from above. Last, please pick up after your dog.

When the meadows are wet, please choose other trails. Postholes are hard to groom out and damaging to the wetland.

Year-round staff are now handling trash and mutt-mitt refills. If you see anything that needs attention, please contact Kyle kelleykt@muni.org or Margaret tylerms@muni.org.

Thank you to local photographers, Ken Graham and Randy Brandon for helping staff to acquire negatives to reprint the old Girdwood photos in the Community Center with fresher renditions.

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

Parks & Amenities:

- *Campground:* Tent campground closed.
- *Playground:* Open.
- *Lions Club Park:* Working on pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Closed and nets removed.
- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* closed.
- *Skate Park*: Winter use. No dogs, please.
- *Annual Beautification*: check out the lights around town!

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

GBOS Non-profit Grants: Grantees are providing year-end reports. Recipients of competitive grants are completing budget revision forms. All forms are due Jan 30. Once all reporting is in, we will begin contracts for 2026 grants.

Other Grants:
National Forest Foundation Matching Awards Program (MAP) Grant: Staff applied on behalf of Girdwood Trails Committee/Girdwood Inc for a National Forest Foundation $20,000 grant to improve the Middle Iditarod National Historic Trail Tread and bridges. Grant is a 1:1 non-government match focused on trail stewardship opportunities. Thanks to Matt Schechter for helping us very last-minute with financial reports!
Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is $103,737.00 for a project costing $207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now.
Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2026 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way. Kyle is working on reimbursements, currently in winter shut-down.
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.
Grant cycle for MAP grants is open now. GTC/GVSA will apply for 50/50 matching grant for the Middle INHT, where it joins USFS management.
Alaska Community Foundation: Girdwood Parks and Rec applied for Trail Care grant and was awarded $1000 for chainsaw and trail equipment for trail work. Completing reporting currently.

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

We are active on Facebook as Girdwood Board of Supervisors. Active GVSA webpages are:
GBOS: www.muni.org/gbos
LUC: www.muni.org/gluc
GTC: www.muni.org/gtc
PSAC: www.muni.org/gpsac
GHEC:www.muni.org/gbos-ghec
Parks and Rec:www.muni.org/gpr
Girdwood Trails Plan: www.muni.org/gtp

Other links and info:
Sen. Cathy Giessel's weekly newsletter: Signup Form (constantcontactpages.com)
Information on the ASD: Anchorage School District / Anchorage School District Homepage (asdk12.org)
Anchorage Assembly: Assembly Home
Heritage Land Bank information: www.Muni.org/HLB

Roads

Road Status: If you made a movie mash-up of Groundhog Day and Ice Age, you might end up with our winter so far in 2025/26. The unusually cold weather over 6 weeks, 4" of rain in 30 hours atop relatively uninsulated ground, is wreaking havoc on the natural drainages as well as the manmade culverts. The Service Area has contracted an additional thaw truck to open drainages. Unfortunately, the persistent cold, lack of snow coverage, and constant seep are creating a relentless overflow cycle, so progress is slow, and thawed areas often re-freeze. The additional thaw truck is helpful, but expensive. Paying for this slow-moving emergency will impact available funds for summer projects. Still have three months of pure winter to go, so this will continue to be a daily challenge for the staff and the service area's budget for the coming months.

Major project updates:

Ruane Road fish passage culvert replacement. The Boutet company will lead project management for this new culvert project, and the Jacobs company will assist in ensuring we meet EPA grant and federal compliance requirements. We will issue a Request for Proposal (RFP) for Design and engineering services for the new culvert once EPA completes its review and approves the RFP. This work will finalize the project's complete bid package for construction. Most likely constructed in summer 2027.

Winner Creek Trail Bridge at Glacier Creek crossing: A complete construction bid package is ready and has been sent to the MOA purchasing department for bid. Working with the USFS to finalize the understanding that USFS will take over ownership and inspection of the bridge once the construction partnership of MOA and USFS is completed. USFA has sent a letter that commits to this partnership and is currently working on a formal agreement. The project still has a funding gap, according to the professional estimate, but we're moving forward with putting the project out to bid to determine the bridge's real construction market value. If we end up with a funding gap, we will address it with GBOS once we know more.

Expenses and Budget:

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

Roads: Road Expenditures by Month:

Month	2023	2024	2025
January	$62,791.19	$51,162.50	$29,666.25
February	$32,793.17	$50,612.50	$34, 533.25
March	$45,857.72	$96,425.00	$23,033.25
April	$31,161.25	$60,296.50	$26,368.75
May	$34,288.75	$33,003.75	$168,007.95
June	$20,791.25	$35,861.50	$4,776.94
July	$173,075.00	$7,143.75	$13,837.50
August	$146,100.00	$51,086.42	$0.00
September	$22,991.00	$9,553.75	$111,911.25
October	$10,090.50	$20,370.00	$69,919.75
November	$55,686.25	$16,982.50	$26,064.00
December	$66,042.50	$22,993.75	$31,152.58
Total thru December:	$701,668.85	$455,492.25	$539,271.47

Public works operation 2025 budget expended: $1,218,494.51 of $1,612,732.00 =76%, *2025 IGC's have not been paid out as of 1-23-26*
2025 Capital Roads Project fund available (406): $178,000.00

Parks:

2025 Expended Budget: $720,738.65 of $848,385.00= 85%, *2025 IGC's have not been paid out as of 1-23-26*
2025 Capital Park Project (406) Reserve Fund available: $88,122.62
2026 Winner Creek Trail Suspension Bridge funds = $951,859.00
2026 Winner Creek Trail Suspension State Grant Funds = $1,200,000.00
2026 Community Room Capital Reserve Fund (406): $47,896.12
2026 Girdwood Lions Club Park Pavilion: $143,535.00

Police:

2025 Expended Budget: $807,851.35 of $817,409.00 = 98%

Fire:

2025 Expended Budget: $1,267,906.10 of $1,954,917.00= 69%, *2025 IGC's have not been paid out as of 1-23-26*
2025 Fire Undesignated Capital fund (406) = $259,177.97

Housing and Economic Fund:

2025 Expended Budget: $3000.00 of $117,600.00 = 3%

Other:

Meetings

GBOS Rules & Procedures Part 2/GBOS Goals	TBA
GBOS Work Session Re: IGCs	TBA
GBOS Work Session Re: capital projects/leaseback options	TBA

VALENTINE'S DAY CRAFT
Friday, February 6, 4 PM
Make your Valentine's Day special this year and take part in this fun and creative craft at the library! All materials provided!

AUTHOR VISIT
Saturday, Feb. 7, 1 PM
Join us for a fun talk with author of *Please Don't Poop in the Tub*, Casey Myers! Followed by bathtub themed craft!

ESTATE PLANNING WITH AARP
Wednesday, Feb. 18, 3:30-5:00 PM
From keeping the family farm in the family to making sure your final wishes are honored. Estate planning and organizing your financial affairs is a priceless gift to your loved ones. Find out how estate planning can help you get your financial affairs in order and be sure that your end-of-life wishes are communicated and followed.

RECIPE SWAP
Saturday, Feb. 21, 1 PM
Bring a treasured dish and/or recipe to share with others. Try each other's food, swap recipes, share your stories about the dishes, and socialize.

PUBLIC ASSISTANCE COMMUNITY RESOURCE FAIR
Thursday, Feb. 26, 3 PM
Meet with representatives from a variety of community resource agencies, including Department of Public Assistance, WIC, Veterans Affairs, and Vital Records Department, and more. All welcome.

Library Closed SAT Feb 14 in observance of Presidents Day
Otherwise, library open 10A-6P TUE-SAT

FEBRUARY 2026

Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

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

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
3 **10:30AM** Free Play Mornings **1PM** Knot Just Knitters	**4** **10:30AM** Family Storytime	**5** **4PM** Game Night	**6** **4 PM** Valentine's Day Craft	**7** **1 PM** Author Visit
10 **10:30AM** Free Play Mornings **1PM** Knot Just Knitters	**11** **10:30AM** Family Storytime	**12** **4PM** Game Night	**13** **3PM** Family Movie Night	**14** **All APL Branches closed in honor of Presidents' Day**
17 **10:30AM** Free Play Mornings **1PM** Knot Just Knitters	**18** **10:30AM** Family Storytime **3:30PM** Estate Planning with AARP	**19** **4PM** Game Night	**20**	**21** **1 PM** Recipe Swap
24 **10:30AM** Free Play Mornings **1PM** Knot Just Knitters	**25** **10:30AM** Family Storytime	**26** **3PM** Public Assistance Resource Fair	**27** **3PM** Family Movie Night	**28** **4:30PM** Book Club

HOURS OF OPERATION

Tuesday: 10:00am—6:00pm
Wednesday: 10:00am—6:00pm
Thursday: 10:00am—6:00pm
Friday: 10:00am—6:00pm
Saturday: 10:00am—6:00pm
Sunday: CLOSED
Monday: CLOSED

Library Closures

PRESIDENTS' DAY CLOSURE

- *Presidents' Day:* Branches will be closed on Saturday, February 14, 2026. Loussac Library will be closed Monday, February 16, 2026.

The **Winter Reading Challenge** continues! Earn prizes by completing a bingo or blackout, through March 15. Visit https://bit.ly/APLWRC24 for more information.

ANCHORAGE PUBLIC LIBRARY

anchoragelibrary.org

STORYTIME

FAMILY STORYTIME
Wednesdays at 10:30 AM
Join us for a half-hour of stories, songs, and more to build early literacy skills; a blend of fun and education for children birth through kindergarten & their caregivers.

5 & UNDER

FREE PLAY MORNINGS
Tuesdays at 10:30 AM
Play with library toys, make friends and check out books!

ALL AGES

GAME NIGHT
Thurs., Feb. 5, 12, 19 at 4 PM
Use our wide variety of board, dice, or card games or play with our Wii, Nintendo Switch or X-box or bring your own game!

ALL AGES

VALENTINE'S DAY CRAFT
Friday, February 6, 4 PM
Make your Valentine's Day special this year and take part in this fun and creative craft at the library! All materials provided!

AUTHOR VISIT
Saturday, Feb. 7, 1 PM
Join us for a fun talk with author of *Please Don't Poop in the Tub*, Casey Myers! Followed by bathtub themed craft!

FAMILY MOVIE NIGHT
Friday, Feb. 13 and 27, 3—5:30 PM
Come get warm and enjoy a movie at the library! Popcorn will be provided.
Please call 907-343-4024 for title.

ADULT

KNOT JUST KNITTERS
Tuesdays at 1 PM
Do you knit, crochet or sew or are you a beginner looking for a start? Join us for a weekly meetup and bring your ideas or current projects. We will have lessons for beginning knitters with long-time beloved resident Cleary Donovan. Materials and tools provided.

ADULT

ESTATE PLANNING WITH AARP
Wednesday, Feb. 18, 3:30-5:00 PM
From keeping the family farm in the family to making sure your final wishes are honored. Estate planning and organizing your financial affairs is a priceless gift to your loved ones. Find out how estate planning can help you get your financial affairs in order and be sure that your end-of-life wishes are communicated and followed.

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Thursday, Feb. 26, 3 PM
Meet with representatives from a variety of community resource agencies, including Department of Public Assistance, WIC, Veterans Affairs, and Vital Records Department, and more. All welcome.

GERRISH BOOK CLUB
Saturday, Feb. 28, 4:30-5:30 PM
Join us for the Gerrish Book Club discussion. February's title is *Demon Copperhead* by Barbara Kingsolver. Cookies and coffee provided!

EVENTS ACROSS APL—

CHUGIAK-EAGLE RIVER

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

COMMUNITY SCHOOL FAIR
Saturday, Feb. 21 from 1-4 PM
Explore multiple schooling options for your child! Come meet representatives from homeschools, private schools, and ASD in the Chugiak-Eagle River area.

MOUNTAIN VIEW

120 Bragaw St.
(907) 343-2818

COUNTDOWN TO KINDERGARTEN
Friday, Feb. 13, 11:00 AM—12:15 PM
Help your child master school readiness skills in the year before starting kindergarten while earning books and other prizes! Countdown to Kindergarten is for children 3 to 5 years old with their adult caregivers.

MULDOON

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

MEDICARE 101
Thurs., Feb. 19, 11:45 AM—1:30 PM
Presented by Jeanné Larson from the Medicare Information Office, learn the basics of Medicare: eligibility, enrollment, coverage options, and how to set up an appointment if you need extra help.

Z. J. LOUSSAC

3600 Denali St.
(907) 343-2841

BE MY VALENTINE STORYTIME
Sat., Feb. 14, 11 AM
Join us for stories, songs, and to make your own Valentine's Day craft.

Agenda Item LUC 2512-06: Federation of Community Councils (FCC)
Discuss FCC Membership
Update on FCC Bylaws revision

Wingard: Additional concern that GBOS vote in November was not identical to the recommendation by LUC. It did not seem substantive at the time but since then has been interpreted by FCC

Edgington responds that proper method for this conflict is via Ethics Board. Disclosure not required as there was no personal interest.

Motion:
LUC moves to recommend that GBOS void their vote on Agenda Item 2510-06 as a member of GBOS voted on an item related to their own appointment status, violating AMC1.15.060.
Motion by Amanda Tuttle, 2nd Ken Hatch
Motion passes 12 in favor, 0 opposed, 3 abstaining

Motion:
LUC moves to postpone this topic's 3 components to the February LUC meeting:
GBOS motion re FCC in November
FCC membership
FCC bylaws revision
Motion by Brice Wilbanks/Amanda Tuttle
Motion carries 10 in favor, 0 opposed, 3 abstaining

FCC will be posting revised draft bylaws shortly, information can be found through FCC channels:
Federation of Community Councils
Signup for FCC information is available: Federation of Community Councils : Sign Up to Stay in Touch

Good Afternoon!

I just got off the phone with Jennifer Wingard & she requested that I forward along the bylaws page for the upcoming meeting!

I'm going to include the link + also how to find the page for future reference.

The page can be found when navigating the Federation website : communitycouncils.org - About (on the top banner) - About Federation of Community Councils - Board of Delegates Information - General Information - Bylaws

Link to the Bylaws Page: https://communitycouncils.org/bylaws/

Jennifer had requested the tracked changes between the drafts which can be found by scrolling down below the listed meeting dates in the "Next Steps" portion or by scrolling to the bottom of the Bylaws page where all documents relating to the Draft Bylaws process can be found.

Link to Draft 2 Changes: https://communitycouncils.org/download/fcc-bylaws-draft-2-with-tracked-changes/?wpdmdl=11611&refresh=69729f39dffb61769119545

I hope this helps! If you have any questions, please feel free to reach out.

Best,

Ali Rambo
Office Administrator | She/Her

Office (907) 277-1977
info@communitycouncils.org

1057 W Fireweed Lane | Suite 100
Anchorage, AK 99503

www.communitycouncils.org

FEDERATION OF COMMUNITY COUNCILS
ANCHORAGE | EAGLE RIVER | GIRDWOOD

BYLAWS
OF
Federation of Community Councils

-

Article I – Name and Purpose

Section 1. Name.
The name of this Corporation shall be Federation of Community Councils, Inc.

Section 2. Purpose.[1]
The purpose of this Corporation shall be to:

I. Support and foster neighborhood engagement.
II. To support the Community Councils as recognized by the Municipality of Anchorage under the Home Rule Charter Articles II and VIII and A.M.C 2.40
III. Maintain nonprofit status to fulfill its purpose and operate exclusively in furtherance of charitable and educational purposes within the meaning of the Internal Revenue Code 501(c)(3) and Alaska Statute 10.20.005.

This corporation is nonpartisan and nonsectarian. It shall not endorse a candidate for federal, state, or municipal elected office.

DRAFT 2

Article II – Offices

Section 1. Registered Office and Registered Agent.
The registered office shall be located at the offices of the Corporation and may be changed by a resolution of the Board of Directors and filed with the State of Alaska.

The principal agent shall be the chief executive of the Corporation or other person as directed by resolution of the Board of Directors and filed with the State of Alaska.

Section 2. Principal Office.
The principal office of the Corporation shall be located in the Municipality of Anchorage. The Corporation may have other offices as determined by the Board of Directors.

Article III – Delegates

[1] This section is referenced from FCC Articles of Incorporation, Article II Purpose.

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Section 1. Delegate Eligibility.
The Corporation shall have members, hereafter known as Delegates. The body of Delegates will hereafter be known as the Coalition of Delegates.

Eligibility is open to all Community Councils recognized under Anchorage Municipal Code section 2.40 and which have Assembly approved bylaws, held at least one publicly noticed meeting within the past 12 months, and a chair elected. Each eligible Community Council, hereafter known as Member Council, shall have one vote which shall be exercised by the designated representative of each such council, hereafter known as Delegate.

The Member Council chair shall serve as the Delegate, unless that Community Council makes a decision otherwise in the form of a resolution or bylaw.

Delegates cannot be seated in public office. Public office is defined as the following elected positions: Anchorage Mayor, Anchorage Assembly, Anchorage School Board, Governor, Lt. Governor, Alaska State Legislature representatives, U.S. House Representative for Alaska, and U.S. Senator for Alaska.

Section 2. Delegate Alternates.
Members Councils may appoint or elect an Alternate Delegate (also known as a proxy or designee). The Alternate shall be submitted by written notice to corporation staff at least 2 business days in advance of any meeting. The appointment or election of an Alternate must align with Member Council bylaws or resolutions.

Only one Alternate may be designated by a Member Council at a time. Designation of Alternates may only last 11 months from receipt of written notice, or as otherwise allowed by state or local law.[2]

Section 3. Authority of Delegates.
The Delegates of the Corporation shall have authority to elect and remove Directors, ratify bylaws, and to vote on any proposal of merger, consolidation, or dissolution of the Corporation. Delegates may also serve on committees of the Board.

Article IV – Meetings of the Coalition of Delegates

Section 1. Annual Meeting.

[2] Referenced from Alaska State Law 10.20.07

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DelegatesMembers are considered vacant if no Delegate has been assignedseated if the Delegate Member Council has not attended three consecutive meetings. had one publicly noticed meeting within the past 12 months, has a chair elected or a DelegateMember elected or appointed, and. Member Councils will be notified one month prior to the annual meeting if their DelegateMember is considered vacantunseated.¶

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An annual meeting of the Delegates shall be held in February of each year for the purpose of electing the Board of Directors and for the transaction of any other authorized business of the Delegates.

All meetings of the Delegates shall be open to the public, except in the case of Executive Sessions. Only the following subjects may be considered in Executive Sessions:

I. matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the organization;
II. subjects that tend to prejudice the reputation and character of any person, although such person has the right to request it be public;
III. legal matters where the Board is receiving advice from an attorney or when legally required by municipal, state, or federal law.

Section 2. Manner of Meeting.[3]
Meetings may be held in person, remote communication, or both, in accordance with local and state laws.

Section 3. Notice of Meetings.
Written notice stating the place, day, and hour of any regular meeting of the Delegates shall be delivered to each Delegate and Member Council entitled to vote at the meeting, not less than seven before the date of the meeting by or at the direction of the Chair, the Secretary, or the Officers.

Written notice is defined as electronic communication or mailed communication.

Section 4. Special Meetings.
Special meetings of the Delegate may be called by the presiding officer of the Board of Directors, the Board of Directors, the presiding officer of the Coalition of Delegates, or by no less than one-fifth of the Delegates.

In case of a special meeting, or when required by statute or by these Bylaws, the purpose or purposes for which the meeting is called shall be stated in the notice. Written notice stating the place, day, and hour of any special meeting of the Delegates shall be delivered to each Delegate and Member Council entitled to vote at the meeting, no less than two days before the date of the meeting.

Section 5. Quorum.
More than 50 percent of the voting Delegates shall constitute a quorum.

[3] Referenced from Alaska Code Sec. 10.20.116.

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If a quorum is not initially present, a majority of the Delegates present may postpone the convening of the meeting later on the same day at the same location without further notice.

Once a quorum has been established, no departure of a Delegate or Delegates shall defeat the quorum, and the Delegates may conduct business.

Section 6. Manner of Acting.
At a meeting at which a quorum is present the majority of the votes represented at the meeting is the act of the Delegates.

Section 7. Rules of Procedure.
The Coalition of Delegates shall use Robert's Rules of Order, revised current edition, to conduct meetings except where they conflict with provisions of these bylaws.

Additional meeting procedures may be outlined by the Delegates through the approval of standing rules.

If the Coalition wishes to raise a formal concern of any matter relevant to the organization, including policies or other actions of the Board, the Coalition may pass a motion at any regular or special meeting. This motion must be responded to by the Board within 30 days of passing.

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Article V – Board of Directors

Section 1. General Powers.
The affairs of the Corporation shall be managed by its Board of Directors, hereafter known as Directors or Board.

Section 2. Number, Tenure, and Qualifications.
The number of Directors shall be at least seven and no more than eleven members. Directors shall hold office for a two-year term and until his or her successor shall have been elected and qualified. No amendment of these Bylaws reducing the number of Directors shall reduce the terms of any incumbent Director.

Directors may be elected from amongst the current or prior 24 months delegates or alternates.

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Members Councils may appoint or elect an Alternate Delegatealternate (also known as a proxy or designee). The Alternatealternate shall be submitted by written notice, delivered personally or by electronic means to corporationorganization staff at least 2 business days24 hours in advance of the meeting. The appointment or election of an Alternate must align with Member Council bylaws or resolutions. or be an elected officer of the Member Council.

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Each Member Council can only have up to one Director from their Council.

Every Assembly district should be represented by at least one Director. Additional seats can come from any district. As far as practical, the Board shall aim to be as geographically-representative as possible.

Directors may not appoint alternates, proxies, or designees.

Section 3. Term Limits. No individual may serve more than three consecutive terms as Director. Directors can serve again after sitting out for one term length. Directors shall serve staggered terms. Commencing in _____, the Directors shall draw lots for a one-year term and a two-year term. Each director will serve the term drawn. All subsequently elected directors shall be elected to a two-year term and shall serve until their successor has been elected.

Section 4. Regular Meetings.
The Board must hold regular meetings at least quarterly. Written notice of those meetings shall be given at least two weeks in advance.

The annual meeting of the Board will be held in the month following the annual meeting of the Coalition of Delegates.

All meetings of the Board shall be open to the public, except in the case of Executive Sessions. Only the following subjects may be considered in Executive Sessions:

IV. matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the organization;
V. subjects that tend to prejudice the reputation and character of any person, although such person has the right to request it be public;
VI. legal matters where the Board is receiving advice from an attorney or when legally required by municipal, state, or federal law.

Section 5. Special Meetings.
Special meetings of the Board may be called by or at the request of the Chair, the presiding officer, or one-third of the total number of Directors. The persons to call a special meeting shall specify a place for holding the special meeting.

Written notice of any special meeting of the Board shall be noticed at least two days in advance.

Section 7. Quorum.

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A majority of the Directors on the Board shall constitute a quorum for the transaction of business at any meetings of the Board. If a quorum is not initially present, a majority of the Directors present may postpone the convening of the meeting later on the same day at the same location without further notice.

Section 8. Manner of Acting.
The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater number is required by law or by these Bylaws.

Section 9. Director Vacancies.
The Chair may declare vacant the position of any Director who fails to attend two consecutive meetings or four meetings within the term.

Section 10. Director Resignation.
Directors may resign by written notice to any Officer, the Board, and/or Corporation staff. Upon receipt of notice, the position is considered vacant.

Section 11. Director Removal.
Any or all Directors may be removed at any time by action of the majority of the total Delegates at special or annual meetings of the Delegates. Immediately upon this action, the position would be considered vacant.

A vote of two-thirds by the Board can temporarily suspend a director for cause. The suspended director can appeal the decision within 30 days, in writing. Upon suspension, a special meeting of the Delegates would be called to ratify the removal. The Board can rescind the suspension within 30 days. After the suspension becomes permanent, the position would be considered vacant.

Section 12. Filling Director Vacancies.
Upon consideration of a position as vacant and there being less than the minimum number of Directors, the Board shall fill the position by the affirmative vote of a majority of the remaining Directors. A Director elected to fill a vacancy must be from the Delegates and shall serve until the next regular or special election.
The Board may only appoint Directors to fill vacancies, not to add additional Director seats beyond the elections from the Delegates.

Section 13. Public Office.
Directors cannot have formally declared for or be elected to public office. If a Director is currently serving or formally declares, they must resign immediately. Formal declaration

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means submitting a press release, or filing a notice of intent to run for office, or forming a campaign committee, or soliciting funds. Public office is defined as the following elected positions: Anchorage Mayor, Anchorage Assembly, Anchorage School Board, Governor, Lt. Governor, Alaska State Legislature representatives, U.S. House Representative for Alaska, and U.S. Senator for Alaska.

Section 14. Compensation.
Directors shall not receive salaries or compensation for their services.

Section 15. Standards of Conduct for Directors.

I. Directors shall support the mission and purpose of the Corporation.

II. A Director shall perform his or her duties, including the duties as a member of a committee: (1)in good faith; (2) with the care of an ordinarily prudent person in a like position would exercise under similar circumstances; and (3)in a manner the Director reasonably believes to be in the best interests of the Corporation.

III. In performing his or her duties, a Director is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by:

A. one or more officers or employees of the Corporation whom the director reasonably believes to be reliable and competent in the matters presented;

B. legal counsel, public accountants or other persons as to matters the director reasonably believes are within the person's professional or expert competence; or

C. a committee of the Board of which the Director is not a member, as to matters within its purview, if the Director reasonably believes the committee merits confidence.

A Director is not acting in good faith under subsection (III) if the Director has pertinent knowledge concerning the matter being discussed or voted on that is important for the board to know, but they fail to disclose it.

Section 16. Conflicts of Interest.
A Director shall disclose all conflicts of interest and may not act in matters in which he or she has a substantial and material conflict of interest.

I. Conflicts of Interest are defined as when a Director or a member of his or her immediate family:

A. has an economic interest in a transaction which is the subject of proposed action by the Corporation and the economic interest is adverse, competitive, potentially adverse or potentially competitive to the interest of the Corporation;

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B. is a member or holds a significant interest in another entity that is the subject of the proposed action by the Corporation; is a member of the Board (or other governing body), or an officer or manager of another entity that is the subject of the proposed action by the Corporation; or,

C. is a party to or a potential party to threatened or pending litigation or administrative proceedings in which the position is adverse to that of the Corporation.

However, a Director does not have a Conflict of Interest where the interest of the Director or his or her immediate family is no different than that of Delegates of the Corporation generally or of other Directors.

II. Determination of Substantial and Material Conflict of Interest.

A. When a Director has a potential Conflict of Interest, the Director shall notify the Board before the Board considers the matter with respect to which the actual or potential conflict exists, of all material facts concerning the nature of the Conflict of Interest. The existence of a Conflict of Interest shall be recorded in the minutes of the meeting of the Board.

B. The Board shall determine if a particular Director has a substantial and material Conflict of Interest under this Section. The Chair can make a motion of recommendation, which can be confirmed by assent of the Board. The Director with a Conflict of Interest shall not participate in the discussion of the conflict, other than to answer clarifying questions regarding the conflict, and shall abstain from voting on the issue of the conflict while the disinterested Directors discuss and vote on the conflict. However, the Director may be counted in determining the presence of a quorum at the meeting at which the Board considers the matter giving rise to the conflict.

C. The Delegates may void an Action of the Board when the action included participation of a Director with a Conflict of Interest, upon a showing that (i) the vote of the disinterested Directors present at the meeting and voting, would have been insufficient to take the challenged action without the inclusion of the vote of the Director who had the Conflict, and (ii) the action taken was unfair to the Corporation.

III. Disqualification of Director.

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A. If a majority of the voting Directors votes that a substantial and material Conflict of Interest exists, then the Director shall be disqualified from discussing or voting on the matter in which he or she has a substantial and material Conflict of Interest.

Section 17. Rules of Procedure.
The Board shall use Robert's Rules of Order, revised current edition, to conduct meetings except where they conflict with provisions of these bylaws.

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Article VI – Officers

Section 1. Officers.
The Officers of the Corporation shall be elected from and by the Board, and shall be a Chair (President), a Vice Chair, a Secretary, Treasurer, and a Coalition Liaison. The Board may elect or appoint, at any meeting, other necessary officers and assistant officers and agents and designate their duties. The officers have the authority and perform the duties prescribed by the Board.

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Any two or more offices may be held by the same person, except the offices of Chair and Secretary and the offices of Chair and Coalition Liaison.

Any Officer who leaves the Board will no longer be eligible to serve as an officer.

Section 2. Election and Term of Office.
The Officers of the Corporation shall be elected every year by the Board at the regular annual meeting of the Board. If the election of officers is not held at the Annual Meeting, the election shall be held as soon thereafter as conveniently possible. Each Officer shall hold office until his or her successor has been duly elected and qualified.

The election of the Coalition Liaison shall be completed in the same manner as other officers of the Corporation, with the exception that the election is ratified by the Delegates at the next regular or special meeting.

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Section 3. Officer Vacancies.
A vacancy in any office, for any reason, may be filled by the Board at any regular or special meeting for the unexpired portion of the term.

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Section 4. President.

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The President, hereinafter known as the Chair, shall be the principal officer of the Corporation and shall preside at all meetings of the Board; may sign, with the Secretary or any other proper officer of the Corporation, contracts or other instruments which the Board has authorized to be executed, except in cases where the signing and execution is expressly delegated by the Board or by these Bylaws or by statute to some other officer or agent of the Corporation; and, in general, shall perform all duties incident to the office of Chair and other duties as may be prescribed by the Board.

Section 5. Vice Chair.
In the absence of the Chair or in event of his or her inability or refusal to act, the Vice Chair shall perform the duties of the Chair and, when so acting, shall have all the powers of, and be subject to all the restrictions upon, the Chair. The Vice Chair shall perform such other duties as assigned by the Chair or by the Board.

Section 6. Secretary.
The Secretary is responsible for the oversight of the minutes of: the meetings of the Delegates and of the Board and committees having any of the authority of the Board; see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; be custodian of the corporate records of the Corporation; keep a register of the name and contact information of each Delegate; and in general perform all duties incident to the office of Secretary and other duties as assigned by the Chair or by the Board.

Section 7. Treasurer.
The Treasurer is responsible for all funds and securities of the Corporation: receive and give receipts for funds due and payable to the Corporation from any source whatsoever; deposit all such funds in the name of the Corporation in the banks, trust companies or other depositories selected by the Board; and in general perform all the duties incident to the office of Treasurer and other duties as assigned by the Chair or by the Board.

Section 8. Coalition Liaison.
The Coalition Liaison is responsible for providing regular information to the Corporation's Delegates at the meetings of the Coalition of Delegates. The Coalition Liaison shall also serve as Chair at any meetings of the Delegates.

Section 9. Removal.
Any officer elected or appointed by the Board may be removed by the vote of a majority of the members of the Board whenever in its judgment the best interests of the Corporation would be served thereby.

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The removal of the Coalition Liaison must be ratified by the Delegates at the next regular or special meeting of the Delegates. A Pro-Tem Coalition Liaison can be elected by the Delegates from within the Board at the same meeting.

Section 10. Chief Executive Officer.
The Chief Executive Officer (CEO) also known as an Executive Director, President, or other leadership title for the person employed directly by the Board, shall be the chief staff officer of the Corporation responsible for the day-to-day leadership and management of the organization shall direct and execute or ensure the execution of all activities and policies adopted by the Board, shall perform the duties of the office as defined by contract and/or job description, and shall perform such other duties as the Board may prescribe or authorize. The foregoing duties shall include, but not be limited to, the execution of contracts or other instruments on behalf of the Corporation except in cases where the execution thereof is expressly delegated by the Board or Bylaws to some other Officer or agent, or shall be required by law to be otherwise signed or executed; the signing of checks or other orders for payment of money; hire staff and contractors to advance the mission.

The CEO and Board shall collaborate in advancing the mission of the Corporation, and the CEO shall serve as an ex officio, non-voting member of the Board; serve as a non-voting member on the Executive Committee and Finance Committee; and be notified of all Board and Committee meetings and invited to attend all meetings but may be excluded from portions when confidential matters involving the CEO are discussed or as otherwise agreed upon.

The Chief Executive Officer is hired, evaluated, and fired by the Board and shall serve on such terms and receive such compensation as shall be agreed upon between the Board and the Chief Executive Officer. The CEO and the full Board shall act as partners to advance the mission, values, and goals of the organization.

Article VII - Committees

Section 1. Committees.
There are three standing committees - Executive, Finance, and Governance.

The Board may create ad hoc committees that it deems necessary. Other committees not having and exercising the authority of the Board in the management of the Corporation may be established by resolution of the Board. The motion creating the

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committee shall specify the purpose and scope of the committee and any additional rules.

All committees must have at least three members, including the Chair. Committees can include members who are not Directors, so long as the Chair of the committee is a Director.

Any committee member may be removed, without cause stated, by the Chair of the Board when, in the judgment of the appointing authority, the best interests of the Corporation is served by the removal.

Section 2. Chairperson.
One member of each committee shall be appointed chairperson by the Chair of the Board. All committee chairs must be a Director.

Section 3. Term of Office.
Each member of a committee shall continue as a member of the committee until the next annual meeting of the Board and until their successor is appointed, unless the committee is terminated sooner or unless the member is removed from the committee or no longer qualifies as a member of the committee.

Section 4. Quorum.
Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 5. Rules of Procedure.
All committees shall use Robert's Rules of Order, revised current edition, to conduct meetings except where they conflict with provisions of these bylaws.

Section 6. Executive Committee.
The Executive Committee is responsible for the regular corporate operations.

1. The Chair of the Board shall serve as chair for the Executive Committee.
2. The members of the Executive Committee shall include all officers of the Board.
3. The Executive Committee shall have and exercise the authority of the Board in the management of the Corporation, except when those powers are otherwise assigned according to these bylaws or law.

Section 7. Finance Committee.

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The Finance Committee is responsible for monitoring the financial status of the Corporation, and reporting to the Board. The Finance Committee will do the following:

1. The Treasurer of the Board shall serve as chair of the Finance Committee.
2. At each regular meeting of the Board, report to the Board on the current financial condition of the Corporation.
3. Insure the integrity of the Corporation's financial records, which it shall do by:
    1. Create the annual budget for approval by the Board. The committee shall provide an opportunity for Delegates to review the budget and give feedback on the budget prior to Board approval.
    2. Examining the accounting records and financial statements of the Corporation;
    3. Reviewing the results of any audits or reviews, as well as any recommendations pertaining to accounting practices, policies and procedures, and making appropriate recommendations to the Board;
    4. Periodically reviewing the adequacy and effectiveness of the Corporation's internal systems of controls and financial reporting procedures and making reports about these reviews to the Board; and
    5. Making any further investigations to inform itself as to the conduct of the Corporation's financial affairs.

Section 8. Governance Committee.

The Governance Committee is responsible for the corporate health and effectiveness of the Board. Its responsibilities include:

4. Identifying and recommending to the Board the optimum mix of Board members.
5. Board development, which includes training new Board members as well as ongoing Board training and evaluation.
6. Reviewing the Corporation's Bylaws and practices and recommending any changes it deems appropriate related to Board structure or operations.
7. Reviewing the ad hoc committees every two years and provide recommendations to the Board for renewal or dissolution.

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Article VIII – Contracts, Checks, Deposits and Gifts

Section 1. Contracts.

The Board may authorize any officer or agent of the Corporation, in addition to the officers expressly authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

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Section 2. Checks, Drafts, Etc.
All checks, drafts or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation, shall be signed by the officer or agent of the Corporation and in a manner determined by resolution of the Board.

Section 3. Deposits.
All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board may select.

Section 4. Gifts.
The Board or its designee may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation so long as the contribution, bequest, or devise is consistent with the gift acceptance policy adopted by the Board. In the absence of a gift acceptance policy, the Board shall exercise due diligence in determining that acceptance of the contribution, gift, bequest, or devise is in the best interest of the Corporation.

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Article IX – Books and Records

The Corporation shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Delegates, Board, and committees having any of the authority of the Board, and shall keep at its registered or principal office a record giving the names and contact information of the Members entitled to vote.

All books and records of a Corporation may be inspected by any Delegate, or an agent or attorney for the Delegate, for any proper purpose at any reasonable time[4].

The Board shall set a records retention policy. In the absence of a records retention policy, the Board shall exercise due diligence in determining record retention in the best interest of the Corporation.

Article X – Fiscal Year

The fiscal year of the Corporation shall begin on the 1st day of January and end on the 31st day of December in each year.

[4] Exact language referenced from AK Stat § 10.20.131

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Article XI – Indemnification

Section 1. Insurance.
The Board shall purchase Directors and Officers insurance and General Liability Insurance.

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Section 2. Former Officers, Directors, Etc.
The indemnification provisions of this Article shall be extended to a person who has ceased to be a director/Director, officer, employee or agent as described above and shall inure to the benefit of the heirs, personal representatives, executors and administrators of such person.

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Article XII – Seal; Shares of Stock; Loans

Section 1. Seal.
The Corporation shall have no seal.

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Section 2. Shares of Stock.
The Corporation may not issue shares of stock nor pay dividends.

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Section 3. Loans.
The Corporation may not make loans to its officers or Directors.

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Article XIII – Waiver of Notice

Whenever any notice is required to be given under the provisions of the Alaska Nonprofit Corporation Act or under the provisions of the Articles of Incorporation or the Bylaws of the Corporation, a waiver, in writing signed by the person or persons entitled to such notice, whether before or after the time stated, shall be deemed equivalent to the giving of notice.

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Article XIV – Amendments to Bylaws

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by a two-thirds of the Directors present at any regular meeting or at any special meeting. Bylaws adopted by the Board must be ratified by a majority of Delegates. Bylaw changes shall be not be introduced and voted on in the same meeting.

In emergency circumstances, emergency bylaws may be adopted for no more than 40 days and then must be adopted permanently through the regular process or removed. Emergency circumstances are defined in AS 26.23.900.

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned Secretary of _____does hereby certify that the above and foregoing Bylaws were duly adopted [amended] by the Board of Directors on the ____ day of _____, 2026.

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_____
Chair

_____
Secretary

DRAFT 2

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AMENDED BYLAWS
OF
FEDERATION OF COMMUNITY COUNCILS

ARTICLE I. NAME AND PLACE OF BUSINESS

Section 1. Name. Federation of Community Councils, Inc.

Section 2. Place of Business. The principal office and place of business of the corporation shall be the Municipality of Anchorage, Alaska.

ARTICLE II. PURPOSE

The purpose shall be to engage in any lawful activity for nonprofit corporations under Alaska Statutes 10.20.005 and Section 501(c)(3) of the Internal Revenue Code, which is literary, educational, scientific, charitable, and consistent with the Articles of Incorporation.

ARTICLE III. MEMBERSHIP

There shall be no members of the Corporation.

ARTICLE IV. BOARD OF DELEGATES

Section 1. Number. The powers of the Corporation, as set forth in the Articles of Incorporation, shall be vested in a Board of Delegates of not more than one delegate for each Community Council. No Community Council shall have more than one vote.

Section 2. Eligibility.

(a) Delegates. Delegates and Alternates shall be appointed by Community Councils recognized under Anchorage Municipal Code Section 2.40.
(b) Recognition of a Delegate. A person identified by a Community Council as a Delegate or Alternate shall be seated as a Delegate to the Federation, providing the Community Council has completed the Federation Delegate Appointment Form or other communication by the Community Council President, submitted before a Federation meeting is called to order, showing the Delegate or Alternates have been duly appointed.

Section 3. Meetings. The Board of Delegates shall meet at least once every two months, or more often at the call of the Chair or petition of 20 percent of the members of the Board. All meetings shall be held within the Municipality of Anchorage.

Section 4. Quorum. A quorum shall consist of 51 percent of the seated number of Delegates appointed by Community Councils.

Section 5. Vacancies. The Chair may declare vacant the seat of any Community Council whose Delegate or Alternate fails to attend three successive meetings of the Board of Delegates and notify the affected Community Council in writing of the vacancy with 10 days of the vacancy.

Section 6. Removal. Delegates may be removed for cause by a two-thirds vote of Delegates appointed by Community Councils where no less than 51 percent of the total of all Delegates of the Federation are present at a special meeting called for that purpose with 10 days notice to all Delegates and to the Community Council whose Delegate is subject to removal.

Section 7. Public Office. A delegate to the Federation of Community Councils must resign immediately from the Board when that member formally declares a candidacy or is elected or appointed to municipal, state or federal office. Formal declaration means submitting a press release, or filing a notice of intent to run for office, or forming a campaign committee, or soliciting funds. Elected officials are not eligible to serve as delegates to the Board.

ARTICLE V OFFICERS

Section 1. Officers. The officers of the Corporation shall be elected by the Board of Delegates. Officers shall consist of a Chair, Vice Chair, Secretary, and Treasurer.

Section 2. Tenure of Officers. All officers shall serve for one year or until their successors are elected. No officer shall serve more than two consecutive terms in the same office.

Section 3. Election.

(a) The Board of Delegates shall annually elect its officers at the May meeting of the calendar year from among the current seated or prior Delegates, Alternates or Officers. Officers may or may not continue to be current Delegates from a Community Council. If a Community Council selects a new Delegate to replace the officer, then the officer may not be a voting member even if the Delegate from that Community Council is absent from the meeting.

(b) The Chair shall appoint a nominating committee of at least three Delegates at the March meeting of each calendar year. The nominating committee shall present a slate of candidates for each office at the April meeting. The Chair shall request nominations from the floor for each office at that meeting and at the meeting when the election occurs. Election of officers occurs at the May meeting. If a printed ballot is employed, there shall be a space provided for a write-in candidate for each office. Officers elected shall take office on July 1 of each calendar year.

Section 4. Staff. The Board may employ a staff under the terms and at the compensation that it may determine.

Section 5. Duties of Officers and Staff. The duties of the Officers and the staff shall be those required by the Bylaws, policies, or motions of the Board of Delegates.

Section 6. Spokesperson. The Chair or his/her Designee shall be the official spokesperson for corporate decisions or policy.

Section 7. Section 7 of Article IV is applicable to officers.

ARTICLES VI COMMITTEES

Section 1. Standing Committees:

(a) There shall be an Executive Committee of the officers listed in Article V, Section 1, above. The Executive Committee shall act only when the Board is not sitting. Any such action will be subject to the ratification of the Board at its next meeting.

(b) The Finance Committee consists of three members. The Treasurer shall be Chair. The FCC Chair shall appoint two members who need not be Delegates.

(c) The Personnel Committee shall consist of the Executive Committee.

Section 2. Temporary Committees. The Chair, with the concurrence of the Board, shall appoint and define the duties of the committees that may be necessary to accomplish the business of the Corporation.

Section 3. Duration. Committee members shall serve at the pleasure of the Chair.

ARTICLE VII RULES OF PROCEDURE.

Robert's Rules of Order, Revised current edition, shall be used to conduct meetings except where they conflict with provisions of these Bylaws.

ARTICLE VIII FINANCES

Section 1. Sources. Subject to the approval of the Board of Delegates, the corporation may receive gifts, grants or contributions, in cash or in-kind, from individuals, organizations, government, industry, educational institutions, foundations or other sources.

Section 2. Fiscal Year; Annual Financial Review.

(a) The fiscal year shall be from July 1 to June 30.

(b) The books of the corporation shall be subject to a financial review by the finance committee, or a certified public accountant appointed by the Board of Delegates, at the end of the fiscal year of the corporation. The financial review shall be provided to the Board of Delegates.

Section 3. Banking. Deposits, withdrawals and special accounts shall be managed as authorized by the Board of Delegates as referenced in the fiscal policy of the Federation of Community Councils.

ARTICLE IX AMENDMENTS

These Bylaws may be amended only by a two-thirds affirmative vote of the Delegates present. Thirty days advance notice must be given to all Delegates, and shall include the text of the proposed amendments.

ARTICLE X EFFECTIVE DATE

The effective date shall be upon ratification.

Ratified this 19th day of October, 2005.

Signed Niki A. Burrows Secretary

FCC Draft Bylaws
Frequently Asked Questions

Created by the FCC Bylaw Committee

What is the FCC?

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

What isn't the FCC?

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

What is the relationship between FCC & Community Councils?

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

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

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

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

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

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

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

What is the relationship between the FCC & CCs?

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

How is the FCC funded?

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

Can the FCC take political action?

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

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

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

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

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

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

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

Municipality of Anchorage

Planning Department

Memorandum

Date: November 12, 2025

To: Reviewing Agencies

Subject: PZC Case No. 2026-0003, Text Amendment to Title 21 to Increase Flexibility for Agricultural and Food Production Uses in the Anchorage Bowl — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to expand flexibility for agricultural uses and food production across the Bowl. This proposal would:

- Allow commercial horticulture as a conditional use in more zones.
- Allow farmers markets as a permitted use in RO.
- Allow grocery stores as a permitted use in RO.
- Allow manufacturing and food production as a permitted use in B-3, I-1, and I-2.
- Allow hobby farms as permitted uses in more zones.
- Create a new accessory use: Accessory Food and Beverage Production, which would include the production, but not sale, of alcoholic beverages. This would be allowed in all residential zones, commercial zones, and I-1 and I-2.
- Allow additional flexibility for accessory food and beverage production for both residential and non-residential uses.
- Allow grocery stores in the R-3 zone, subject to a limitation of 10,000 SF gross floor area.
- Allowing Beekeeping as an accessory use in all residential zones.

This proposal does not expand where Marijuana uses are allowed or supersede any Health Department regulations about food or beverage production.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, January 12, 2026, 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 *2026-0003)*

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 AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND FOOD PRODUCTION IN THE ANCHORAGE BOWL.

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.010 TABLE OF ALLOWED USES

*** *** ***

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

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.060.
All other uses not shown are prohibited.

		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER					
Use Category	**Use Type**	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2[1]**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
COMMERCIAL USES																														
Agricultural Uses	Commercial horticulture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P					C		21.05.050A.1.
Retail Sales[2]	*** *** ***																													
	Farmers market[2]									P							P	P	P	P	P	P	P				P	P		21.05.050H.4.
	*** *** ***																													
	Grocery or food store[2]						S	P	S	P [S]							P	P	P	P	C	P								21.05.050H.8. 21.05.020.A.
	*** *** ***																													
Manufacturing and Production	Commercial food production									C									P [C]			P	P							21.05.060B.1.

[1] See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.

[2] Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

[3] Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retails sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

[4] In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

[5] In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

[6] Health services facilities not to exceed 15,000 gross square feet per individual parcel.

[7] See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

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Section 2. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

*** *** ***

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

H. Retail Sales

*** *** ***

8. Grocery or Food Store

*** *** **

b. Use-Specific Standards

*** *** **

iii. Grocery or food stores in the R-3 district shall have a maximum gross floor area of 10,000 square feet.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 3. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a "home occupation" at subsection 21.05.070D.11. Except for Accessory Food and Beverage Production, [I] if the use exceeds the standards of a "home occupation", then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

1. Explanation of Table Abbreviations

*** *** ***

g. Table of Permitted Accessory Uses and Structures

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TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

	RESIDENTIAL															COMMERCIAL				INDUST.				OTHER					
Accessory Uses	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
*** *** ***																													
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D.8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							21.05.070D.9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P		21.05.070D.10[9].

[3] The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.

[4] The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

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

*** *** ***

9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood;

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iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

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

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

_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

(Planning and Commission Case No. 2026-0003)

DRAFT

Attachment 1

Proposed New Draft Ordinance

PZC Case No. 2026-0003

Title 21 Amendment to Ease Restrictions on Agricultural Uses and Food Production in the Anchorage Bowl

01/12/2026

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

ANCHORAGE, ALASKA
AO No. 2026-_____

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND FOOD PRODUCTION IN THE ANCHORAGE BOWL.

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, in AO No. 2025-114 on November 4, 2025, the Anchorage Assembly adopted streamlined rules for cottage food production, to assist small businesses and increase access to local foods; and,

WHEREAS, the Mayor's Office has engaged producers and other stakeholders on ways to boost local food production, identifying challenges with market access, land availability, and high costs of value-added processing; and,

WHEREAS, Anchorage depends heavily on imported foods, with an estimated 95% of food consumed by Alaska residents coming from outside; and,

WHEREAS, improving food security and economic resilience are priorities of the LaFrance Administration and Anchorage Assembly; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

DRAFT

Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.010 TABLE OF ALLOWED USES

*** *** ***

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

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.060.
All other uses not shown are prohibited.

		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER					
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2[1]	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards
COMMERCIAL USES																														
Agricultural Uses	Commercial horticulture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P					C		21.05.050A.1.
Retail Sales[2]													***		***			***												
	Farmers market[2]									P							P	P	P	P	P	P	P				P	P		21.05.050H.4.
												***		***			***													
	Grocery or food store[2]							P	S	P [S]							P	P	P	P	C	P								21.05.050H.8. 21.05.020.A.
												***		***			***													
Manufacturing and	Commercial food									C									P [C]			P	P							21.05.060B.1.

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All other uses not shown are prohibited.

	RESIDENTIAL																COMMERCIAL					INDUST.			OTHER					
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2[1]	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards

[1] See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.

[2] Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

[3] Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retails sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

[4] In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

[5] In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

[6] Health services facilities not to exceed 15,000 gross square feet per individual parcel.

[7] See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a "home occupation" at subsection 21.05.070D.11. Except for Accessory Food and Beverage Production, [I] if the use exceeds the standards of a "home occupation", then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

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*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

1. Explanation of Table Abbreviations

*** *** ***

g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

	RESIDENTIAL															COMMERCIAL				INDUST.				OTHER					
Accessory Uses	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
***											***			***			***												
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D.8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							21.05.070D.9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P		21.05.070D.10[9].

[3] The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.

[4] The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

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

*** *** ***

9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood. This use does not allow for retail sales.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other

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visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood, and deliveries shall only be allowed between 9:00 a.m. and 5:00 p.m.;

iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

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

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

_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

(Planning and Commission Case No. 2026-0003)

DRAFT

To: Community Leaders and Agencies
From: Wildland-Urban Interface "WUI" Community Action Team
Date: February 20, 2025
Re: Expansion of Community Resilience Program

After numerous incidents including earthquakes, windstorms and wildfires, the Rabbit Creek Community Council established a Resilience Committee to directly address local hazardous conditions. Several years later, RCCC expanded participation in this group to other area councils and government representatives. Today, this group includes numerous Hillside councils and agencies including AFD, SoA, Forestry and OEM, and has achieved good results from efforts including Muni funding of the new AFD Wildfire Division.

One issue we have continually faced is that many disasters are not limited to the Anchorage Hillside. A wildfire from upper Eagle River Valley can easily "hop the hill", and the McHugh Creek Fire was within a mile of Bear Valley homes. Numerous wildfire incidents in parklands throughout our Muni have occurred in the last few years, with most started by illegal campfires such as the MLK fire in East Anchorage. And while Hillside homes shook during the last major earthquake, it was Sand Lake, West Anchorage and parts of Eagle River that experienced the greatest problems.

Additionally, we all face road issues, ice storms, power outages, massive snowfalls, flooding and other difficult conditions.

At our last few monthly meetings, this group discussed in depth the idea of expanding to the entirety of the Muni of Anchorage. With a representative from each of the community councils, we can gather information and develop plans for emergencies throughout the Muni. Instead of Hillside wildfire awareness, we can provide educational programs that include all councils, and include some of the high-traffic parks throughout the Muni. With the power of a larger group, we can focus on each council's immediate needs and bring awareness and potential solutions to our agencies.

We will also request involvement from Muni and State agencies including APD, BLM, Chugach State Park, Chugach Electric, and State and Muni Roads. While we have worked with all of these groups on a variety of projects, we hope to have permanent involvement utilizing their unique expertise. In the process, we hope to create a safer, better prepared and smarter community.

One other project we have been actively addressing is the Community Wildfire Protection Plan "CWPP". Our current CWPP is sorely out of date, and needs to be updated to comply with requirements for federal project funding. Completing the Emergency Egress mapping project with ISER's Dr Jen Schmidt was the first step in this process. It was disturbing for this working group to understand how many neighborhoods in the Muni could be completely cut off from emergency egress with the loss of just one street or road. These dead-end roads occur not just

in Eagle River, Girdwood or the Hillside, but instead throughout the Anchorage Bowl, including along our greenbelts and open spaces.

Now we are looking for each community council and local and state leaders to designate a representative to this new organization, the Wildland-Urban Interface Community Action Team, or “WUI-CAT” (pronounced “woo-eee cat”). This representative from your council or group will be the point of communication and coordination with your entity, sharing your concerns and helping find solutions.

We meet on the fourth Monday evening monthly on Zoom Meeting ID: 896 5493 1428 Passcode: 541762.

We trust you will join us in this effort to create a safer Anchorage, and look forward to your group’s participation in our future. Please contact me if you have any questions or need more information.

Troy Weiss, Chair
Wildland-Urban Interface Community Action Team

New trash surcharge aims to clean up Anchorage parks

Agenda Item LUC 2510-07: Solid Waste Services Fee increase (Wilbanks)
Fee increase at the transfer station was approved by the Assembly earlier this year and goes into effect in January. Increase is from $6 to $10 for 4 bags. Concern expressed that this will negatively impact progress by Girdwood Bear Aware as people will store trash longer to maximize value. Other concerns expressed include desire for recycling and days of transfer station operation.
Motion:
Girdwood Land Use Committee moves to recommend that the Girdwood Board of Supervisors write letters regarding transfer station operation as follows:
objection to the increased fee structure due to negative impact of higher fees on promoting bear-safety/waste management
support for addition of free recycling and addition of Sunday service at the transfer station.
Motion by Wingard/2nd Harrison
Motion carries by Assent

Municipality of Anchorage

Planning Department

Memorandum

Date: January 13, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0042 Amendment to Title 21 Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

The Planning Department is seeking comments on the attached draft ordinance to align the newly adopted Girdwood Comprehensive Plan with Chapter 9 regarding the Girdwood Airport District.

The State of Alaska Department of Transportation is changing the way they mitigate avalanche danger along the Seward Highway Corridor, therefore, requiring a need to amend the definition and uses allowed to match the Girdwood Comprehensive Plan that was adopted on March 18, 2025 (AO 2024-114(S).)

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 9, 2026, 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 *2026-0042)***
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 Paul Hatcher at 907-343-7942 in the Planning Department.

Attachment: Draft Ordinance

Municipality of Anchorage

Planning Department

Memorandum

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Subject: PZC Case No. 2026-0042 Amendment to Title 21 Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

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by mail:	Current Planning Division MOA Planning Department P.O. Box 196650 Anchorage, AK 99519-6650

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Attachment: Draft Ordinance

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Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: 2026-0042

PLANNER: Paul Hatcher

REQUEST: Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending AMC Chapter 21.09, to align with the newly adopted Girdwood Comprehensive Plan.

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Monday, March 09, 2026

Agency Comments Due: Monday, February 09, 2026

Council Comments Due: Monday, February 13, 2026

COMMUNITY COUNCIL(S):
All Community Councils
Federation of Community Councils
CERAB

Alaska Dept. of Transportation and Public Facilities

Maintenance & Operations

Community Meeting

Date | Time: Monday, January 12, 2026 | 7:00 PM
Location: Girdwood Board of Supervisors, Land Use Committee Meeting, 250 Egloff Road (Girdwood Community Room)

Community Meeting Summary

Project Overview:

The AKDOT&PF Snow Avalanche Program operates with the goal of improving safety for highway users by reducing the avalanche hazards in susceptible areas, while concurrently minimizing avalanche related traffic delays and road closures. When conditions are appropriate, specially trained crews use military artillery to artificially trigger avalanches as the primary means of avalanche mitigation on the state's highest risk roadways In Southcentral Alaska, primarily along the Seward Highway corridor, the Alaska Railroad Corporation (ARRC) works collaboratively with DOTPF for all avalanche operations. To further the goals of the program, the AKDOT&PF have identified the need for a new explosive storage and heliport facility.

Both agencies' primary avalanche mitigation system is being phased out. With this phase out and future development of non-military remote avalanche mitigation systems (RACS), there is an increased need to safely store, maintain, and deploy large quantities of explosive materials and mitigation devices. The Virgin Creek Material Site (subject property) has been identified as a plausible location. The proposed use has been vetted and is in the best interest of the State of Alaska to be used for public safety along the Highway and Railroad corridors within Southcentral Alaska.

This project seeks Conditional Use Permit (CUP) approval of a governmental services use for avalanche mitigation and control on the property legally described as US Survey 4805, Tract 29B, T10N, R2E, SEC 29.

Meeting Objective:

The intent of the meeting was to present the proposed project and provide the public the opportunity to ask questions and comment.

Alaska Dept. of Transportation and Public Facilities

Maintenance & Operations

Community Meeting

Date | Time: Monday, January 12, 2026 | 7:00 PM
Location: Girdwood Board of Supervisors, Land Use Committee Meeting, 250 Egloff Road (Girdwood Community Room)

Community Meeting Summary

Outreach:

- 205 event invitations were distributed to the Planning Department and nearby residents/property owners via first-class mail on December 12, 2025.

Meeting Summary:

The community meeting was held at the January 12, 2026, regularly scheduled meeting of the Girdwood Board of Supervisors, Land Use Committee Meeting, at 250 Egloff Road (Girdwood Community Room). A presentation was provided by Timothy Glassett (DOT & PF). Following the presentation, meeting attendees engaged in a brief discussion with questions and answers on the facilities operation. There appeared to be general support for the project.

Attendance:

The meeting was held in a hybrid format, with approximately 7 attendees in-person and 7 attendees virtual.

Questions:

- Would gravel from this site be made available to the Girdwood community?
    - Answer: Maybe; but doing so would require additional permitting for natural resource extraction.

- How would this development impact the ability to provide secondary access to the Girdwood valley?
    - Answer: The project would not impact future secondary access. The development proposes structures that are temporary and that could be removed, if necessary.