

From: [Rep. Ky Holland](#)
To: [B Sullivan](#); [Mike Edgington \(GBOS\)](#)
Cc: [Tyler, Margaret S.](#); [Shaina Kilcoyne](#); [Luca Marchesani](#)
Subject: Secondary Access and Evacuation
Date: Saturday, July 12, 2025 7:43:41 PM

[EXTERNAL EMAIL]

Mike and Brianna, please pass on as appropriate to the GBOS supervisor(s) who may be interested or responsible for development issues. I'm requesting a couple documents below. Perhaps Margaret, copied can help me.

The next GBOS meeting on 7/21 will occur when I'm out of town attending a pacific NW economic regional conference. Shaina Kilcoyne and perhaps Luca Marchesani (new staff) from my office will be attending and can provide and update on our work and take questions.

However there are a couple issues that I'd like to get in front of you before the meeting:

- ~~1. We are planning a community meeting 7/29th at the community center. The intent is primarily a discussion on economic development with a focus on energy issues; but its going to also be a chance to catch up on other issues including the special session starting the following Saturday and the Parcel H/DOT issues. (I believe I need to follow up with Margaret, copied, on the paper work for the space reservation.~~ If there is an opportunity to get this in any GBOS communications, we can try to meet your time line for any details.
2. We will be coming through Girdwood on the Train on Monday 7/14 and picking up at least three folks from Rainbow/Girdwood to continue on to Whittier. Part of our journey is seeing the district from the rails, but also to talk about issues along the way, including the safer Seward highway, bike trails, and regional economic development projects. Imagine! Girdwood is an important part. A piece I am missing is the GBOS/Community recommendations for the Seward highway connection to Alyeska Highway.
3. I vaguely recall a Imagine! Girdwood or other transportation planning document showing alternative options for accessing the airport and out of the east area of Girdwood beyond the bridge for primary or emergency evacuation, connecting to the Cross Creek Rd or other route back out of the valley? I've two interests in this. One is a broad statewide look at critical routes to areas with significant residential communities with only one route in/out of the area. The second is to learn more about the long term options for the DOT Airport development that might move us past the immediate train wreck of decisions. Most of this is not something I have direct influence over, but I'd I'd like to be as informed as I can to support Girdwood

and resident's efforts to see the community develop the way they want while finding ways to accommodate development that is beneficial for everyone.

Ky

Rep. Ky Holland

House District 9 (Basher, South-Hillside, Indian/Bird, Girdwood, Whittier)

(907) 269-0299o

(907) 727-2735c

Session: State Capitol Room 418, Juneau, AK 99801

Interim: Anchorage LIO Room 219 (Ask security for elevator access.)

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Status of Proposed Development Projects in Girdwood

Updated 6/13/2025

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Land transferred and platted. Awaiting community meeting and PUD application.		Not yet scheduled	Expecting Conditional Use / Planned Unit Development application in summer/fall 2025
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025.
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application delayed until adoption of Girdwood Comprehensive Plan.		Future public hearings at Planning & (likely) Assembly	Expecting re-zoning application in Summer 2025
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 PZC public hearing scheduled		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC (Tim Cabana)	GBOS resolution passed supporting a code change to allow retail uses in gC-10.		Planning will draft and introduce to PZC - hearing in Fall	Will need Planning and Zoning Commission review plus Assembly Ordinance to change code.
Cabin condo development	Off Alyeska Hwy east of bridge	Spinell Homes	Administrative review approved		None	No further approvals
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR issued permit for Section Line Easement. Permit on appeal.		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only approved by AK DOT in April 2024. Construction will require separate DOT Airport Building Permit.		Requires DOT permit (no hearing) & MOA permit*/hearings before improvements	MOA will require a Land Use Permit.
Potential helicopter operation	Girdwood Airport - south	Silverton Mountain Guides	Lease awarded for Parcel H.		Requires DOT permit (no hearing) & MOA permit with possible hearings	MOA will require a Land Use Permit application. Depending on details, may be additional process.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	Initial design - no planning application pending		Future hearings at HLB Advisory Commission and Assembly	Any future disposal will have public hearings at HLB Advisory Committee and must be approved by Assembly after additional public hearing
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process

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



DATE: July 21, 2025

TO: Girdwood Board of Supervisors

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

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

The Girdwood Parks Master Plan Community Survey will be live on July 21. Complete the survey to help shape the future of parks and park development in Girdwood. The project website is www.girdwoodparksplan.com.

Girdwood Trails Committee and Friends of Girdwood Trails are hosting a trails work party on TUE July 22. Meet at 6PM at the Crow Creek Road Middle Iditarod Trailhead and bring a bucket if you have one.



Thank you to all the volunteers, YEP groups and Alaska Trails and for their hands-on work on our trails.

Paul and Barb even celebrated their 35th Anniversary with a work party on the Middle Iditarod NHT!

Our parks caretakers, Luke and John, are hard at work in the parks and on the trails. Alaska Trails has a crew on the Middle Iditarod National Historic Trail, working on drainages, tread and drainage crossings for a total of 10 weeks this summer.

All of our summer services are in place. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.

Our summer turf contractor is taking great care of our grass and fields. Alien Species Inc is pulling invasive weeds. There is no spraying contracted for this summer.

GVSA parks/rec projects slated for 2025 are:

- Bridge replacement over California Creek adjacent to Town Square Park/Crow Creek Road funded by private donation. **IN PROGRESS**
- Tread work on Virgin Creek Falls Trail funded by private donation assisting with YEP crew. **COMPLETE!**
- Trail work and trailhead signage on the Lower Virgin Creek Trail (a social trail that connects Virgin Creek Road to Danich Trail). **PENDING**



- Bidding for Suspension bridge to replace the Hand Tram funded by a variety of sources. Build expected in 2026 to provide time for material acquisition. **PENDING**
- Tread and drainage work on the Middle Iditarod National Historic Trail between the school and USFS Boundary co-funded by GVSA and RTP Grant **IN PROGRESS**
- Construction of a pavilion in Lions Club Park, co-funded by GVSA, Lions Club, private donations and LWCF grant. **PENDING**
- Study storm damage to the Beaver Pond Trail/make repairs. **IN PROGRESS**

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

Parks & Amenities:

- *Campground:* Tent campground is open.
- *Annual Beautification:* Flowers planted, now deadheading, weeding and fertilizing.
- *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:* Crew pressure washed the courts this week and they're in great shape.
- *Soccer field:* Open.
- *Sladen J Mohl Ball Field:* Open.
- *Skate Park:* Open.

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

GBOS Non-profit Grants: All 2025 grants have been approved for payment. 2026 Grant applications will be available starting AUG 1. Application deadline FRI Sept 12 2025.

Other Grants:

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

Recreational Trails Program Grant (RTP): Anticipating a grant round for 2026 projects this fall. GVSA/GTC opted not to apply for 2025 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way with great progress. Go check it out, best access now is from the Crow Creek Road parking area.

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

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

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

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

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

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

Parks and Rec: www.muni.org/gpr

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp

PSAC: www.muni.org/gpsac

GHEC:

www.muni.org/gbos-ghec

Links and info:

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

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

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

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

Roads

Road Status: Spring road grading and Calcium Chloride application were reapplied on high-traffic roads before Forest Fair. The continuous wet weather followed, so the Calcium got diluted. Western will return in August to install a fish on McGeve and work through an existing list of maintenance needs as the summer budget allows. Next week, the crack sealing of Asphalt roads will take place.

Major project updates:

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

Davos Road Fish culvert @ Alyeska Creek: The new fish culvert at Davos Road and Alyeska Creek has been installed after lowering the waterline 2'. The project is in its final stages, with landscaping and recycled asphalt still pending completion for the road.

Expenses and Budget:**Girdwood Valley Service Area 2025 Mill Rate:** 5.61 of 6 mills**Roads:** Road Expenditures by Month:

<u>Month</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	\$62,791.19	\$51,162.50	\$29,666.25
February	\$32,793.17	\$50,612.50	\$34,533.25
March	\$45,857.72	\$96,425.00	
April	\$31,161.25	\$60,296.50	
May	\$34,288.75	\$33,003.75	
June	\$20,791.25	\$35,861.50	
July	\$173,075.00	\$7,143.75	
August	\$146,100.00	\$51,086.42	
September	\$22,991.00	\$9,553.75	
October	\$10,090.50	\$20,370.00	
November	\$55,686.25	\$16,982.50	
<u>December</u>	<u>\$66,042.50</u>	<u>\$22,993.75</u>	
Total thru December:	\$701,668.85	\$455,492.25	\$64,199.50

Public works operation 2025 budget expended: \$297,739.44 of \$1,612,732.00 =20%

2025 Capital Roads Project fund available (406): \$300,000.00

2025 Davos Fish Culvert Project: \$894,164.16

Parks:

2025 Expended Budget: \$139,976.48 of \$848,385.00=16%

2025 Capital Park Project (406) Reserve Fund available: \$840,830.82

2025 Winner Creek Trail Suspension Bridge funds = \$357,068.70

2025 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00

2025 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2025 Expended Budget: 407,380.68 of \$817,409.00 = 50%

Fire:

2025 Expended Budget: \$939,496.37 of \$1,954,917.00= 48%

2025 Fire Undesignated Capital fund (406) = \$223,317.20

Housing and Economic Fund:

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

Other:

Meetings to schedule:

GBOS 2026 budget work sessions (x2 or 3)

Aug 11 6PM

Budget complete for vote at Sept 15 GBOS meeting

GBOS Rules & Procedures Part 2

TBA

Rural Airport Lease Application Review And Record of Decision

Policy & Procedure 01.03.060
LARC (Lease Application Review Committee)
Central Region Aviation Leasing Office

Airport: Girdwood Airport
Date Received: 5/14/2025
Date Application Fee **PAID**: 5/14/2025 Amount: \$250.00
Applicant: Silverton Mountain Guides LLC
Site Requested: Expansion of Parcel H for taxiway connection
ADA Number: ADA-09669
Type of Agreement: Supplement to Executed Land Lease

Requested Action and Scope:

On May 14, 2025, Aviation Leasing received an application from Silverton Mountain Guides LLC for a lease supplement for the use of additional square footage at the Airport for a taxiway connection.

Processing of Application:

- 5/14/2025 - Received Application from Silverton Mountain Guides LLC via eLeasing.
- 5/19/2025 - Application sent through the Lease Application Review Committee (LARC) via the electronic eLeasing program.
- 5/19/2025 - 6/4/2025 - Received responses to application from LARC members via eLeasing with unanimous approvals.

(DESIGN): RECOMMENDATION

Approval

Recommend approval of extended lease lot for the purposes of building an entryway to the existing taxiway. The use of the extended lease lot shall be used solely for the purposes of taxiing aircraft. No structures shall be built or equipment/aircraft stored in the extended lot. Placement of the proposed hangar should attempt to be built behind the BRL. If not feasible, for reasons such as stream set back requirements, the building location can be re-evaluated. It should not encroach any further than what's necessary to meet setback requirements. This recommended approval does not constitute any building approval which includes any clearing of the property. A complete layout needs to be reviewed.

(PLANNING): RECOMMENDATION

Approval

No objections to the amendment from planning. From our conversations this additional lease space is likely necessary for the practical use of Parcel H and access to the taxiway. I still have questions that will need to be answered in the building permit phase.

(RIGHT OF WAY): RECOMMENDATION

Approval

No Comments

(ENVIRONMENTAL): RECOMMENDATION

Approval

Please see previous comments

(M&O AIRPORT MANAGER): RECOMMENDATION

Approval

No Comments

(M&O DISTRICT MANAGER): RECOMMENDATION

Approval

No Comments

(UTILITIES): RECOMMENDATION

Approval

No Comments.

(CHIEF, AVIATION LEASING): RECOMMENDATION

Approval

As no member of this Lease Application Review Committee has recommended disapproval of the submitted lot expansion, final disposition is entered as RECOMMEND APPROVAL. Any alteration to the premises is to be reviewed via an Airport Building Permit as laid out in 17 AAC 45.280.

- 6/4/2025 - CR Aviation Leasing Chief approved lease supplement based on LARC recommendations.
- 6/11/2025 - Aviation Leasing communicates the final LARC decision to applicant via email

LARC DECISION: Preliminary review of application has shown the application is eligible for further processing and subject to Public Notice and comment.

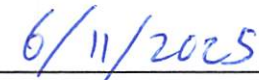
Application is eligible for further processing as requested for expansion of Parcel H.

The application was considered and is eligible for further processing and is consistent with Title 17, Chapter 45.210 of the Alaska Administrative Code.

Record of LARC Meeting and Decision REVIEWED AND APPROVED:



Chair or Designee



Date

- 6/11/2025 - Issued 30-day on-line Public Notice and mailed PN to be posted locally in Girdwood.
- 6/13/2025 - Leasing received confirmation of Public Notice posting for application (ADA-09669) by email from the Girdwood Airport Manager, Paul Bertholl, with a posting date of 6/12/2025 and posted at the Girdwood Library, Crow Creek Mercantile, and Girdwood Post Office.
- 7/14/2025 - By expiration of Public Notice on 7/11/2025, Leasing received forty eight (48) written comments in response to the Public Notice posting.
- 7/14/2025 - 7/17/2025 - Leasing reviewed and considered written comments received in response to the Public Notice. The following is a summary of the comments received and DOT response:

1. **PUBLIC COMMENT SUMMARY:** A large number of substantially similar comments and several form letters were received by the Department. Common points of contention provided are:
 - a. Parcel H is too close to residences.
 - b. Development of Parcel H would contribute to noise and dust pollution;
 - c. Rotary wing operations create nuisance and interfere with the right to use and enjoy neighboring property;
 - d. Parcel H does not conform to the Girdwood Airport Master Plan regarding rotary wing operations;
 - e. An assertion that rotary wing operations will be taking place within ten feet of neighboring property lines; and
 - f. Parcel H lease should be rescinded by the Department and the area designated as green space or vegetative buffer zone.

DOT RESPONSE: The issue under consideration is the expansion of leased area within the airport property, with the purpose of facilitating a connection to the Girdwood Airport taxiway from currently leased land. The executed lease's existence, rescinding the lease, or any physical alteration to airport property is not under consideration as a portion of this application. Any comments to that effect are not germane.

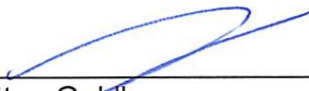
The area under consideration in this application does not share a boundary line with any neighboring residential properties and is at its nearest point approximately forty-five feet away from said properties.

The 2005 Girdwood Airport Master Plan is cited in multiple comments, the relevant section being page 5-6, section 5.3.1: "Leasing for helicopter operations should be located to the northeast end of the airport to minimize noise effects on the community."


A Master Plan is not a document that precludes development not originally envisioned or included in said document. A suggestion rotary wing operations be located on the north end of the airport property was included as part of the Plan. There is no mandate rotary wing operations be limited to certain areas of the airport property. Master Plans have a 20-year useful life, and the Department is initiating a new Master Planning process.

FINAL DECISION:

- The submitted application was considered and is **APPROVED for additional lease area to facilitate taxiway connection** and is consistent with Title 17, Chapter 45.210 of the Alaska Administrative Code. The formal procedure used by the Lease Application Review Committee to reach the decision was in accordance with Policy & Procedure 01.03.060. The LARC (Leasing Application Review Committee) followed its policy and procedure in the review and decision in the processing of this land-use application. The case file is complete and the requirements of all applicable statutes and regulations have been satisfied.



Britton Goldberg
Chief, Central Region Office
Statewide Aviation Leasing

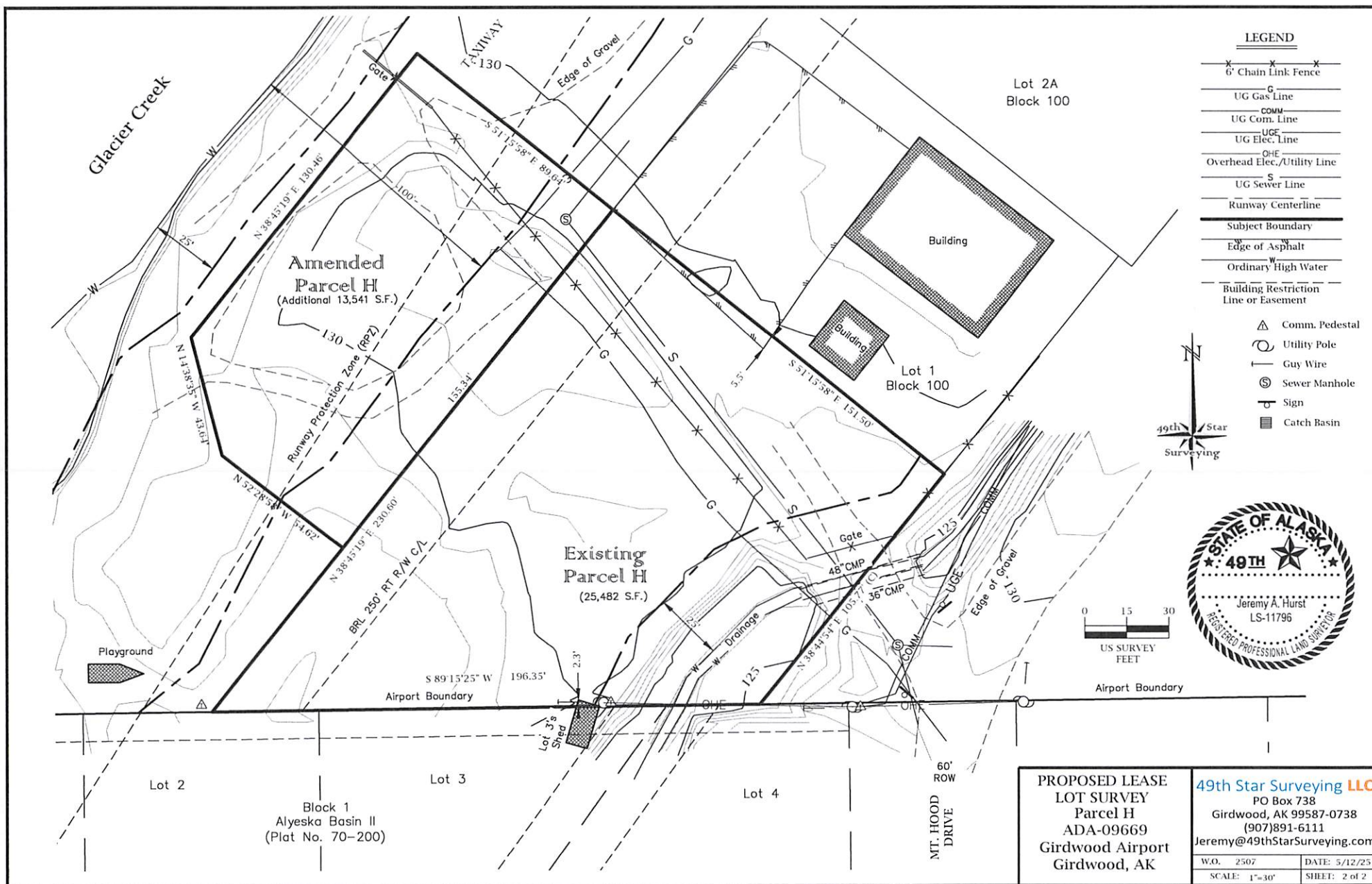


Date

Should you dispute this action or facts on which it is based, you have the right under 17 AAC 45.910 to protest to the Program Manager, Statewide Aviation Leasing, Department of Transportation and Public Facilities, Post Office Box 196900, Anchorage, Alaska 99519-6900.

Any protest must be filed in writing within 30 days of your receipt of this notice and meet all requirements of 17 AAC 45.910 including, among other items, a detailed statement of the factual and legal basis of the protest.

This Record of Decision is sent by first class mail and by email. A delivery date of three calendar days after the date of this Record of Decision is conclusively presumed. This means that the 30-day protest period, as stated in this Decision, will start on the third day from the date of the Record of Decision.



From: [Steve Halverson](#)
To: [Sen. Cathy Giessel](#)
Cc: [Camilla Seifert](#); [Mike Edgington](#); [Jennifer Wingard](#); [Tyler, Margaret S.](#); [Rep. Ky Holland](#); [Johnson, Zachary H.](#); [McCormick, Keith](#)
Subject: Re: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision
Date: Sunday, July 20, 2025 12:37:05 PM

[EXTERNAL EMAIL]

Thank you Sen. Giessel for your support. We are trying very hard to be heard and to receive communication back from the various agencies and divisions. You are a real positive influence.

Steve Halverson

On Sat, Jul 19, 2025 at 9:24 PM Sen. Cathy Giessel <Sen.Cathy.Giessel@akleg.gov> wrote:

yes, by all means share my comments, Camilla.

thank you for keeping me informed.

I am pondering what else I can do.

Its just outrageous – last year they told my staff and I, in a zoom meeting, that this would be a long process, several years, lots of public comment.

Now they are throwing out the plan to rewrite it to fit their decision.

It's a violation of the public trust.

cg

From: Camilla Seifert <mcseifert1950@gmail.com>
Sent: Saturday, July 19, 2025 9:07 PM
To: Sen. Cathy Giessel <Sen.Cathy.Giessel@akleg.gov>
Cc: Mike Edgington <gbos.medgington@gmail.com>; Jennifer Wingard <girdwoodgalaxy@gmail.com>; Margaret Tyler <tylerms@muni.org>; Rep. Ky Holland <Rep.Ky.Holland@akleg.gov>; Zac Johnson <Zac.Johnson@anchorageak.gov>; Keith.McCormick@anchorageak.gov; Steve Halverson <stevesoutside@gmail.com>
Subject: Re: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision

Thank you, Senator, for continuing to be engaged. We so very much appreciate it. May I share your comments? Camilla

On Jul 19, 2025, at 2:55 PM, Sen. Cathy Giessel
<Sen.Cathy.Giessel@akleg.gov> wrote:

Massively disappointing but not a surprise, knowing Aviation Division of DOT.

The establishment of the residential area was informed by the Girdwood Airport Master Plan. No reasonable person would have invested their life savings into building a home in that residential area without the “protection” of the elements in that Master Plan. To now have the Master Plan distained as outdated is disrespectful of the State’s citizens. The Department is now initiating a new Master Planning process to justify itself and is an affront to the citizens.

A state department of government should focus on serving the citizens it was created to benefit. This blatantly violates that mandate to serve Alaskans.

There are statements in this Record of Decision DOT response that are blatantly false: “does not share a boundary line with any neighboring residential properties” and “approximately 45 feet away from said properties”. That alone is worth a challenge!

Best Regards,

Cathy

Senator Cathy Giessel

Alaska State Senate, District E

Majority Leader, Alaska Senate Bipartisan Coalition

(907)465-4843

Sen.cathy.giessel@akleg.gov

[Click to get my weekly newsletter](#)

From: Camilla Seifert <mcseifert1950@gmail.com>
Sent: Saturday, July 19, 2025 12:00 PM
To: Mike Edgington <gbos.medgington@gmail.com>; Jennifer Wingard <girdwoodgalaxy@gmail.com>; Margaret Tyler <tylerms@muni.org>; Sen. Cathy Giessel <Sen.Cathy.Giessel@akleg.gov>; Rep. Ky Holland <Rep.Ky.Holland@akleg.gov>; Zac Johnson <Zac.Johnson@anchorageak.gov>; Keith.McCormick@anchorageak.gov
Subject: Fwd: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision

Here is the response from Aviation Leasing regarding Lease Amendment ADA-09669.

Begin forwarded message:

From: "Mueller, Johann P (DOT)" <johann.mueller@alaska.gov>
Subject: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision
Date: July 18, 2025 at 3:14:54 PM AKDT
To: "Mueller, Johann P (DOT)" <johann.mueller@alaska.gov>
Cc: "Bertholl, Paul H (DOT)" <paul.bertholl@alaska.gov>, "Goldberg, Britton B (DOT)" <britton.goldberg@alaska.gov>

Good afternoon, please see the attached.

Very respectfully,

Johann Mueller

Airport Leasing Specialist

Department of Transportation & Public Facilities

Central Region, Aviation Leasing

907.269.0731

Parcel H Report for GBOS July 21, 2025

- DOT Aviation Leasing has approved an amendment, ADA-09669, increasing the size of Parcel H. The offering was not sent to property owners, only posted on the website. About 50 comments were sent in the 30-day comment window. Aviation Leasing approved the Lease Amendment. Remarkably, the decision states they are not guided by the Girdwood Airport Master Plan: *"Master Plan is not a document that precludes development not originally envisioned or included in said document."* I have sent the Record of Decision to GBOS.
- New locates have been conducted on and around the property, most notably for Enstar gasoline. A locate tech reported unofficially that the line that lies parallel to the airport fence is scheduled to be moved. No confirmation on this.
- A public records request submitted and paid for in March has not been filled. We are pursuing that.
- We are again submitting letters to MOA and DOT asking for cooperation between the departments as regards permitting. We are asking to be informed of the progress.
- We have formed a non-profit organization, Alaskans for Responsible Airport Development.
- We have retained a lawyer, Andrew Erickson of Landye Bennett Blumstein LLP

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

July 28 2025 MOA GBOS Quarterly Meeting Agenda Draft

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

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

Join the meeting now

Meeting ID: 217 844 177 784 4 Passcode: Kb9x6mF7

Dial in by phone [+1 907-519-0237](tel:+1907-519-0237), [559005983](tel:+1559005983) Phone conference ID: 559 005 983#

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

Call to Order Mike Edgington or Jennifer Wingard, Co-Chair

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

Roll Call & Disclosures

Agenda Revisions and Approval

July 28 MOA GBOS Quarterly Meeting Agenda approval

Attendees or designees requested: Becky Windt Pearson, Municipal Manager;

Agenda

Welcome and Introductions

1. HLB Update on Girdwood Industrial Park progress (Tiffany Briggs, HLB)
2. DOT Airport land and Municipal zoning and planning requirements
3. Short Term Rental Requirements
Proposed framework under T21C9
Funds to mitigate negative impacts of STR
4. Funding for Girdwood Capital projects: Timberline Road Paving
5. Whittier Policing Contract and addition of enforcement of Fire Complaints

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

Adjourn

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

**Municipality
of
Anchorage**



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Jennifer Wingard & Mike Edgington, Co-Chairs

Briana Sullivan, Brian Burnett, Kellie Okonek

Girdwood Housing and Economic Committee Vacancy

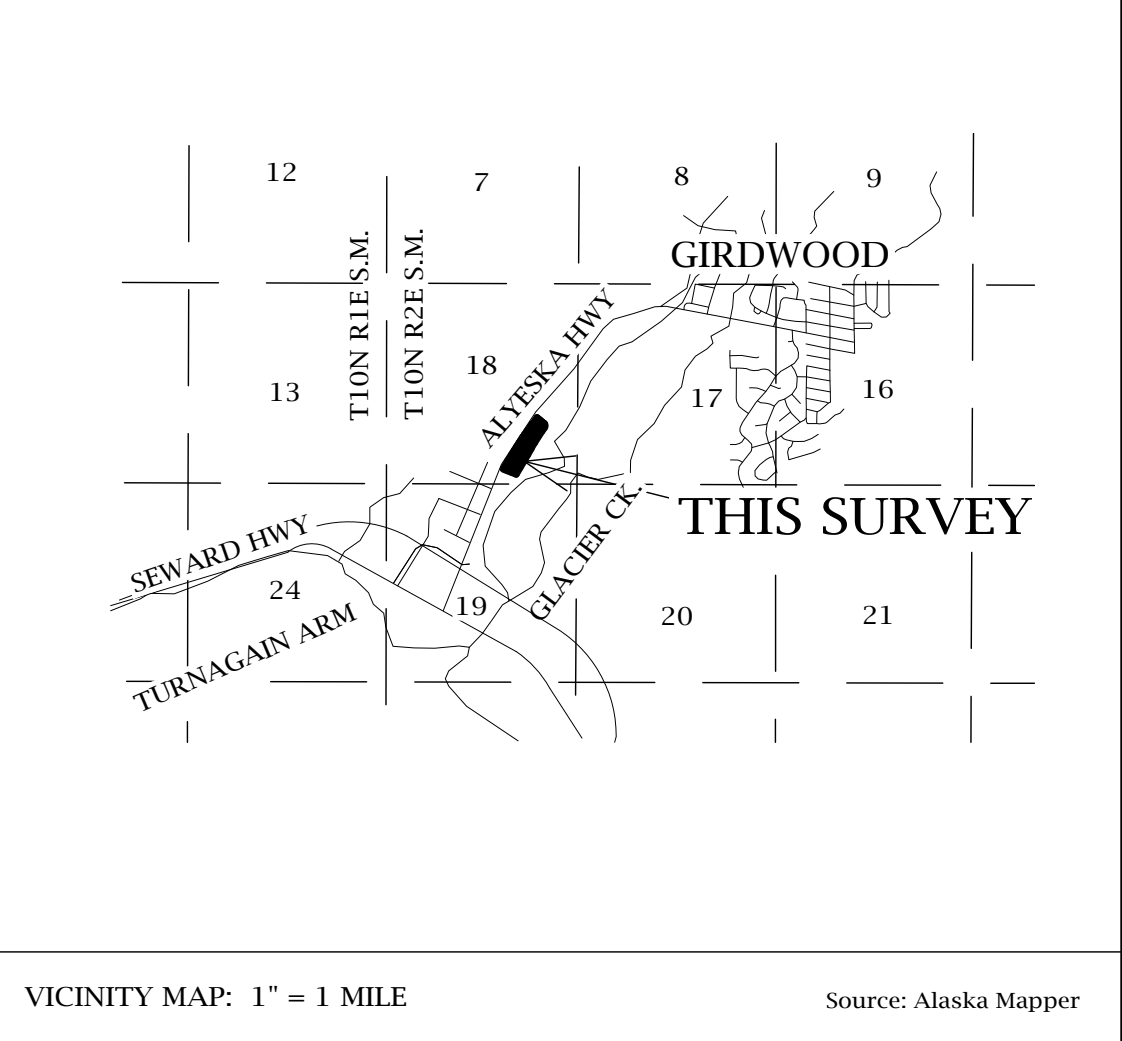
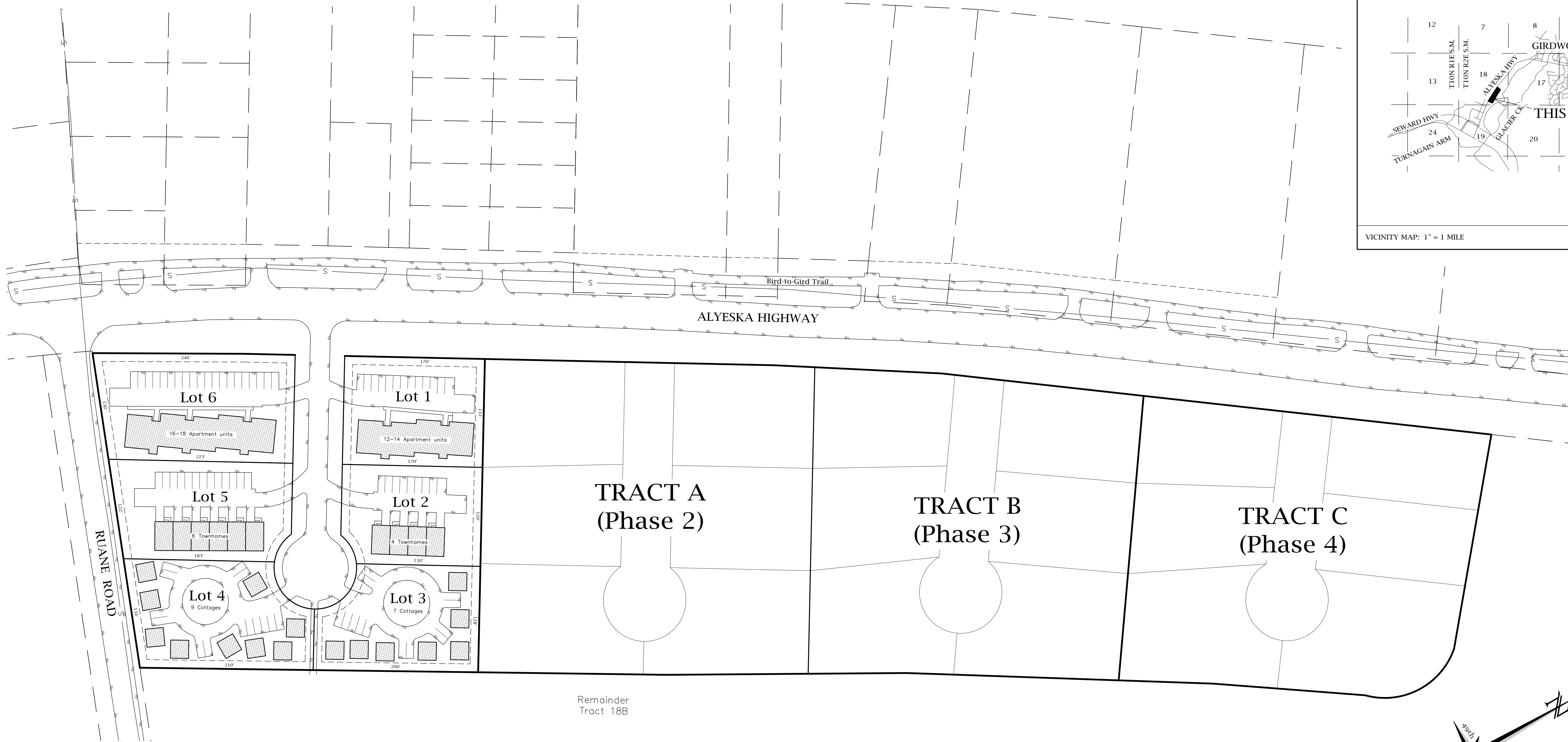
A seat is vacant on the Girdwood Housing and Economic Committee. GHEC meets monthly to study the immediate concerns of the housing crisis in Girdwood and provide suggestions to the Girdwood Board of Supervisors.

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

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

Applications to be received by **5PM on FRI, August 15, 2025.**

Posted July 22, 2025



PHASE 1 - 6 Lots and 3 Tracts

Multi-Family Apartments:
- 28-32 Units, 1 to 3 bedrooms (550-1250 s.f. each)

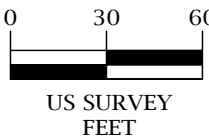
Townhomes:
- 10 Units (2,300 s.f. each)

Cottages (Bungalows):
- 16 Units (750 s.f. each)

Total Living Units: 54-58

LEGEND

- Proposed Subject Boundary
- Utility and Access Easement Line
- Adjoiner Property Line
- Existing Underground Sewer Line
- Existing/Proposed Edge of Road
- Proposed Cottage/Townhome/Apartment



Subdivision/Development
Concept - Phase 1 of 4
Portion Tract 18B

LOCATED WITHIN
THE SE 1/4 OF SECTION 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 13.6± ACRES
ANCHORAGE RECORDING DISTRICT, THIRD
JUDICIAL DISTRICT, STATE OF ALASKA

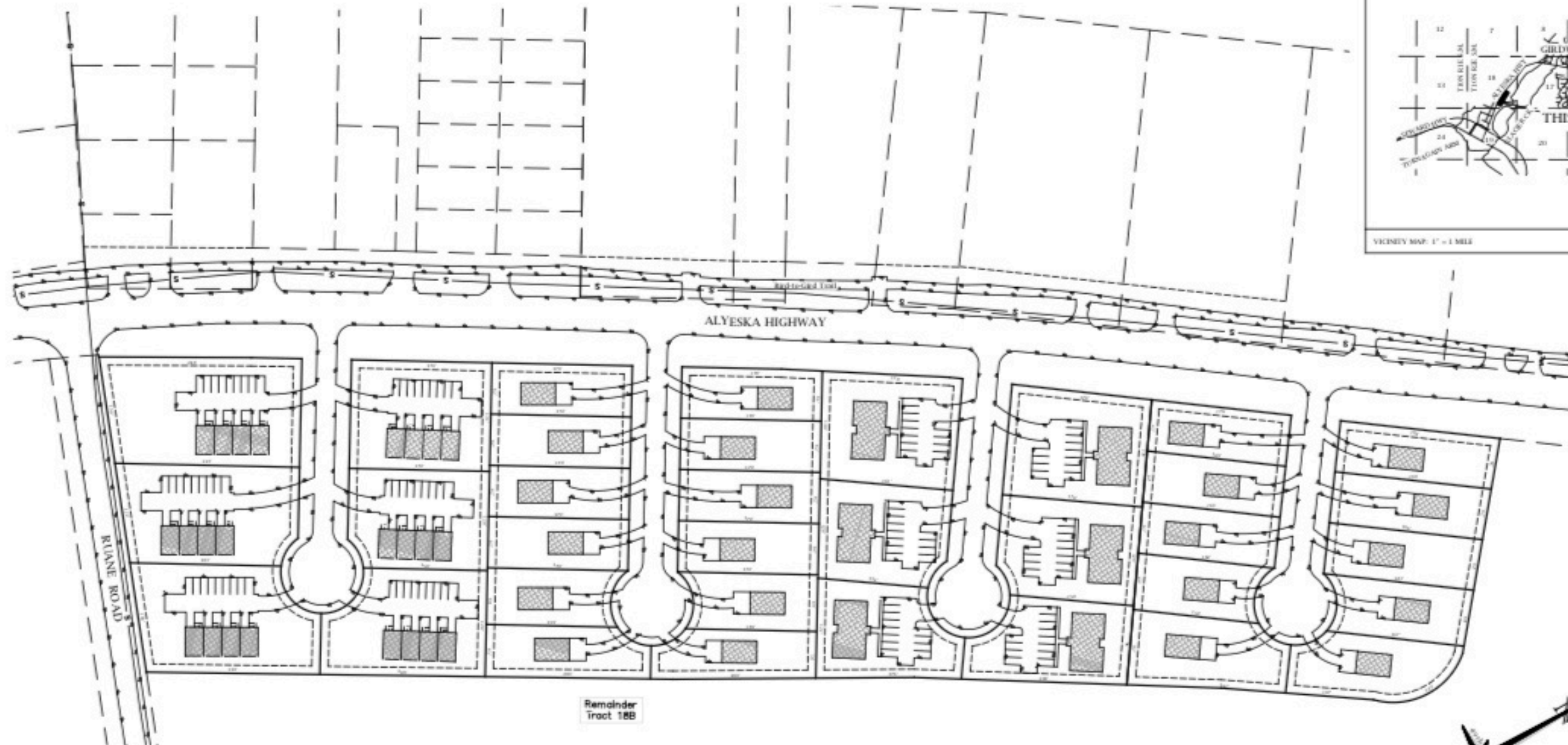
Jeremy@49thStarSurveying.com

49th STAR SURVEYING
(907) 891-6111
PO BOX 738
Girdwood, AK 99587

DRAWN BY: JAH DATE: 5/23/25	Field Book: 23-07 Page(s):	SCALE: 1" = 60'
SHEET: 1 of 1	CHECKED: JAH	GRID: SE4913

RUANE & ALYESKA HIGHWAY

Girdwood Private Public Partnership Proposal



CONCEPT SITE PLAN

PROPOSED LOTS

Multi-Family Apartment Lots:

- 6 Lots (18,000 s.f. - 23,000 s.f. each)
- 4-Plex or 8-Plex Apartment building on each lot

Multi-Family Townhomes Lots:

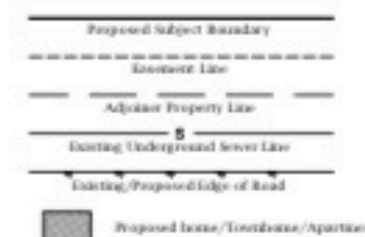
- 6 Lots (22,000 s.f. - 26,000 s.f.)
- 4 Townhomes on each lot

Single Family Home Lots:

- 22 Lots (10,500 s.f. - 15,700 s.f.)
- 1 Home on each lot

Total Living Units: 70 - 94

LEGEND



Subdivision/Development Concept Portion Tract 18B

LOCATED WITHIN
THE SE 1/4 OF SECTION 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
CONTAINING 13.6+ ACRES
ANCHORAGE RECORDING DISTRICT, THIRD
JUDICIAL DISTRICT, STATE OF ALASKA

January 9, 2018 star surveying.com



49th STAR
SURVEYING

REG. 001-01-11

PO BOX 734

Unalaska, AK 99587

DRAWN BY: JAH

DATE: 1/16/25

Field Book: 2017

Page: 1

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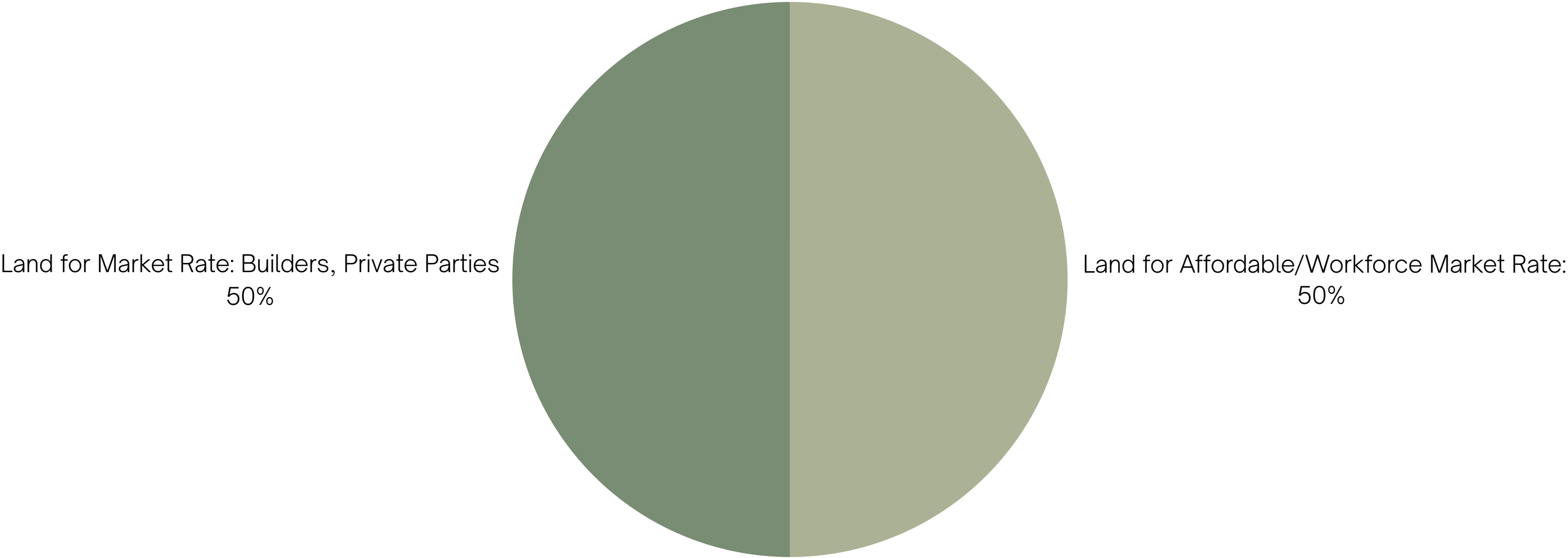
SHEET: 1 of 1

CHECKED: JAH

DATE: 01/16/25

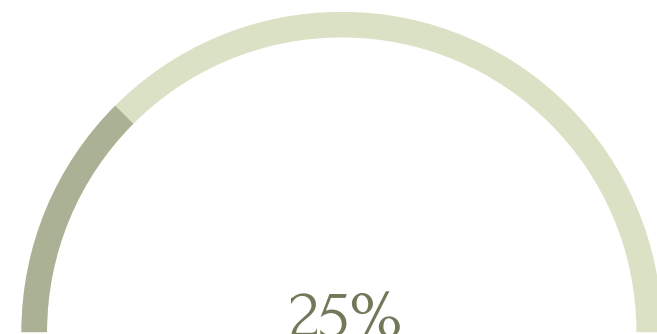
PROJECT LAND DEDICATION:

Proceeds of Market Rate Land Sales contribute to develop
Affordable/Workforce Housing Options and Opportunities

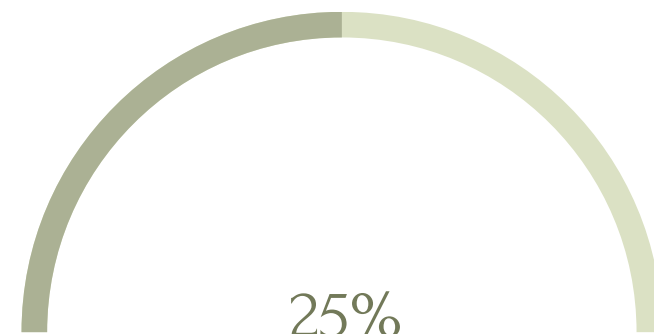


PROPOSED PROCEEDS SPLIT FOR PARTNERS

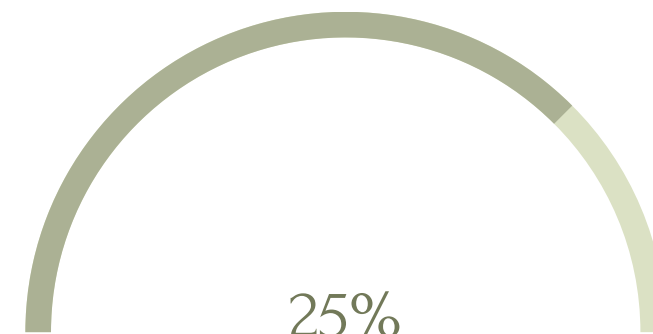
WHEN A MARKET
RATE LOT IS SOLD:



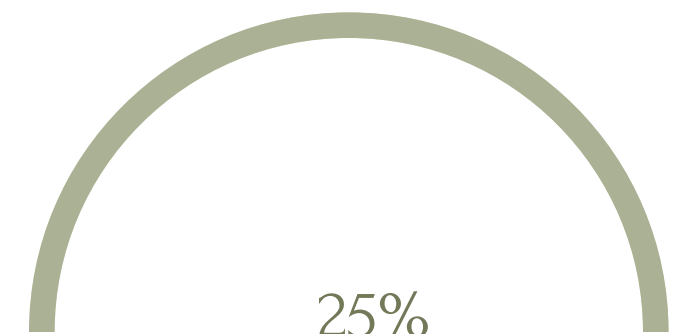
25%
GIRDWOOD
NON-PROFIT



25%
GIRDWOOD
VALLEY
SERVICE AREA



25%
ANCHORAGE
MOA GENERAL
FUND



25%
HERITAGE LAND
BANK

NEXT STEPS:

- PRESENT AT GIRDWOOD LAND USE

Move through local process to gauge support. If successful, request GBOS Resolution of Support.

- SECURE A LETTER OF INTENT

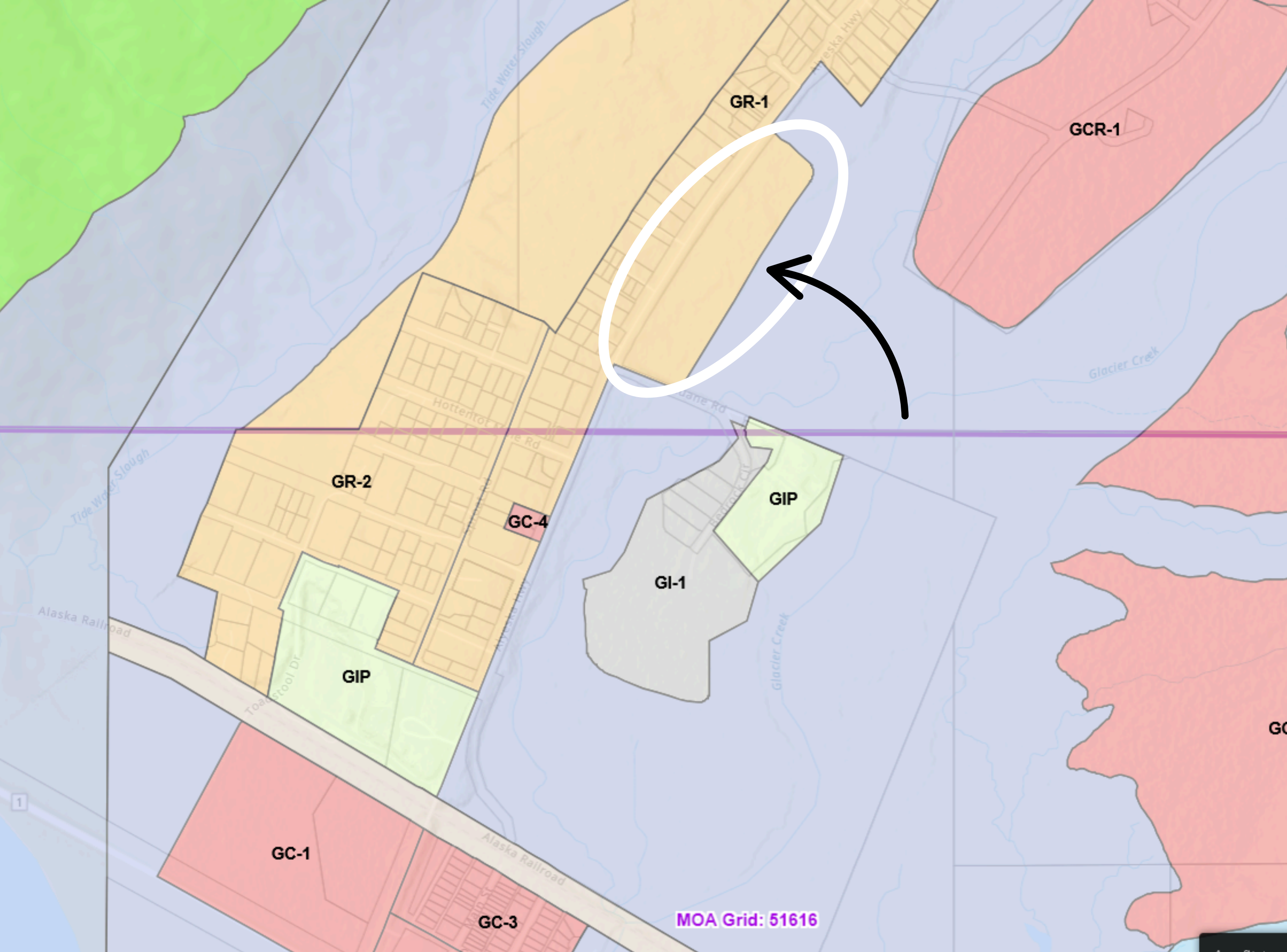
Compile PPP details into a Letter of Intent to proceed.

- REQUEST HLB:

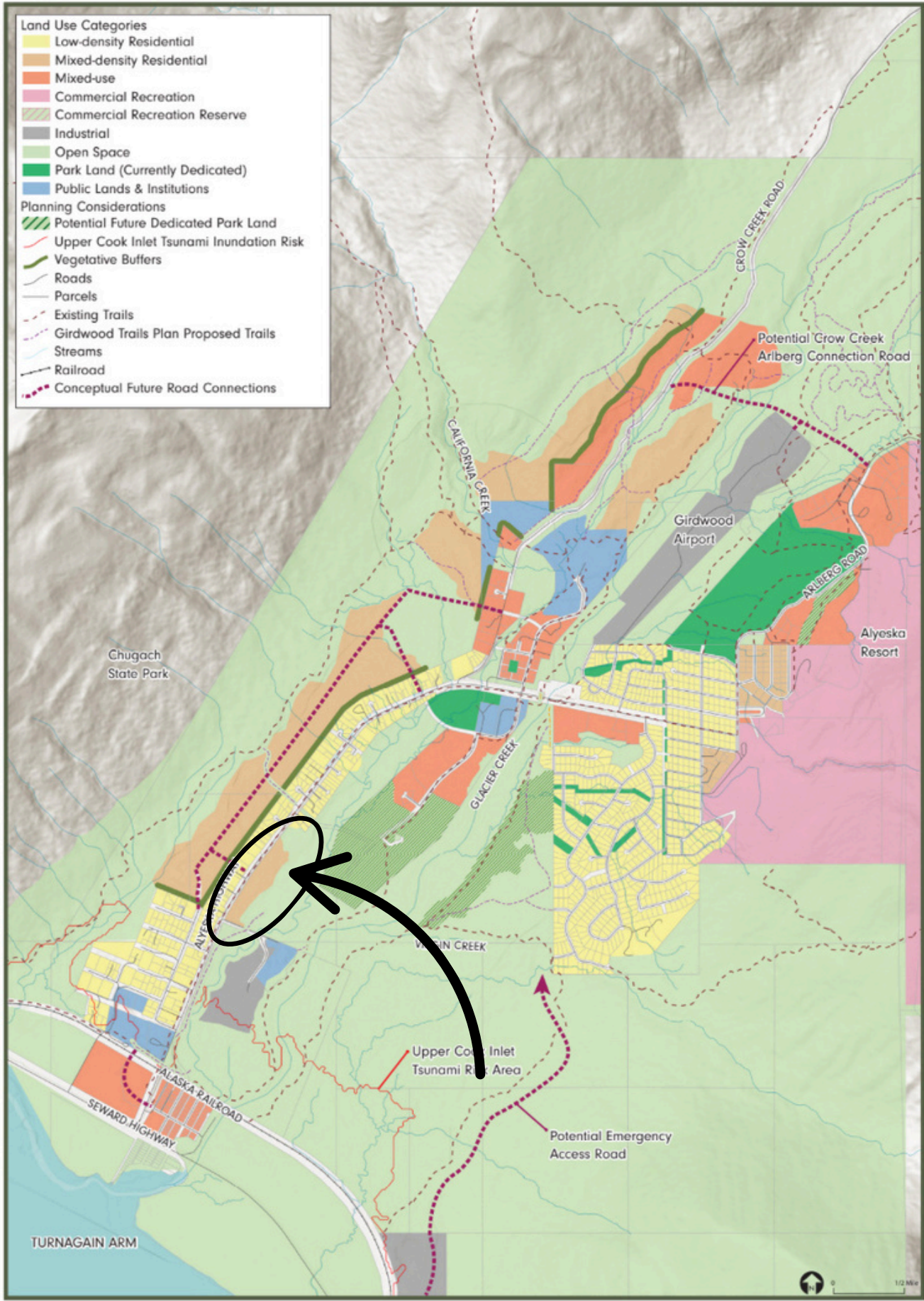
Move to subdivide 6-039. Separate out the 13 acre section from the larger parcel. Update zoning.

- REQUEST HLB:

Add PPP as an addition to the HLB work plan.



CURRENT ZONING



2025
ADOPTED
GIRDWOOD
AREA
PLAN

MIXED DENSITY

Map 3-2. Girdwood Land Use Plan map- Lower Valley Enlargement - DRAFT

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

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

At LUC in October 2024:

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

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

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

LUC moved of support from LUC in September.

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

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

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

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

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

Item returned to LUC in November 2024 with this information:

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

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

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

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

From: [Spano, Liza M.](#)
To: [Girdwood Board of Supervisors](#); sarah.annalyn@gmail.com; zackary.gottshall@gmail.com; stoehtnerkris@gmail.com; abbottloopcommunitycouncil@gmail.com; TACC; chugiakcouncil@gmail.com; northeastcommunitycouncil@gmail.com; spenardcc@gmail.com; downtown.c.council@gmail.com; president@fairviewcommunity.org
Cc: [Honest, Miranda L.](#); [Community Councils](#)
Subject: Assembly Action on State of Alaska Alcohol License for the July 29, 2025 Assembly Meeting
Date: Thursday, July 17, 2025 10:56:26 AM
Attachments: [2025 0729 aBar within Hotel Alveska #3445 MFCE.pdf](#)
[2025 0729 Greatland Lounge within Hotel Alveska #3445 MFCE.pdf](#)
[2025 0729 Renewals.pdf](#)

Dear Community Council:

To comply with [AS 04.21.010\(d\)](#), the Municipal Clerk's Office is sending notice of Assembly action on applications for state alcohol license applications. **Attached are the Anchorage Assembly Memorandums regarding alcohol licenses within your boundary.**

The Regular Assembly Meeting is scheduled for 5:00 p.m. on July 29, 2025 at the Loussac Library Assembly Chambers located at 3600 Denali Street.

Please respond prior to the meeting scheduled on July 29, 2025 the Community Council is in support of, neutral, or in opposition of the attached Anchorage Assembly Memorandums.

If you have any concerns or issues with the above referenced establishment(s) we recommend contacting the Municipal Clerk's Office, Municipal Code Enforcement and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.

- *Submit documentation regarding concerns or issues to the Clerk – MuniLicenses@anchorageak.gov*
- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email amco.enforcement@alaska.gov*

If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information regarding possible criminal activities associated with the premises.

- *File a complaint with Anchorage Police Department - [file your report here](#).*

You may also send concerns related to this proposed alcohol license to the Assembly at wwmas@muni.org.

Thank you,

Liza Spano

Scheduling and Business License Assistant

Municipality of Anchorage

Municipal Clerk's Office

907-343-4264

Messages to and from this email address may be available to the public under Alaska Public Records Law.



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM XX-2025

Meeting Date: July 29, 2025

From: Municipal Clerk

Subject: New multiple fixed counter endorsement for beverage dispensary tourism license #3445 held by Alyeska Resort Operations Limited Partnership DBA aBar, within Hotel Alyeska. (Girdwood Community Council)

On **June 10, 2025**, the Municipal Clerk's Office received from the Alaska Alcohol and Marijuana Control Office (AMCO), for consideration by the Alcoholic Beverage Control (ABC) Board, a notice for a large resort endorsement for the following establishment:

Alyeska Resort Operations Limited Partnership
DBA aBar, within Hotel Alyeska
1000 Arlberg Avenue, Girdwood, Alaska 99578

This establishment currently holds beverage dispensary tourism license, #3445.

The multiple fixed counter endorsement:

- Authorizes the holder of a beverage dispensary license or a beverage dispensary tourism license to sell or serve alcoholic beverages on the licensed premises from multiple fixed counters per AS 04.09.420.
- Is renewed biennially per AS 04.09.420

Approval of this memorandum waives the Assembly's right to protest the application filed with AMCO for the ABC Board, for a multiple fixed counter endorsement associated with license #3445 for the above establishment. The Municipal Clerk is authorized to notify the AMCO of the Assembly's action and is authorized to sign on its behalf.

Respectfully submitted,

Jamie Heinz
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM XX-2025

Meeting Date: July 29, 2025

From: Municipal Clerk

**Subject: New multiple fixed counter endorsement for beverage
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Hotel Alyeska.
(Girdwood Community Council)**

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Respectfully submitted,

Jamie Heinz
Municipal Clerk