

KEIL CENTER EXTENSION

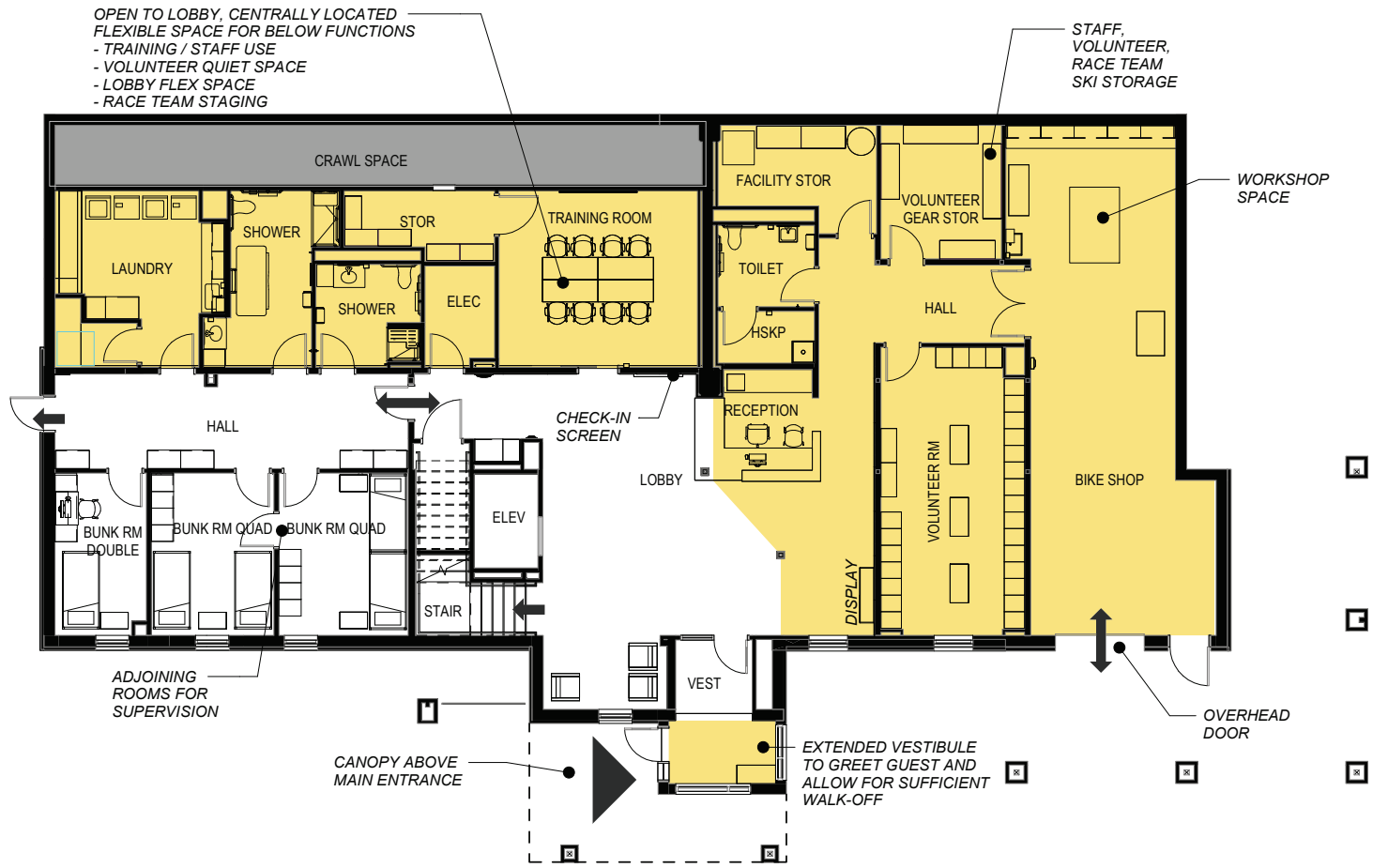
GIRDWOOD, ALASKA



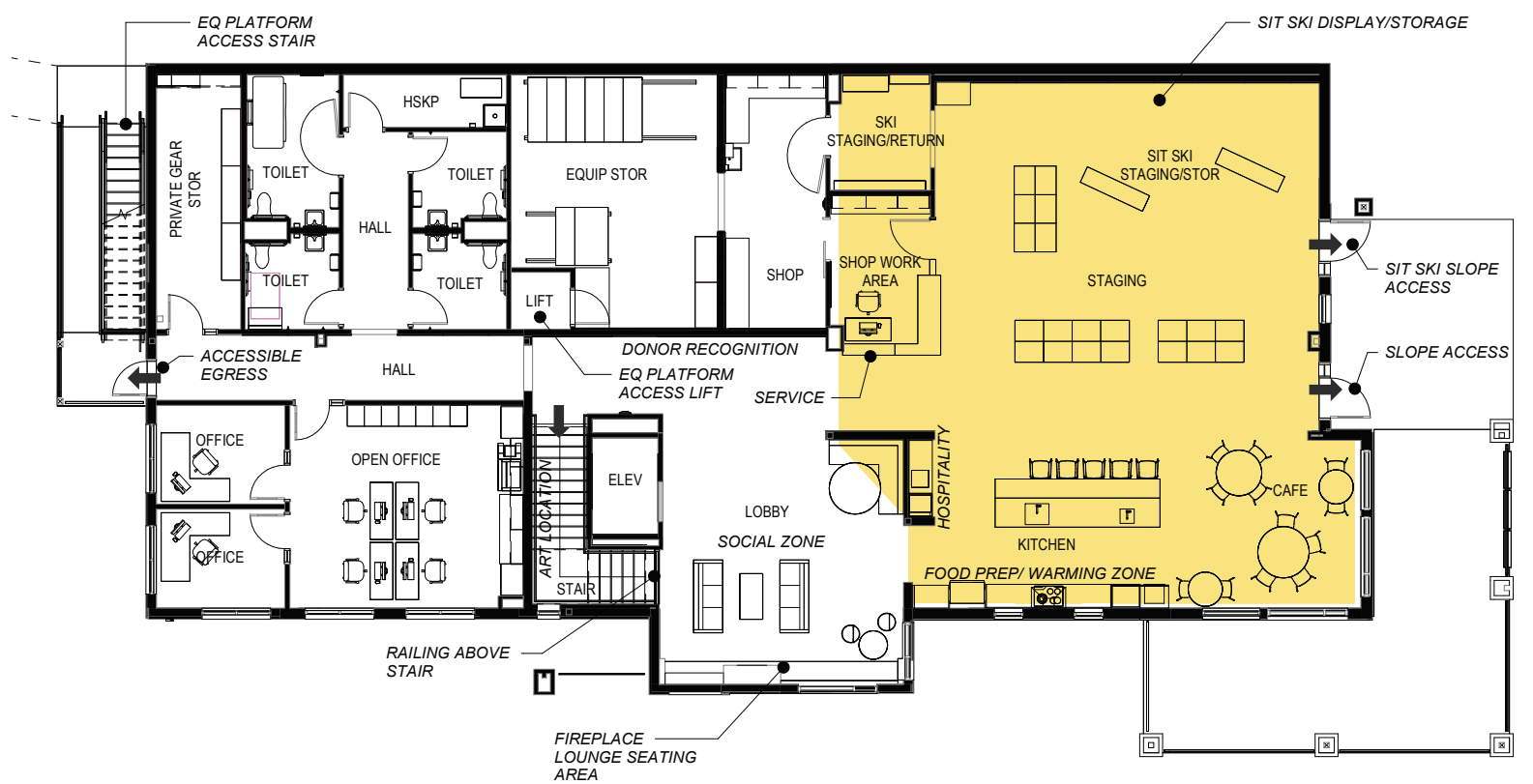
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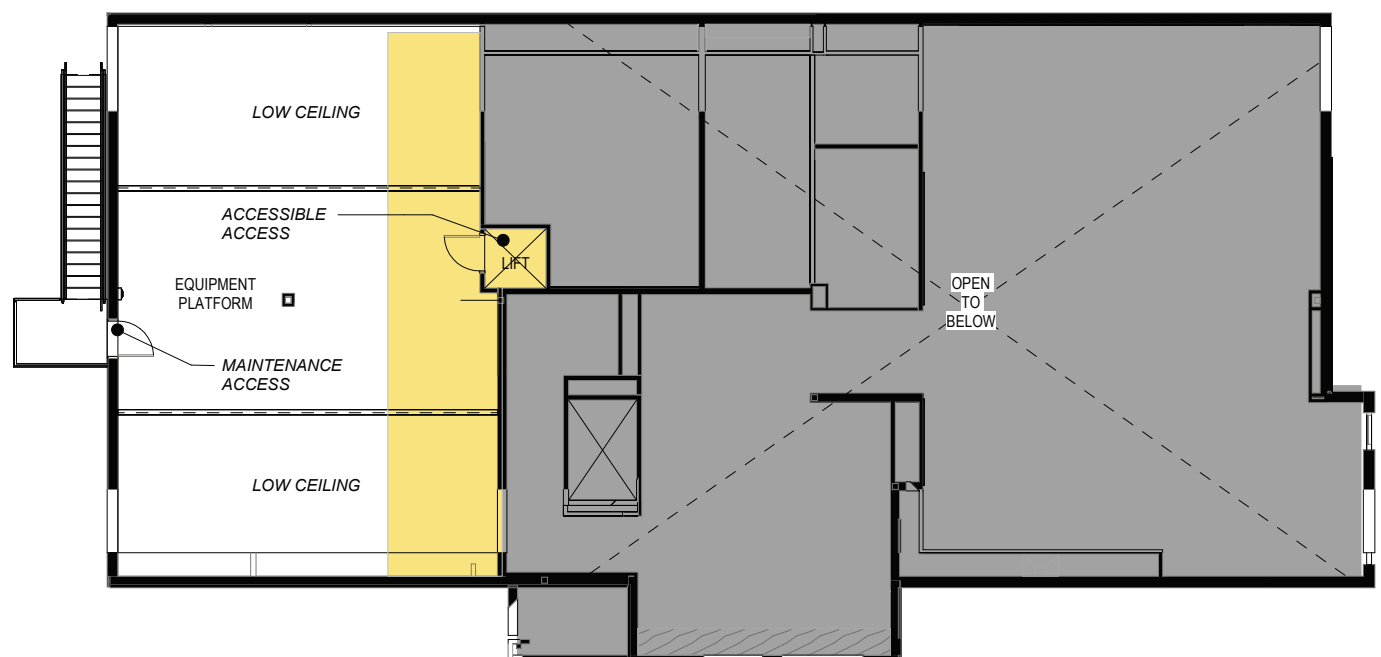
BASEMENT



FIRST FLOOR



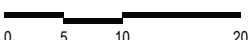
EQUIPMENT PLATFORM



LEGEND

- UNOCCUPIED AREAS
- ADDITIONAL BLDG AREA

SCALE:



KEIL CENTER EXTENSION

GIRDWOOD, ALASKA





CHALLENGE
ALASKA

KEIL CENTER FOR THERAPEUTIC RECREATION

Help Build the Future of Adaptive Recreation in Alaska

Challenge Alaska is expanding the Keil Center to create greater access, opportunity, and community for Alaskans of all abilities. Your support helps increase year-round adaptive sports, therapeutic recreation, and educational programming.

SCAN THE QR CODE TO LEARN MORE, GIVE, OR SHARE THE PROJECT.

challengealaska.org/keilcenterexpansion



Improving lives through adaptive sports, therapeutic recreation and education.

- Case 2026-0078: Girdwood Parks Master Plan: **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet Hearing July 6 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18463>.
- Case S12893. Comments due by **Friday, June 12, 2026**, in order to be included in the staff conditions of approval. Submit comments by email to Corliss Kimmel and Lori Blake (corliss.kimmel@anchorageak.gov and lori.blake@anchorageak.gov) OR by USPS to the address listed in the upper right-hand corner of the Routing Cover Sheet. **Case S12893:** Subdivide one (1) lot into one (2) lots – Girdwood Board of Supervisors (GBOS)
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18457>
- Dimensional Variance Cases, which are scheduled as Public Hearings before the Zoning Board of Examiners and Appeals on 07/09/26. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.
2026-0068 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18448>
2026-0074 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18456>.
- Short Plat Case S12900. This is not a public hearing, and the Platting Officer is the decision maker for short plats. The decision date is Monday July 13, 2026, and comments must reach our office by **Thursday, July 2, 2026**, in order to be included in the staff conditions of approval.

PLEASE SUBMIT COMMENTS: by email to Corliss Kimmel and Lori Blake (corliss.kimmel@anchorageak.gov and lori.blake@anchorageak.gov) OR by USPS to the address listed in the upper right-hand corner of the Routing Cover Sheet. The case routing material can be viewed by clicking on the following link, scrolling to bottom of page, and selecting Reviewing Agency Routing:
Case S12900: Subdivide one (1) parcel into three (3) lots
Girdwood Board of Supervisors
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18482>



Mayor Suzanne LaFrance
Municipality of Anchorage
-Planning Department-

REQUEST FOR COMMENTS ON PRELIMINARY PLAT SUBDIVISION

June 12, 2026

Dear Reviewer:

The Municipality of Anchorage has received an application for a short plat (abbreviated plat). The decision date is Monday July 13, 2026, and comments must reach our office by Thursday, July 2, 2026, in order to be included in the staff conditions of approval.

Case No: S12900
Petitioner: Nathen and Elizabeth Ellis
Planner: Aritra Gupta
Address: 142 Sproat Road, Girdwood
New Subdivision: Proposed Lots 1, 2, and 3, Hemlock Hills Subdivision
Orig. Subd/Legal: US SURVEY 3042 LT 1 N198' T10N R2E SEC 19
Request: Request to subdivide one (1) parcel into three (3) lots
THIS IS NOT A PUBLIC HEARING

Materials are available online at the following link; scroll down to click on reviewing agency routing:
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18482>

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need. If no easements are required at this time, please provide a list of those plats to which there is "no comment" or "no objection".

If you have any questions, please call Current Planning at 907-343-7942.

Sincerely,

Planning Department
Current Planning Division

WUI-CAT did not meet in May but still has the following update and attachments:

AFD Update:

No updates on chipping program at this time.

Sprinkler kits:

some components have arrived, which is huge progress. Still awaiting remainder of the kit components and need time to assemble kits.

Next planned outreach are Girdwood Forest Fair and Eagle River Bear Paw Festival. FFair organizers have been communicating with Stephanie and she was awaiting final confirmation for booth space last week.

General Updates:

- Our [2026 Wildfire Division Brochure](#) is available on our website and printed copies are available in our office
- Firewise assessments are rolling in. Please continue encouraging residents to [get on our list](#).
- On May 19, we had our first larger wildfire incident of the season near 100th Avenue and C Street. Previous week's [Wildfire Wednesday](#) included a briefing on the incident. While this event brought increased attention to wildfire risk, it also demonstrated how quickly AFD and DFFP were able to respond and work together. Throughout the incident, we maintained communication with partner agencies, including Girdwood Fire, Chugiak Fire, and JBER, while also coordinating with the Office of Emergency Management regarding potential evacuation messaging and coordination needs. Incidents such as this demonstrate the level of operational readiness and interagency coordination in place as we begin to see increased wildfire potential across the municipality.
- Smart911 stickers are available. If you know of any businesses or community partners willing to help with outreach, such as coffee shops, pizza shops, or other public-facing locations, please let us know. We have stickers available and can produce additional sheets as needed.

Further, the WiRē partnership for future community outreach and wildfire mitigation has begun. Girdwood SPU (Suppression Protection Unit) is one of the areas included in the project.

Phase 1 involves rapid curbside wildfire risk assessments, conducted by a small number of AFD's light-duty personnel. They anticipate the assessments in Girdwood to begin last week. No action is needed from GFD or public at this time.

Engagement begins in Phase 2:

Surveys will be mailed out during Phase 2 and Girdwood community is encouraged to complete the survey.

If community members inquire about the activity, staff will have informational leave-behind flyers available. Stephanie Dufek has also scheduled a FB and Instagram post for last week to notify the community that assessments are beginning and explain the purpose of the project.

Project Website:

<https://www.muni.org/Departments/Fire/Wildfire/Pages/WiRe.aspx>

Wildfire Wednesday Page:

<https://www.facebook.com/AnchorageFireDept/videos/wildfire-wednesday-episode-20-june-3-2026/1771471594198136/>

GIRDWOOD

We're Coming to You



RAPID WILDFIRE RISK ASSESSMENTS HAPPENING IN YOUR COMMUNITY

- ✓ Conducted from the road
- ✓ No property access
- ✓ No enforcement
- ✓ Used for planning and support

**Coming Soon: Your opportunity to
participate**

*Wildfire risk looks different in Girdwood.
That's why we're coming to you.*



GIRDWOOD

We're Coming to You



RAPID WILDFIRE RISK ASSESSMENTS HAPPENING IN YOUR COMMUNITY

We are performing quick observations that help us understand wildfire risk in [Girdwood](#).

- ✓ Conducted from the road
- ✓ No property access
- ✓ No enforcement
- ✓ Used for planning and support only



Wildfire risk looks different in Girdwood.

That's why we're coming to you.



TOGETHER, WE ARE BUILDING A SAFER GIRDWOOD
THROUGHOUT WILDFIRE SEASON



Status of Proposed Development Projects in Girdwood

Reviewed 4/17/2026

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	CU/PUD approved		None	Planning application will be needed for later phases
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025
Alyeska North Addn #1 Housing	Upper parking, daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application for rezone approved. Condition Use Permit will be at PZC on 4/20.		Public Hearing at PZC on 4/20. Future Assembly.	Pending action at Assembly for technical changes to Land Use code.
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved in May 2025		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Land use code was updated October 2025.		None scheduled	Major Site Plan Review required for any development over 4,000 sqft
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR permit granted. ENSTAR work schedule unknown		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Ongoing legal challenge MOA issued land use permit.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting approved		None scheduled	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 approved		None scheduled	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

Fire Updates

Fire

- Brush Chipping was a success on Saturday, June 6, 2026. Thank you CEA, AWCC
- 6 firefighters passed their FF1 practical skills testing on Sunday, June 7, 2026
- 80% of firefighters now red card trained (wildland fire), Wildfire exercise tabletop June 16
- Now offering Firewise Home Assessments
- AFD Wildfire Division conducting drive by assessments
- Forest Fair emergency planning
- Hydrant painting project: artists can paint local hydrants with artwork with AWUU approval
- Fire extinguisher charging day: July 2 10AM
- Submitting federal grant for new fire training prop at Industrial Park

EMS

- 6 Rural Health grant submittals not successful
- New ambulance gurneys
- New blood program with AFD: medic meet on way to hospital with AFD mobile blood supply SUV



Incidents

YTD 143

May: 31 incidents

EMS Calls: 19

Rescue extrication: 1

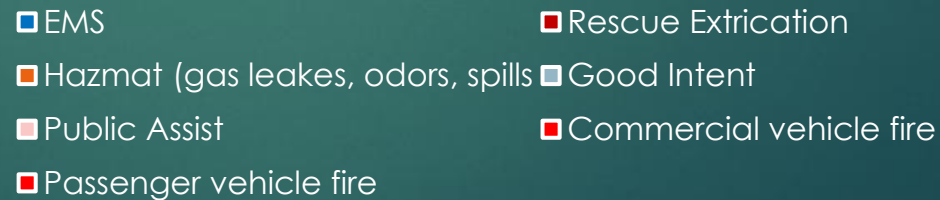
Hwy: commercial vehicle fire: 1

Hwy: vehicle fire: 1

Hazardous chemicals/odors: 2

Good Intent: 5

Public Assist 2



Evacuations Guidelines

READY

Prepare to evacuate.

- Stay informed.
- Have your plan & go-kit ready.
- Begin moving people with special needs.

SET

Be set to evacuate at a moment's notice.

- High danger in your area.
- Follow your evacuation plan.
- Relocate to a safe place.

GO

LEAVE IMMEDIATELY!

- Imminent danger in your area.
- Leave without delay.
- It is unsafe to stay.



Sign up for SMART 911
Today

Text ANCHORAGE to
67283

Whittier Police Department
 Monthly Activity Report – May 2026

Calls by Service Area

Service Area	Calls
Whittier	85
Girdwood Service Area	148
Other	8
Total	247

Narrative Summary

In May 2026, WPD handled 247 calls for service. Excluding Security Checks, Whittier accounted for 55 and Girdwood 49 calls. Serious incidents stood out, including MVA/Accident (4), Theft/Burglary (1). Additionally, there was a fatal MVA WPD assisted APD with. Jurisdictional mix: Whittier 34.4%, Girdwood 59.9%, Other 3.2%.

Bullet-Point Summary

- Whittier: 85 calls. Top types: Parking Problem (20), Traffic (6), Unspecified in CAD (5).
- Girdwood: 148 calls. Top types: Traffic (16), Welfare Check (5), Disturbance (5).
- Other: 8 calls. Top types: Traffic (5), Agency Assist (2), MVA/Accident (1).

Call Types by Jurisdiction

Call Type	Whittier	Girdwood	Other	Total
Security Check	30	99	0	129
Traffic	6	16	5	27
Parking Problem	20	3	0	23
Disturbance	3	5	0	8
Welfare Check	2	5	0	7
Agency Assist	0	4	2	6
Unspecified in CAD	5	1	0	6
MVA/Accident	1	2	1	4
Animal	1	2	0	3
Parking Enforcement	3	0	0	3
Phone Call Request	2	1	0	3
Citizen Assist	2	0	0	2
EMS/Fire	2	0	0	2
Public Assist	1	1	0	2
Reddi	0	2	0	2
Suspicious	1	1	0	2
Trespassing	1	1	0	2
Drugs	1	0	0	1
Dui	0	1	0	1
Fd Community Relations	1	0	0	1
Found/lost Property	0	1	0	1
Fraud	0	1	0	1
Hazmat Spill	1	0	0	1
Paper Service	0	1	0	1
Public Contact	0	1	0	1
Vehicle Check	1	0	0	1
Wildlife Violation	1	0	0	1

Citation Information

Category	Whittier	Girdwood Service Area	Other	Total
Parking	13	0	0	13
Speeding	4	1	0	5
Other Traffic	1	1	0	2

Category	Whittier	Girdwood Service Area	Other	Total
Other	1	0	0	1
Total	19	2	0	21

Unknown address needs to be manually set — see Validation Document.

Personnel and Training

Currently the Whittier Police Department is one position down. We are continuing our recruitment process and will conduct boards on potential police candidates within the next couple weeks.

- Officer Lloyd Willis was awarded his Alaska Police Standards Council Advance Police Certificate in May 2026.
- Officer Tim Sampson was awarded his Alaska Police Standards Council Intermediate Police Certificate in May 2026.
- Lieutenant Jerry Herrod was awarded his Intermediate Police Certificated in June 2026.
- Officer Colin Neace’s Alaska Police Standards Council Basic Police Certificate was renewed in June 2026.

Whittier Police Department is currently preparing for upcoming training in July 2026. We will be conducting our annual in-service training on use of force, reality based simulation training and recertification on new equipment (Taser 10).

We also anticipate the complete installation of our in-car videos and mobile data terminals with new software.

MUNICIPALITY OF ANCHORAGE GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION



DATE: June 15, 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

Staff: Parks Caretaker crew Luke and John are busy working for us everywhere in the park! Our campgrounds hosts have moved into more permanent housing. Campground host is open, reach out tylerms@muni.org to apply.

Bears: The local bear population is looking for easy meals. Girdwood petitioned to create and be a part of the MOA Secure Trash Regulation Zone: [Trash Regulation Ordinance](#). Girdwood has specific requirements for trash storage and collection. Fines may be assessed for failure to comply with the ordinance.

Spring! Or maybe summer just showed up. We've been super busy with cool projects like the new pavilion construction at Lions Club Park, power washing Nissman, prepping for trail projects, coordinating volunteers for Girdwood Beautification, and lots of jobs in the parks.



Dogs: Please pick up after your dog and throw bags in the trash. Dogs are not allowed on the ballfield, tennis courts, playground and skate park
If you see anything that needs attention, please contact Kyle kellekkt@muni.org or Margaret tylerms@muni.org.

Trails: Trails are good to go for the summer. Watch for wildlife and be aware of trail work on the Middle Iditarod National Historic Trail starting June 15. Stop by and say hello to the Alaska Trails and YEP crew who will be working out there.

The second Trails Tue of the year was hosted by GTC on TUE June 9 at the Cutoff trail from Alyeska Highway to Davos. Thank you to Paul and Barb Crews for facilitating the event. Thanks to Girdwood Brewing Co donating beverages to encourage our thirsty volunteers!



No trails meeting in July, next scheduled GTC meeting is in August. Subcommittee is finishing up the winter map.

Large projects this summer include a bridge to replace one that is failing between Crow Creek Road and Townsquare and continued work on the Middle Iditarod National Historic Trail, in preparation for construction and restored connectivity with the suspension bridge over Glacier Creek.

Smaller projects are maintenance and turf work on the Beaver Pond and other connector trails in the valley.

Parks & Amenities:

- *Campground:* Tent campground open!
- *Playground:* Open with 30 yards of new fresh soft wood chips spread!
- *Lions Club Park:* Pavilion construction complete!
- *Disc golf:* Open. Spring Fling Tournament May 23 and 24.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Nets and windscreens are up.
- *Soccer field:* open.
- *Sladen J Mohl Ball Field:* Open
- *Skate Park:* Open
- *Annual Beautification:* done! Thanks everyone!



GBOS Non-profit Grants: Grantees should be receiving payment soon. 2027 grant cycle will be announced July 1; applications available August 3 - September 11.

Other Grants:

National Forest Foundation Matching Awards Program (MAP) Grant:

GVSA was not awarded this grant. Staff attended feedback session; next application round is in the summer with fall award.

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.

Staff is working on interpretive signs; materials are ready for construction May/June 2026.

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 and will continue through 2026. Kyle is working on reimbursements, currently in winter shut-down, poised for start in spring.

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: Trail Care Fund Grant application was not successful.



Anchorage Park Foundation: GTC was awarded grant with 1:1 match for interpretive signs for the interpretive center at the suspension bridge.

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/UCOUJINprZEjhbpVPiJOIEA>

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

GBOS: www.muni.org/gbos

Parks and Rec: www.muni.org/gpr

LUC: www.muni.org/gluc

Girdwood Trails Plan: www.muni.org/gtp

GTC: www.muni.org/gtc

PSAC: www.muni.org/gpsac

GHEC: www.muni.org/gbos-ghec

Other links and info:

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

Rep Ky Holland e-newsletter: House District 9 Community Engagement

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

Anchorage Assembly: Assembly Home

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

Roads and Drainages

Road Status: It has been a busy spring/early summer for road maintenance and projects. The following items have been completed:

- Spring sweeping all paved roads collected 400 tons of debris from the roads
- Spring grading and compaction of all gravel roads has been completed. 50,000 lbs of calcium chloride have been applied to the gravel roads for dust suppression and road hardening. We have another 20,000 lbs in reserve to reapply to main connectors as needed.
- Drainage work completed on Vail, St. Johann, Alpine Meadows, Northland, Alta, Brighton, Alyeska View, Lake Tahoe, Mount Hood, Arlberg, Olympic Mountain Loop, Jewel Mine, Timberline and Crystal Mountain. The work consisted of reshaping the ditch, lowering driveway culverts, adding more road material to improve drainage, and replacing culverts. We also addressed areas that had chronic icing issues this winter.
- All paved road traffic-painted lines have been repainted. All traffic signs have been repaired and will be addressed as problems arise.
- Another round of projects and maintenance of roads will happen in the late summer/early fall after we complete the rebid of the roads contract in July. In the meantime, GVSA staff will be making brushing improvements in various spots throughout the service area to open the line of sight and improve drainage access as needed.

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 compliance with the EPA grant and federal requirements. EPA has approved our Request for Proposal (RFP) for Design and Engineering services for the new culvert. An RFP is currently being advertised by MOA Purchasing to solicit bids from professional firms to provide the design services for the construction of the new culvert. Still on pace to be constructed in summer 2027.

Winner Creek Trail Bridge at the Glacier Creek crossing: A contract has been signed with Spernak and Sons for them to procure the bridge construction materials and build the bridge. We have a pre-construction meeting with the contractor this week to kick off the project and confirm

the construction schedule. This project will start this summer and be completed next summer in 2027. The materials needed for this project have long lead times, and recent disruptions in global markets have led to unforeseen increases in material, freight, and fuel costs. Besides the challenges this project already faces because of its location, these unforeseen market conditions only add more work to complete this great bridge for the community.

GVSA Road Maintenance contract: The five-year contract with Western ended in April, but we extended it by 90 days to work with Purchasing to establish a new bid that meets their updated requirements. In April, we had a meeting with Purchasing to determine how we should correctly account for summer construction work and pay Davis-Bacon wages to the contractor for the work performed. We finally worked out documents and equipment specifications that the Purchasing department will accept, so we can issue a contract for bidding. Eagle River roads are in the same position, so we're worked with them to flesh out the language that purchasing approves. All documents for bidding the new GVSA have been submitted to Public Works Administration leadership for their review. I am hoping they complete their review this week so we can get it over to MOA Purchasing to solicit bids from contractors. The goal is to have the Invitation to Bid process completed so we have a new contract in place for August 1, 2026.

Expenses and Budget:

Girdwood Valley Service Area 2026 Mill Rate: 5.34 of 6 mills

Roads: Contracted Road Expenditures by Month:

Month	2024	2025	2026
January	\$51,162.50	\$29,666.25	\$32,125.00* \$112,788.32
February	\$50,612.50	\$34,533.25	\$19,875.00* \$37,572.50
March	\$96,425.00	\$23,033.25	\$9,500.00* \$65,096.25
April	\$60,296.50	\$26,368.75	\$43,625.00*
May	\$33,003.75	\$168,007.95	
June	\$35,861.50	\$4,776.94	
July	\$7,143.75	\$13,837.50	
August	\$51,086.42	\$0.00	
September	\$9,553.75	\$111,911.25	
October	\$20,370.00	\$69,919.75	
November	\$16,982.50	\$26,064.00	
December	\$22,993.75	\$31,152.58	
Total Jan-Dec:	\$701,668.85	\$455,492.25	\$320,058.157

*Additional Contracted Steam Thawing with Northern Gravel

Public works operation 2026 budget expended: \$525,354.32 of \$1,913,148.00 =27%
 2026 Capital Roads Project fund available (406): \$178,000.00

Parks:

- 2026 Expended Budget: \$94,919.67 of \$869,560.00= 11%
- 2026 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:

2026 Expended Budget: \$371,332.02 of 913,625.00 = 41%

Fire:

2026 Expended Budget: \$696,065.04 of \$1,985,067.00 = 35%

2026 Fire Undesignated Capital fund (406) = \$259,177.97

Housing and Economic Fund:

2026 Expended Budget: \$0.00 of \$100,000.00 = 0%

Other:

Upcoming Meetings to schedule:

GBOS LUC Joint meeting with DOT re Alyeska Highway speed	If needed TBD
GBOS Parliamentary Training	Fall 2026
GBOS Special Meeting on Rules and Procedures	Fall 2026
GBOS Budget Meeting #1 (Review Budget and propose 2027)	June 23 6PM
GBOS 2027 Budget Work Session #2 and #3	Date TBD July/August
GBOS Work Session Re: capital projects/leaseback options	TBA

The Gerrish Library is accepting donations of old technology for its annual Deconstruction Program in August! Please drop off your old or broken technology to the Gerrish Library Tuesdays – Saturdays, 10AM – 6PM. No glass or anything with screens please!

MEET AND GREET WITH GOATS

Wednesday, June 17, 3:30 PM

Meet and pet real goats from Tiny Home(stead), a family farm in Chugiak, AK and learn what it takes to raise animals and run a farm in Alaska!

BUTTON MAKING PROGRAM

Wednesday, June 24, 3:30 PM

Drop in to make your own button! We will have supplies for you to make your own design, or you can use one of our pre-printed templates.

HOUSING COMMUNITY RESOURCE FAIR

Wednesday, June 24, 12 PM

Meet with representatives from a variety of community resource agencies that focus on housing: get a coordinated entry interview with Anchorage Coalition to End Homelessness, discuss landlord/tenant issues with Anchorage Equal Rights Commission, learn the transit app with the People Mover travel trainer, and more. All welcome.

GERRISH COOKBOOK CLUB

Saturday, June 27, 4:30 PM

Join us as for June Cookbook Club! Make and share and recipes from your favorite cookbooks!

PLANT AND PLAY

Wednesday, July 1, 3:30 PM

Plant a seed, then stick around for free play, bubbles, and sidewalk chalk! Best for ages 6+ with caregiver; all families welcome. Event will be on outside lawn weather permitting.

COMICS WORKSHOP W/ LEE POST

Wednesday, July 8, 3:30 PM

Learn to draw your own comics! Sketch with cartoonist Lee Post in a fast-paced, no-stress, and fun cartooning session for all skill levels and ages.

TEEN DRIVING PRACTICE WITH CENTER FOR SAFE ALASKANS

Saturday, July 11, 2 PM

Join the Center for Safe Alaskans for a teen driving practice test.

The Center for Safe Alaskans offers a free computer-based driving tool to test teen's (aged 13+) ability to handle road hazards. Drivers see right away how they did and how they compare to other drivers. They'll get tips to learn safe driving skills through short videos.

Driving test takes approx. 20 minutes.

JULY 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
	1 10:30AM Family Storytime 3:30PM Plant and Play	2 4PM Game Night	3 Gerrish Library Closed for Forest Fair	4 APL Libraries Closed in observance of Independence Day
7 10:30AM Free Play Mornings	8 10:30AM Family Storytime 3:30PM Comic Workshop w/ Lee Post	9 4PM Game Night	10	11 2PM Teen Driving Practice with Center for Safe Alaskans
14 10:30AM Free Play Mornings	15 10:30AM Family Storytime 3:30PM Magic by Robbie	16 4PM Game Night	17	18
21 10:30AM Free Play Mornings	22 10:30AM Family Storytime 3:30PM Artist Trading Cards (ATC)	23 4PM Game Night	24	25 4:30PM Cookbook Club
28 10:30AM Free Play Mornings	29 10:30AM Family Storytime 12PM Employment Resource Fair 3:30PM Color-A-Smile	30 4PM Game Night	31	

HOURS OF OPERATION

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

LIBRARY NEWS

GERRISH LIBRARY CLOSURES

- July 3 :Forest Fair
- July 4 : In observance of Independence Day

SUMMER DISCOVERY 2026

- Don't forget to complete and turn in your Summer Discovery log for a chance to win great prizes!



ANCHORAGE
PUBLIC LIBRARY

anchoragelibrary.org

STORYTIME

FAMILY STORYTIME

Wednesdays at 10:30 AM
 A half hour of stories, songs, and movement that build early literacy skills. It's a blend of fun and education for children birth through kindergarten and their caregivers.

5 & UNDER

FREE PLAY MORNINGS

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



TEEN

TEEN DRIVING PRACTICE WITH CENTER FOR SAFE ALASKANS

Saturday, July 11, 2 PM
 Join the Center for Safe Alaskans for a teen driving practice test.

The Center for Safe Alaskans offers a free computer-based driving tool to test teen's (aged 13+) ability to handle road hazards. Drivers see right away how they did and how they compare to other drivers. They'll get tips to learn safe driving skills through short videos.

Driving test takes approx. 20 minutes.

ALL AGES

GAME NIGHT

Thursdays 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!

SUMMER DISCOVERY

PLANT AND PLAY

Wednesday, July 1, 3:30 PM
 Plant a seed, then stick around for free play, bubbles, and sidewalk chalk! Best for ages 6+ with caregiver; all families welcome. Event will be on outside lawn weather permitting.

COMICS WORKSHOP W/ LEE POST

Wednesday, July 8, 3:30 PM
 Learn to draw your own comics! Sketch with cartoonist Lee Post in a fast-paced, no-stress, and fun cartooning session for all skill levels and ages.

MAGIC BY ROBBIE

Wednesday, July 15, 3:30 PM
 Magician Robbie Cannon has been entertaining audiences for over 25 years and is thrilled to bring his magic back to APL! Perfect for magic fans of all ages, this show promises to mystify and delight!

SUMMER DISCOVERY

ARTIST TRADING CARDS (ATC)

Wednesday, July 22, 3:30 PM
 Learn about making and trading Artist Trading Cards-- an easy way to express yourself and build up an original art collection. Suggested for ages 10+, but everyone's welcome.

COLOR-A-SMILE

Wednesday, July 29, 3:30 PM
 All are welcome to join in coloring pictures to donate to people in need of some cheer.

Color A Smile is a nonprofit organization that distributes cheerful drawings to senior citizens, our troops overseas, and anyone in need of a smile. Every month they mail thousands of new drawings to the recipients on their mailing list. Since 1990, Color A Smile has given out millions of cheerful drawings. That's a lot of smiles!

CHECK OUT THE WEEKLY EVENTS AT THESE OTHER LOCATIONS:

Loussac:
Tuesdays at 2:30 PM

Chugiak-Eagle River:
Thursdays at 12 PM

Mountain View:
Fridays at 2 PM

Muldoon:
Saturdays at 11:30 AM

ADULTS

EMPLOYMENT RESOURCE FAIR

Wednesday, July 29, 12 PM
 Join us for resource fairs at Anchorage Public Library branches! Get a benefits interview with a Public Assistance employee, including SNAP and Medicaid benefits. Apply for jobs with Goodwill. Chat with a VA Outreach Social Worker. Learn the transit app from the People Mover Travel Trainer and match your skills with available jobs and find recruiting options with a Job Center expert.

GERRISH COOKBOOK CLUB

Saturday, July 25, 4:30 PM
 Join us as for July Cookbook Club! Make and share recipes from your favorite cookbooks!



**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 & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews*

Resolution 2026-06
Of the Girdwood Board of Supervisors

**RESOLUTION OF SUPPORT
FOR THE ANNUAL REPLACEMENT OF FIRE DEPARTMENT HOSE,
TOOLS, TURNOUTS AND BEDS**

WHEREAS, Girdwood Fire and Rescue annually tests fire hose and equipment and anticipates replacing approximately \$10,000 of fire hose and equipment in 2026; and

WHEREAS, Girdwood Fire and Rescue needs to replace 6 mattresses using Municipal supply contract at an anticipated cost of \$4,800 total; and

WHEREAS, Girdwood Fire and Rescue annually replaces 3-4 sets of turnout and personal protective firefighting equipment at an anticipated cost of \$5,200 total; and

WHEREAS, the Girdwood Fire and Rescue Board on April 28, 2026 approved by resolution support of these purchases from the Girdwood Fire Department 406 capital account.

THEREFORE, the Girdwood Board of Supervisors supports the purchase of hose, firefighting tools, turnout and mattresses at a combined cost not to exceed \$20,000 (TWENTY THOUSAND DOLLARS)

Passed by a vote of x in favor x opposed this 15th day of June, 2026.

Nick Crews
GBOS Fire Liaison

**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 & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews*

**Resolution 2026-07
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT
FOR THE PURCHASE OF FIRE DEPARTMENT COMMAND VEHICLE**

WHEREAS, in 2022, Girdwood Fire and Rescue Inc (GFR) identified the need to purchase 3 replacement command vehicles, and this was discussed and approved both the Girdwood Fire Board and Girdwood Board of Supervisors; and

WHEREAS, the original proposal was that two command vehicles would be purchased from the Girdwood Fire 406 account and one vehicle purchased via from Municipal Areawide funding sources due to its function of moving emergency medical supplies; and

WHEREAS, in 2023, the Municipal Areawide funded two command vehicles via Supplemental Emergency Medical Transport Program (SEMT) funding and it was determined the third vehicle would be purchased under Girdwood 406 capital account; and,

WHEREAS; the Girdwood Fire and Rescue Board on April 29, 2026 reaffirmed their request for the third command vehicle to be purchased via the Girdwood Fire Department 406 capital account.

WHEREAS, the Girdwood Fire and Rescue 406 capital account has adequate funds available.

THEREFORE, the Girdwood Board of Supervisors supports the purchase of one vehicle replacement at a cost not to exceed \$100,000 (ONE HUNDRED THOUSAND DOLLARS) from the GFR 406 Capital Account.

Passed by a vote of x in favor x opposed this xxth day of xx 2026.

Nick Crews
GBOS Fire Liaison

GHEC Proposed additions to Section 9:

Skirting around the base of the mobile dwelling

Connection to sewer

Street facing façade (siding) to match that of the main dwelling

LUC Discussion, not included in motion:

Concern about grouping of smaller units along Alyeska Highway viewshed, consider removal of Relocatable Dwelling Unit Community for gR-1.

Consider line 245 in section 9. Remove and retain design standards for relocatable dwelling units.

Agree with connection to sewer

Other info submitted for this conversation:

2 links relevant to the proposed relocatable dwelling unit ordinance coming before GBOS for consideration.

https://www.huduser.gov/portal/Publications/pdf/mfghsg_HUD_2011.pdf

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18179>

The second link is to the MOA Planning Staff report on the Anchorage ordinance that was referred to GHEC by GBOS.

Submitted by:

Prepared by:

For Reading:

**ANCHORAGE, ALASKA
AO NO. 2026-___**

AN ORDINANCE AMENDING AMC SECTIONS 21.09.020, 21.09.040(C)(2)(b)ii), AND 21.09.050(A)(5) TABLE 21.09-2 "TABLE OF ALLOWED USES" TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN THE gR-1, gC-5 and gC-8 ZONING DISTRICTS

(Planning and Zoning Commission Case No. 2026-00__

WHEREAS, the Assembly finds that as a resort community, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, and raising concerns among residents that the character of this beloved and close-knit community will be lost as community members, especially working and middle class families, will be increasingly priced out of the housing market; and

WHEREAS, to meet the housing needs in Girdwood, the development of housing that is at least 50% occupied as primary residences whether owner occupied or leased on a five-month to yearly basis should be prioritized; and

WHEREAS, Girdwood has an estimated immediate need to add at least 150-300 units of year-round permanent housing for residents to its inventory and this demand will be updated through the Girdwood Area Plan that is underway; and

WHEREAS, the Assembly finds that the Girdwood community seeks some relief to the housing pressures experienced by current and future full-time residents of Girdwood, specifically by providing more stable long-term rental property and more attainable housing to those at 120 percent and below area median incomes; and

WHEREAS,; one way to provide more stable long-term rental property and more ; attainable housing to those at 120 percent and below area median incomes is to reduce current zoning regulations restricting what property may be used for residential purposes; and

43 **WHEREAS**, current zoning regulations for Girdwood as set forth in AMC 21.09 do
44 not permit use of “mobile homes” or “relocatable housing” in zoning districts gC-5
45 and gC-8 and;
46

47 **WHEREAS**, permitting use of “mobile homes” or “relocatable housing” in zoning
48 districts gC-5 and gC-8 can reasonably be expected to increase the supply of more
49 attainable housing to those at 120 percent and below area median incomes
50 residential property in Girdwood thereby providing more stable long-term rental
51 property and more attainable housing to those at 120 percent and below area
52 median incomes; and
53

54 **WHEREAS**, AO-2025-45 was adopted to expand the allowable uses of relocatable
55 homes in all areas of Anchorage except Girdwood ; and
56

57 **WHEREAS**, ; similarly expanding the allowable uses of relocatable homes in the gC-
58 5, gR-1 and gC-8 zoning districts in Girdwood is in the public interest; and
59

60
61 **WHEREAS**, ; **WHEREAS**, one of the goals of the Anchorage 2020—Anchorage Bowl
62 Comprehensive Plan is for a balanced, diverse supply of affordable, quality housing,
63 located in safe and livable neighborhoods with amenities and infrastructure, that
64 reflects Anchorage’s varied social, cultural, and physical environment; and,
65

66 **WHEREAS**, Policy #59 of the Anchorage 2020—Anchorage Bowl Comprehensive
67 Plan calls for the Municipality to recognize mobile home parks, co-ops, and common
68 ownership interests as viable, affordable housing choices and neighborhood
69 lifestyle options; and,
70

71 **WHEREAS**, Goal #3 of the Anchorage 2040 Land Use Plan calls for Anchorage’s
72 neighborhoods to provide a range of places to live, meeting the housing needs of
73 residents at all income levels, household sizes, interests, ages, abilities, and races
74 and ethnicities; and,
75

76 **WHEREAS**,; and
77

78
79 **WHEREAS**, following required public noticing, [insert summary of public process
80 here] ; now, therefore,
81

82 **THE ANCHORAGE ASSEMBLY ORDAINS:**
83

84 **Section 1. Amendment of AMC 21.09.040(B)(2)(a)(ii).** AMC 21.09.040(B)(2)(a)(ii)
85 is hereby amended to read as follows [deletions are overstruck, new language is
86 underlined]:

87
88 a. gR-1 (Alyeska Highway Mixed Residential) district.

89 i. Location. The gR-1 district is located in two sections along Alyeska Highway
90 from just north of the railroad to just past the junction with Crow Creek Road and
91 encompasses already-sewered, established and largely developed residential
92 neighborhoods characterized generally by single-family detached and two-family
93 development.

94 ii. Intent. The intent of this district is to continue the existing pattern of
95 development as dwelling units are constructed on the remaining undeveloped lots,
96 and to permit development of hostels, inns and multiple-family housing. Relocatable
97 dwelling units on individual lots are allowed in this district.

98 iii. District-specific standard. More than one principal structure may be
99 allowed on any lot or tract by administrative site plan review.

100
101
102 **Section 2. Amendment of AMC 21.09.040(C)(2)(e)(ii).** AMC 21.09.040(C)(2)(e)(ii)
103 is hereby amended to read as follows [deletions are overstruck, new language is
104 underlined]:

105
106 ii. *Intent.* This district is the southern extension of the new townsite.
107 Development in this district is intended to include a blending of commercial,
108 institutional, residential and park uses, with new and modified access routes
109 established. Small commercial lots are anticipated along the extension of south
110 Hightower, where a main street character, similar to the north townsite area, is
111 intended. This may differ from larger lot commercial development at the south end
112 of the commercial district, where a larger structure (grocery store) is anticipated.
113 Although buildings are likely to be larger than in new townsite areas north of the
114 Alyeska Highway, the desired character is expected to be compatible with
115 Girdwood's mining town origins, using elements such as human-scale building
116 massing; varied rooflines; protected entries; traditional window forms; well-detailed
117 retail frontages; and use of natural materials. Relocatable dwelling units on
118 individual lots are allowed in this district.

119
120
121 **Section 3. Amendment of AMC 21.09.040(C)(3)(a).** AMC 21.09.040(C)(3)(a) is
122 hereby amended to read as follows [deletions are overstruck, new language is
123 underlined]:

124
125 a. Ground-floor residential. In the gC-2, ~~gC-5~~, and gC-7, ~~and gC-8~~ commercial
126 districts, residential uses are permitted only on an upper story above the ground floor.
127 Commercial and/or other non-residential uses shall occupy the ground floor.

128

129 **Section 4. Amendment of AMC 21.09.040(C)(3)(b).** AMC 21.09.040(C)(3)(b) is
130 hereby amended to read as follows [deletions are overstruck, new language is
131 underlined]:

132 b. Arcades and covered walkways in the New Girdwood Townsite. In the gC-
133 5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the
134 street face of all new commercial buildings and as part of any application for
135 modification or redevelopment. In the gaps between buildings within these districts,
136 privately maintained walkways are required. Development standards for arcades
137 and walkways on building frontages are established in subsection 21.09.080 E.5.d.

138

139

140 **Section 5. Amendment of Table 21.09-2.** AMC 21.09.050(A)(5) titled Table of
141 Allowed Uses is hereby amended as follows:

142

143

144 A. A new "Use Type" row labeled "Relocatable Dwelling Unit is added to the
145 Household Living Use Category.

146

147 B. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added
148 to the Household Living Use Type column.

149

150 C. A "P" is added to the gC-5 column in the Dwelling Unit Relocatable Use Type
151 row.

152

153 D. A "P" is added to the gC-5 column in the Relocatable Dwelling Unit Community,
154 Use Type row.

155

156 E. A "P" is added to the gC-8 column in the Dwelling Unit Relocatable, Use Type
157 row.

158

159 F. A "P" is added to the gC-8 column in the Relocatable Dwelling Unit Community,
160 Use Type row.

161

162 G. A "P" is added to the gR-1 column in the Relocatable Dwelling Unit
163 Community, Use Type row.

164

165 H. A "P" is added to the gR-1 column in the Dwelling Unit Relocatable, Use Type
166 row.

167

168

169

170

171 **Section 6. Amendment of AMC 21.09.060(B)(1).** AMC 21.09.060(B)(1)
172 Amendment of Table 21.09-2. AMC 21.09.060(B)(1) titled Table of Dimensional

Standards Girdwood Residential Districts for the R-1 Alyeska Highway mixed residential district is hereby amended as follows:

A. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added to the Uses Column.

B. "Dwelling, single family detached" is hereby amended to read: "Dwelling, single family detached, relocatable dwelling unit".

C. Dimensional standards are added for the Relocatable Dwelling Unit Community Use type using the following language:

See 21.05.030(A)(8)(b)

NOTE: the above language applies existing single family residential dimensional standards for minimum lot size, setbacks and lot coverage for relocatable dwelling units on individual lots in the gR-1 district. For any new trailer parks the standards used by Anchorage will apply. No change to minimum lot sizes, setbacks etc. in gC-5 and gC-8.

NOTE: MOBILE DWELLING UNITS NOT ALLOWED IN FLOODPLAIN

SEE- PZC Case No. 2025-0045 for background information. AO2025-112 is source document.:

Section 7. Amendment of AMC 21.09.070(K)(1)(a). AMC 21.09.040(K)(1)(a) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

K. Snow management.

1. Commercial, community, industrial, and residential uses.

a. Applicability.

i. Single-family, two-family, relocatable and townhouse dwellings on individual lots are exempt from this section.

ii. Applicants in Girdwood may instead comply with the generally applicable snow storage provisions of subsection 21.07.040F., except that storage of snow is prohibited in natural vegetation areas required by subsection 21.09.070E.4.

Section 8. Amendment of AMC 21.09.070(M)(2)(b). AMC 21.09.070(M)(2)(b) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

218 b. Single-family, two-family, relocatable dwelling unit and townhouse.
 219 The sign standards of Section 21.12.050 shall apply to a single-family
 220 dwelling, relocatable dwelling unit, duplex or townhome, except only one
 221 freestanding identification sign shall be allowed for any residential
 222 subdivision.

223
 224
 225 **Section 9. Amendment of AMC 21.09.080(A).** AMC 21.09.080(A) is hereby
 226 amended to read as follows [deletions are overstruck, new language is underlined]:

227
 228
 229 **21.09.080 - Building design standards.**

230
 231 A. Purpose and general goals. The design standards establish control over
 232 certain aspects of the design of multiple-family, commercial, and resort development
 233 in order to retain the visual beauty and character of Girdwood Valley's natural
 234 landscape and to reduce the visual and physical problems arising from poor site
 235 planning. Except as modified by an approved development master plan, these
 236 standards apply to new or remodeled development, as noted in the specific
 237 applicability statements, and related new accessory structures. Specific purposes
 238 include:

- 239 1. To preserve and reinforce the unique natural qualities of the site;
- 240 2. To fit the building into the land in a way to keep natural landforms and
- 241 features intact; and
- 242 3. To treat the building as an integral part of the natural environment and an
- 243 attractive addition to the Girdwood community.

244
 245 The standards contained in this section shall not apply to relocatable dwelling units.

246
 247 No part of Chapter 21.09, is meant to preclude, discourage, or inhibit the design,
 248 installation, or implementation of ecologically sound methods of harnessing and
 249 utilizing wind, solar, hydro, or other sources of renewable energy in Girdwood.

250
 251 **Section 10.** This Ordinance shall become effective immediately upon passage and
 252 approval by the Anchorage Assembly.

253
 254 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
 255 _____, 2026.

256
 257
 258
 259 _____
 260 Chair

261 ATTEST:

262

263

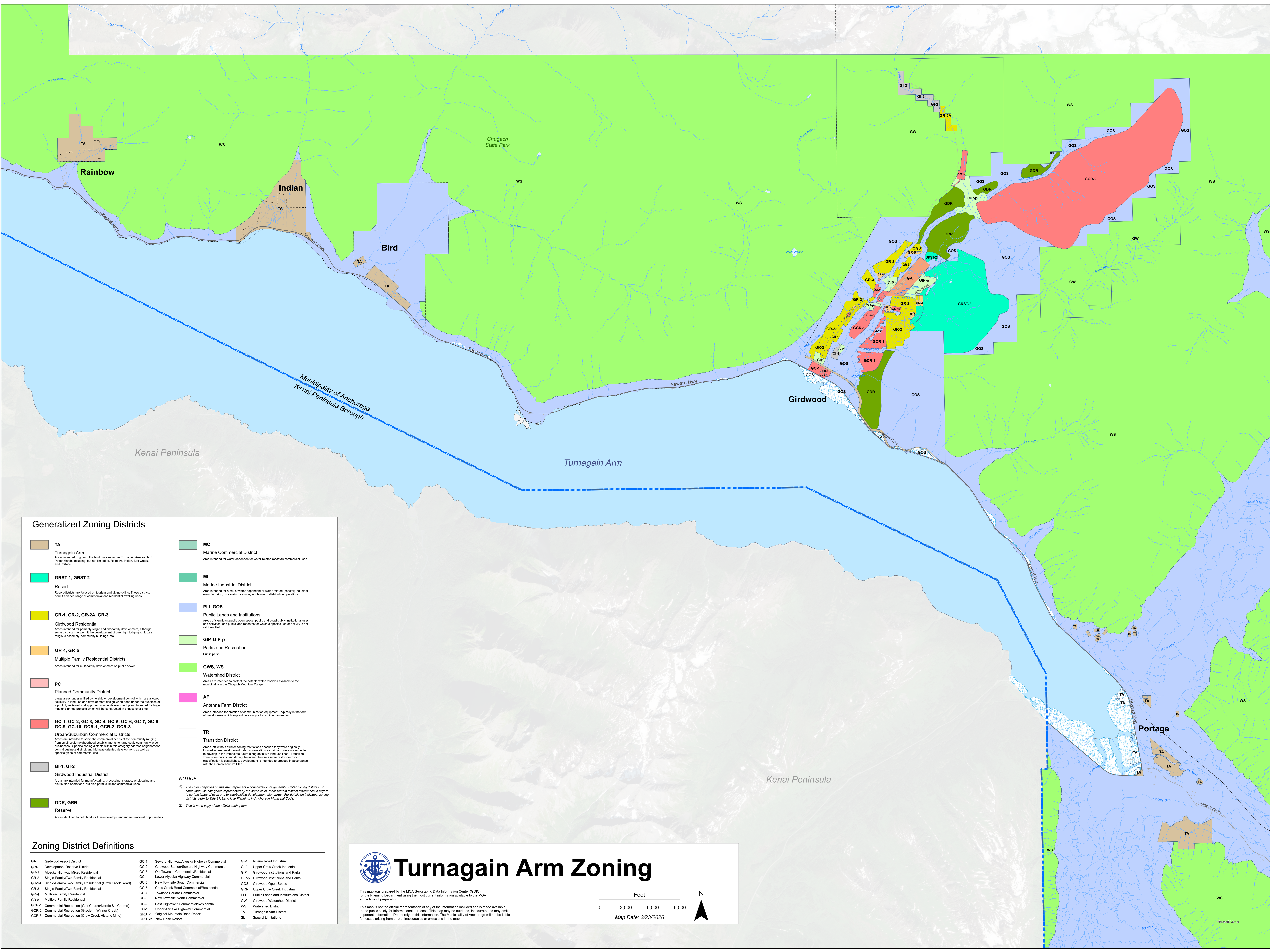
264

265

266 _____
Municipal Clerk

267

|



Generalized Zoning Districts

	TA Turnagain Arm Areas intended to govern the land uses known as Turnagain Arm south of Foster Marsh, including, but not limited to, Rainbow, Indian, Bird Creek, and Portage.		MC Marine Commercial District Area intended for water-dependent or water-related (coastal) commercial uses.
	GRST-1, GRST-2 Resort Resort districts are focused on tourism and alpine skiing. These districts permit a varied range of commercial and residential dwelling uses.		MI Marine Industrial District Area intended for a mix of water-dependent or water-related (coastal) industrial manufacturing, processing, storage, wholesale or distribution operations.
	GR-1, GR-2, GR-2A, GR-3 Girdwood Residential Areas intended for primarily single and two-family development, although some districts may permit the development of overnight lodging, childcare, religious assembly, community buildings, etc.		PLI GOS Public Lands and Institutions Areas of significant public open space, public and quasi-public institutional uses and activities, and public land reserves for which a specific use or activity is not yet identified.
	GR-4, GR-5 Multiple Family Residential Districts Areas intended for multi-family development on public sewer.		GIP, GIP-p Parks and Recreation Public parks.
	PC Planned Community District Large areas under unified ownership or development control which are allowed flexibility in later use and development design when done under the auspices of a publicly reviewed and approved master development plan. Intended for large master-planned projects which will be constructed in phases over time.		GWS, WS Watershed District Areas are intended to protect the potable water reserves available to the municipality in the Chugach Mountain Range.
	GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9, GC-10, GCR-1, GCR-2, GCR-3 Urban/Suburban Commercial Districts Areas are intended to serve the commercial needs of the community ranging from small-scale neighborhood establishments to large-scale community-wide businesses. Specific zoning districts within the category address neighborhood, central business district, and highway-oriented development, as well as specific types of commercial use.		AF Antenna Farm District Areas intended for erection of communication equipment, typically in the form of metal towers which support receiving or transmitting antennas.
	GI-1, GI-2 Girdwood Industrial District Areas are intended for manufacturing, processing, storage, wholesaling and distribution operations, but also permits limited commercial uses.		TR Transition District Areas left without stricter zoning restrictions because they were originally located where development patterns were still uncertain and were not expected to develop in the immediate future along definitive land use lines. Transition zones are temporary, and during the interim a more restrictive zoning classification is established, development is intended to proceed in accordance with the Comprehensive Plan.
	GDR, GRR Reserve Areas identified to hold land for future development and recreational opportunities.	NOTICE 1) The colors depicted on this map represent a consolidation of generally similar zoning districts. In some land use categories represented by the same color, there remain distinct differences in regard to certain types of uses and/or siting/development standards. For details on individual zoning districts, refer to Title 21, Land Use Planning, in Anchorage Municipal Code. 2) This is not a copy of the official zoning map.	

Zoning District Definitions

GA Girdwood Airport District	GC-1 Seward Highway/Alyeska Highway Commercial	GI-1 Ruess Road Industrial
GDR Development Reserve District	GC-2 Glenridge Station/Seward Highway Commercial	GI-2 Upper Crow Creek Industrial
GR-1 Alyeska Highway Mixed Residential	GC-3 Old Townsite Commercial/Residential	GIP Girdwood Institutions and Parks
GR-2 Single-Family/Two-Family Residential	GC-4 Lower Alyeska Highway Commercial	GIP-p Girdwood Institutions and Parks
GR-2A Single-Family/Two-Family Residential (Crow Creek Road)	GC-5 New Townsite South Commercial	GOS Girdwood Open Space
GR-3 Single-Family/Two-Family Residential	GC-6 Crow Creek Road Commercial/Residential	GRR Upper Crow Creek Industrial
GR-4 Multiple-Family Residential	GC-7 Townsite Square Commercial	PLI Public Lands and Institutions District
GR-5 Multiple-Family Residential	GC-8 New Townsite North Commercial	GW Girdwood Watershed District
GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course)	GC-9 East Higlowater Commercial/Residential	WS Watershed District
GCR-2 Commercial Recreation (Cresler - Winner Creek)	GC-10 Upper Alyeska Highway Commercial	TA Turnagain Arm District
GCR-3 Commercial Recreation (Crow Creek Historic Mine)	GRST-1 Original Mountain Base Resort	RL Special Limitations
	GRST-2 New Base Resort	

Turnagain Arm Zoning

This map was prepared by the MDA Geographic Data Information Center (GDIC) for the Planning Department using the most current information available to the MDA at the time of preparation.

This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

Feet

0 3,000 6,000 9,000

Map Date: 3/23/2026

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Jennifer Wingard & Kellie Okonek, Co-Chairs

Brian Burnett, Amanda Tuttle, Nick Crews

July 27 2026 MOA GBOS Quarterly Meeting Agenda Draft

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

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

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

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order Jennifer Wingard or Kellie Okonek, 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

Announcements:

The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged. To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion. Please be respectful of everyone's opinions.

Agenda Revisions and Approval

July 27 2026 MOA GBOS Quarterly Meeting Agenda approval

Invitees determined by Municipal Manager after pre-meeting: Becky Windt-Pearson/Bill Falsey, Municipal Manager

Agenda

Welcome and Introductions

1. Girdwood Fire Department Municipal EMS contribution increase for 2027 Budget.
- 2.
- 3.
4. SWS/Anchorage Parks and Rec fee surcharge & recycling
5. Tourism Improvement Projects (bed tax revenue to offset negative visitor impact)
6. Follow-up on some Intergovernmental Charges in GVSA budgets (specifically Fire and Roads)
7. HLB Items:
Ruane Rd/Orca View Subdivision
Discuss process for handling speculative inquires regarding HLB land
8. MOA Capital funding for WPD capital needs in Girdwood

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

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Municipal Clerk's Office
Amended and Approved
Date: March 24, 2026

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Office of the Chief Administrative
Officer
For reading: March 3, 2026

ANCHORAGE, ALASKA
AR No. 2026-55, As Amended

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING THE**
2 **2026 TOURISM-IMPROVEMENT PROJECTS (TIPS) AND REAPPROPRIATING AN**
3 **AMOUNT NOT TO EXCEED (NTE) ONE MILLION SIX HUNDRED THOUSAND**
4 **DOLLARS (\$1,600,000) FROM THE CONVENTION CENTER OPERATING**
5 **RESERVES FUND (202020), 2026 TOURISM BUDGET, OFFICE OF THE CHIEF**
6 **ADMINISTRATIVE OFFICER (CAO), AS: SEVEN HUNDRED FIFTY THOUSAND**
7 **DOLLARS (\$750,000) TO THE AREAWIDE GENERAL FUND (101000), OFFICE OF**
8 **THE CAO, FOR ALASKA CENTER FOR THE PERFORMING ARTS (ACPA)**
9 **MANAGEMENT COSTS; SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000) TO**
10 **THE ANCHORAGE METROPOLITAN POLICE SERVICE AREA FUND (151000),**
11 **ANCHORAGE POLICE DEPARTMENT, FOR OVERTIME TO FUND FOOT PATROLS**
12 **IN HIGH TOURISM AREAS; ONE HUNDRED THOUSAND DOLLARS (\$100,000)**
13 **WITHIN THE OFFICE OF THE CAO TO SUPPORT FUR RENDEZVOUS AND OTHER**
14 **TOURISM; AND ONE HUNDRED THOUSAND DOLLARS (\$100,000) TO THE**
15 **ANCHORAGE PARKS & RECREATION SERVICE AREA CAPITAL IMPROVEMENT**
16 **PROJECTS FUND (461800) FOR A MOBILE RESTROOM FACILITY.**

17
18 **WHEREAS**, By vote of the people in 1979, revenues raised by a 4% tax on hotel-motel
19 rooms (Room Tax) in the Municipality are dedicated to “promotion of the tourism industry;”
20 and

21
22 **WHEREAS**, with the approval of AM 955-2025, on December 16, 2025, the Municipality
23 entered into a contract with Visit Anchorage for all but a withheld amount of the 4% Room
24 Tax dedicated to the promotion of the tourism industry; and,

25
26 **WHEREAS**, the withheld amount reserves to the Municipality a portion of the bed taxes
27 dedicated to the promotion of tourism for Tourism Improvement Projects that will require
28 Assembly approval and be administered by the MOA or its designee; and,

29
30 **WHEREAS**, the TIPs amount for 2026 is \$1,600,000; now, therefore,

31
32 **THE ANCHORAGE ASSEMBLY RESOLVES:**

33
34 **Section 1.** That the following 2026 TIPs projects are consistent with the Professional
35 Services Contract provisions reserving a portion of Room Tax revenues for tourism-
36 related grants, visitor-facing infrastructure, public safety enhancements, and destination
37 development activities and are hereby approved:

- 1 • \$750,000 to the Alaska Center for the Performing Arts (ACPA) for management
- 2 costs
- 3 • \$650,000 to the Anchorage Police Department for overtime funding to support
- 4 **[downtown] foot patrols in downtown, and patrols as needed to address hot**
- 5 **spots in area-wide parks and pedestrian facilities** to enhance public safety in
- 6 tourism areas
- 7 • \$100,000 to support Fur Rendezvous in replacing critical IT systems and other
- 8 ongoing operations
- 9 • \$100,000 to the Anchorage Parks & Recreation Department for acquisition and
- 10 deployment of a mobile restroom facility to support tourism-facing facilities and
- 11 events.
- 12

13 **Section 2.** That an amount of SEVEN HUNDRED FIFTY THOUSAND DOLLARS
14 (\$750,000) is hereby reappropriated from the Convention Center Operating Reserves
15 Fund (202020), 2026 Tourism Budget, to a transfer and appropriating said transfer to the
16 Areawide General Fund (101000) for ACPA contractual management costs, all within the
17 Office of the Chief Administrative Officer.

18
19 **Section 3.** That an amount not-to-exceed of SIX HUNDRED FIFTY THOUSAND
20 DOLLARS (\$650,000) is hereby reappropriated from the Convention Center Operating
21 Reserves Fund (202020), Office of the Chief Administrative Officer, 2026 Tourism
22 Budget, to a transfer and appropriating said transfer to the Anchorage Metropolitan Police
23 Service Area Fund (151000), Anchorage Police Department, for overtime funding to
24 support foot patrols in **downtown, and patrols as needed to address hot spots in area-**
25 **wide parks and pedestrian facilities, and other [high]** tourism areas to enhance public
26 safety.

27
28 **Section 4.** That an amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000) is
29 hereby reappropriated within the Convention Center Operating Reserves Fund (202020),
30 Office of the Chief Administrative Officer, 2026 Tourism Budget, to support Fur
31 Rendezvous in replacing critical IT systems and other ongoing operations.

32
33 **Section 5.** That an amount not-to-exceed of ONE HUNDRED THOUSAND DOLLARS
34 (\$100,000) is hereby reappropriated from the Convention Center Operating Reserves
35 Fund (202020), Office of the Chief Administrative Officer, 2026 Tourism Budget, to a
36 transfer and appropriating said transfer to the Anchorage Parks and Recreation Service
37 Area Capital Improvement Projects Fund (461800), Anchorage Parks and Recreation
38 Department, for acquisition and deployment of a mobile restroom facility to support
39 tourism-facing facilities and events.

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41 **Section 6.** This resolution shall be effective immediately upon passage and approval
42 by the Assembly.

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PASSED AND APPROVED by the Anchorage Assembly this 24th day of March, 2026.

Christopher Constant

Chair

ATTEST:

Jasmine Acres

Municipal Clerk

Department of Appropriation:

Office of the Chief Administrative Officer (reapprop.)	\$1,600,000
Anchorage Police Department	\$650,000
Anchorage Parks & Recreation	\$100,000

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 161-2026, As Amended

Meeting Date: March 3, 2026

1 **FROM: MAYOR**

2
3 **SUBJECT: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
4 **APPROVING THE 2026 TOURISM-IMPROVEMENT PROJECTS**
5 **(TIPS) AND REAPPROPRIATING AN AMOUNT NOT TO EXCEED**
6 **(NTE) ONE MILLION SIX HUNDRED THOUSAND DOLLARS**
7 **(\$1,600,000) FROM THE CONVENTION CENTER OPERATING**
8 **RESERVES FUND (202020), 2026 TOURISM BUDGET, OFFICE OF**
9 **THE CHIEF ADMINISTRATIVE OFFICER (CAO), AS: SEVEN**
10 **HUNDRED FIFTY THOUSAND DOLLARS (\$750,000) TO THE**
11 **AREAWIDE GENERAL FUND (101000), OFFICE OF THE CAO, FOR**
12 **ALASKA CENTER FOR THE PERFORMING ARTS (ACPA)**
13 **MANAGEMENT COSTS; SIX HUNDRED FIFTY THOUSAND**
14 **DOLLARS (\$650,000) TO THE ANCHORAGE METROPOLITAN**
15 **POLICE SERVICE AREA FUND (151000), ANCHORAGE POLICE**
16 **DEPARTMENT, FOR OVERTIME TO FUND FOOT PATROLS IN HIGH**
17 **TOURISM AREAS; ONE HUNDRED THOUSAND DOLLARS**
18 **(\$100,000) WITHIN THE OFFICE OF THE CAO TO SUPPORT FUR**
19 **RENDEZVOUS AND OTHER TOURISM; AND ONE HUNDRED**
20 **THOUSAND DOLLARS (\$100,000) TO THE ANCHORAGE PARKS &**
21 **RECREATION SERVICE AREA CAPITAL IMPROVEMENT**
22 **PROJECTS FUND (461800) FOR A MOBILE RESTROOM FACILITY.**
23

24 By vote of the people in 1979, revenues raised by a 4% tax on hotel-motel rooms
25 (Room Tax) in the Municipality are dedicated to "promotion of the tourism industry."
26

27 On December 16, 2025, the Anchorage Assembly approved AM 2025-955 authorizing
28 the Municipality to enter into a Professional Services Contract with Visit Anchorage,
29 executed on January 16, 2026 for all but a withheld amount of the 4% Room Tax
30 dedicated to the promotion of the tourism industry.
31

32 The withheld amount reserves to the MOA a portion of the Room Tax revenues
33 dedicated to the promotion of tourism for Tourism Improvement Projects (TIPs). TIPs
34 may include tourism-related grants, additional promotional initiatives, visitor-facing
35 infrastructure, and destination development activities such as trails work, wayfinding,
36 support for festivals and events (including sporting events, dog mushing, performing
37 arts and music festivals, concerts), support for attractions such as botanical gardens,
38 wildlife attractions, cultural institutions, sister cities exchanges, and visitor
39 transportation. TIPs are not intended to shift responsibilities historically borne by the
40 Contractor.

The amounts to be withheld for the TIPs are as follows:

- 2026: \$1,600,000
- 2027: \$1,500,000
- 2028: Ten percent (10%) of 2027 Net Tourism Receipts
- 2029 and thereafter: Ten percent (10%) of Net Tourism Receipts paid to Visit Anchorage for the prior year.

For 2026, the Administration requests Assembly approval and appropriation of the following projects for the \$1,600,000 TIPs:

- \$750,000 for Alaska Center for the Performing Arts (ACPA) management costs. Under AM 759-2025, the Anchorage Assembly approved amending the ACPA management agreement contract by an increase of \$1,089,000, from \$1,598,52.74 in 2025 to \$2,687,502.74 for 2026.
- \$650,000 to the Anchorage Police Department to fund overtime for downtown foot patrols to enhance public safety in high-tourism areas.
- \$100,000 to support Fur Rendezvous, Anchorage’s premier winter-time festival, in replacing critical IT systems and other ongoing operations.
- \$100,000 to Anchorage Parks & Recreation Department for acquisition and deployment of a mobile restroom facility to support tourism-facing facilities and events. When not deployed for events, the mobile restroom facility is anticipated to serve public areas, such as Town Square Park.

The budget details are recommended as follows:

Revenues:

Account Number	Description	Amount
101000-121030-450010	Transfer from Other Funds	\$750,000
151000-462400-290000XXXX-450010	Transfer from Other Funds	\$650,000
461800- 550200 [560200] -PR260XX-450010	Transfer from Other Funds	\$100,000

Expenditures:

Account Number	Description	Amount
101000-121030-530380	Other Professional Services	\$750,000
151000-462400-290000XXXX-501020	Patrol Staff Overtime	\$650,000
461800- 550200 [560200] -PR260XX-530380	Other Professional Services	\$100,000
202020-123014-530380	Other Professional Services	(\$1,600,000)
202020-123014-290000TIPS-580530	Transfers to Other Funds	\$1,500,000
202020-123014-290000TIPS-530380	Other Professional Services	\$100,000

THE ADMINISTRATION RECOMMENDS APPROVAL.

1	Prepared by:	Taylor S. Tracy, Principal Administrative Officer,
2		Office of the Chief Administrative Officer
3	Submitted by:	William D. Falsey, Chief Administrative Officer
4	Concur:	Ona R. Brause, Director, OMB
5	Fund Certification:	Philippe D. Brice, CFO
6		202020-123014-530380 \$1,600,000
7		(2026 Tourism Budget)
8	Concur:	Rebecca A. Windt Pearson, Municipal Manager
9	Respectfully submitted:	Suzanne LaFrance, Mayor