

To: Girdwood Board of Supervisors  
Fr: Glacier Valley Lodge, LLC  
Re: Project Testimony  
Date: June 19, 2023

Dear GBOS:

Please accept the following responses to concerns raised by GBOS and other residents of Girdwood Community. These may only partially address the concerns expressed, but GVL will continue to augment our effort to answer directly the issues raised about our proposed project.

**Access:** Our primary goal is to minimize traffic impacts to the residents of Girdwood. Our secondary goal is to confine impacts to the existing and longstanding historic access route to airport lands—and to avoid creating new impacts. Our third goal is to mitigate future impacts.

There are several access options, but the most feasible and beneficial to the community appears to be improving Mt. Hood.

**Traffic:** A traffic impact analysis will be conducted, one purpose of which is to recommend upgrades to existing traffic controls. Traffic volumes will increase but will be mitigated by the following operating conditions of GVL.

- a) Access improvements will improve drainage, pedestrian movement and traffic flow.
- b) GVL's restaurant and ancillary facilities will be sized and purposed primarily to serve hotel guests, limiting additional traffic to the site.
- c) Hotel demand will draw roughly 34% of its occupancy from packaged tours, arriving in groups. Additionally, another 18% of occupancy will derive from "shared transportation"—more than a single room sharing a single vehicle. If annualized occupancy is projected to be 82%, this equates to 30% of occupants on average, or 45 cars, accessing the hotel in a private vehicle.

**Affordable Housing** GVL believes that one effective remedy to the shortage of long-term affordable housing is to limit the conversion of SFRs to short-term rental. We believe the additional inventory of 150 permitted hotel rooms into the Girdwood market will increase available housing by reducing the financial incentive to convert homes to STRs.

Further, GVLs employee housing will at least be sufficient to satisfy the demands for housing for the business, thus limiting any further burden on affordable housing in Girdwood. GVL has experience operating a hotel in a very popular seasonal resort community of Homer. (See **Glacier Valley Lodge Employee Housing** below).

**Employee Housing** GVL has 40 years of experience in Alaska operating a hotel of similar profile. We anticipate a peak staff of 62 people.

We anticipate providing on-site housing for 30 employees. We anticipate employing 18 residents of Girdwood, and 14 who either work remotely or are willing to commute from outside Girdwood.

GVL will build employee housing at the same time as the hotel. If GVLs employee housing proves insufficient, the business will bear the consequences most directly.

**Profile of Hotel** While it is too early to understand all physical constraints of building design, GVLs goal is to minimize the impacts of the hotel's design on the surrounding landscape. The present concept is to access the hotel from the current elevation of Mt. Hood, thus allowing an overall building height of 30' before any roofline becomes visible from Moose Meadow and Arlberg. Trees, vegetative buffers; elevated berms and low-profile rooflines can all contribute to a beautiful design that minimizes impacts on the view scape.

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



**DATE:** June 19, 2023

**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

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Summer is in full swing, even if it's cold!

Thank you to the Alaska Trails Crews that came to work on drainage and trail tread work on the Beaver Pond Trail. The crew work will be partly funded by KMTA in partnership with the GTC and GVSA.

Our summer parks caretakers have been busy with lots of early season park clean-up, helping with organizing our beautification efforts and other early season tasks. Soon they'll be moving on to painting some of the playground features and tackling trail work.

Thanks to our many awesome local volunteers! We had 15 folks join us for the Trails Committee Trails Work Party on June 6 and knocked out a ton of drainage work on the north end of the Beaver Pond Trail. This equates to 30 hours of volunteer match for our KMTA grant!

We had about 20 volunteers assisting with planting the annuals and bringing some color to the planters around town.

If you see anything that needs attention, please contact Margaret: 907-343-8373 or [tylerms@muni.org](mailto:tylerms@muni.org).



### **Parks**

GTC, Friends of Girdwood Trails and Parks and Rec encourage all trail users to be wildlife aware this spring.

Bears are out, moose calves are stressing their moms. Make noise and keep a safe distance from wildlife. As always, pick up dog poop and dispose of it properly.

Memorial bench for Rob Hammel and the Dugan bench will be placed this summer. Two new bear-resistant trash cans will replace older units that are no longer effective.

**Trails:** GTC will take July off and return to regular meetings in August. Friends of Girdwood Trails will be holding trail work parties most Tuesdays throughout the summer. Email [Friendsogirdwoodtrails@gmail.com](mailto:Friendsogirdwoodtrails@gmail.com) or like their facebook page to stay up to date on their plans.

Want to volunteer on an independent project? Contact our office: [tylerms@muni.org](mailto:tylerms@muni.org) to make a plan.

Trail Maps: GTC and staff are working on new trail maps. Goal is to have mapping available in print, on-line and maps that reflect seasonal trails posted at main trailheads.

Trails Plan: Blueline Candidate draft of the Girdwood Trails Plan received HLBAC review and support in May. Plan next moves to Planning and Zoning, aiming for approval this fall. The document is available for review here [Municipal Road Maintenance Service Areas Girdwood Trails Plan](#)

Hand Tram: GVSA has been working through Purchasing to complete the bid assignment process and get rolling with our winning bidder to create a design for the bridge. \$1.2M has been secured from the State of Alaska through Alaska Trails for the bridge. Design plans are being drawn up. With design and engineering complete, we'll have a shovel-ready project to take to bid this fall aiming for construction in summer 2024. GVSA will re-apply for Rasmuson Foundation funding when appropriate and will seek additional funds to complete the project and interpretive display.

**Parks & Amenities:** No dogs on the baseball field, playground, tennis courts, and skate park.

- *Campground:* Kira and Jared are overseeing the campground and pavilion rentals. A Scout group is planning to spread wood chips in the campground June 17.
- *Annual Beautification:* Done! Now we're fertilizing, deadheading and hoping they'll need water.
- *Playground:* Open. Needs wood chips and sand in 2023. Currently unable to get playground quality wood chips for this project. Summer Parks Caretakers are repainting playground structures including the railroad car.
- *Lions Club Park:* Working on a plan to add a pavilion to the Lions Club Park
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6.
- *Tennis Courts:* Planning to fill cracks and paint next summer.
- *Soccer field:* Open. Nets are in Glacier City Hall and will be placed by FVCS volunteer work party prior to soccer program start June 20.
- *Sladen J Mohl Ball Field:* Group is working on funding for an MOA ball field sign with the new name.
- *Skate Park:* Skate park committee plans to demo some of the old ramps and replace them with new ones and will plan demo, design and build events to get the work done.

**GBOS Non-profit Grants:** Most of the grants are being processed by the MOA and should be set for payment. Last grant was sent in for signing and processing June 13. The grant round for 2024 will be formally announced in July. Applications will be available August 1, due September 15, 2023.

#### **Other Grants:**

Rasmuson Foundation: GVSA submitted application for \$250,000 Tier 2



Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram. Application has been deferred until project is farther along.

Land and Water Conservation Fund – We have projects that would be a good match for this 50/50 grant match program when it opens again, including Lions Club Park Pavilion.

KMTA Grant: GTC was awarded KMTA 1:1 matching grant funding for trail crew work in summer 2023. Main project has been completed, however match can be used from other projects on specific trails this summer.

Anchorage Park Foundation: No challenge grants in 2023, next opportunity is 2024.

RTP grant: Grant cycle expect to open Aug 2023 with fall/winter application due date.

Alaska Community Foundation: GVSA was not awarded Trail Care fund grant in 2023

**Social Media & Websites:** GBOS, committee and sub-committee meetings are now available on a calendar view. Go to [www.muni.org/gbos/events](http://www.muni.org/gbos/events) and see what meetings are coming up!

We are active on Facebook as Girdwood Board of Supervisors

GVSA Websites are:

GBOS: [www.muni.org/gbos](http://www.muni.org/gbos)

Cemetery: [www.muni.org/gc](http://www.muni.org/gc)

LUC: [www.muni.org/gluc](http://www.muni.org/gluc)

Parks and Rec: [www.muni.org/gpr](http://www.muni.org/gpr).

GTC: [www.muni.org/gtc](http://www.muni.org/gtc)

Girdwood Trails Plan: [www.muni.org/gtp](http://www.muni.org/gtp)

PSAC: [www.muni.org/gpsac](http://www.muni.org/gpsac)

GHEC:

[www.muni.org/gbos-ghec](http://www.muni.org/gbos-ghec)

GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUINInprZEjhbpVPiJOIEA>

### **Roads**

**Road Status:** Spring grading of all roads has been completed and Calcium chloride has been added to all roads. The wet and cool spring will require crews to return to either grade or apply more calcium if we get a sustained dry period of weather. We'll touch up the areas that need grading or dust control. Currently in planning for later this summer to complete several drainage and road improvement projects.

### **Major project updates:**

We are pursuing completing the Moose Meadows Creek culvert replacement this summer under our term contract with Western. We're planning for mid-July to beginning of August to complete this project. We'll be working with residents in the coming weeks to inform them of the project and prepare them for the potential impact their neighborhood and property.

**Expenses and Budget:**

**Undesignated Fund Balance - Girdwood Service Area:** \$24,014.00 as of August 2, 2022.

**Roads:** Road Expenditures by Month:

Month	2021	2022	2023
January	\$78,859.68	\$81,466.17	\$62,791.19
February	\$41,023.01	\$75,435.50	\$32,793.17
March	\$60,812.38	\$43,523.63*	\$45,857.72
April	\$89,644.88	\$18,723.00	\$31,161.25
May	\$19,589.00	\$68,628.00	
Remaining Flood Repair		\$112,529.20	
June	\$23,223.00	\$1,682.40	
July	\$42,976.00	\$1,818.35	
August	\$11,061.34	\$3,500.00	
September	\$16,360.00	\$33,872.25	
October	\$203,490.50	\$105,700.00	
November	\$34,908.75	\$35,353.73	
December	\$43,830.00	\$42,085.81	
Total thru December:	\$515,368.95	\$696,269.27	\$172,603.33

Public works operation budget expended for 2023: \$554,534.66 of \$1,387,381.00 = 40%  
2023 Capital Roads Project fund (406): \$621,005.20

**Parks:**

2023 Expended Budget: \$23,712.03 of \$414,869.00 = 06%  
2023 Capital Park Project (406) Reserve Fund available: \$679,125.58  
2023 Winner Creek Trail Suspension Bridge funds = \$506,078.42  
2023 Winner Creek Trail Suspension State Grant Funds = \$1,200,000  
2023 Community Room Capital Reserve Fund (406): \$47,793.39

**Police:**

2023 Expended Budget: \$269,098.40 of \$811,323.00 = 33%

**Fire:**

2023 Expended Budget: \$810,055.36 of \$1,590,800.00 = 51%  
2023 Fire Undesignated Capital fund (406) = \$422,273.00

**Request:**

## 2023 - 2027 Professional Project Management Services

Girdwood Service Area  
Timberline Road Upgrade

Friday, June 9, 2023

	Project Manager	Registered Engineer/Surveyor	Project Engineer/Surveyor	Project Administrator	Engineering Technician/Inspection	2-Person Survey Crew	TBC Expenses	TBC Subtotal		TOTAL
<i>Hourly Rate</i>	\$160	\$145	\$135	\$140	\$110	\$225	<i>Cost + 0%</i>		<i>Cost + 0%</i>	
<i>Activity</i>										
Project Management	4							\$640.00	\$0.00	\$640.00
Surveying & Base Mapping	4	16				24		\$8,360.00	\$0.00	\$8,360.00
<sup>2</sup> Geotechnical Investigation	2	2						\$610.00	\$13,043.00	\$13,653.00
Concept Design Report (35% design)	8	40			60			\$13,680.00	\$0.00	\$13,680.00
								\$0.00	\$0.00	\$0.00
								\$0.00	\$0.00	\$0.00
								\$0.00	\$0.00	\$0.00
								\$0.00	\$0.00	\$0.00
<b>TOTAL:</b>	\$2,880	\$8,410	\$0	\$0	\$6,600	\$5,400	\$0	\$23,290.00	\$13,043.00	<b>\$36,333.00</b>



**Notes:**

1. Vehicle mileage (incidental project travel) - Included in hourly rates above.
2. Work will be conducted through a separate term contract with MOA



The Boutet Company, Inc.  
601 E. 57<sup>th</sup> Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

June 9, 2023

Kyle Kelly  
MOA Girdwood Service Area Manager  
via e-mail: [kyle.kelly@anchorageak.gov](mailto:kyle.kelly@anchorageak.gov)

Regarding: Timberline Road Upgrade  
Scope of Work and Fee Proposal – Concept Design Report (35% Design)

Dear Mr. Kelly:

The Boutet Company, Inc. (TBC) appreciates the opportunity to provide professional services to the Girdwood Service Area for the subject pavement project. Anticipated services include providing surveying and mapping, geotechnical studies and a Concept Design Report that includes a recommended preliminary roadway design and engineers' estimate to construct.

The proposed project will upgrade approximately 1,350 feet and 375 feet of gravel roadway on Timberline Drive between Alyeska Highway and Alpina Way and Vail Drive between Timberline Road and Loveland Road, respectively. Upgrades will consist of limited subgrade replacement, new pavement, and drainage improvements.

**Scope of Services.** We see the key tasks in this project as follows:

- 1. Surveying and Mapping Services (T&M).** TBC's initial field survey will collect road centerlines, edge of roads, ditchlines, driveways, and locations of major adjacent structures within the right-of-way. A detailed topographic survey will not be performed. Survey services will include developing project mapping based on all the field survey data mentioned above and approved control points and reference datum. TBC will also locate and map existing utilities (above and below ground) within the typical survey limits. For below-grade structures, the frame top shall be recorded. Underground utilities shall be located according to information provided by the Locate Call Center (278-3121). The map shall be used for planning and design.

After the Concept Design Report is approved and the facilities and/or roadway alignment and width is established, it may be necessary to gather additional survey information as necessary for those areas where construction will be beyond the previously gathered data. This additional survey may include dig out locations.

- 2. Geotechnical Investigation (LS).** A geotechnical investigation based on both existing surface observations and proposed borings will be conducted through a separate term contract with MOA. Boring locations will be determined based on the surface observations, in particular the areas that have visible organics (wood) protruding the roadway surface. Five (5) - fifteen (15) foot boreholes are proposed.

**3. Concept Design Report (T&M).** The concept design report will include the following:

- a. Cover, Title Page, Executive Summary, Introduction.
- b. Existing Conditions - a summary describing existing site conditions, constraints, and summary of previously completed work.
- c. Design criteria and standards – an evaluation of appropriate design criteria based on the MOA PM&E Design Criteria Manual related to roadway and drainage system improvements.
- d. Permits – an identification of permits necessary for the proposed improvements, and a description of the input provided by permitting agencies and how that input is incorporated into the proposed design.
- e. Geotechnical Investigation/Pavement Recommendations.
- f. Right-of-Way Analysis – a review of existing ROW information and provide a summary of the need for additional ROW.
- g. Utility Conflict Summary – overview of utilities in the project area and provide a summary of any conflicts.
- h. Maintenance considerations – a summary of current maintenance issues and the effect of potential improvements.
- i. Proposed Improvement Costs.
- j. Public involvement – a summary of the public involvement program.

**Schedule.** Survey and design services will begin within 30 days of receiving a Notice to Proceed (NTP). We anticipate it will take 90 days from the issuance of a NTP to completion of a Concept Report. We will make every effort to meet a reasonable schedule and will coordinate with you to collect the necessary components for this project.

**Proposed Fees.** The following table summarizes our proposed time and materials (T&M) fees for the work described in this proposal, detailed on a task-by-task basis:

<i><b>Task Description</b></i>	<i><b>Fee</b></i>
Project Management (T&M)	\$640
Surveying and Mapping Services (T&M)	\$8,360
Geotechnical Investigation (LS) – Under separate contract	\$13,653
Concept design Report (T&M)	\$13,680
<b>Total</b>	<b>\$36,333</b>

A detailed estimate is attached.

June 9, 2023  
Timberline Road Upgrade  
Scope of Work and Fee Proposal – Concept Report (35% Design)  
Page 3 of 3

We are available at your convenience for further discussions. As always, we appreciate the opportunity to be of service.

Sincerely,

THE BOUTET COMPANY, INC.

A handwritten signature in dark ink, appearing to read 'Loren Becia', with a stylized flourish at the end.

Loren Becia, P.E.  
Project Manager

Attachment: TBC Fee Proposal  
Geotechnical Investigation Proposal – Under separate contract

cc: Todd Jacobson, P.E., The Boutet Company  
Rosa Hernandez, The Boutet Company

## **ADA-09547 Proposal to Lease State Airport Land at Girdwood Airport**

The Alaska Department of Transportation & Public Facilities proposes to lease approximately eleven acres (ADA-09547), at Girdwood Airport for 55 years. Applicant: Glacier Valley Lodge, LLC. Annual rent: \$48,830.76. Authorized uses: Mixed Aeronautical and Non-aeronautical - up to 150 short term lodging units, private aircraft storage, fueling, and maintenance. Ancillary facilities for a winter/summer sports center, fly out base, meeting space, and food and beverage service along with ten 600 square foot residences for employees in the upper two floors of the Ancillary facility.

Written comments must be received by 4:30 p.m., July 13, 2023, after which the Department will determine whether or not to execute the lease. The Department's decision will be sent only to persons who submit written comment or objection to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Britton Goldberg, (907) 269-0731, or Vickie Swain, (907) 269-0745, Aviation Leasing, Central Region, PO Box 196900, Anchorage, Alaska 99519-6900. Anyone needing hearing impaired accommodation may call TDD (907) 269-0473.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all comments.

# Municipality of Anchorage



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

**David Bronson, Mayor**

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS*

*Briana Sullivan & Jennifer Wingard, Co-Chairs*

*Mike Edgington, Amanda Sassi, Guy Wade*

June 2, 2023

Attn: Ryan Anderson, AK DOT&PF Commissioner: [dot.commissioner@alaska.gov](mailto:dot.commissioner@alaska.gov)  
John R Binder III, AK DOT&PF Deputy Commissioner: [john.binder@alaska.gov](mailto:john.binder@alaska.gov)  
Wolfgang Junge, Central Region Director: [wolfgang.junge@alaska.gov](mailto:wolfgang.junge@alaska.gov)  
John Linnell, Central Region Deputy Director: [john.linnell@alaska.gov](mailto:john.linnell@alaska.gov)  
Vickie Swain: [vickie.swain@alaska.gov](mailto:vickie.swain@alaska.gov)  
Britton Goldberg: [britton.goldberg@alaska.gov](mailto:britton.goldberg@alaska.gov)

Re: ADA-09547 Proposal to Lease State Airport Land at Girdwood Airport

Dear DOT Aviation Leasing

The Girdwood Board of Supervisors (GBOS) is the elected local government body which formally represents the community of Girdwood and oversees the operation of the Girdwood Valley Service Area (GVSA).

GBOS has listened to multiple community members' questions and concerns about the proposed lease of 11 acres of land at Girdwood Airport for a lodge and associated development. We also heard from the applicants, who have committed to engaging with GBOS and the community throughout the development process. We welcome the ongoing communication with the development team. Girdwood is also actively updating its Comprehensive Plan so it is an opportune moment for consideration of large projects such as this.

On May 5th, 2023, the Alaska Department of Transportation and Public Facilities (DOT&PF) published a public notice inviting Public Comment on the above proposed lease at Girdwood Airport.

The following information was provided in the Public Notice about the proposed lease, along with a general location map of the proposed facilities. In a follow-up conversation with DOT&PF Aviation Leasing, it was explained that DOT&PF would not release any further information until after the public comment period was closed.

The Alaska Department of Transportation & Public Facilities proposes to lease approximately eleven acres (ADA-09547), at Girdwood Airport for 55 years. Applicant: Glacier Valley Lodge, LLC. Annual rent: \$48,830.76. Authorized uses: Mixed Aeronautical and Non-aeronautical - up to 150 short term lodging units, private aircraft storage, fueling, and maintenance. Ancillary facilities for a winter/summer sports center, fly out base, meeting space, and food and beverage service along with ten 600 square foot residences for employees in the upper two floors of the Ancillary facility.

We note that the information provided in the Public Notice is very limited, and therefore inadequate to provide comprehensive public input. Regardless, we offer the following comments.

### **1) The proposal is not a permitted use under adopted Girdwood Airport Zoning**

Anchorage Municipal Code Title 21, Chapter 9 contains the Land Use code for Girdwood. The Airport is zoned “GA”, and the set of allowable uses are listed in Table 21.09-2 under AMC 21.09.050. Aviation uses such as aircraft repair, storage and maintenance are permitted, some with additional procedural steps. However, the proposal includes substantial non-aviation uses including a large hotel/lodge, meeting space, residences, and sports center. These are all non-permitted uses in Girdwood Land Use code.

We acknowledge that DOT&PF have previously asserted an interpretation of statute and regulations that any development on state airport land is outside the land use jurisdiction of a Municipality. The correctness of this assertion is outside the scope of our comments.

Notwithstanding DOT&PF’s previous position, the land in question has been provided specific zoning under Anchorage Municipal Code to allow aviation use while protecting broader community interests. Quoting AMC 21.09.040 F

#### **2. GA (Girdwood Airport) district.**

*a. Location.* The GA district consists of State of Alaska-owned property where the Girdwood airport is currently located. The airport property is located north of Alyeska Highway and straddles Glacier Creek. The airport facility itself is on the east side of Glacier Creek, but much of the airport property is either wetlands or river floodway

*b. Intent.* The intent of this district is for continuation of uses that are primarily aviation related, but also for wetlands and river floodway to be minimally disturbed by development within this district.

### **2) The proposal is not primarily aviation related**

Girdwood Airport is suitable for small, single-engine aircraft and due to configuration and surrounding terrain, is unlikely to see larger traffic. Transient aircraft mostly originate from nearby airports in SouthCentral Alaska, so the demand for lodging and related services is very low from fly-in visitors. The demand for the proposed lodge will primarily, and arguably almost exclusively, come from visitors arriving by road. A substantial majority of the economic activity and site usage appears to be for road-access visitor accommodations, so the proposal would neither meet the letter of current zoning, nor the broad intent of being primarily for aviation use.

### **3) Inadequate road access to the site - requirement for Traffic Impact Analysis and recommended mitigation measures**

The only road access to Girdwood Airport is via underdeveloped local neighborhood roads. Almost all traffic accesses the airport via sections of Davos Road and part of Mount Hood Drive, both of which are under Municipal management through GVSA, until becoming State-managed road at the airport parcel boundary.

Considering the current commercial uses of flightseeing and seasonal heli-skiing, Mount Hood Drive experiences substantially more traffic than was anticipated when it was originally built. The proposal, at full scale, would generate a large amount of additional traffic - likely over 1,000 vehicle trips per day. Such large commercial development must be preceded by a full Traffic Impact Analysis and recommendations for traffic reduction and/or mitigation measures. Mitigation may include construction of an alternative road access to avoid residential areas and/or upgrades to existing roads. Costs for off-site traffic mitigation should be borne by a combination of the State as airport owner, and/or the developer, and not by Girdwood service area tax payers. If upgrades are made to Municipally managed roads, there also needs to be consideration of future maintenance costs which would be borne by GVSA.

### **4) Impact on recreational resources**

Girdwood's economy is intimately tied to its role as an outdoor recreation gateway community. Developments at current grade above the airport would significantly impact the viewshed and recreational experience on Moose Meadows, a Class A wetland and dedicated Municipal park. Once adequate snowpack is established, Moose Meadows sees continual use through the winter as a multi-use trail, while its primary use in summer is a wildlife corridor. Even if the facilities were constructed at airport grade, their rooflines and possibly upper stories would negatively affect the viewshed. Light and noise pollution from the development would alter both human and wildlife experience of Moose Meadows Park. The entire area is a special place and the wetlands are particularly susceptible to disturbance from nearby construction.

This proposal could also provide improvement to needed trail connectivity in the vicinity of the airport. There have been long-running conflicts over access on, and adjacent to, airport land, so both the community and airport management have a mutual interest in reducing conflict and maintaining safety within aircraft movement areas.

### **5) Impact on existing aviation use**

The 2005 Girdwood Airport Master Plan and subsequent Airport Layout Plans show development of additional aviation facilities continuing to the northeast of the existing facilities - a pattern which was followed by the recent hangar development. We have heard from multiple airport users that a lack of aircraft parking, especially tie-downs for visiting aircraft is the most pressing problem. However, this proposal devotes a significant amount of land to non-aviation uses in place of needed space for tie-downs and additional lease lots for hangars.

### **6) Impact on community housing**

GBOS appreciates the addition of employee accommodation in any commercial development and welcomes the proposed 10 units of employee housing in the project. However, a 150-room hotel providing lodge-like accommodation with food and beverage services would be expected to have a large staff of 100 or higher. Even considering the inclusion of 10 housing units, a development of this size

would place additional burdens on an already unsustainably constricted local housing stock. We recommend construction of employee housing from the earliest stages of the project with housing complete before the facility becomes operational.

#### **7) Drainage and lessons from the recent hangar development at Girdwood Airport**

The construction of the new hangar at 730 Mt Hood Drive illustrated several problems which we also anticipate for this project. Excavating the hillside down to airport grade and the removal of material required a continual stream of trucks every day for two summer construction seasons. This accelerated damage to local access roads as well as caused sustained nuisance and safety risks to local residents. Increased daytime noise and traffic impacts were felt throughout the Girdwood valley. This proposal could require double or more volume of material removed during the previous hangar construction. Furthermore, the removed material proved unsuitable for use as fill for other local projects, so there was no counterbalancing benefit to the community.

The hangar development has also caused ongoing problems with area drainage. There is evidence of erosion on the steep slopes around the hangar, and the drainage pattern directs water and eroded material toward and through the residential area to the south. This proposal should be required to direct runoff to the north and northwest draining directly to Glacier Creek rather than the residential neighborhood to the south. Appropriate measures should be taken to avoid erosion both within the project boundary and to surrounding land.

#### **Deadline for Competing Applications and Reopening of Public Comment**

GBOS supports maintaining the deadline for Competing Applications as 4:30pm on June 12th 2023. GBOS requests that public comment be reopened after June 12th to allow qualified potential lessees to provide additional details to Girdwood community about their proposal(s).

#### **Conclusion**

Many more questions and concerns were raised that relate to the applicant's potential design, building, and operation phases. These would usually be addressed during the further planning and permitting process when more detailed information has been developed by the applicants. GBOS appreciates the outreach from the development team and we look forward to their continued public engagement.

While the concept of an additional large hotel/lodge in Girdwood likely does meet the needs of projected visitor growth, there are substantial challenges with the proposed location at Girdwood Airport as described in our points above.

Since so little information has been made public at this point, GBOS is not able to support or object to the proposal in its current outline form.



Briana Sullivan  
GBOS Co-Chair



Mike Edgington  
GBOS Housing and Economic Stability Supervisor

PSAC is discussing cyber-bullying and will make a recommendation regarding community discussion regarding this topic shortly. PSAC has applied for a grant through the Alaska Community Foundation to cover the costs for this program, decision anticipated in July 2023.

Item is left on the Agenda at PSAC and GBOS pending grant funding.

Background information is here:

<https://www.kbbi.org/local-news/2023-03-23/homer-police-tour-the-state-urging-parents-to-talk-with-kids-about-online-safety>

and

<https://alaskapublic.org/2023/03/23/alaska-news-nightly-thursday-march-23-2023/>

19min in

## HUDDLE FEE: GTP - Additional Services

	Hours		Expenses	Notes
	Holly			
	Principal	Support	Expenses	
	\$160.00	\$125.00		
<b>Additional Tasks</b>				Phase Subtotals
<b>Document Updates</b>				<b>\$1,710.00</b>
Document Updates	6	6		Any updates needed during PZC and/or Assembly process.
<b>Planning and Zoning Commission Support</b>				<b>\$2,600.00</b>
Application	4	8		Assumes Girdwood staff and Huddle collaborate on the application.
Coordination Meetings	2			
Planning and Zoning Commission Meeting & Prep	4			Attend the meeting
<b>Assembly Support</b>				<b>\$640.00</b>
Assembly meeting & prep	4			Attend the meeting
Total Hours	20	14	\$0.00	
<b>Total Fee</b>				<b>\$4,950.00</b>



# Municipality of Anchorage



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

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

## Resolution 2023-11 Of the Girdwood Board of Supervisors

### Support for an Intra-Governmental Use Permit (IGP) between Girdwood Parks and Recreation and Alaska Water and Wastewater Utility (AWWU) for a substation at Vail Drive

Whereas, AWWU provides water and wastewater service to the Girdwood Valley; and

Whereas, over time, the initial infrastructure of Girdwood's water system requires updates and improvements in order to serve the community appropriately; and

Whereas, current water service to the homes uphill of Alpine Meadows Drive, including those on St. Moritz and Echo Ridge Drive, lacks water flow and has limited capacity to provide water during power outages; and

Whereas, AWWU will realize efficiency in combining three existing smaller substations into one substation to allow for old equipment to be decommissioned and improvements to water lines; and

Whereas, the new substation will have increased capacity, decreased maintenance costs and will meet the needs of the community in the years to come; and

Whereas, the location of the new substation will be on Girdwood Parks and Recreation land, with required piping underground to disturb the natural setting as little as possible, with an exterior that will be similar to nearby homes with a pitched roof and stained cedar siding; and

Whereas, additional benefits to the community are improved pressure regulation, increased water pressure, water service during power outages, and the potential to support a hydrant service area to bring hydrants up St. Moritz and Echo Ridge Roads; and

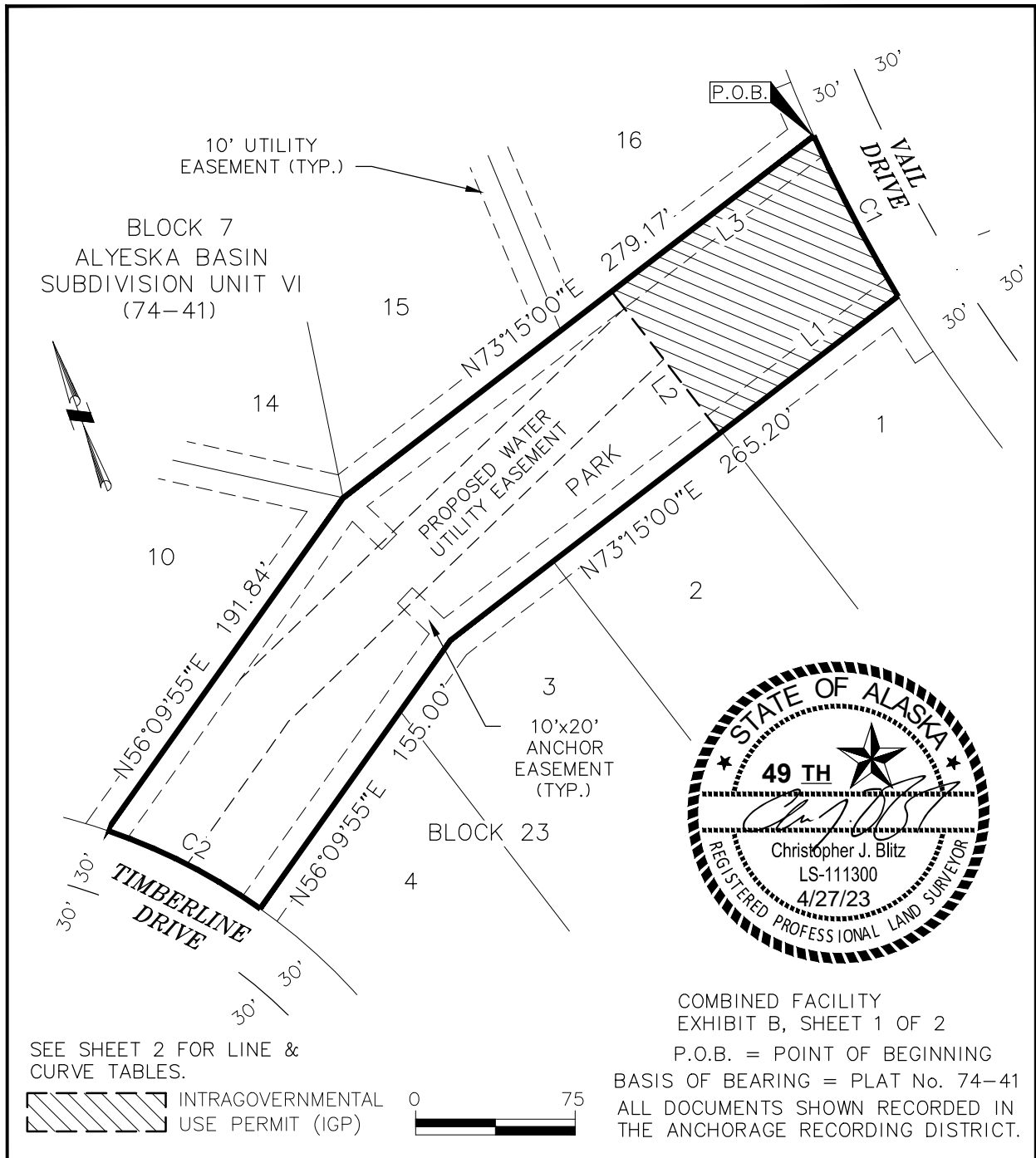
Whereas, the Girdwood Land Use Committee has reviewed the project as presented at their June 12, 2023 regular meeting and has recommended this resolution by a vote of 11 in favor, 1 opposed and 8 abstaining.

THEREFORE, the GBOS supports an intra-governmental use permit between Girdwood Parks and Recreation and AWWU for a substation at Vail Drive.

Passed by a vote of xx in favor, xx opposed on this 19<sup>th</sup> day of June, 2023.

Guy Wade  
Parks and Recreation Chair

Attest



CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM  
IMPROVEMENTS PROJECT**  
Project ID: WW00171

OWNER'S INITIALS: \_\_\_\_\_

EXISTING PARCEL AREA: ± 36,469 S.F.  
EASEMENT ACQUISITION TYPE: IGP  
EASEMENT ACQUISITION AREA: ± 9,383 S.F.

PAGE \_\_\_\_ OF \_\_\_\_ DATED \_\_\_\_\_

SCALE: 1" = 75'  
GRID: N/A

DATE: 4/27/2023  
FIGURE No. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'

LINE DATA		
LINE	LENGTH	BEARING
L1	105.48'	S73°15'00"W
L2	83.86'	N16°45'00"W
L3	120.00'	N73°15'00"E



COMBINED FACILITY  
EXHIBIT B, SHEET 2 OF 2  
BASIS OF BEARING = PLAT No. 74-41  
ALL DOCUMENTS SHOWN RECORDED IN  
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

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SCALE: 1" = 75'  
GRID: N/A  
DATE: 4/27/2023  
FIGURE No. 1

**RETURN TO: Director**  
Municipality of Anchorage  
Parks and Recreation Department  
632 W 6<sup>th</sup> Avenue, Suite 630  
Anchorage, AK 99501

Anchorage Recording District

ALYESKA BASIN #6 BLK 23 PARK RESERVE  
Tax ID # 075-181-44

### **INTRAGOVERNMENTAL USE PERMIT**

The Municipality of Anchorage, acting by and through the Parks and Recreation Department, whose mailing address is 632 W 6<sup>th</sup> Avenue, Suite 630, Anchorage, AK 99501. The Parks and Recreation Department, hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Boulevard, Anchorage, AK 99503, hereinafter called the PERMITTEE, and to its successors, assigns, licensees, and permittees, an intragovernmental use permit for the construction, operation, maintenance, and repair of a combined water booster and pressure reducing valve (PRV) substation with water main together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person or entity, through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A and more particularly described as follows:

#### **PORTIONS WITHIN THE PARK RESERVE OF BLOCK 23, ALYESKA BASIN SUBDIVISION, UNIT VI (PLAT 74-41); See attached Exhibits **A and B.****

and that only such rights in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, and repair of said utilities and appurtenances, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights hereby permitted; provided that PERMITTEE shall have the right to enter upon said property for the purposes herein described; provided that such work shall be accomplished in such a manner that the PERMITTER'S improvements existing in said permit area shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, PERMITTEE shall replace or restore such improvements in as good a condition as they were immediately before the property was entered upon by PERMITTEE; and, provided that PERMITTER shall not construct any permanent structures within the permit area without written permission of PERMITTEE, its successors, or assigns.

PERMITTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law which are now in effect or may later be adopted by any governmental authority, as well as any administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality, applicable to the PERMITTEE, to the Permit Area, and PERMITTEE'S use thereof. PERMITTEE agrees to indemnify and hold the PERMITTER harmless from and against any and all claims arising, directly or indirectly, from PERMITTEE'S use and related conduct in or about the Permit Area.

It is agreed that this Intragovernmental Use Permit shall be converted to a Water Easement in perpetuity, conveying the aforementioned rights to the Municipality of Anchorage, if said property is conveyed to an owner other than the Municipality of Anchorage.

Accompanying this permit is **Exhibit C** describing the building and landscaping to mitigate the visual impact associated with this permit.

PERMITTER: **MUNICIPALITY OF ANCHORAGE**

\_\_\_\_\_  
By: Kent Kohlase  
Its: **Acting** Municipal Manager

\_\_\_\_\_  
Date:

STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Kent Kohlase, **Acting** Municipal Manager of the Municipality of Anchorage.

\_\_\_\_\_  
Notary Public for the State of Alaska  
My Commission Expires: \_\_\_\_\_

CONCURRENCE: **PARKS AND RECREATION DEPARTMENT**

\_\_\_\_\_  
By: Michael Braniff  
Its: Director

\_\_\_\_\_  
Date:

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that Anchorage Water and Wastewater Utility, Permittee herein, hereby accepts for public purposes the real property, or interests therein, described in this instrument and consents to the recordation thereof.

PERMITTEE: **ANCHORAGE WATER AND WASTEWATER UTILITY**

\_\_\_\_\_  
By: Mark A. Corsentino, P.E.  
Its: General Manager

\_\_\_\_\_  
Date:

STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20XX, by Mark A. Corsentino, General Manager of the Anchorage Water and Wastewater Utility.

\_\_\_\_\_  
Notary Public for the State of Alaska  
My Commission Expires: \_\_\_\_\_

EXHIBIT C  
Girdwood Combined Building Exterior  
(AWWU Project WW00171)

Intragovernmental Use Permit

The building will be one story approximately 32 feet by 40 feet.

The roof will slope up to a single residential style ridge with dark green color metal ribbed roofing.

Walls will be clad in horizontal beveled cedar siding with medium wood color stain.

Doors will be brown factory color fiberglass. Any fencing will have dark green color slats.

IF YOU HAVE ANY QUESTIONS PLEASE CALL.

page 1 of 1

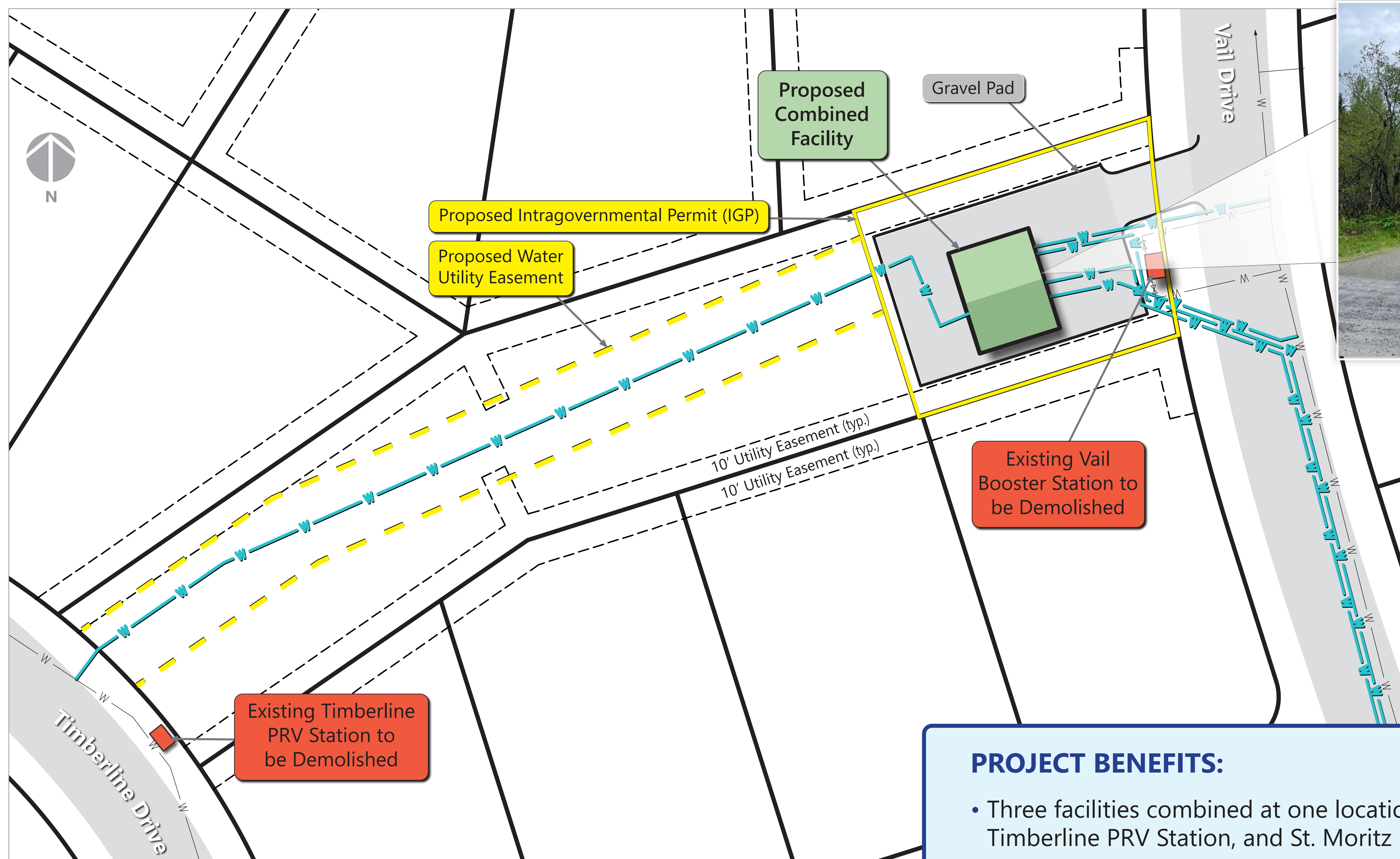
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**M c C O O L    C A R L S O N    G R E E N**

901 West 29th Avenue Anchorage, Alaska 99503/ 907-563-8474 (FAX 563-4572)



# GIRDWOOD WATER DISTRIBUTION SYSTEM IMPROVEMENTS



## GIRDWOOD COMBINED FACILITY BUILDING EXTERIOR

- The building will be one story approximately 32 feet by 40 feet.
- The roof will slope up to a single residential style ridge with dark green color metal ribbed roofing.
- Walls will be clad in horizontal beveled cedar siding with medium wood color stain.
- Doors will be brown factory color fiberglass.

## PROJECT BENEFITS:

- Three facilities combined at one location: Existing Vail Booster Station, Timberline PRV Station, and St. Moritz Booster Station to be demolished
- Reduced capital and maintenance costs by constructing one combined facility compared to constructing three separate facilities
- Facility to meet current AWWU standards
- Improved operation and maintenance efficiency
- Improved safety for AWWU maintenance personnel: Not required to enter a confined space
- More consistent water pressure
- More reliable water service: Standby generator to provide power during power outages
- Increased water pressure along St. Johann Loop
- Allows for future fire protection along St. Moritz Drive and Echo Ridge
- AWWU Facilities make good neighbors

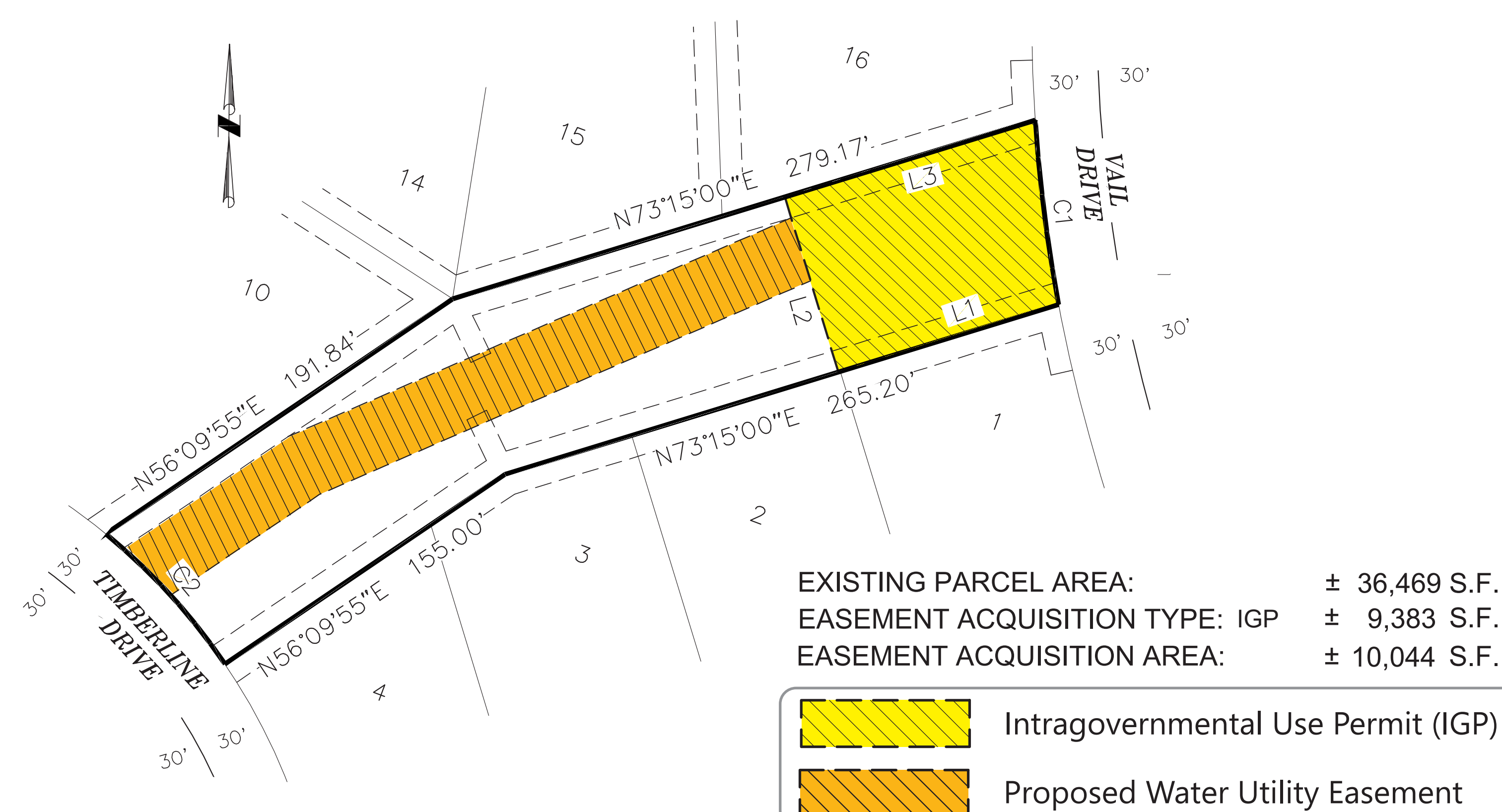


EXHIBIT A  
Legal Description  
(AWWU Project WW00171)

Intragovernmental Use Permit  
Combined Facility

An Intragovernmental Use Permit for a Combined Facility located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Beginning from the TRUE POINT OF BEGINNING at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive, concave to the east, having a radius of 720.43 feet, thence southeasterly on said curve to the left for an arc distance of 85.16 feet through a central angle of  $6^{\circ}46'21''$ , having a chord bearing  $S6^{\circ}55'30''E$  and a chord distance of 85.11 feet, thence  $S73^{\circ}15'00''W$  on the southerly lot line of said Park Parcel a distance of 105.48 feet, thence departing said lot line  $N16^{\circ}45'00''W$  a distance of 83.86 feet to a point on the northerly lot line of said Park Parcel, thence  $N73^{\circ}15'00''E$  on said lot line a distance of 120.00 feet to the northeasterly corner of said Park Parcel and to the true POINT OF BEGINNING, containing 9,383 square feet more or less as shown on Exhibit B.

This Intergovernmental Use Permit is subject to two existing 10-foot-wide Utility Easements as shown on Plat 74-41.

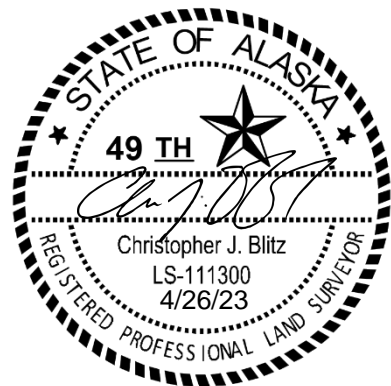


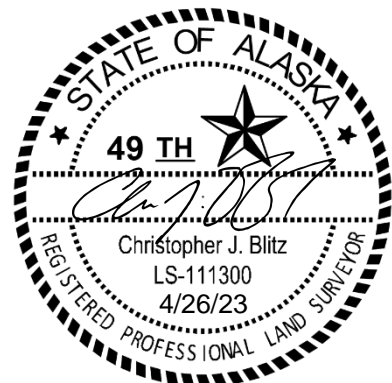
EXHIBIT A  
Legal Description  
(AWWU Project WW00171)

Intragovernmental Use Permit  
Water Utility Easement

An Intragovernmental Use Permit for a Water Utility Easement located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Commencing from the POINT OF COMMENCEMENT at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive; thence  $S73^{\circ}15'00''W$  on a northerly lot line of said Park Parcel a distance of 120.00 feet; thence departing said lot line  $S16^{\circ}45'00''E$  on the west line of a proposed Intragovernmental Use Permit for a Combined Facility, a distance of 10.00 feet to a point on the southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 and the TRUE POINT OF BEGINNING; thence continuing  $S16^{\circ}45'00''E$  on the west line of said Intragovernmental Use Permit a distance of 30.19 feet; thence  $S66^{\circ}47'11''W$  a distance of 245.15 feet; thence  $S56^{\circ}09'55''E$  a distance of 82.43 feet to a point on a non-tangent curve defining the westerly boundary of said Park Parcel and the easterly Right-of-Way line of Timberline Drive, being concave to the southwest and having a radius of 280.00 feet; thence northwesterly on said curve to the left for an arc distance of 30.61 feet through a central angle of  $6^{\circ}15'51''$ , having a chord bearing  $N45^{\circ}10'49''W$  and a chord distance of 30.60 feet; thence departing said curve  $N56^{\circ}09'55''E$  on a southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 a distance 91.24 feet; thence departing said easement line  $N66^{\circ}47'11''E$  a distance of 251.33 feet to a point on the southerly line of said 10-foot-wide Utility Easement and to the TRUE POINT OF BEGINNING, containing 10,044 square feet more or less as shown on Exhibit B.

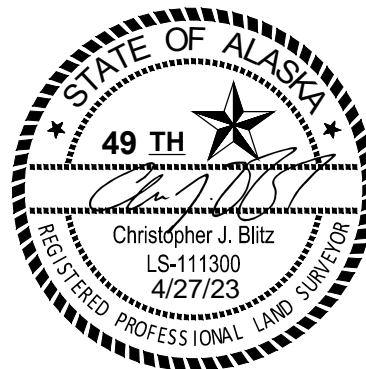
This Intragovernmental Use Permit is subject to two existing 10-foot by 20-foot anchor easements per Plat 74-41.





# GIRDWOOD WATER DISTRIBUTION SYSTEM IMPROVEMENTS





ALL DOCUMENTS SHOWN RECORDED IN  
THE ANCHORAGE RECORDING DISTRICT.

DATE: 4/27/2023  
FIGURE No. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'
C3	30.61'	280.00'	6°15'51"	N45°10'49"W	30.60'

LINE DATA		
LINE	LENGTH	BEARING
L1	120.00'	S73°15'00"W
L2	10.00'	S16°45'00"E
L3	30.19'	S16°45'00"E
L4	245.15'	S66°47'11"W
L5	82.43'	S56°09'55"W
L6	91.24'	N56°09'55"E
L7	251.33'	N66°47'11"E



WATER UTILITY EASEMENT  
EXHIBIT B, SHEET 2 OF 2  
BASIS OF BEARING = PLAT No. 74-41  
ALL DOCUMENTS SHOWN RECORDED IN  
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM  
IMPROVEMENTS PROJECT**  
Project ID. WW00171

OWNER'S INITIALS: \_\_\_\_\_

PAGE \_\_\_ OF \_\_\_ DATED \_\_\_\_\_

EXISTING PARCEL AREA: ± 36,469 S.F.  
EASEMENT ACQUISITION TYPE: IGP  
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SCALE: N/A DATE: 4/27/2023  
GRID: N/A FIGURE No. 1

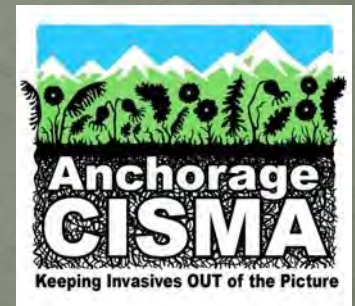
# Alien invaders plotting takeover of Alaska's natural resources

Tim Stallard  
Alien Species Control, LLC

Project partners:  
Girdwood Parks and Recreation, Anchorage  
Cooperative Invasive Species Management Area, and  
Chugach National Forest



Alien Species Control,  
LLC



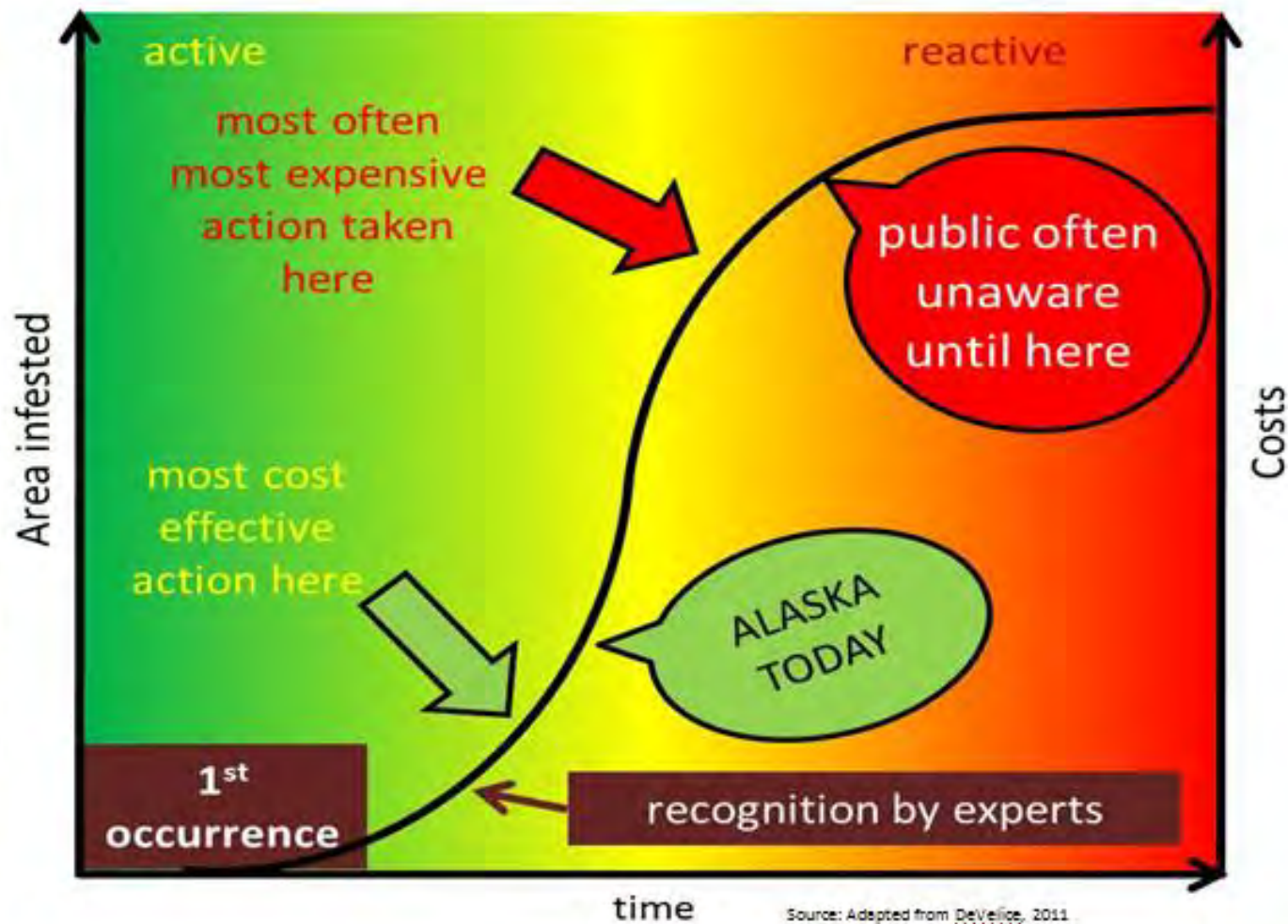
# What's in a name?

- Invasive = Harm
  - Invade natural areas
  - Crowd out native species and form monocultures
  - Disrupt ecosystem processes (#2 cause of lost biodiversity after direct habitat loss)
  - "Biological Wildfire"
    - Highly adaptable / competitive - spread far and wide and hard to control
  - Economic harm to agriculture, infrastructure, property values
  - Harm to humans or animals (e.g., giant hogweed)



- a weed = unloved plant
- Noxious = restricted invasive plant

# As species establish, costs go up!



Invasive Species Curve – highlighting the 'Biological Wildfire'

# Alaska Invasive Species information

- UAF Cooperative Extension Service
  - [Alaska Weeds ID app](#)
  - Outreach and control info
- UAA – Alaska Center for Conservation Science
  - AKEPIC Geospatial database
  - Species biographies
- Alaska DNR – Div of Ag
  - Control of Elodea, Canada thistle and other top priority species
  - Weed free forage and gravel / top soil program
  - [www.alaska.plants.gov](http://www.alaska.plants.gov)
- Alaska Dept of Fish and Game
  - Invasive animals, birds, fish, and anything marine
  - 877-INVASIV
  - Online reporting

# Alaska Invasive Plant ranking system

- Scale 0-100, species rated by ecologists
- **80+ Extremely Invasive**
- **70-79 Highly Invasive**
- 60-69 Moderately Invasive
- 50-59 Modestly invasive
- 40-49 Weakly invasive
- 39 or lower very weakly invasive

*Prunus padus* / European bird cherry (mayday)

## Outcome score:

### A. Climatic Comparison

This species is present or may potentially establish in the following eco-geographic regions:		Yes	No
1	South Coastal	Yes	
2	Interior-Boreal	Yes	
3	Arctic-Alpine		No
This species is unlikely to establish in any region in Alaska			

B.	Invasiveness Ranking	Total (Total Answered*) Possible	Total
1	Ecological impact	40 (40)	31
2	Biological characteristic and dispersal ability	25 (25)	21
3	Ecological amplitude and distribution	25 (25)	17
4	Feasibility of control	10 (10)	5
	Outcome score	100 (100) <sup>b</sup>	74 *
	Relative maximum score†		0.74

# Girdwood's - Top Invasive Species concerns

- Bohemian knotweed - 87
- Reed canarygrass - 83
- White sweetclover - 81
- Orange hawkweed - 79
- Canada thistle - 76
- European bird cherry - 74
- Bird vetch - 73



Management Goals – Eradicate, Contain, or Suppress



# Reed canarygrass – *Phalaris arudinacea*



- Ranked 83 of 100 (AK Invasive plant ranking)
- Spreads by creeping rhizomes
- Forms dense single species stands in wetlands that displace and exclude other plants important for wildlife forage and habitat
- Can grow into moving water, collect silt, and thereby alter stream flow – negatively affecting salmon spawning habitat

Control with herbicide. Mow to limit seed production. Tarping suppresses but is problematic

# Orange hawkweed (*Hieracium auranticum*)



1,200Ft in Chugach SP

Control with herbicide

- Invasive rank 79 of 100
- Invades undisturbed natural areas
- Forms dense mat of plants – lowering species diversity and reducing forage availability
- Allelopathic
- Spreads by stolons, wind dispersed seeds
- 7 year seed viability
- Mowing promotes spread
- Fragments can regrow

# Bird vetch – *vicia cracca*

- Invasive rank 73 of 100
- Vine like with climbing tendrils, purple flowers
- Can overgrow trees, shrubs, and herbaceous vegetation
- Prolific seed producer, viable up to five years
- Rapidly spreads in sunny openings
- Native lookalikes – beach pea, marsh pea, and Eskimo potato



Handpull or Mow to suppress/  
contain, kill with herbicide

# Canada thistle – *cirsium arvense*

- Invasive Rank – 76
- Alaska noxious listed
- Allelopathic
- Spiny leaves
- Spreads vegetatively by underground rhizomes
- Common contaminant in nursery stock, root balls, wood chips, and soil.



Major management focus in MOA – successful control of this hard to kill weed with Milestone herbicide

# White sweet clover

## *Melilotus alba*

- Invasive rank 81 of 100
- Host to 28 plant viruses
- Invades recently burned areas and glacial river bars – has formed large monocultures along the Stikine, Matanuska, and Nenana rivers
- Spreading up the Haul road north of Coldfoot
- Can produce up to 300,000 seeds/plant



Control by hand pulling or herbicide

# What can we do? The IPM Options:

- Prevention
  - Public education – to discourage planting and cleaning to prevent spread
  - Best approach, but...
- Manual removal
- Mechanical
- Chemical
- Biological





## Manual Removal

- 1) Fairly effective on white sweetclover
- 2) Slows down bird vetch
- 3) Slows down toadflax
- 4) Stimulates orange hawkweed growth!
- 5) Not effective for RCG



# Mechanical Control

- Well-timed mowing can contain / suppress certain weeds
  - Mow/ weed wack bird vetch whenever possible
- Time mowing before seeds have matured to avoid spreading weeds
- Clean mowers and equipment after working in weedy areas
- For some species, mowing/cutting is counter productive – stimulating additional growth
  - Orange hawkweed
  - European bird cherry



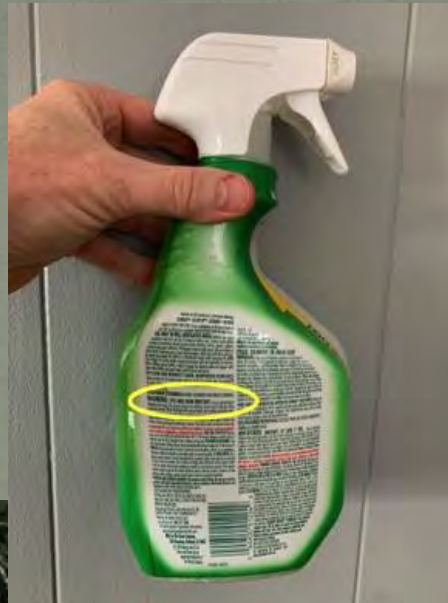
# Systemic Herbicide Control



- Only effective option for hard to kill invasives because it kills the roots
- Cost and labor efficient
- Low risk options
- Targeted application methods reduces risks

# Systemic Herbicides – (EPA, DEC, and MOA regulated)

- Milestone®  
(aminopyralid)



## EPA Risk Categories and Signal words

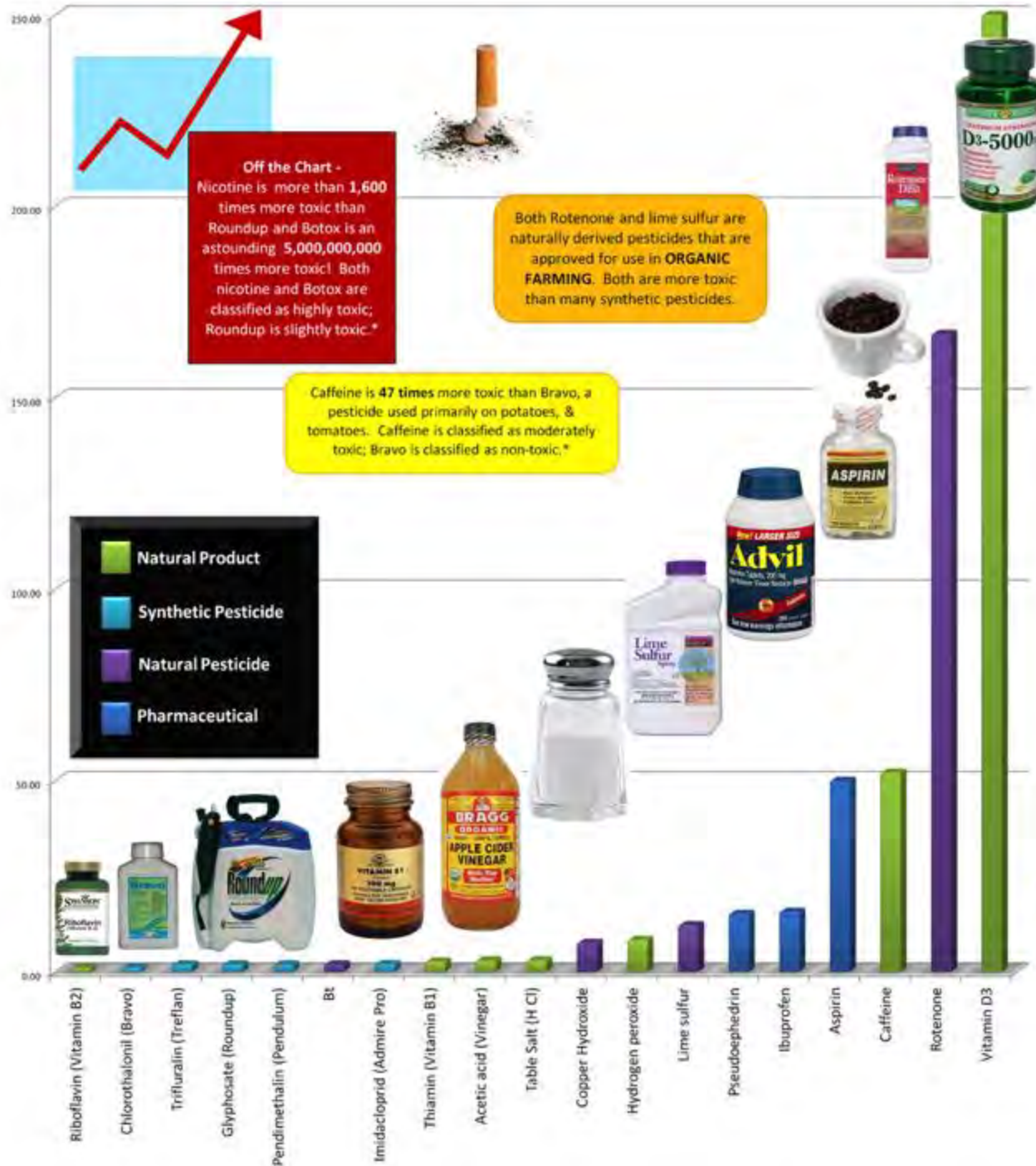
Category 1 - Danger

Category 2 – Warning (many home products)

**Category 3 – CAUTION**

(includes Raid® and Deet insect repellent)

# of times more toxic than Riboflavin (Vitamin B2)



Dose makes the poison

WA friends of Ag

# Herbicide Control vs. Invasive Species

Short-term, limited  
ecological effects, long  
term ecosystem recovery.  
Protect other areas



Heather Thamm photo

Ecosystem disruption,  
very long term effects,  
spread to new areas



# Arlberg Road – Before and After – Protecting Moose Meadow

- Extensive bird vetch was spot treated with Milestone in 2017. Small follow up work in 2021



2017 Photos by Heather Thamm

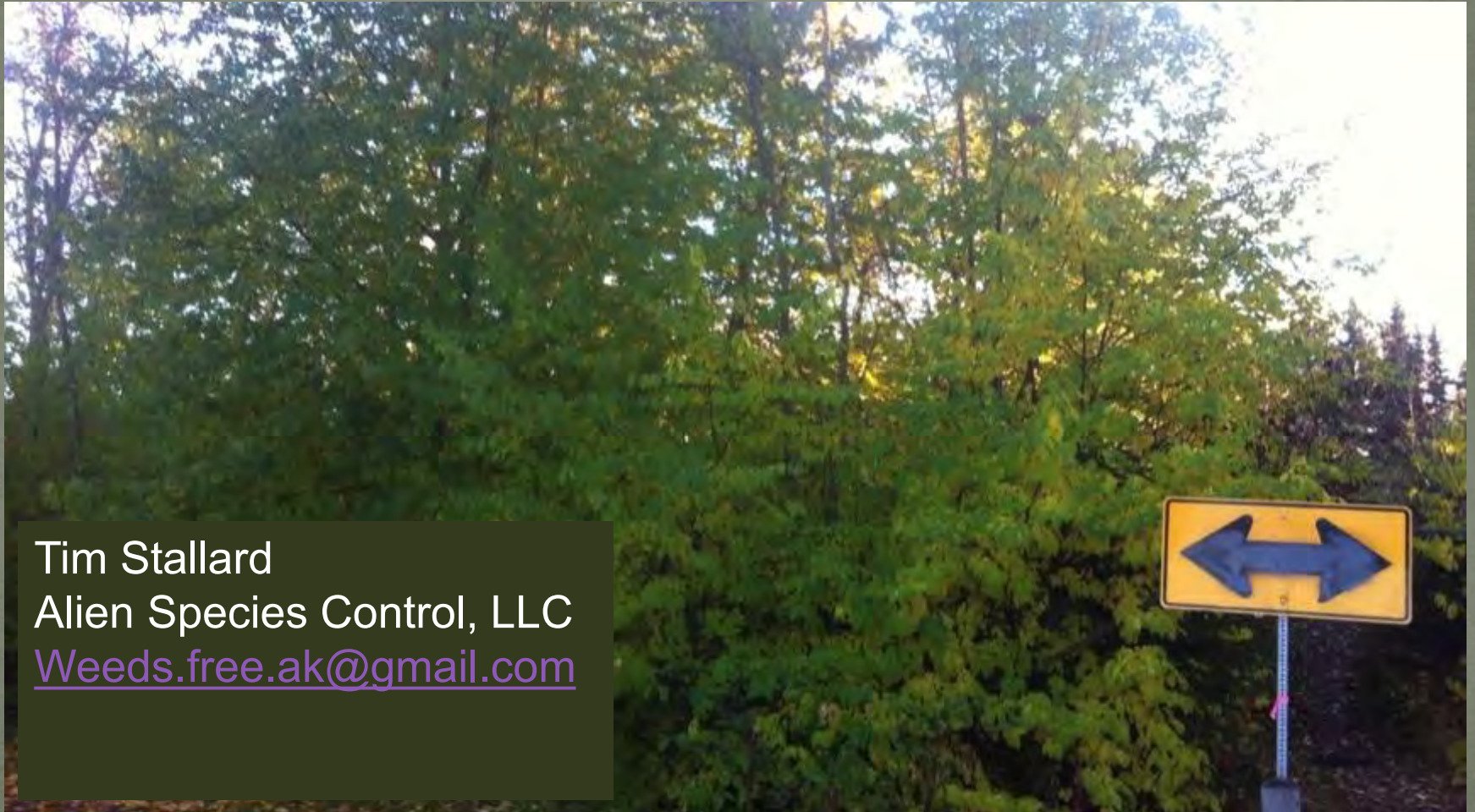


# Proposed 2023 invasive species herbicide control projects

- Hightower Road – bird vetch
  - Weed whacked and handpulled for years
- Olympic Loop – bird vetch
  - Weed whacked and hand pulled for years
- Crystal Mountain
  - patches of orange hawkweed along road
- Alyeska View & Garmisch
  - thistle



# What will Alaska's parks, forests, and meadows look like in 20 years?

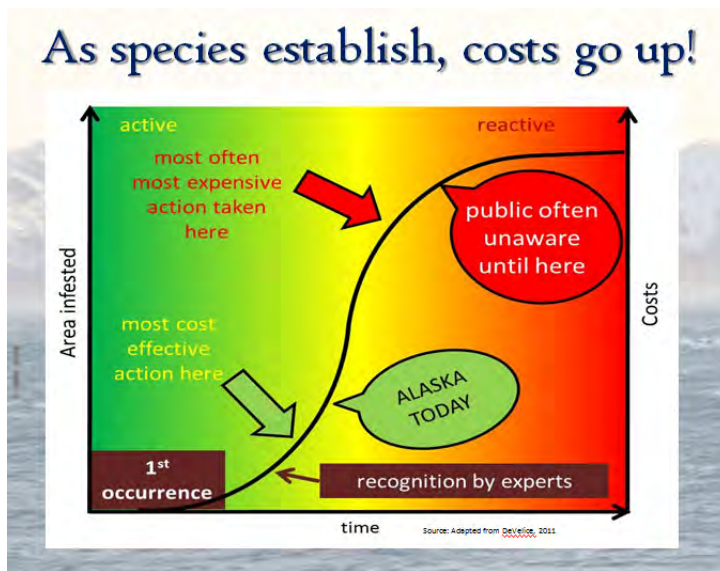


Tim Stallard  
Alien Species Control, LLC  
[Weeds.free.ak@gmail.com](mailto:Weeds.free.ak@gmail.com)

## 2023 Invasive Plant Management in Girdwood

Prepared by Tim Stallard, Alien Species Control, LLC

- Invasive species cause harm to natural resources, health, and/or economic values
  - The worst of these non-native invaders aggressively move into natural areas, displace native species, and can disrupt ecosystems.



Orange hawkweed at ~1,200 in Chugach SP



- “A biological wildfire”:
  - Prevent, Early Detection, Rapid Response (EDRR), Contain, Eradicate
    - Help needed with detection
- Top species of concern in and near Girdwood (and their Alaska invasive rank)
  - Bohemian knotweed – 87, Spotted knapweed – 86, Reed canarygrass – 83,
  - White sweetclover – 81, Orange hawkweed – 79, European bird cherry – 74, Bird vetch – 73
- Integrated Pest Management (IPM) – consider the big picture and full range of options.
  - Prevention – don’t spread invasives to natural areas! Clean boots, boats, pets, equipment, etc.
  - Manual and Mechanical – Ongoing efforts in Girdwood. Can help small populations, won’t eradicate populations, and counterproductive for some species
  - Chemical – low risk tool need for protecting natural areas from harmful species
  - Biological – only suitable for reducing extensive populations of invasives (not the small, isolated populations in AK)
- Request to GBOS: LONO for limited and targeted herbicide (Milestone - non-glyphosate product) to control of invasive plants on MOA lands in Girdwood for 2023.

# Municipality of Anchorage



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

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

Resolution 2023-12  
Of the Girdwood Board of Supervisors  
**RESOLUTION OF SUPPORT**  
**For**  
**PURCHASE OF A NEW PUMPER TRUCK TO REPLACE ENGINE 41**

WHEREAS, Girdwood Fire and Rescue Inc (GFR) is responsible for providing fire protection to the Girdwood Valley Service Area (GVSA); and

WHEREAS, GVSA is responsible for providing the equipment needed to provide those services through locally sourced property tax funds; and

WHEREAS, the current pumper truck, Engine 41, is well past its lifespan according to National Fire Protection Association standards; and

WHEREAS, Anchorage Fire Dept is preparing a purchase for similar equipment within their Fire Service Area, which allows Girdwood to purchase the equipment for a more affordable price; and

WHEREAS, the total price for replacement of Engine 41 is estimated at \$1,151,531 of which GVSA can provide a 30% deposit and finance the remaining amount via government loan at an interest rate to be confirmed at the time of purchase of the loan, to be repaid over the course of 10 years with no penalty for early pay-off.

THEREFORE, the Girdwood Board of Supervisors supports the purchase of a new pumper truck and approves purchase at the cost to the GVSA NTE \$1,152,000 (ONE MILLION, ONE HUNDRED FIFTY TWO THOUSAND DOLLARS) with NTE \$352,000 (THREE HUNDRED FIFTY TWO THOUSAND DOLLARS) as deposit from the GFR 406 Capital Account and financing of NTE \$800,000 (EIGHT HUNDRED THOUSAND DOLLARS).

PASSED AND APPROVED by a vote of x to x this 19th day of June 2023.

Briana Sullivan  
GBOS Fire Dept Chair

Attest

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AR Number: 2023-XXX      Title: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE  
APPROVING ONE MASTER LEASE AGREEMENT SCHEDULE IN AN  
AMOUNT NOT TO EXCEED EIGHT HUNDRED THOUSAND DOLLARS  
(\$800,000) FOR THE PURPOSE OF FINANCING THE ACQUISITION  
OF AN ENGINE/PUMPER TRUCK FOR THE GIRDWOOD FIRE  
DEPARTMENT

Sponsor: Mayor  
Preparing Agency: Finance, Public Finance and Investments Division  
Others Impacted: Girdwood Fire Department

<b>CHANGES IN EXPENDITURES AND REVENUES:</b> (Thousands of Dollars)					
Fiscal Years	FY23	FY24	FY25	FY26	FY27
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service *	0	105	105	105	105
5000 Capital Outlay					
<b>TOTAL DIRECT COSTS:</b>	<b>0</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
<b>FUNCTION COST:</b>					
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS:</b>					

- Debt service assumes the loan is made in full on December 31, 2023, amortized over ten years with quarterly payments. Based upon current interest rates in May 2023, the loan rate is assumed to be 5.50%.

**PUBLIC SECTOR ECONOMIC EFFECTS:**

This financing will provide the Girdwood Fire Department (GFD) with a modern, safer, and more efficient Engine/Pumper truck for the GFD. The total cost of the truck is approximately \$1,200,000. Through their capital contribution, GFD plans to make a down payment in the amount of \$400,000 and finance the remaining balance not to exceed \$800,000 using the Master Lease Program.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

No effects.

## **Engine 41 Replacement: How to pay for it**

### **Expense:**

Base Price: \$1,001,531.00

15% Contingency for additional equipment and change orders: \$150,000.00

Total price: \$1,151,531.00

### **Financing:**

- GFD Capital Account Reserve: \$422,273.70 + \$74,121.00 (still to be appropriated from 2023 operating budget to capital) = \$496,394.70
- Down Payment out of Capital: \$351,531.00, 30% down
- Finance \$800,000.00 at 5.5% Annual Interest Rate over 10 years = \$26,135.45 quarterly payments for a total of \$104,541.80 annually. 40 total payments until April 2033 unless paid off early.
- If financed for 10 years, GVSA will pay \$245,417.84 in interest.
- No prepayment penalty if paid off early.

### **Notes**

- Capital Budget: \$144,863.70 remains in Capital. This leaves a base of funding for future smaller capital needs and regrowth through annual contributions from operating.
- Operating budget: Currently in the operating budget we have \$80k budgeted for loan payments. That budget line will need to be increased by \$24,541.80 to \$104,541.80 starting in FY2024 operating budget to cover the quarterly payments for the next 10 years.
- The 5.50% rate is for informational purposes and could change before the rate gets locked in.
- Accompanying is the “preliminary amortization” schedule for reference.



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM XXX-2023

Meeting Date: June 6, 2023

1 **FROM:** Mayor

2  
3 **SUBJECT:** A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE  
4 APPROVING ONE MASTER LEASE AGREEMENT SCHEDULE IN AN  
5 AMOUNT NOT TO EXCEED EIGHT HUNDRED THOUSAND  
6 DOLLARS (\$800,000) FOR THE PURPOSE OF FINANCING THE  
7 ACQUISITION OF AN ENGINE/PUMPER TRUCK FOR THE  
8 GIRDWOOD FIRE DEPARTMENT  
9

10 **BACKGROUND:** On April 25, 2017, the Municipal Assembly passed AO 2017-62  
11 authorizing the use of one or more Master Lease Purchase Agreements (the  
12 "Agreements") for the purpose of financing various capital assets of the Municipality.  
13 The purpose of the Agreements is for continued use of a cost-effective financing  
14 alternative for the Municipality for the purchase of capital items, resulting in a more  
15 efficient use of Municipal funds. Tax-exempt interest rates under the Agreements are  
16 expected to be less than the cost of funds for a tax-exempt bond issue. All draws under  
17 the Agreements, referred to as "Schedules", are subject to Assembly approval,  
18 regardless of the dollar amount. To date, this program has been extremely successful  
19 in reducing the cost of capital for the Municipality's taxpayers with interest rates as low  
20 as 1.93%.

21  
22 **CURRENT FINANCING:** The Girdwood Fire Department (GFD) needs a replacement  
23 Engine/Pumper truck. Anchorage Fire Department will be purchasing five of the same  
24 vehicle and GFD would join in the purchase by acquiring a sixth vehicle for Girdwood.  
25 The Engine/Pumper truck will cost approximately \$1,200,000. GFD through their  
26 capital contribution will be able to make a down payment of \$400,000 and finance the  
27 remaining balance not to exceed \$800,000. They have determined there is sufficient  
28 tax base to support this vehicle purchase. The Public Finance Division staff has  
29 reviewed the leasing alternative with the GFD staff and the GFD staff have concluded  
30 that the Agreement, compared to available alternatives is the most cost effective and  
31 efficient source of funds. The authority and delegation granted by the ordinance shall  
32 be null and void on December 31, 2025 if the Schedule for the acquisition of the  
33 Engine/Pumper truck has not been executed on or before December 31, 2025.  
34 Additionally, the Schedule will be entered into on a reimbursement basis.  
35

36 **DEBT SERVICE:** The term of the Schedule will be less than or equal to the useful life  
37 of the assets financed. The GFD will pay the debt service on the Schedule from its  
38 operating budget. The useful life of the Engine/Pumper truck is twenty-five years.  
39 Additionally, all expenses related to the Schedule will be paid by the GFD.

**PRIOR FINANCINGS:** There have been thirty-six Schedules for various projects for different departments under the Agreements aggregating \$98 million. The outstanding balance as of December 31, 2022 is approximately \$23 million.

**PROCESS:** The Anchorage Fire Department will be purchasing five of the same vehicles and GFD will join in with purchasing of a sixth vehicle for the GFD use.

**TERMS OF THE MASTER LEASE AGREEMENT:** The terms of the Schedules are expected to include:

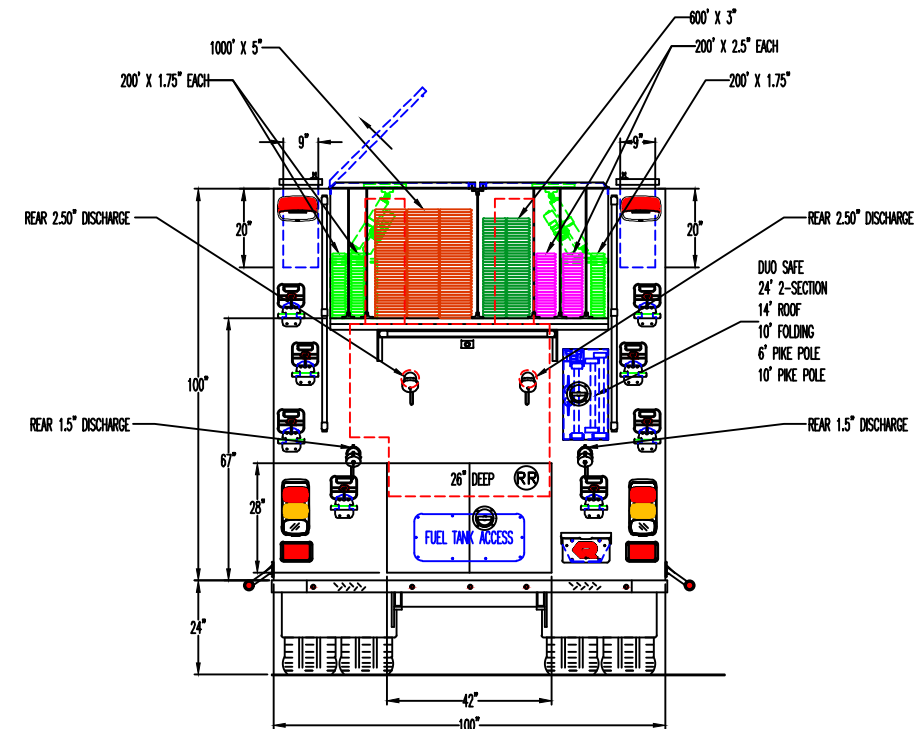
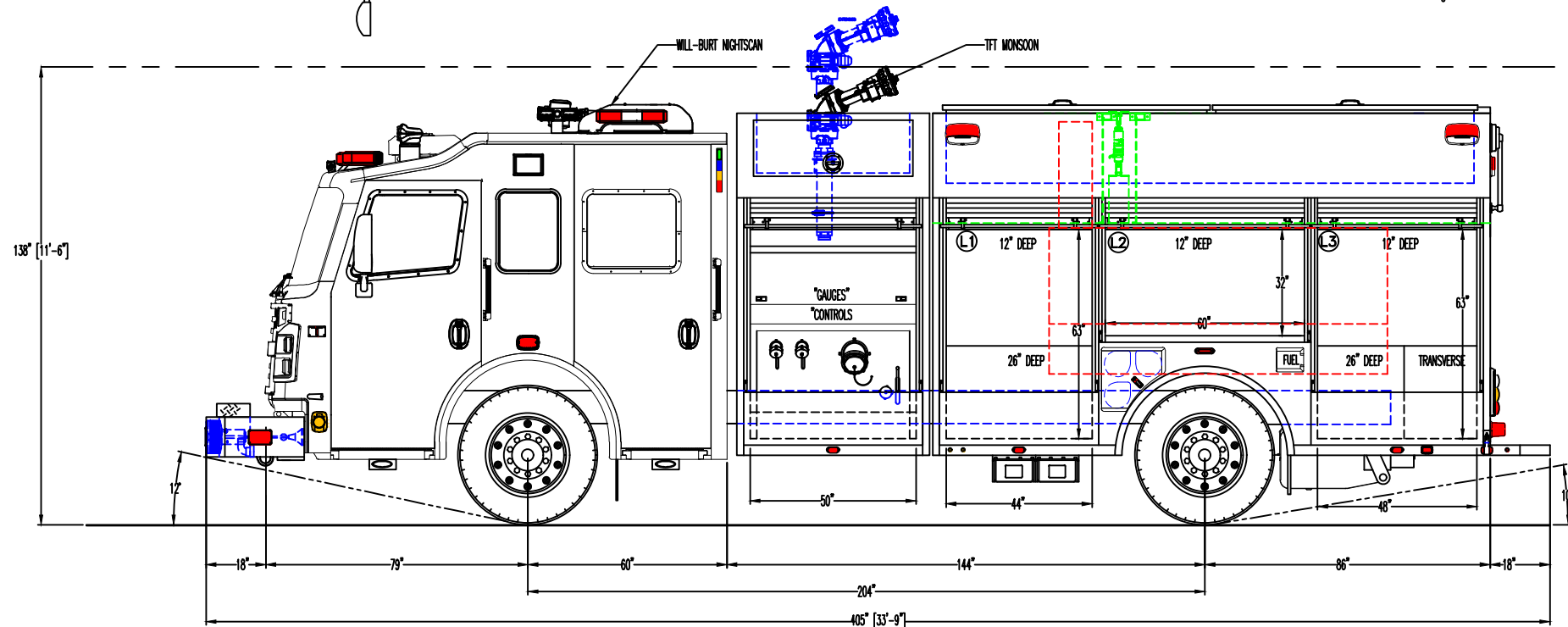
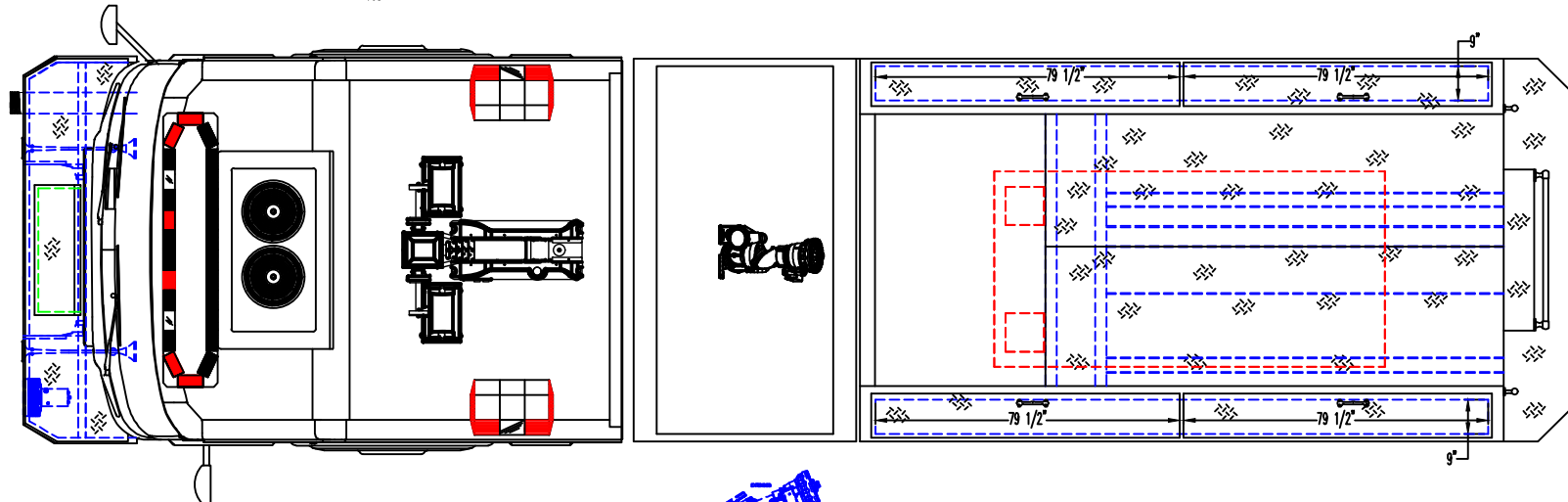
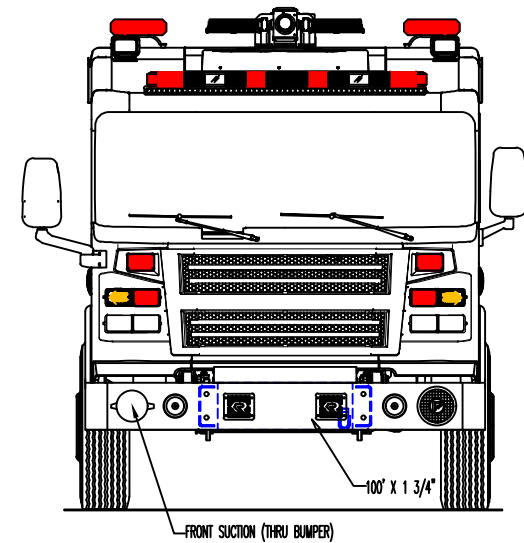
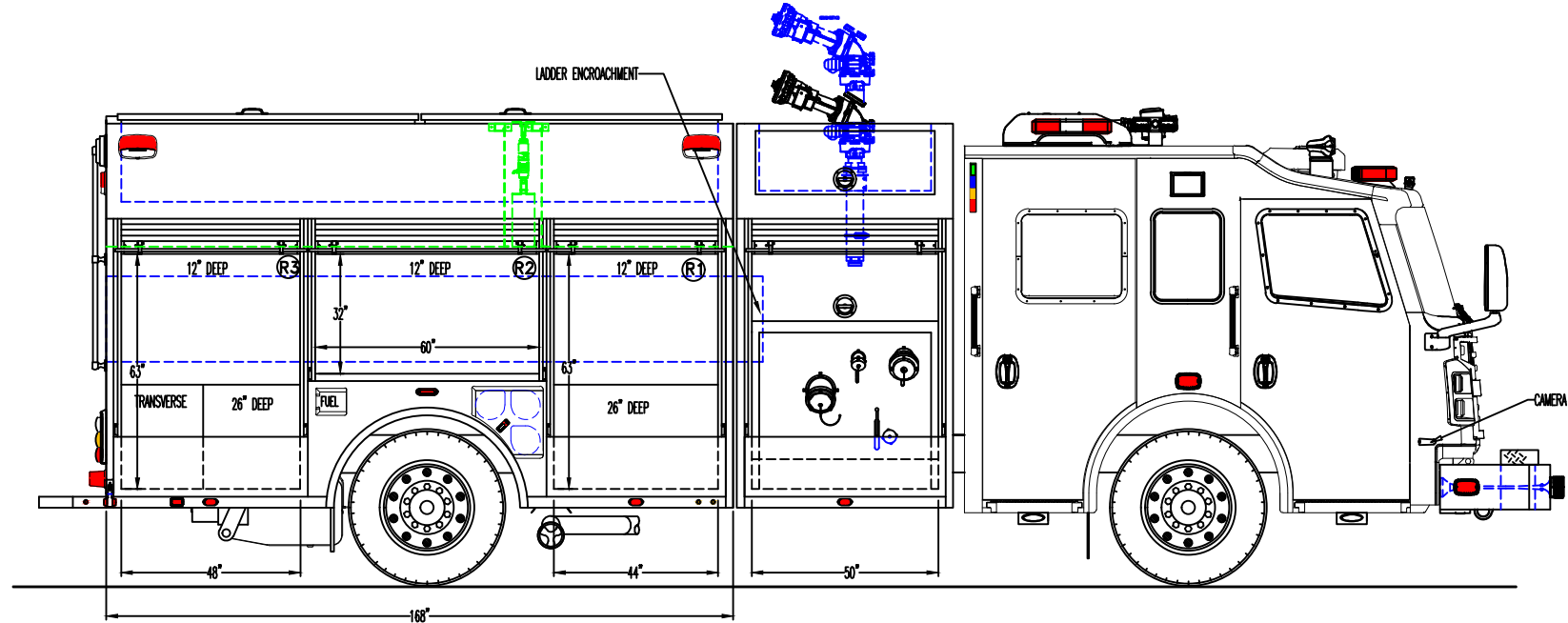
- 1) Selected Schedules under the Agreements can be prepaid at any time;
- 2) No prepayment penalty for early payoff of any Schedule; and
- 3) The interest rate for the Schedule will be fixed for the life of the Schedule.

**BUDGET INFORMATION DETAIL:**

**Not Applicable**

**THE ADMINISTRATION RECOMMENDS APPROVAL OF THE RESOLUTION.**

Prepared by:	Ross Risvold, Public Finance Manager
Concur:	Grant Yutzenka, CFO
	Source of Funds
	Master Lease Agreement Proceeds
Concur:	Kent E. Kohlhase, Municipal Manager (Acting)
Respectfully submitted:	Dave Bronson, Mayor



- NOTES:
1. OVERALL HEIGHT IS IN LOADED CONDITION. UNLOADED HEIGHTS MAY BE 4" ABOVE HEIGHTS SHOWN.
  2. DO NOT SCALE DRAWING.
  3. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO ENGINEERING CHANGES.
  4. DRAWING MAY OR MAY NOT SHOW ALL ITEMS AS DESCRIBED IN THE WRITTEN DETAIL SPECIFICATIONS.
  5. INCLUSION OF AN ITEM ON THE DRAWING DOES NOT CONSTITUTE INCLUSION OF THAT ITEM WITH THE FINAL DELIVERED UNIT.

REVISED: — DATE: —  
REVISED: ATG DATE: 09-07-2022 (R-03)  
REVISED: ATG DATE: 08-08-2022 (R-02)  
DRAWN: ATG DATE: 07-11-2022 (P7277-13)

PROPRIETARY AND CONFIDENTIAL  
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THE SOLE PROPERTY OF ROSENBAUER. ANY  
REPRODUCTION IN PART OR AS A WHOLE WITHOUT  
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APPROVED BY:	
MAXIMUM HEIGHT	N/A
MAXIMUM LENGTH	N/A
BODY WIDTH	100"

EZ-TRACK 4X4	
CHASSIS:	ROSENBAUER R6011 4X4
PUMP:	WATEROUS CXVC20 1500 GPM
TANK:	POLY 750/30(FOAM)
TYPE:	PUMPER
AERIAL:	N/A

=PROPOSED=  
ANCHORAGE, AK



ROSENBAUER EXT		
JOB NUMBER	DRAWING NUMBER	REV
—	P8538	03

**ANCHORAGE, ALASKA**  
**AR No. 2023—**

**A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROVING ONE MASTER LEASE AGREEMENT SCHEDULE IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) FOR THE PURPOSE OF FINANCING THE ACQUISITION OF AN ENGINE/PUMPER TRUCK FOR THE GIRDWOOD FIRE DEPARTMENT.**

---

**WHEREAS**, the Girdwood Fire Department (GFD) has identified the need for financing the replacement of a Pumper/Engine truck; and

**WHEREAS**, the Municipality's Master Tax-Exempt Lease/Purchase Agreement ("Agreement") with Key Government Finance, Inc. ("KeyBank") is the most cost-effective financing alternative for this capital need; and

**WHEREAS**, the Assembly has approved borrowing up to \$100 million under revolving Master Lease Purchase Agreements in AO 2017-62; and

**WHEREAS**, draws under the Agreement are referred to as "Schedules" and are subject to further approval by the Assembly as described in AO 2017-62; and

**WHEREAS**, the Municipality has sufficient capacity under the Agreement for this borrowing; now, therefore,

**THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1.** One Schedule under the Agreement with KeyBank in an amount not to exceed Eight Hundred Thousand Dollars (\$800,000) for the purpose of financing the acquisition of an Engine/Pumper truck for the Girdwood Fire Department is hereby approved.

**Section 2.** Authority is hereby granted to the Chief Fiscal Officer to execute all documents, property or equipment Schedules and certificates associated with the Schedules except any certificate to be signed by the Municipality's Risk Manager and any certificate to be signed by the Municipality's Municipal Attorney.

**Section 3.** Authority is hereby granted to the Chief Fiscal Officer to negotiate such terms and conditions of the Schedules deemed to be in the best interest of the Municipality.

**Section 4.** The Girdwood Fire Department shall pay debt service on the Schedule and all related financing expenses from its operating budget.

**Section 5.** If the Schedule for the acquisition of the Engine/Pumper truck has not been executed by December 31, 2025, the authority and delegation granted under this ordinance shall expire on December 31, 2025 and shall not be renewed unless this ordinance is amended to extend the term of the delegation or a new ordinance is approved by the Assembly. Schedules shall be entered into on a reimbursement basis.

**Section 6.** This resolution shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

**Department of Appropriation**  
Not Applicable

## Girdwood Fire Department - Engine/Pumper - Preliminary Amortization

### Loan Information

Loan Amount	800,000.00
Annual Interest Rate	5.50%
Term of Loan in Years	10
First Payment Date	7/1/2023
Payment Frequency	Quarterly
Compound Period	Quarterly
Payment Type	End of Period
Rounding	On

### Summary

Rate (per period)	1.375%
Total Payments	1,045,417.84
Total Interest	245,417.84

**Quarterly Payment**

**26,135.45**

### Amortization Schedule

No.	Due Date	Payment Due	Additional Payment	Interest	Principal	Balance
						800,000.00
1	7/1/23	26,135.45		11,000.00	15,135.45	784,864.55
2	10/1/23	26,135.45		10,791.89	15,343.56	769,520.99
3	1/1/24	26,135.45		10,580.91	15,554.54	753,966.45
4	4/1/24	26,135.45		10,367.04	15,768.41	738,198.04
5	7/1/24	26,135.45		10,150.22	15,985.23	722,212.81
6	10/1/24	26,135.45		9,930.43	16,205.02	706,007.79
7	1/1/25	26,135.45		9,707.61	16,427.84	689,579.95
8	4/1/25	26,135.45		9,481.72	16,653.73	672,926.22
9	7/1/25	26,135.45		9,252.74	16,882.71	656,043.51
10	10/1/25	26,135.45		9,020.60	17,114.85	638,928.66
11	1/1/26	26,135.45		8,785.27	17,350.18	621,578.48
12	4/1/26	26,135.45		8,546.70	17,588.75	603,989.73
13	7/1/26	26,135.45		8,304.86	17,830.59	586,159.14
14	10/1/26	26,135.45		8,059.69	18,075.76	568,083.38
15	1/1/27	26,135.45		7,811.15	18,324.30	549,759.08
16	4/1/27	26,135.45		7,559.19	18,576.26	531,182.82
17	7/1/27	26,135.45		7,303.76	18,831.69	512,351.13
18	10/1/27	26,135.45		7,044.83	19,090.62	493,260.51
19	1/1/28	26,135.45		6,782.33	19,353.12	473,907.39
20	4/1/28	26,135.45		6,516.23	19,619.22	454,288.17
21	7/1/28	26,135.45		6,246.46	19,888.99	434,399.18
22	10/1/28	26,135.45		5,972.99	20,162.46	414,236.72
23	1/1/29	26,135.45		5,695.75	20,439.70	393,797.02
24	4/1/29	26,135.45		5,414.71	20,720.74	373,076.28
25	7/1/29	26,135.45		5,129.80	21,005.65	352,070.63
26	10/1/29	26,135.45		4,840.97	21,294.48	330,776.15
27	1/1/30	26,135.45		4,548.17	21,587.28	309,188.87
28	4/1/30	26,135.45		4,251.35	21,884.10	287,304.77
29	7/1/30	26,135.45		3,950.44	22,185.01	265,119.76
30	10/1/30	26,135.45		3,645.40	22,490.05	242,629.71
31	1/1/31	26,135.45		3,336.16	22,799.29	219,830.42
32	4/1/31	26,135.45		3,022.67	23,112.78	196,717.64
33	7/1/31	26,135.45		2,704.87	23,430.58	173,287.06
34	10/1/31	26,135.45		2,382.70	23,752.75	149,534.31
35	1/1/32	26,135.45		2,056.10	24,079.35	125,454.96
36	4/1/32	26,135.45		1,725.01	24,410.44	101,044.52
37	7/1/32	26,135.45		1,389.36	24,746.09	76,298.43
38	10/1/32	26,135.45		1,049.10	25,086.35	51,212.08
39	1/1/33	26,135.45		704.17	25,431.28	25,780.80
40	4/1/33	26,135.29		354.49	25,780.80	0.00
Total		1,045,417.84		245,417.84	800,000.00	

# Municipality of Anchorage



P.O. Box 390

Girdwood, Alaska 99587

<http://www.muni.org/gbos>

**David Bronson, Mayor**

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**

*Briana Sullivan & Jennifer Wingard, Co-Chairs*

*Mike Edgington, Amanda Sassi, Guy Wade*

## Resolution 2023-13 Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT**

**For**

### **AO 2023-58 Establishing Cemeteries as an Areawide Power of the Municipality of Anchorage and future of current Girdwood Valley Service Area Cemetery Power**

WHEREAS, the Girdwood Board of Supervisors (GBOS) has previously expressed support for the establishment of provision of municipal cemeteries as a power exercised on an areawide basis, AO 2023-58 via GBOS Resolution 2023-10; and

WHEREAS, the Girdwood Valley Service Area (GVSA) sought and received service area power in 2019 in order to pursue avenues to fund research, design and engineering for a cemetery in Girdwood and; and

WHEREAS, ~~this cemetery power will no longer be needed~~ if an areawide bond proposition for cemetery construction passes this GVSA cemetery power will no longer be needed after the completion of Phase I cemetery development as outlined in the *Girdwood Cemetery Schematic Report (May 2019)*; and

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WHEREAS, any future work to engage in cemetery planning activities such as rules, fees, etc should be handled through a Girdwood Cemetery Advisory Committee or similar organization without exercising the Cemetery Power granted the GVSA in 2019; and

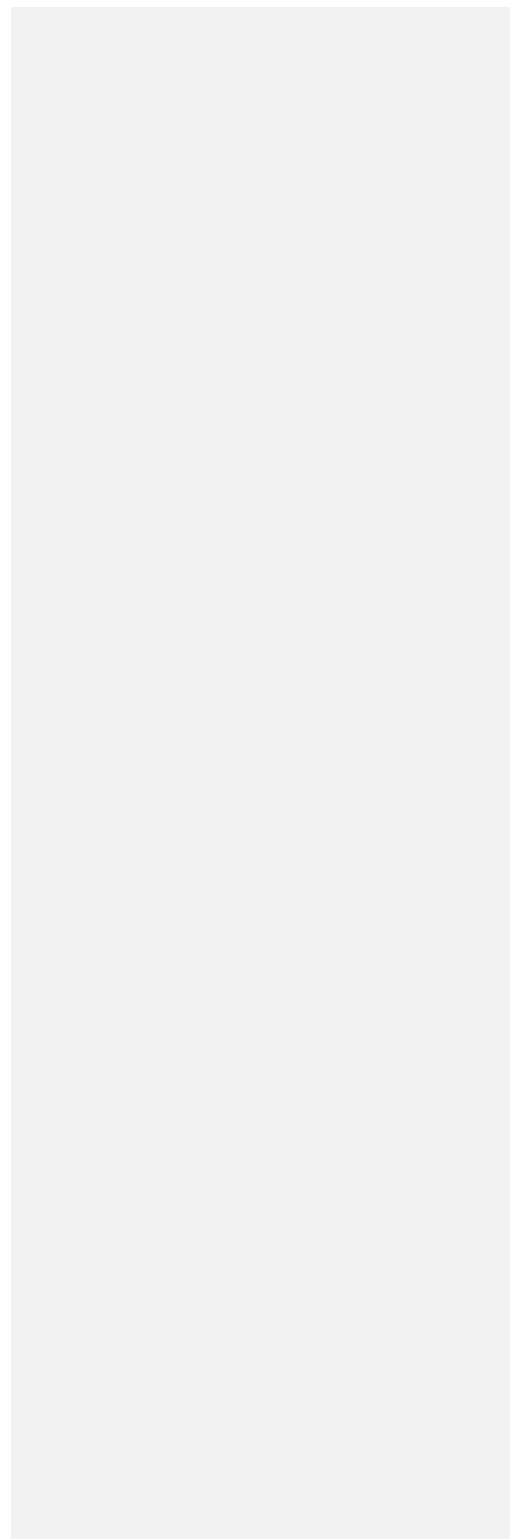
THEREFORE, the GBOS restates its support for the passage of AO 2023-58 by the Anchorage Assembly and clarifies that the intent of the GBOS is not to exercise the Cemetery Powers once they are no longer needed;

**ADDITIONALLY, the GBOS notes that upon passage of AO 2023-58 and passage of a bond for additional cemetery construction, the membership and mission of the Anchorage Memorial Park Advisory Board will need to be expanded to consider concerns beyond the Anchorage Memorial Park and modified to include a seat for a member representing Girdwood and any other neighborhood cemeteries.**

PASSED AND APPROVED by a vote of x to x this 19th day of June 2023.

Guy Wade  
GBOS Cemetery Chair

Attest



# Municipality of Anchorage



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

**David Bronson, Mayor**

## GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Briana Sullivan, Co-Chairs*

*Jennifer Wingard, Amanda Sassi, Guy Wade*

### **April 24, 2023** **MOA GBOS Quarterly Meeting** **Agenda Final**

**4:00 p.m. via Microsoft Teams & Girdwood Community Room**

This meeting is being held via teams with in-person attendance at the Girdwood Community Room, 250 Egloff Rd.

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 4:00 p.m. Briana Sullivan or Mike Edgington, GBOS Co-Chair

Roll Call & Disclosures

#### **Agenda Revisions and Approval**

April 24, 2023 MOA GBOS Quarterly Meeting Agenda approval

#### **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**

##### **Welcome and Introductions**

1. Girdwood Housing Concerns (Lance Wilber or Planning Delegate)  
Discuss GVSA questions posed in the letter to Director Wilber dated 4.19.23  
Review of Resolution 2023-08 RE: Neighborhood vs Area Master Plans and status of Crow Creek Neighborhood Land Use Plan  
Discuss status of sewer line to internal parcel boundary
2. GVSA seeking assistance with meeting Girdwood Industrial Park needs, specifically access issues, needed infrastructure such as power, and long term plans (Lance Wilber or HLB Delegate)
3. GBOS topic: Review and vote on The Boutet Company proposal for design and engineering to bring power to the GVSA Industrial Lot at a cost not to exceed \$7500, from previously encumbered funds of \$18,000.
4. Introduction of formation of Housing and Economic Stability Committee of GBOS (Prop 7).

**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>

# Renewal Application for Municipal Marijuana Establishment License

Municipality of Anchorage  
Clerk's Office  
PO Box 196650  
Anchorage, AK 99519-6650

## APPLICANT INFORMATION

Name of Authorized Applicant (see 3 AAC 306.020(d)) (last, first, MI):

Carse, Brent

Home Physical Address:

317 Timberline dr

Contact Phone - Day:

907-764-7108

Contact Cell:

City, State, Zip Code:

Girdwood, AK 99587

Business Mailing Address:

PO Box 822

E-mail (required):

Brent.Carse@gmail.com

City, State, Zip Code:

Girdwood, AK 99587

## MARIJUANA ESTABLISHMENT INFORMATION

Business Owner and Doing Business As Name: Brent Carse, The Herbal Cache LLC

Municipal License Number: M

☐ Cultivation Facility (including Limited Cultivation Facility)

☐ Testing Facility

☐ Manufacturing Facility (including Concentrate Manufacturing Facility)

☒ Retail Sales Establishment

☐ On-Site Consumption Endorsement

## PROPERTY INFORMATION

Site Street Address: 158 Holmgren Pl, Girdwood, AK 99587

Any dwelling units on the property?

☐ Yes

☒ No

Any liquor licenses on the property?

☐ Yes

☒ No

## APPLICATION REQUIREMENTS (Supporting documents must be submitted with renewal application.)

☒ Signed (original)

☒ List of all licensees and affiliates (3 AAC 306.020) with their home physical addresses (use additional sheet if necessary)

☒ Report any changes from last submitted application as required by AMC 10.80.036 (must also submit a change report/transfer application).

(Additional information may be required)

**SWORN STATEMENT LISTING ALL CRIMINAL CHARGES ON WHICH THE LICENSEE(S) HAVE BEEN CONVICTED AND ANY CIVIL VIOLATION OF AS 04, AS 17.38, OR TITLE 10.80 IN THE CURRENT AND PREVIOUS CALENDAR YEARS AS REQUIRED BY AMC 10.80.036B.**

I, the applicant, hereby swear that the following is a complete list of all such convictions for each proposed owner and manager of the marijuana establishment. I Brent Carse have no criminal or civil charges.

(use additional sheet if necessary)

## RECENT REGULATORY INFORMATION (Events that have occurred in the last 1 year for all or a portion of the site)

☐ Building or Land Use Permit:

☐ Land Use Enforcement Action:

☐ Nonconforming Determination requested for property?

## ALL LICENSEES & AFFILIATES (3 AAC 306.306.020, use additional sheet if necessary)

Current Licensees and Affiliates:

Last, First, MI

Carse, Brent

Home Physical Address:

317 Timberline dr, Girdwood, AK 99587


BC (initial) I hereby certify that I am owner of the property described above, or that I have permission from the owner to use the property described above, and that I am applying for a municipal license renewal in conformance with Title 10 and Title 21 of the Anchorage Municipal Code. My establishment will remain in conformance with municipal code at all times.

BC (initial) If I am applying for a license renewal for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment, I swear that neither I nor any proposed licensee (as defined in 3 AAC 306.020(b)(2)), agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana testing facility. If I am applying for a license renewal for a marijuana testing facility, I swear that neither I nor any proposed licensee, agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment.

BC (initial) I hereby swear that no proposed licensee (as defined in 3 AAC 306.020(b)(2)) owes past-due taxes (property, business personal property, or other), fees (utility or other), or fines (traffic, library, trash, or other) to the municipality.

BC (initial) In accordance with AMC 10.80.056, I will immediately provide the Municipal Clerk with any communication from the state Marijuana Control Board disclosing the substance of information received by the Board as a result of a criminal history record check.

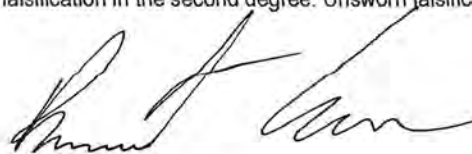
BC (initial) I acknowledge that the Assembly may deny my renewal application for a marijuana establishment license for any of the reasons listed in AMC 10.80.080.

BC (initial) In accordance with AMC 10.80.036B.b., I have read and am familiar with AS 17.38 and AMC 10.80 and will comply with all applicable requirements.

#### MODIFICATION INFORMATION (If applicable, if not applicable, select N/A.)

The licensed premises area is increasing by _____ square feet.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A caretaker's unit is being added to the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
My <b>retail store</b> is within 500 feet of a residential zoning district, and I am increasing my hours of operation from _____ to _____.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
My <b>retail store</b> is within 500 feet of a residential zoning district, and I am increasing the number of outdoor light fixtures.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
In my <b>retail store</b> , I am increasing the retail sales area within the licensed premises area by _____ square feet.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
In my <b>cultivation establishment</b> , I am increasing my cultivation area within the licensed premises area by _____ square feet.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
In my <b>manufacturing establishment</b> , I am adding a type of extraction process not previously approved for my facility.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
My modification is not listed above and/or I have additional modifications to those checked above.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Please describe <b>all</b> the proposed modification(s) on a separate sheet, and attach any drawings or plans that show the proposed modifications.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

I state, under penalty of perjury, that my name and signature or mark are shown on this application and that I am the individual making the foregoing application and authorized agent for this business **and affirm that the answers to the questions, the sworn statements regarding (1) a person other than the proposed licensee(s) may not have a direct or indirect financial interest in the business being issued the license per AMC 10.80.015A (2) listing all criminal convictions and (3) past due taxes, fines, and fees, and all other information contained in this application are true and complete to my knowledge.** WARNING: I understand that it is illegal to falsely sign or forge a signature. Falsely signing this declaration is an offense and may be prosecuted. It is a crime to submit a false written statement. AMC 8.30.170 - Unsworn falsification in the second degree. Unsworn falsification is a class A misdemeanor. AS 11.56.220, AS 11.56.235, AS 11.56.240



Signature of Applicant

5/6/23

Date



Alaska Marijuana Control Board

# Form MJ-20: 2023-2024 Renewal Application Certifications

## Why is this form needed?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

## Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	The Herbaal Cache LLC	License Number:	19277		
License Type:	Retail Marijuana Store				
Doing Business As:	The Herbal Cache LLC				
Premises Address:	158 Holmgren pl				
City:	Girdwood	State:	AK	ZIP:	99587

## Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Brent Carse
Title:	Owner

## Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.

BC

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

BC

I certify that a notice of violation has **not** been issued for this license between July 1, 2022 and June 30, 2023.

BC

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:

Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).

**Form MJ-20: 2023-2024 Renewal Application Certifications****Section 5 – Certifications**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

**Initial this box if you are submitting an original fingerprint card and the applicable fees** to AMCO for AMCO to obtain criminal justice information and a national criminal history record required by AS 17.38.200 and 3 AAC 306.035(d). If I have multiple marijuana licenses being renewed, I understand one fingerprint card and fee will suffice for all marijuana licenses being renewed.

If multiple licenses are held, list all license numbers below:

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Brent Carse

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Alcohol & Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
marijuana.licensing@alaska.gov  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

## **Cover Sheet for Marijuana Establishment Applications**

### **What is this form?**

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

**Items that are submitted without this page will be returned in the manner in which they were received.**

### **Section 1 – Establishment Information**

Enter information for the licensed business.

<b>License Type:</b>		<b>License Number:</b>	
<b>Name of Business:</b>			
<b>Physical Address:</b>			

### **Section 2 – Attached Items**

List all documents, payments, and other items that are being submitted along with this page.

<b>Submitting Payment?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>This is for a:</b>	<input type="checkbox"/> New Application <input type="checkbox"/> Transfer Application <input type="checkbox"/> Renewal Application <input type="checkbox"/> Other (specify):
<b>Included Documents:</b>	

# Alcohol & Marijuana Control Office

Initiating License Application

5/6/2023 12:46:44 PM

**License Number:** 19277**License Status:** Active-Operating**License Type:** Retail Marijuana Store**Doing Business As:** THE HERBAL CACHE LLC**Business License Number:** 1078189**Designated Licensee:** Brent Carse**Email Address:** Ak.powder@hotmail.com**Local Government:** Anchorage (Municipality of)**Local Government 2:****Community Council:** Girdwood**Latitude, Longitude:** 60.963400, -149.135900**Physical Address:** 158 Holmgren Place Suite 101  
Girdwood, AK 99587  
UNITED STATES**Licensee #1****Type:** Entity**Alaska Entity Number:** 10089476**Alaska Entity Name:** The Herbal Cache LLC**Phone Number:** 907-764-7108**Email Address:** Ak.powder@hotmail.com**Mailing Address:** PO Box 822  
Girdwood, AK 99587  
UNITED STATES**Entity Official #1****Type:** Individual**Name:** Brent Carse**SSN:** 574-13-6986**Date of Birth:** 09/10/1993**Phone Number:** 907-764-7108**Email Address:** Ak.powder@hotmail.com**Mailing Address:** PO Bo 822  
Girdwood, AK 99587  
UNITED STATES**Note:** No affiliates entered for this license.

**From:** [Honest, Miranda L.](#)  
**To:** [b\\_schulte@yahoo.com](mailto:b_schulte@yahoo.com); [downtown.c.council@gmail.com](mailto:downtown.c.council@gmail.com); Girdwood Board of Supervisors: [stoehnerkris@gmail.com](mailto:stoehnerkris@gmail.com); [phil@mvhope.org](mailto:phil@mvhope.org); [kendrak874@gmail.com](mailto:kendrak874@gmail.com); [spenardcc@gmail.com](mailto:spenardcc@gmail.com); [bernibradley@gmail.com](mailto:bernibradley@gmail.com)  
**Cc:** [Arth, Amelia T.](#); [Community Councils](#)  
**Subject:** Notice of Deemed Complete Renewal Application of License 2023-2024  
**Date:** Wednesday, May 17, 2023 4:55:30 PM  
**Attachments:** [2023-2024 The Frost Frontier #M10161 Renewal-TakuCampbell.pdf](#)  
[2023-2024 Arctic Herbery #M10035 Renewal-TakuCampbell.pdf](#)  
[2023-2024 Arctic Herbery #M10037 Renewal-TakuCampbell.pdf](#)  
[2023-2024 Double Eagle Cannabis #M10245 Renewal-Mountain View.pdf](#)  
[2023-2024 The Herbal Cache #M19277 Renewal-GBOS.pdf](#)  
[2023-2024 Red Run Cannabis Co #M22713 Renewal-TakuCampbell.pdf](#)  
[2023-2024 Cannabaska #M10254 Renewal-Downtown.pdf](#)  
[2023-2024 AlaskaSense #M10237 Renewal-Midtown.pdf](#)  
[2023-2024 Cannabaska #M10236 Renewal-Midtown.pdf](#)  
[2023-2024 Alaskan Leaf #M10577 Renewal-Spenard.pdf](#)  
[2023-2024 Alaska Herb Garden #M10647 Renewal-TakuCampbell.pdf](#)  
[2023-2024 Alaska Herb Garden #M30154 Renewal-BayshoreKlatt.pdf](#)  
[2023-2024 Uncle Herb's #M30153 Renewal-BayshoreKlatt.pdf](#)  
[2023-2024 Uncle Herb's #M20865 Renewal-Russian Jack.pdf](#)  
[2023-2024 Uncle Herb's #M10648 Renewal-TakuCampbell.pdf](#)  
[2023-2024 The Frost Farms #M10162 Renewal-TakuCampbell.pdf](#)  
[2023-2024 The Frost Frontier #M29054 Renewal-TakuCampbell.pdf](#)  
**Importance:** High

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Dear Community Council:

This email is to notify you that the Clerk's Office has received and deemed complete the attached application(s) for the renewal of a municipal marijuana license within your boundary as required by Anchorage Municipal Code (AMC) 10.80.036C.

Currently, the application(s) are under review. The application(s) will be scheduled for final review by the Assembly at a regularly scheduled Assembly Meeting. You will be notified of the date and time, once scheduled.

***The Community Council may send comments regarding the attached municipal marijuana license application to [wwmas@muni.org](mailto:wwmas@muni.org) or reply to this email. Please include the business name in the subject line.***

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

- *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](mailto:amco.enforcement@alaska.gov)*

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

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



Thank you,  
**Mandy Honest**  
Business License Official

***Municipality of Anchorage***  
Municipal Clerk's Office  
907-343-4316

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

RESOLUTION 2023  
of the Girdwood Board of Supervisors  
RESOLUTION OF SUPPORT  
FOR REPLACEMENT OF FIRE HOSE IN 2023 AND 2024

WHEREAS, the Girdwood Fire Department has an inventory of fire hose (hose on apparatus and in reserve) and follows NFPA recommendations with annual testing of fire hose for potential failure; and,

WHEREAS, Girdwood Fire Rescue anticipates replacing 700 feet of 3 inch hose in 2023 and 500 feet of 3 inch hose and 500 feet of 5 inch hose in 2024; and,

WHEREAS, the total cost of the hose is estimated to be \$11,000; and,

NOW THEREFORE, the Girdwood Board of Supervisors supports purchase of \$5,000 in fire hose in 2023 and \$6,000 in fire hose in 2024 for a total of (ELEVEN THOUSAND DOLLARS) from the 406 capital fire account.

Passed and approved by a vote of \_\_\_\_\_ on this day \_\_\_\_ of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Brianna Sullivan, GBOS Fire Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

# Municipality of Anchorage



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

**David Bronson, Mayor**

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**

*Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

June 8, 2023

Attn: Lance Wilber, Director of Economic and Community Development  
Emma Giboney, Land Management Officer  
Jonathan Taylor, Land Management Officer

Re: HLB 2023 Work Plan & 2023-2028 Five-Year Management Plan

Dear Director Wilber and HLB staff,

As you are aware, the Girdwood Board of Supervisors (GBOS) is the elected local government body which formally represents the community of Girdwood and oversees the operation of the Girdwood Valley Service Area (GVSA).

We firstly address some general observations on the mission and role of HLB, especially as they relate to Girdwood Valley. These are followed by a table of comments and suggestions on specific sections of the document. Where relevant to specific sections of the work plan, the table expands on the general comments.

Thank you for the opportunity to comment on the draft 2023 Annual Work Program and Five-Year Management Plan. Events over the past couple of years have strained the relationship between HLB and the community of Girdwood; the location of the majority of HLB's current land holdings. GBOS welcomes the recently funded position of Real Estate Consultant to HLB who will be representing the public's interests in future development arrangements. We look forward to returning to a more cooperative and collaborative relationship with HLB, and hope that the comments and recommendations above are received as they are intended, as steps toward those goals.

Briana Sullivan  
GBOS Co-Chair

Mike Edgington  
GBOS Housing and Economic Stability Supervisor

## General comments and observations

- **HLB taking the role of developer rather than a land manager.** Within Girdwood, HLB has taken an increasingly active role in the development of land rather than as manager of a land bank. The most prominent instances are Girdwood Industrial Park and the Holtan Hills proposal. We note that neither HLB's mission nor the principles for adding inventory support this active development role. If HLB is going to continue to act as a developer, especially when in partnership with private developer(s), then HLB should adopt a set of policies which delineate how the public interest will be maintained as the overriding priority. In such situations, HLB also has actual or potential conflicting roles as the land owner, land manager, plan sponsor, benefactor and/or funding source. As an entity within the Municipal administrative structure, it also has privileged access to MOA staff. Public trust is especially important, regarding HLB exercising their power appropriately.

[#G01] GBOS requests that HLB, with the guidance of HLBAC, develop policies to clearly prioritize the public interest when acting in multiple roles including that of a developer.

- **Acknowledge impact of HLB actions on the local community.** HLB states a set of interests which guides its land management practices, primarily *“to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets.”* It also aims to ensure that land is *“reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping hazardous or contaminated materials, timber theft, vandalism, and other threats.”* As a part of the Municipality, Girdwood does see a fractional benefit from benefits to the Municipality-as-a-whole. But negative impacts from its decisions are usually felt the greatest in the community where the land is physically located. This asymmetry between benefits to the whole Municipality, but costs borne locally, has been at the core of HLB's most contentious projects within Girdwood.

[#G02] GBOS urges that HLB acknowledge that the impact of projects is most acutely felt in the neighborhood of that development, and include *impact on local community* as a specific interest to be considered.

- **Girdwood Industrial Park (GIP),** This facility is of critical importance to the economic development of Girdwood and a plan for full development needs to be established. GBOS has repeatedly asked for the GIP to be in the HLB Annual Work Program and for the completion of Phase II and III to be prioritized. In the 2023 Work Program, there is mention of evaluating options for development of the GIP. This is welcome, but again appears to be delaying improvements to later years. The options should also include withdrawal from the HLB inventory and move to other Municipal management.

In the meantime, permittees continue to endure ongoing issues with access, availability of power, boundary encroachment and a lack of stability due to the continued use of one-year temporary permits.

[#G03] GBOS urges HLB to identify both the ongoing management concerns and establishment of a long-term plan for Phases II & III as high priority tasks in the 2023 Annual Work Program.

- **Land intended for recreational use.** Areas which are intended for long-term recreational use, such as the area around the Nordic Loop, should be withdrawn from HLB inventory and managed by the Municipal entity dedicated to recreational use. In the case of Girdwood, this would be Girdwood Parks and Recreation. We acknowledge that there are patent issues surrounding some or all of parcels 6-011, 6-251, 6-295, 6-296, so it may not be possible to initiate the transfer of parcels in 2023.

[#G04] GBOS requests that the goal of transfer to GPR should be acknowledged in the Five Year Work Plan. In the meantime, GBOS also urges HLB to support the Girdwood Trails Plan as it moves to adoption.

- **Girdwood Trails Plan.** GBOS further notes that the HLB Advisory Commission (HLBAC) recently passed a letter of acknowledgement requesting every individual trail to be included in advance in each Annual Work Plan. GBOS has yet to take a formal position on HLBAC's letter, but notes that the purpose of creating a Girdwood Trails Plan was in part to outline a coherent set of related trails, hence avoiding the need to treat each trail component as an entirely new project. We anticipate GBOS making a formal statement on this matter soon.  
A network of appropriately integrated and developed trails works toward maximizing the benefits to the Municipality and the public, who travel to Girdwood by the thousands year-round primarily for recreation and outdoor experience throughout all seasons.

[#G05] GBOS requests that, once approved, implementation of the Girdwood Trails Plan becomes a standing item in future Annual Work Programs.

- **Girdwood South Townsite.** These tracts (6-076 and 6-134) have been included in HLB plans since 2015, identified as potential projects and/or potential disposal, exchanges and transfers. GBOS welcomes that there is an applicant for parcel 6-076 who are prioritizing community use of the tract and have additional plans consistent with the goals of AO2023-40.
- **Girdwood Cemetery project.** Thank you for including the 6-018 Parcel under 2023 Potential Projects and intending to collaborate with GBOS. To provide more complete context, GBOS has participated in HLBAC meetings over the past two years both during public comment and on the agenda (7/28/22 item V.b.) to update new commissioners on the history and status of the Girdwood Cemetery project. This has moved through Feasibility Study (2016), Master Plan Analysis Report (2019), and most recently a Schematic Report (2019) which envisions

development in four phases over multiple decades. There have been delays in funding the development in part due to confusion over whether cemeteries are managed - under service areas or as an areawide service. An Assembly Ordinance has been introduced to clarify that they are an areawide power, which will ease future bonding for construction.

[#G06] Once the Assembly Ordinance recognizing Areawide Cemetery power is adopted, GBOS recommends that parcel 6-018 be withdrawn from the HLB inventory and transferred to MOA Parks and Recreation who will manage the areawide cemetery power.

- **Frequency of amendments to the Work Program.** GBOS acknowledges that “*Predicting future municipal need and market demand is difficult.*” (p5) with respect to the five year plan, but notes that of the 2022 HLBAC resolutions involving land parcels, 9 of 10 required amendments to the Annual Work Program. There should be a much higher level of predictability about HLB’s actions over the next year.

[#G07] GBOS requests that additional guidelines be provided about when and how amendments to the Annual Work Program are warranted.

## Section-specific Comments

Ref	Page	Section	Comment
#C01	10	HLB Parcel 6-011	Clarify the status of HLBAC resolution 2017-09 (“Forest Loop Trail”) which recommended approval of a land disposal by public use easement, and whether it conflicts with the potential “Alyeska Village” development in roughly the same area of the parcel.
#C02	12	HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.	While additional permits have been issued for GIP, we are not aware of any progress toward Phase II & III. There are ongoing significant management issues at GIP, amplified by the lack of long-term plan. Fixing existing problems and developing a plan for full development of the Girdwood Industrial Park must be a high priority within the 2023 Work Program, either by HLB doing the necessary work or by transferring management responsibility.
#C03	16	HLB Parcel 6-039* – Replat the parcel into residential lots for disposal.	Acknowledge that future residential development of public land must be consistent with the updated Girdwood Comprehensive Plan. The updated plan will include stipulations on how public land should be used for community housing.
#C04	17	HLB Parcel 6-039 - Suggests Phase II of the Iditarod National Historic Trail (INHT) is placed on hold until completion of the Girdwood Trails Plan and “GAP.”	The mention of pausing Phase II of the Iditarod National Historic Trail (INHT): Please see Girdwood Trails Plan for alignment information and Girdwood Comprehensive Plan for current recommendations.
#C05	16	HLB Parcels 6-053, 6-054, 6-055, 6-056 – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.	Consider land exchange with other DOT&PF land in Girdwood Valley, e.g. land unusable for aviation at Girdwood Airport.
#C06	15-20	2023 Work Program	Remaining tasks in AR 2022-40 should be listed in the 2023 Annual Work Program & 5 Year Management Plan. Specifically, AR2023-40 line 10-16 states “ <i>uncommitted</i> ”

Ref	Page	Section	Comment
			<i>developable HLB land in Girdwood to be disposed to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and such conveyance be an objective in both the 2024(sic)-2027 5 year Management Plan and the HLB 2023 work program. See Section 1.”</i>
#C07	17	HLB Parcel 6-018	Consider transfer of management to the responsible Municipal Dept, i.e. Parks. Land that has a future identified purpose should be transferred to another Municipal Department. The Girdwood Cemetery Committee is beyond ‘formulating a design’ step in the current process.
#C08	17	2023 withdrawal/disposal	Add to 2023 Annual Work Program: Parcel 6-075: withdrawal from HLB inventory and transfer to Girdwood Parks & Rec (GPR)
#C09	24	HLB 6-251, 6-295, 6-296...	Consider transfer of dedicated recreational use land to GPR as patent issues are resolved. Lands identified as recreational use only be transferred to the proper Municipal Department.
#C10	15-20	2023 Plan for Parcel 6-013	No mention of this parcel in the work program or in the AR 2023-40 report to Assembly despite its high potential for a small affordable housing project. GBOS requests that HLB determine status of this parcel since previous staff questioned if it was included in Moose Meadows parcel agreement with Girdwood Parks and Rec and whether a withdrawal from HLB inventory was completed.
#C11	16	Parcel 6-014	The GBOS requests information concerning the expected uses of the parcel, i.e. possibility of commercial development and, if applicable, the availability of housing for any employees such development would need.

Ref	Page	Section	Comment
#C12	20	"Girdwood Area Plan Update"	Clarify that "GAP" is the Comprehensive Plan for Girdwood, and future HLB plans and policies need to be consistent with this Comprehensive Plan
#C13	21-24	Five Year Management Plan: 2024-2028	Addition: Work closely with GVSA Housing & Economic Development service to consider withdrawal of parcels from HLB inventory and transfer to GVSA
#C14	50-51	Permits list	Add Girdwood Fire & Rescue permit at Girdwood Industrial Park
#C15	App B	Policies: Section VII vs Section IX. A 1	There appears to be a contradiction between these two sections. Section VII states that a Withdrawal action is made by the Mayor and Assembly. However, Section IX suggests that HLB Staff decide if an application by another agency is sufficiently justified and can instead initiate an IGA while retaining the land.
#C16	App B	C. 6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.	How can the process allow HLB to make a binding contractual agreement with no oversight?



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Transportation and Public Facilities

OFFICE OF THE COMMISSIONER  
Ryan Anderson, P.E., Commissioner

PO Box 112500  
Juneau, Alaska 99811-2500  
Main: 907.465.3900  
[dot.alaska.gov](http://dot.alaska.gov)

May 26, 2023

Girdwood Board of Supervisors  
PO Box 390  
Girdwood, AK 99587

Dear Girdwood Board of Supervisors:

As the seasons change and another exciting DOT&PF construction season kicks off, I am reaching out to provide some basic information about a construction project that will be active in your community this year and pass along some resources to stay informed throughout the season.

We are excited to announce the following project will be active in your community this year:

- Seward Highway MP 75-90 Road and Bridge Rehabilitation - Phase II & Portage Curve Multimodal Connector

Enclosed with this letter is a project information sheet with an overview of each project, including a map of each project area. Please pass along this information to anyone in your community who may be interested.

Funding from the 2021 Bipartisan Infrastructure Legislation continues to flow into our state and we're responding by ensuring our department is modern, resilient, and flexible as it turns this funding into lasting change for Alaska. As we kick off the 2023 construction season, we are focused on people and partnerships, improving communication and collaboration with communities, and delivering transportation improvements with innovation at the forefront.

With this in mind, we are proud to announce the launch of the Alaska Project Exchange (APEX), a suite of tools that will help you stay engaged with the projects you care about:


- **Traffic Information:** All road traffic impacts from construction projects will now be listed in the Alaska 511 system, including [511.alaska.gov](http://511.alaska.gov), the 511 Alaska mobile app, and by calling 5-1-1. The Alaska Navigator program and website have been retired.
- **Detailed Project Information:** Are you looking for more than traffic updates? You can view detailed project information at [dot.alaska.gov/construction](http://dot.alaska.gov/construction). There you will find project scopes, timelines, contact information, maps, and links to more information when available.

The department is committed to providing you up to date communication tools. We welcome your questions on our construction program and feedback on these new communication platforms.

*"Keep Alaska Moving through service and infrastructure."*

If you have questions about specific projects, please reach out using the contact information provided on the attached information sheets. You can also contact my office any time at [dot.commissioner@alaska.gov](mailto:dot.commissioner@alaska.gov) or 907-465-3900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Anderson', with a long horizontal flourish extending to the right.

Ryan Anderson, P.E.  
Commissioner

Enclosure(s):

Project information sheet(s) for Girdwood Board of Supervisors



Alaska Department of Transportation and Public Facilities

# 2023 Construction Project Overview



## Seward Highway, MP 75-90 Ingram Creek to Girdwood Road and Bridge Rehabilitation, Phase II and Portage Curve Multimodal Connector



### Legend

- Milepost
- Ⓝ Maintenance Facility
- ▭ Project Footprint





## Alaska Department of Transportation and Public Facilities 2023 Construction Project Overview



**Project Name:** Seward Highway, MP 75-90 Ingram Creek to Girdwood Road and Bridge Rehabilitation, Phase II and Portage Curve Multimodal Connector

**Project Number:** CFHWY00213/CFHWY00308

**Project Description:** Rehabilitate pavement and replace the following bridges: Placer Creek #0627 & #0629, Portage Creek #0630 & 0631, and 20 Mile River #0634. Project includes road realignment, grade separations at Portage Valley Road, passing lanes and pedestrian accommodations. In addition, construct a multi-modal pathway adjacent to the Seward Highway from MP 75-82.

**Project Purpose:** The purpose of this project is to replace five bridges and realign sections of the highway as well as add a multi-modal pathway between MP75 and MP82

**Start Date:** May 2021

**Anticipated End Date:** July 2024

**Project Website:** [dot.alaska.gov/construction](https://dot.alaska.gov/construction)

**Agency Contact:**

Ted Meyer

907-854-8810

[ted.meyer@alaska.gov](mailto:ted.meyer@alaska.gov)

The Alaska Navigator website is retiring this year and we are moving all construction traffic information to 511! We also built a new tool on our website where you can dig deep into construction project information beyond traffic impacts.

- To view the traffic impacts from projects, visit: <https://511.alaska.gov>
- To learn more about the ongoing projects visit: [dot.alaska.gov/construction](https://dot.alaska.gov/construction)

*Alaska DOT&PF's mission is to Keep Alaska Moving through service and infrastructure*