

## Status of Proposed Development Projects in Girdwood

Updated 3/23/2026

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	CU/PUD approved		None	Planning application will be needed for later phases
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025
Alyeska North Addn #1 Housing	Upper parking, daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application for rezone approved. Condition Use Permit will be at PZC on 4/20.		Public Hearing at PZC on 4/20. Future Assembly.	Pending action at Assembly for technical changes to Land Use code.
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved in May 2025		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Land use code was updated October 2025.		None scheduled	Major Site Plan Review required for any development over 4,000 sqft
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR permit granted. ENSTAR work schedule unknown		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Ongoing legal challenge MOA issued land use permit.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting approved		None scheduled	Any future land disposal will also have a Public Hearing at Assembly
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB	Platting approved		None scheduled	Future development plan will have public hearings at HLB Advisory Commission, and possibly at PZC. Any land disposal requires an Assembly Public Hearing and vote.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	On hold for foreseeable future			
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process



# Fire Crew News



- ▶ 6 new firefighters starting March 21
- ▶ Polaris Ranger Arrived
- ▶ Crews starting training and equipment readiness for wildfire season
- ▶ Rural Healthcare Grant: 6 projects submitted
- ▶ IAFC Wildfire Mitigation grant submitted
- ▶ Slip in unit grant submitted by AFD

# Girdwood Fire February 2026 Incidents

Responded: 23 incidents 12 patients transported

EMS Calls: 14

Vehicle Accidents: 0

Commercial/Residential Fire Alarm: 7

Gas Leak/Smell: 1

Water issue: 1

All resources utilized: Station Move Up: 1



Platinum  
Transparency  
2026

**Candid.**



**Whittier Police Department**  
 Monthly Activity Report – February 2026

**Calls by Service Area**

Service Area	Calls
Whittier	50
Girdwood Service Area	129
Other	4
<b>Total</b>	<b>189</b>

**Narrative Summary**

In February 2026, WPD handled 189 calls for service. Excluding Security Checks, Whittier accounted for 27 and Girdwood 44 calls. Serious incidents stood out, including MVA/Accident (4), Assault (1), Theft/Burglary (1), Suicidal / Mental Health (1). Jurisdictional mix: Whittier 26.5%, Girdwood 68.3%, Other 2.1%.

**Bullet-Point Summary**

- Whittier: 50 calls. Top types: EMS/Fire (10), Disturbance (5), Phone Call Request (2).
- Girdwood: 129 calls. Top types: Traffic (22), MVA/Accident (4), Disturbance (2).
- Other: 4 calls. Top types: Motorist Assist (1), Theft/Burglary (1), Agency Assist (1).

**Call Types by Jurisdiction**

Call Type	Whittier	Girdwood	Other	Total
Security Check	23	85	0	108
Traffic	0	22	1	23
EMS/Fire	10	0	0	10
Disturbance	5	2	0	7
MVA/Accident	0	4	0	4
Citizen Assist	2	1	0	3
Parking Problem	1	2	0	3
Abandoned Vehicle	1	1	0	2
Paper Service	0	2	0	2
Phone Call Request	2	0	0	2
Suspicious	0	2	0	2
Unspecified in CAD	1	1	0	2
Agency Assist	0	0	1	1
Assault	0	1	0	1
Community Relations	1	0	0	1
Dui	0	1	0	1
Fraud	0	1	0	1
Minor Consuming	0	1	0	1
Motorist Assist	0	0	1	1
Protective Services Report	1	0	0	1
Public Assist	1	0	0	1
Reddi	0	1	0	1
Suicidal / Mental Health	1	0	0	1
Theft/Burglary	0	0	1	1
Training	1	0	0	1
Trespassing	0	1	0	1
Wildlife Violation	0	1	0	1

**Citation Information**

Category	Whittier	Girdwood Service Area	Other	Total
Speeding	3	5	0	8
Other Traffic	0	2	0	2
Other	2	0	0	2

Category	Whittier	Girdwood Service Area	Other	Total
Total	5	7	0	12

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



**DATE:** March 23, 2026  
**TO:** Girdwood Board of Supervisors  
**FROM:** Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation  
**SUBJECT:** Roads, Facility, Cemetery & P & R Monthly Report

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Ice Age 2026 continues. We are solidly 20+ degrees below normal average temps for March, and below precipitation norms for the winter as well. Remember that the condition under the snow is varied: overflow ice may be covered, but it's still there.



Be aware of avalanche hazards and stay up to date on the avalanche conditions, particularly for those who access backcountry terrain for those who use trails that cross avalanche runout zones. [Chugach Avalanche Center](#). Photo: Avalanche on Notch Mtn 3/8/26. Trails currently are great for walking, xc skiing and biking. Thanks to our volunteer groomers, who have curated snow on the 5K and packed trails in the meadows once we got a bit more snow. The ice is thick in some places, the snow pack very thin everywhere.

Please pick up after your dog and throw bags in the trash.

Year-round staff are now handling trash and mutt-mitt refills. If you see anything that needs attention, please contact Kyle [kellykt@muni.org](mailto:kellykt@muni.org) or Margaret [tylerms@muni.org](mailto:tylerms@muni.org).

We're excited to welcome Luke and John back mid-April as our Seasonal Parks Caretakers and have a lengthy list of projects for them!

We'll begin looking for a summer campground host shortly. Campground host receives a cool spot in the campground in exchange for overseeing the campground and light maintenance. Campground host must complete a background check for approval. If you know someone for this job, please tell them to reach out: [tylerms@muni.org](mailto:tylerms@muni.org)



**Trails:** Trails Committee is working on updating the winter map and Girdwood Trails Management Plan. GTC is looking for volunteers to help measure trail segments from specific points with Gaia app. Reach out to Margaret Tyler if you're interested in helping. Received lumber to replace the bridge between Crow Creek Road and Townsquare this spring/early summer. Staff is preparing for the other trail projects that will take place this summer with getting materials that are needed.

### **Parks & Amenities:**

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



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

**GBOS Non-profit Grants:** Contracts have been sent to the MOA for processing and payment.

### **Other Grants:**

National Forest Foundation Matching Awards Program (MAP) Grant: Staff applied on behalf of Girdwood Trails Committee/Girdwood Inc for a National Forest Foundation \$20,000 grant to improve the Middle Iditarod National Historic Trail Tread and bridges. Grant is a 1:1; notification to grantees is expected in April; projects begin May/June.

Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now. Staff is starting to work on interpretive signs; materials are ready for summer 2025 construction.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2026 RTP grant. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail. This project is under way and will continue through 2026. Kyle is working on reimbursements, currently in winter shut-down, poised for start in spring.

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

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

Grant cycle for MAP grants is open now. GTC/GVSA will apply for 50/50 matching grant for the Middle INHT, where it joins USFS management.

Alaska Community Foundation: Trail Care Fund Grant cycle open through March 31. Staff is working on application that will support volunteer efforts on trail projects this summer.

Anchorage Park Foundation: APF Challenge grants are open now. This grant opportunity comes around every 2 years. GTC is applying for funds to produce interpretive signs for the hand tram/historical district that will be part of the suspension bridge project. Application deadline is mid-April.

**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! GBOS videos are on line: <https://www.youtube.com/channel/UCOUINIprZEjhbVPIJOIEA>

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

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

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

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

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

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

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

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

Other links and info:

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

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

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

Heritage Land Bank information: [www.Muni.org/HLB](http://www.Muni.org/HLB)

### **Roads**

The polar vortex hovering overhead is delivering relentless cold. Still, the groundwater flows, impacting and blocking drainage as it freezes, and overflowing onto roads, driveways, and homes. Western and Northern Gravel have been very helpful with thawing.

**Road Status:** The cold winter just does not seem ready to let go as we're entering spring. The 8" of snow last Friday helps to give a little more coverage for insulating the drainage, but we still deal with overflow daily. The Service Area continues to contract an additional thaw truck to open drainages and supplement the work that Western is doing to keep drainages open. We're asking the Assembly at their next meeting to approve an extension of the contract and increase funding with Northern Gravel. Unfortunately, the persistent cold, lack of snow cover, and constant seepage are creating a relentless overflow cycle, slowing progress and causing thawed areas to re-freeze. The additional thaw truck is helpful, but expensive. Paying for this slow-moving emergency will impact available funds for summer projects. With a month of possible winter conditions still to go, it continues to be a daily challenge for the staff and the service area's budget in the coming months. We're prepared for spring break, but look forward to warmer days and better conditions. Crews will continue to tackle problems as they arise and keep sanding and plowing as needed. We will be working on snowblowing back berms over the next several weeks to help minimize the impacts of spring breakup and, eventually, the rain events that will follow.

### **Major project updates:**

Ruane Road fish passage culvert replacement. The Boutet company will lead project management for this new culvert project, and the Jacobs company will assist in ensuring compliance with the EPA grant and federal requirements. EPA has approved our Request for Proposal (RFP) for Design and engineering services for the new culvert. Now we're waiting for the MOA purchasing department to assign a buyer to advertise the RFP. Still on pace to be constructed in summer 2027.

Winner Creek Trail Bridge at Glacier Creek crossing: The bids have been opened, and we've received 4 bids for the project. Two bids right near the engineer's estimate. We're still awaiting purchase to finalize the bids to ensure everything adds up correctly and that each bidder has the correct paperwork submitted with their bids. Once we get a final number from purchasing, we will determine if we have a funding gap and how much. If we end up with a funding gap, we will address it with GBOS and provide solution options.

GVSA Road Maintenance contract: The five-year term contract with Western comes to an end at the end of April. We had a meeting with purchasing this past week to resolve how we correctly account for construction work in the summer and pay Davis-Bacon wages to the contractor for

the work performed. We're currently working on documents and equipment specifications to send to the Purchasing department, and on the contract to bid out in the next month.

**Expenses and Budget:**

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

**Roads:** Contracted Road Expenditures by Month:

Month	2024	2025	2026
January	\$51,162.50	\$29,666.25	\$32,125.00*
February	\$50,612.50	\$34,533.25	\$14,875.00*
March	\$96,425.00	\$23,033.25	
April	\$60,296.50	\$26,368.75	
May	\$33,003.75	\$168,007.95	
June	\$35,861.50	\$4,776.94	
July	\$7,143.75	\$13,837.50	
August	\$51,086.42	\$0.00	
September	\$9,553.75	\$111,911.25	
October	\$20,370.00	\$69,919.75	
November	\$16,982.50	\$26,064.00	
December	\$22,993.75	\$31,152.58	

Total thru December: \$701,668.85 \$455,492.25 \$159,788.32

\*Contracted Steam Thawing with Northern Gravel

Public works operation 2026 budget expended: \$124,877.19 of \$1,768,894.00 =7%  
 2026 Capital Roads Project fund available (406): \$178,000.00

**Parks:**

2026 Expended Budget: \$9,950.53 of \$638,902.00= 2%  
 2026 Capital Park Project (406) Reserve Fund available: \$88,122.62  
 2026 Winner Creek Trail Suspension Bridge funds = \$951,859.00  
 2026 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00  
 2026 Community Room Capital Reserve Fund (406): \$47,896.12  
 2026 Girdwood Lions Club Park Pavilion: \$143,535.00

**Police:**

2026 Expended Budget: \$218,842.94 of 913,605.00 = 23%

**Fire:**

2026 Expended Budget: \$694,709.00 of \$2,073,261.00= 17%  
 2026 Fire Undesignated Capital fund (406) = \$259,177.97

**Housing and Economic Fund:**

2026 Expended Budget: \$0.00 of \$157,600.00 = 0%

**Other:**

Upcoming Meetings to schedule:

GBOS meeting to establish chairs and areas of responsibility	TBA after election certified
GBOS Work Session Re: 2025 Budget/Projects in review	TBA after election certified
GBOS 2027 Budget Work Session Summer 2026 x 2	Final Budget Sept GBOS
GBOS Work Session Re: capital projects/leaseback options	TBA



**SEED EXCHANGE**

*Begins Friday, March 20*

Stop by and pick up seed packets that were specially selected by three community expert gardeners from the Girdwood Library Boosters.

**MAGICAL TEA PARTY**

*Friday, March 20, 3:30 PM*

Join us for a magical tea party extravaganza! Dress up in your fanciest attire and be ready to indulge in delicious tea, books, and treats.

**HOUSING COMMUNITY RESOURCE FAIR**

*Thursday, March 26, 3 PM*

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

**HAIKU CONTEST**

*Saturday, April 11 — Saturday, April 25*

*Thaw our frozen hearts  
with a warm haiku poem  
and win shining prize.*

Enter our Haiku Contest! Gerrish Library staff will choose the winner of a cool prize! Fun for all ages just follow the 5-7-5 syllable structure!

**POETRY TEATIME**

*Saturday, April 11, 3 PM*

Enjoy a treat, sip tea, and read poems with us! Bring your favorite poems or read from our selections!

**RECIPE SWAP**

*Saturday, April 18, 1 PM*

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

**EMPLOYMENT RESOURCE FAIR**

*Wednesday, April 29, 2 PM*

Join us for resource fairs at Anchorage Public Library branches!

Get a benefits interview with a Public Assistance employee, including SNAP and Medicaid benefits. Apply for jobs with Goodwill. Chat with a VA Outreach Social Worker.

Learn the transit app from the People Mover Travel Trainer and match your skills with available jobs and find recruiting options with a Job Center expert.

# MARCH 2026

## Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

Call or email [LibraryGirdwood@anchorageak.gov](mailto:LibraryGirdwood@anchorageak.gov) to request ADA accommodations

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
3 10:30AM Family Storytime 1PM Knot Just Knitters	4	5	6 4PM Game Night	7
10 10:30AM Free Play Mornings 1PM Knot Just Knitters	11 10:30AM Family Storytime	12 4PM Game Night	13 2PM Comics Workshop with Lee Post	14 1PM Pi Day Fun Winter Reading Challenge for <b>Grown Up's Ends</b>
17 10:30AM Free Play Mornings 1PM Knot Just Knitters	18 10:30AM AWWU Special Storytime	19 4PM Game Night	20 3:30PM Magical Tea Party Seed Exchange Begins 	21 4:30PM Book Club
24 10:30AM Free Play Mornings 1PM Knot Just Knitters	25 10:30AM Family Storytime	26 3PM Housing Community Resource Fair	27	28 All APL Branches closed in honor of <b>Seward's Day</b>
31 10:30AM Free Play Mornings 1PM Knot Just Knitters				

### HOURS OF OPERATION

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

### LIBRARY NEWS

#### GERRISH LIBRARY CLOSURES

#### **SEWARD'S DAY CLOSURE**

- *Seward's Day*: Branches will be closed on Saturday, March 28, 2026. Loussac Library will be closed Monday, March 30, 2026.

Entries for the Winter Reading Challenge for **Grown Up's** are due March 15! Earn prizes by completing a bingo or blackout! Visit <https://bit.ly/APLWRC24> for more information.



**ANCHORAGE  
PUBLIC LIBRARY**

[anchoragelibrary.org](http://anchoragelibrary.org)

## STORYTIME

### FAMILY STORYTIME

*Tues. Mar. 3 and Wed. Mar. 11, and 25 at 10:30 AM*

Join us for a half-hour of stories, songs, and more to build early literacy skills; a blend of fun and education for children birth through kindergarten and their caregivers.

### AWWU SPECIAL STORYTIME

*Wed., March 18 at 10:30 AM*

Join us for a special storytime about water with a guest reader from Anchorage Water and Wastewater Utility.

## FEATURED

### LEGO COUNT CHALLENGE!

*Ongoing*

Guess the right number of LEGOs for a chance to win a small prize!

### CODE QUEST

*Ongoing*

Journey on a quest! Answer the questions and crack the code to unlock the safe for a prize!

## 5 & UNDER

### FREE PLAY MORNINGS

*Tuesdays, March 10, 17, 24 and 31 at 10:30 AM*

Play with library toys, make friends and check out books!

## ALL AGES

### GAME NIGHT

*Friday, Mar. 6 and Thurs., Mar. 12 and 19 at 4 PM*

Use our wide variety of board, dice, or card games or play with our Wii, Nintendo Switch or X-box or bring your own game!

### COMICS WORKSHOP WITH LEE POST

*Friday, March 13 at 2 PM*

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

### PI DAY FUN

*Saturday, March 14, 1 PM*

**Join us and celebrate Pi Day and Einstein's birthday with some fun circular math activities AND PIE!** Best for school age children.

### SEED EXCHANGE

*Begins Friday, March 20*

Stop by and pick up seed packets that were specially selected by three community expert gardeners from the Girdwood Library Boosters.

## ALL AGES

### MAGICAL TEA PARTY

*Friday, March 20, 3:30 PM*

Join us for a magical tea party extravaganza! Dress up in your fanciest attire and be ready to indulge in delicious tea, books, and treats.

## ADULT

### KNOT JUST KNITTERS

*Tuesdays at 1 PM*

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

### HOUSING COMMUNITY RESOURCE FAIR

*Thursday, March 26, 3 PM*

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

### GERRISH BOOK CLUB

*Saturday, March 21, 4:30-5:30 PM*

Join us for the Gerrish Book Club discussion. March's title is **Reader's Choice!** Read a book of your choice, discover new favorites and be part of the conversation! Cookies and coffee provided!

## EVENTS ACROSS APL

### CHUGIAK-EAGLE RIVER

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

COMICS WORKSHOP WITH LEE POST  
*Wednesday, March 11, 3-4 PM*

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

### MOUNTAIN VIEW

120 Bragaw St.  
(907) 343-2818

BUTTON-MAKING FUN WITH RED  
*Tuesday, March 10, 3 PM*

Special guest librarian Red from Muldoon Library joins us for button making! Design your own button and watch it get pressed into a wearable creation. Supplies provided.

### MULDOON

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

ARTIST TRADING CARD CLUB  
*Sat., Mar. 14, 11:30 AM*

Build your creative skills and your original art collection with ATCs. Ideal for ages 8+, but all are welcome. Note: scissors, cutting tools, small parts, staining art media available. BYO mug for hot tea.

### Z. J. LOUSSAC

3600 Denali St.  
(907) 343-2841

AWWU SPECIAL STORYTIME  
*Mon., March 16, 11AM*

Join us for a special storytime about water with a guest reader from Anchorage Water & Wastewater Utility (AWWU). After the storytime families can try some hands-on activities and crafts.

*The Anchorage School District does not endorse these materials or the viewpoints expressed in them.*

# APRIL 2026

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28 10:30AM Free Play Mornings  1PM Knot Just Knitters	29 10:30AM Family Storytime  2PM Employment Resource Fair	30 4PM Game Night	Don't forget to stop by and pick up seeds from our Seed Exchange! Specially selected by three community expert gardeners in collaboration with the Girdwood Library Boosters. 	

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## LIBRARY NEWS

### GERRISH LIBRARY CLOSURES

- *Staff Training Day:* All library locations will be closed Thursday, April 16 for staff training day.

April is National Poetry Month! Celebrate the delight of poetry at the Gerrish Library by participating in our Haiku Contest,

Saturday, April 11— April 25, and win a prize!

National Library Week 2026 is April 7—11!



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Bring a treasured dish and/or recipe to share with others. Try each others' food, swap recipes, share your stories about the dishes, and socialize.

### EMPLOYMENT RESOURCE FAIR

*Wednesday, April 29, 2 PM*

Join us for resource fairs at Anchorage Public Library branches!

Get a benefits interview with a Public Assistance employee, including SNAP and Medicaid benefits. Apply for jobs with Goodwill. Chat with a VA Outreach Social Worker. Learn the transit app from the People Mover Travel Trainer and match your skills with available jobs and find recruiting options with a Job Center expert.

### GERRISH BOOK CLUB

*Saturday, April 25, 4:30-5:30 PM*

Join us for the Gerrish Book Club discussion. April's title is 1Q84 by Haruki Murakami. Cookies and coffee provided!

## EVENTS ACROSS APL— CHUGIAK-EAGLE RIVER

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

MEET THE PERFORMER: THE SINGING ZOOLOGIST  
*Wednesday, April 22, 4-5 PM*

Calling all science loving kids! Anchorage Junior Theater is bringing Lucas Miller, the Singing Zoologist, to the Chugiak-Eagle River Library. Come learn how he combines his love of music with his love of the natural world. Best for ages 5+

## MOUNTAIN VIEW

120 Bragaw St.  
(907) 343-2818

MOVIE MATINEE AT MOUNTAIN VIEW  
*Saturday, April 26, 3:30 PM*

Come on by and watch a movie at the library for free! Concessions provided.

*The Anchorage School District does not endorse these materials or the viewpoints expressed in them.*

## MULDOON

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

WILDLIFE SAFETY AT MULDOON  
*Saturday, April 11, 2 -3 PM*

It's that time of year again-- time to be bear aware! Get to know Alaska's wildlife and how to stay safe on all your adventures with a presentation by AK Fish & Game.

## Z. J. LOUSSAC

3600 Denali St.  
(907) 343-2841

TEEN DRIVING PRACTICE WITH CENTER FOR SAFE ALASKANS  
*Tuesday, April 7, 4-6PM*  
The Center for Safe Alaskans offers a free computer-based driving tool to **test teens' (aged 13+) ability to handle road hazards.** Plus get tips to learn safe driving skills through short videos. Driving test takes approx. 20 minutes.



**MUNICIPALITY OF ANCHORAGE**  
**Board of Ethics**

Date: December 17, 2025

To: Municipal Ombudsman

From: Municipal Board of Ethics

Re: Response to Request for Advisory Opinion 2025-6

**BACKGROUND**

This request for an advisory opinion was submitted by the Ombudsman, who seeks the Board of Ethics' review of whether allegations set out in a memorandum written by a Commissioner of the Anchorage Equal Rights Commission constitute a violation of the Code of Ethics.

Briefly summarized, the Commissioner's memorandum raises concerns about recent events at the Anchorage Equal Rights Commission. The facts alleged in the memorandum are limited but appear to be based on the recent appointment of an Acting Executive Director of the Anchorage Equal Rights Commission to cover a vacancy, and the accompanying recruitment and hiring process for a permanent Executive Director. The memorandum, which was addressed to the Mayor, discusses what are alleged to be four "Statutory Conflicts" with Title 5 of the Anchorage Municipal Code (AMC), which is the part of the Code that governs the Anchorage Equal Rights Commission: (i) the Acting Executive Director was allegedly improperly appointed; (ii) the Acting Executive Director allegedly should not have also simultaneously served as legal advisor to the Commission; (iii) the Ombudsman allegedly should not have been involved on the hiring committee for the new permanent Executive Director because complaints regarding the hiring process could be submitted to his office; and (iv) an independent process allegedly should be developed for fielding complaints regarding such matters at the Commission.

The Ombudsman received the memorandum and submitted a request to the Board of Ethics for an advisory opinion. The Ombudsman's request stated that he has "had difficulty connecting the alleged code violations [in the memorandum] to the section of

code [in Title 5] cited in the memo.” The Ombudsman asks for the Board to review whether there are “any violations of, or conflicts with the ethics code regarding” the Commissioner’s “four ‘Statutory Conflicts’ outlined in her memo?”

## **DISCUSSION**

### **I. Jurisdiction**

AMC 1.15.150B gives the Ombudsman (along with the municipal clerk and municipal attorney) the ability to “request an advisory opinion from the board of ethics regarding the applicability and interpretation of this chapter.” The Ombudsman’s request for an advisory opinion in this matter is unusual in that it does not identify a specific section of the Municipal Code of Ethics about which the requester seeks the Board’s review, and nor does the underlying memorandum. Instead of focusing on the Code of Ethics, the underlying memorandum about which this Board has been requested to provide an advisory opinion cites, quotes, and discusses only various provisions of Title 5 regarding the Anchorage Equal Rights Commission. As noted, however, AMC 1.15.150B allows the Ombudsman to request an opinion regarding the applicability and interpretation of the Municipal Code of Ethics, not Title 5.

To facilitate the Board’s ability to evaluate requests, the form by which requests for advisory opinions are made requires the requester to identify a particular “section of the Municipal Ethics Code” regarding which the requester seeks the Board’s review. That reasonable requirement helps focus the Board’s analysis and directs the Board toward relatively concrete questions under specific provisions of the Code of Ethics. This avoids placing the Board in the position of issue-spotting a complex situation for any potential question that may arise under the entire Code of Ethics and resolving all such questions.

The Board would thus be within its discretion to reject this request for an advisory opinion with leave for the request to be resubmitted with a request to examine the applicability and interpretation of a specific section of the Ethics Code.

The Board has chosen to exercise its discretion to look beyond that shortcoming, however, and review whether the allegations in the memorandum state a violation of AMC 1.15.060, the prohibition on conflicts of interest. The remainder of this advisory opinion thus addresses whether the allegations in the memorandum make out a violation of AMC 1.15.060.

The Board does not address the separate question regarding what Title 5 may or may not require regarding the appointment of an Acting Executive Director or what Title 5 may or may not require regarding the recent selection process for the new permanent Executive Director. Such questions are beyond this Board’s purview over Chapter 15 of Title 1, the Code of Ethics.

## II. Merits

We conclude that the allegations in the memorandum do not state a violation of the Code of Ethics' prohibition on conflicts of interest.

The Code defines a conflict of interest as “a conflict between the *private interest* of a public servant and the *official responsibilities* of the public servant in the context of an official action.” AMC 1.15.060D (emphasis added). The Code thus focuses on conflicts arising from an official's private interests as distinct from his or her official responsibilities. For that reason, the conflict-of-interest provision generally does not apply to situations in which an official simultaneously holds two municipal positions and no question of a separate *private* interest is raised. That general rule is confirmed by the text of a separate provision of the Code that prohibits contemporaneous employment with the Municipality and “organizations *other than the municipality*, if the contemporaneous service or employment is incompatible or in conflict with the proper discharge of the employee's municipal duties.” AMC 1.15.090A (emphasis added).

The Code thus reflects a conclusion that there is no general conflict, within the meaning of the Code of Ethics, between a Municipal official's discharge of one set of municipal duties and that person's discharge of another set of municipal duties. Other sources of law beyond the Ethics Code may or may not constrain the circumstances in which a municipal official may properly perform two sets of distinct municipal duties. Any such questions, however, are beyond this Board's purview. The key point here is that, generally, there is no conflict of interest under the Code of Ethics when a municipal official simultaneously holds multiple positions with the Municipality. The Code is not designed to address the compatibility or incompatibility between the multiple roles that a dedicated public servant may fulfill for the Municipality.

The Commissioner's memorandum does not allege any conflict of interest between any person's *private* interests and their official responsibilities. Instead, the memorandum asserts that a conflict arose when a public official holding one office (such as the Ombudsman or the legal advisor to the Commission) was also assigned to perform additional duties related to the Commission (such as Acting Executive Director or serving on the hiring evaluation committee for the new permanent Executive Director). As explained above, those circumstances do not generally violate the Code of Ethics.

Nor do any of the more specific allegations in the memorandum describe a prohibited conflict of interest. The memorandum alleges four “Statutory Conflicts” but none of them describe a conflict of interest prohibited by the Code of Ethics.

### **1. Appointment of an Acting Executive Director**

The Code of Ethics says nothing about the process that can be used under Title 5 or any other provision of law to appoint an Acting Executive Director for the Commission.

### **2. Legal counsel to the Commission also serving as Acting Executive Director of the Commission**

The Code of Ethics does not expressly prohibit the legal advisor to a board or commission from being appointed to also serve in an executive capacity for the board or commission, as properly supervised by that board or commission and consistent with the attorney's separate ethical duties as a member of the bar.

That conclusion is not affected by the fact that, as the memorandum at issue here emphasizes, the legal counsel in this case was employed by the Municipality and the Municipality may have cases come before the Commission as an employer. All Commission staff and advisors are employed by the Municipality but remain free to properly hear cases involving the Municipality. There is no allegation here that the Acting Executive Director of the Commission represented anyone else (including the Municipality) before the Commission.

### **3. Ombudsman serving on the hiring committee**

The Code of Ethics does not prohibit a person from serving as Ombudsman and also helping the Commission by serving on a committee of people receiving applications and evaluating candidates, as properly supervised by the Commission. That conclusion is not affected by the fact that the Ombudsman's office is charged with receiving complaints and investigating, as appropriate, "the administrative acts of employees and agents of the municipality." AMC 2.60.110A. The Commissioner's memorandum notes that any complaints about the hiring process here may be routed by Code to the Ombudsman's office, and the memorandum raises a question about whether the Ombudsman himself could properly receive and consider such a complaint potentially about his own conduct on the hiring committee. While the relevant section of Code is outside our purview over Chapter 15 of Title 1 (the generally applicable Code of Ethics), we note that the Code governing the Ombudsman's office clearly provides a mechanism for dealing with any such conflict if it were to arise: In the event of "a conflict of interest or significant risk to the public trust based on the appearance of a conflict of interest, the ombudsman will promptly transfer the complaint to another staff member." AMC 2.60.135A. There is no allegation in the memorandum that any actual conflict has arisen or that the procedure set out in Code for handling such a conflict would be inadequate if a conflict were to arise in the future.

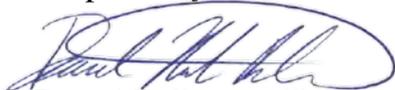
#### **4. Using municipal entities to resolve potential grievances by Commission employees**

Finally, the Code of Ethics does not expressly prohibit the Commission or the Municipal Code from routing potential grievances by Commission employees for consideration by other municipal organizations, such as the Ombudsman's office, the Department of Human Resources, or the Municipal Attorney's Office, as appropriate. The mere fact of such routing does not create a conflict of interest within the meaning of the Code of Ethics. And there is no allegation in the memorandum indicating that the existing Code of Ethics' requirements regarding disclosure of a potential conflict and recusal on a case-by-case basis would be insufficient to handle any conflicts that may arise in the future.

#### **CONCLUSION**

The Board concludes that none of the allegations attached to the request for an advisory opinion state a violation of the Code of Ethics' prohibition on conflicts of interest. The Board does not address whether or how any other provision of Municipal Code outside of the Code of Ethics may or may not apply to the alleged circumstances. The Board thanks you for seeking this advisory opinion and striving to uphold the Code of Ethics.

Respectfully submitted,



Daniel Bellerive, Chair

Kelly Moghadam

Gretchen Guess

Haley West

Omar Drammeh

Copy to:

(1) Municipal Ombudsman

(2) Municipal Clerk for electronic publication

## **AO 2026-32 An Ordinance to allow more flexibility for several uses related to food production, food access, and agriculture**

Note: This proposed ordinance only applies to Anchorage Bowl.

Purpose:

To strengthen food security and the local food production economy in Anchorage.

Key changes:

- Adds a new accessory use of *Food and Beverage Production* across all residential, commercial and some industrial zones in the Bowl
  - includes production but not sale of alcohol
  - limits delivery traffic to 9am-5pm in residential zones
- Allows *Hobby Farm* as an accessory use in all residential and commercial zones
- Allows *Commercial Food Production* as a Conditional Use in residential zones
- Allows beekeeping across all residential zones
- Loosens some related requirements on commercial activity in residential zones

For technical reasons, this ordinance can't be simply extended to Girdwood.

Current status in Girdwood

- Girdwood Land Use code does not have any *Food Production* use category or *Hobby Farm*
- Girdwood does allow retail / food service in commercial zones which includes restaurants, bars, coffee shops and grocery stores
  - Alcohol production falls under light industrial use
- *Cottage crafts* are permitted in commercial but not residential zones, but may not include food production
- Beekeeping is a permitted accessory use in all developed residential zones\*

The 2025 Girdwood Comprehensive Plan does not explicitly address food security, but does include a policy about cottage crafts

*GOAL E1: Economic Diversification and Sustainability*

*POLICY E1.4: Girdwood increases opportunities for cottage crafts.*

### **Question to GBOS**

Would Girdwood benefit from similar flexibility for food production?

GBOS now has the power to introduce text amendments to Title 21 Chapter 9.

This could be referred to GHEC for drafting an update to include an accessory use for food production across commercial and residential zones.

Submitted by: Mayor LaFrance and  
Assembly Members Johnson,  
Martinez, and Silvers.  
Prepared by: Planning Department  
For reading: March 3, 2026

**ANCHORAGE, ALASKA**  
**AO No. 2026-32**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS**  
2 **21.05, USE REGULATIONS, AND 21.15, RULES OF CONSTRUCTION AND**  
3 **DEFINITIONS, TO EASE RESTRICTIONS ON AGRICULTURAL USES AND**  
4 **FOOD PRODUCTION IN THE ANCHORAGE BOWL.**  
5

6 (Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)  
7

8 **WHEREAS**, Anchorage has a range of agricultural and food production activity  
9 across the Bowl; and,  
10

11 **WHEREAS**, in AO No. 2025-114 on November 4, 2025, the Anchorage Assembly  
12 adopted streamlined rules for cottage food production, to assist small businesses  
13 and increase access to local foods; and,  
14

15 **WHEREAS**, the Mayor's Office has engaged producers and other stakeholders on  
16 ways to boost local food production, identifying challenges with market access, land  
17 availability, and high costs of value-added processing; and,  
18

19 **WHEREAS**, Anchorage depends heavily on imported foods, with an estimated 95%  
20 of food consumed by Alaska residents coming from outside; and,  
21

22 **WHEREAS**, improving food security and economic resilience are priorities of the  
23 LaFrance Administration and Anchorage Assembly; and,  
24

25 **WHEREAS**, increased energy prices and transportation costs have made it  
26 increasingly difficult for producers to operate effectively; and,  
27

28 **WHEREAS**, food security and economic stability are of interest to the public and the  
29 Assembly; and,  
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31 **WHEREAS**, the Assembly introduced AO No. 2025-62 on June 24, 2025, for  
32 discussion on facilitating more food production and broader agricultural activity  
33 across Anchorage; and,  
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35 **WHEREAS**, the Planning Department has received comment about several other  
36 issues related to food production which could be combined into this ordinance; now,  
37 therefore,  
38

39 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
40



<b>TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																											
Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDU ST.		OTHER				Definitions and Use-Specific Standards					
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		I-1	I-2 <sup>1</sup>	MI	AF	DR
<sup>1</sup> See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district. <sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i> . <sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility. <sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process. <sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit. <sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel. <sup>7</sup> See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.																											

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

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

**21.05.070 ACCESSORY USES AND STRUCTURES**

\*\*\* \*\*\* \*\*\*

**B. General Standards**

\*\*\* \*\*\* \*\*\*

**2. Compliance with Ordinance Requirements**

\*\*\* \*\*\* \*\*\*

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

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use is allowed, and any use-specific standards.

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**C. Table of Allowed Accessory Uses**

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**1. Explanation of Table Abbreviations**

\*\*\*      \*\*\*      \*\*\*

g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																													
P = Permitted                      S = Administrative Site Plan Review                      C = Conditional Use Review																													
Accessory Uses	RESIDENTIAL										COMMERCIAL			INDUST.		OTHER					Definitions and Use-Specific Standards								
	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		I-1	I-2	MI	AF	DR	PR	PLI	W
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P		

<sup>3</sup> The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.  
<sup>4</sup> The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

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

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**9. Food and Beverage Production, Accessory**

a. Definition

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

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

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs,

there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use.

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

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

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

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

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

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

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

ATTEST:

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

(Planning and Commission Case No. 2026-0003)

# **REQUEST FOR PROPOSAL (RFP)**

## **GIRDWOOD HOUSING ACTION and IMPLEMENTATION PLAN**

**DRAFT- FOR DISCUSSION AND DELIBERATION PURPOSES ONLY**

### **Introduction**

#### **GENERAL INFORMATION**

The Municipality of Anchorage, Girdwood Valley Service Area is soliciting proposals from qualified consultants to provide professional services for the preparation of a Girdwood Housing Action and Implementation Plan (“Plan”) “that takes a comprehensive look at developing sustainable housing” in Girdwood. (2025 GCP Goal H.3.1). The Municipality will select a firm or firms with demonstrated professional expertise and experience in development of strategies, analysis of financing sources, and feasibility of specific housing projects all intended to serve as a reference resource for the creation/expansion of work force housing in Glacier Valley.

The Municipality will engage the contractor and will be responsible for contract administration and supervision. Preparation of the plan will be coordinated by the Municipality and will include a range of stakeholders potentially including the Girdwood Housing and Economic Committee, the Girdwood Land Use Committee, the Girdwood Board of Supervisors, Girdwood employers, local building contractors, the Municipality of Anchorage Heritage Land Bank, and Pomeroy Lodging (owner of Alyeska Resort).

The result of the project will be a public hearing draft of the Girdwood Housing Action and Implementation Plan that will be submitted for formal review and approval by the Girdwood Board of Supervisors. The Girdwood Housing Action and Implementation Plan is intended to be a step towards “develop[ing] additional organizational capacity for housing development in Girdwood” (2025 GCP Goal H3). Such increased capacity will be important to fulfill the community’s desire to develop workforce housing and increase the number of housing units used as a primary residence in the Girdwood Valley Service Area as expressed in the 2025 Girdwood Comprehensive Plan. The final outcome of this process will be an approved Girdwood Housing Action and Implementation Plan that will be an appendix to the Girdwood Comprehensive Plan.

## **Background**

The 2025 Girdwood Comprehensive Plan (“GCP”) discusses the lack of affordable housing for the Girdwood work force, the impact of short term rental housing on housing availability for the Girdwood work force, the relatively small proportion of existing housing units used as primary residences and immediate and future needs for housing through 2035. (GCP pp.2-41 through 2-55). The GCP shows an immediate need for 75 units of work force housing and a future need for 242 new housing units. The GCP contains a number of general goals including:

- H1- Maximize use of existing housing inventory
- H2- Encourage broad range of new housing development
- H3- Develop organizational capacity for housing

The Girdwood Valley Service Area enabling ordinance was amended in 202\_ to add housing and economic development as specific services authorized to be provided within service area boundaries. After this expansion the Girdwood Board of Supervisors (“GBOS”) created the Girdwood Housing and Economic Committee (“GHEC”). The GHEC has assembled a detailed compilation of housing data and potential housing development opportunities and strategies. These are contained in a document titled “Program Matrix” which is available at

[https://docs.google.com/spreadsheets/d/1S6EBZguJ0nVfNmAN5PlfGpTG9oRX0GU2t6\\_SPZ8odCl/edit?gid=0#gid=0](https://docs.google.com/spreadsheets/d/1S6EBZguJ0nVfNmAN5PlfGpTG9oRX0GU2t6_SPZ8odCl/edit?gid=0#gid=0) .

The GHEC adopted a Housing Implementation Plan in November of 2024 and has discussed but not taken formal action on two related plans titled Housing Action Plan for Girdwood and Girdwood Housing Action Plan. At a work session in September 2025 the GHEC approved using the Housing Goals portion of the GCP as the framework for a more detailed action/implementation plan. The previous work done by GHEC and previous public engagement in connection with the adoption of the GCP informs the proposed scope of work.

**INSERT STANDARD LANGUAGE REGARDING PREP COSTS/QUESTIONS/RULES GOVERNING COMPETITION FROM SECTIONS 1 AND 2 OF PARKS AND REC MASTER PLAN RFP**

### **3. Scope of Work**

**3.1 Narrative-** Work on the Girdwood Housing Action and Implementation Plan (“the Plan”) will take place in 2026, beginning with contractor engagement with the GHEC and working through Plan development and final approval by the Girdwood Board of Supervisors (“GBOS”). It is anticipated that the contract will be negotiated and a Notice to Proceed will be issued by April 2026.

The Scope of Work outlined in this RFP is intended to provide flexibility to Contractors to propose the most appropriate means of completing this project in the most efficient, timely, and cost-effective manner. The primary tasks anticipated to complete the Plan are described below. The selected Contractor will be expected to work closely and regularly with the GHEC throughout the project, to ensure successful completion of the scope of work.

Initial project tasks include review of the GCP, the GHEC Program Matrix, the GHEC Housing Implementation Plan and the drafts of the Housing Action Plan for Girdwood and Girdwood Housing Action Plan followed by a kickoff meeting with the GHEC.

### **3.2 Tasks**

#### **3.2.1 Develop Plan Framework/Finalize Scope - Work with the GHEC and GBOS to:**

Task 1:- identify the specific components of the GCP Housing Goals, GHEC Program Matrix, GHEC Housing Implementation Plan and draft Housing Action Plans that have been substantially completed.

Task 2- identify which of the remaining components of the GHEC Program Matrix, GHEC Housing Implementation Plan and draft Housing Action Plans can be analyzed and included in the Plan within the limits of the Project Budget.

Task 3- determine what if any stakeholder interviews/meetings should be conducted in development of the Plan within the limits of the Project Budget. Potential interviews/meetings conducted by the Consultant include:

MOA Planning Department- Meet with MOA Planning Department to determine realistic timeline for completion of Chapter 9 rewrite assuming flat departmental budget and existing work load and projects. In addition, determine if any zoning changes are required to facilitate Ruane/Alyeska proposed development and establish a potential timeline for such changes.

Girdwood Community Land Trust/Girdwood, Inc.- Meet with GCLT and GI to confirm interest and capacity in development of workforce housing. Identify additional capacity, if

any, needed by GCLT and GI to successfully deliver and manage proposed Ruane/Alyeska project.

GVSA Staff- Meet with GVSA staff to determine existing capacity to administer STR to LTR incentive programs and develop management options for each .

Local Builders- Host/Coordinate a listening session to gauge developer interest in building workforce housing either in partnership with a local non-profit or as a stand alone project and learn what incentives increase developer interest to build workforce housing. Obtain information from builders about per square foot cost of new residential construction including site development costs and if/how current zoning regulations increase cost.

Pomeroy Lodging- Meet with Pomeroy Lodging to confirm number of anticipated workforce housing units and non-workforce housing units to be constructed and probable timing of construction. Determine what incentives would increase Pomeroy interest in developing non-rental deed restricted workforce housing.

Short Term Rental Owners/Realtors/Property Managers- Host/Coordinate an STR listening session to gauge interest/willingness in conversion of STR units to long term rental units and what incentive level would be attractive for such conversion. Receive input on any objection to STR registration or regulation requirements.

Local Employers- Interview local employers to engage interest in partnering on workforce housing via voluntary contributions to workforce housing programs in return for employee preference to access programs. Identify options for employer participation as master lessor or owner of deed restricted property.

Task 4- Determine scope of Consultant review of housing strategies developed by other mountain resort/tourist communities within the limits of the Project Budget potentially including:

Whitefish, Montana

Breckenridge, Colorado

**Task 2: Objectives/Goals-** Develop specific objectives and timelines for:

1. creation of workforce housing through new construction including a specific number of units and timelines based on need identified in the GCP and taking into consideration the planned Holton Hills and Pomeroy developments, anticipated time to secure funding, estimated cost of construction and typical

- time for project development. Identify best delivery model for building and managing workforce housing through existing or newly created entities. Answer the following questions:
- a. How dense does multi-unit development need to be to generate sufficient rental income to cover cost of development plus ongoing maintenance?
  - b. What level of subsidy of construction and site development costs (including land acquisition, design professional fees etc.) is required to create a project that can be sustained by rents?
  - c. What is the optimum size rental unit for workforce housing for a single occupant that will be affordable?
  - d. What level of reduction from market rates is required for affordability of the optimum size unit?
2. target for mix between short term rental housing, primary residence housing and owner-occupied housing.
  3. number of units converted from short term to long term rentals.
  4. Consideration of STR registration and regulation program specific to the GVSA.
  5. Rewrite of Chapter 9 of Title 21.

### **Task 3: Analysis**

The following elements are to be included in the Plan unless modified or eliminated during development of the Framework in Task 1. Additional analysis may be required as deemed necessary to successfully complete the Plan. The analysis focuses on the following potential tools to develop workforce housing:

1. New construction
  - Ruane
  - Holton Hills
2. Rental Assistance
3. Conversion of Short Term Rentals to Long Term Rentals
4. STR Registration and regulation

Task 1- Cost Analysis- New construction. Provide a rough order of magnitude cost estimate of the following potential housing actions (all estimates to include both construction and pre-construction costs (A/E, roads/utilities/site development etc.):

Construction of Phase 1 of the Ruane/Alyeska housing project

Construction of single family and multifamily housing on the 2 lots anticipated to be deeded through MOA to a local non-profit as set forth in AO- \_\_\_\_\_.

Task 2- Rental Assistance Programs- identify and analyze “gap” between typical workforce wages and existing rents (possibly using Creekside rental rates as lower typical rent) for long term rental housing in Girdwood using federal baseline for “affordable housing” of 30% of gross pay for rent and utilities. Based on this analysis develop estimate of rental assistance needed per worker to meet affordable housing criteria under current rental market conditions and hourly wage assumptions.

Task 3- STR to Long Term Rental Conversion Incentive-

identify and analyze the “gap” between STR revenue and long term rental revenue for a typical ADU, second home or investment property used as an STR. Based on this analysis develop estimate of amount of incentive needed per ADU to provide a “no cost” result for property owner who converts to a long term rental. Discuss whether this strategy has been successful in other communities.

**Task 4- Financing Options** - Identify potential sources of housing project/program funding and Girdwood eligibility/ability to create or access a funding source including:

Service Area property taxes- estimate the potential increase in the existing property tax base resulting from current or planned construction of housing over the next ten years and the amount of property tax revenue that would result based on the 2025 mill rate. Discuss if any existing tax increment financing option exists for the GVSA.

Service area bed tax- estimate potential revenue from bed tax assuming proposed increase to bed tax is adopted and Girdwood receives proportion of this revenue.

Service area excise tax- estimate potential revenue from an excise tax on ski tickets using the “surcharge” on Anchorage Performing Arts Center tickets as an example of a similar program. Analyze process for creation of excise tax specific to ski tickets purchased from Hillside, Alyeska and Arctic Valley or specific to ski tickets purchased from Alyeska Resort.

Service Area housing specific tax- estimate potential revenue from a Girdwood specific “add on” tax patterned after the Anchorage Downtown special tax district used to fund community service patrols (among other things). Discuss process for adoption.

Housing Trust Fund- analyze ability of GVSA to create a dedicated Housing Trust Fund and deposit revenue into fund during annual budget process and retain revenue in the Trust Fund at the end of each annual budget cycle.

Development Impact Fee- analyze potential revenue that would result from assessment on new building permits with fees collected by Anchorage and remitted to GVSA.

AHFC Funding- Analyze potential for service area or local non-profit partnership with the Alaska Housing Finance Corporation (AHFC) to access GOAL program grants, Low-Income Housing Tax Credits, and HOME funds for constructing or rehabilitating affordable rental units, Housing Choice Vouchers and Rural Professional Housing Grants( for teachers, law enforcement and health professionals).

AIDEA financing- identify whether AIDEA has existing housing programs for which Girdwood projects could be eligible.

Charitable funding- identify existing foundations/non-profits (both local and national) that assist in creation of workforce housing. Include analysis of potential contributions from local employers based on stakeholder interviews.

Federal Housing programs- identify whether Girdwood would be eligible to apply for federal funding for local workforce housing projects including Community Development Block Grants and USDA Rural Development programs.

Low Income Housing Tax Credits- identify existing LIHTC programs similar to program used to develop Creekside apartments and explain how they work. Evaluate likelihood and avenue for success for Girdwood based entity to qualify and potential partners.

## **Task 5- Regulatory Options**

Task 5.1- STR Regulation- Based on review of STR regulation strategies in other communities identify at least 3 options for regulation of STR's within the Girdwood Valley Service Area in addition to the registration requirement recently enacted by the Anchorage Assembly.

Task 5.2- Zoning Changes- identify potential increase in number of housing units from implementation of changes to existing density, lot size, and areas where multi-family units are allowed as referenced in the GCP. Of the various items mentioned in the GCP identify which changes could be expected to have the most impact. Discuss timeline for Chapter 9 rewrite. Identify at least 3 interim fixes to Chapter 9 that could result in increase in housing units while waiting for Chapter 9 rewrite including:

Suspension of development standards

Allowing mobile/modular housing.

Task 5.3- Builder Incentives- Identify options for incentives tied to new construction that includes workforce housing and inclusionary zoning regulations requiring future subdivisions or PUD's to have minimum number of deed restricted units. Analyze potential impact of these incentives on creation of workforce housing in Girdwood especially with regard to remaining HLB property potentially available for private development.

Task 5.4- Commercial Development- identify potential regulation requiring future commercial developments to provide for or contribute to a specified number of workforce housing units based on number of added employees. Estimate possible number of additional units such a requirement could generate.

**Task 6- Deed Restrictions.** Identify types of deed restrictions potentially applicable to development and management of workforce housing. These include Income eligibility, Local employment requirements, initial pricing, resale pricing, and appreciation limits. Include analysis of any limitations on deed restrictions under Alaska law.

## **Task 7- Management Project Delivery Options**

Task 7.1- Ruane Road/AlyeskaProject- GHEC has supported an initiative of the Girdwood Community Land Trust as a potential partner with a private builder and the MOA Heritage Land Bank for development and management of this Project. Analyze feasibility of this concept including whether similar models for project delivery have been used in other communities. Explain options for how such a collaboration would work including risks and responsibilities of each of the partners in the project. Discuss options for how workforce housing component of the project would be managed post construction including deed restrictions, mix between rental and owner occupied units and options for management of rental units. Identify potential alternatives to this model of project delivery for development of this particular property. Analyze if size of proposed project meets or exceeds projected need for housing referenced in the GCP.

Task 7.2- Discuss potential structure of a Girdwood Housing Task Force as an alternative to or as a supplement to the Girdwood Housing and Economic Committee for ongoing monitoring and efforts to develop workforce housing. Identify whether Pomeroy Lodging and HLB are willing to participate in such a task force.

Task 7.3- Provide options for administration of an STR conversion program including whether additional service area staff would be required to administer program and provide rough order of magnitude estimate of cost of administration.

## **Task 8- Monitoring Metrics**

Task 8.1- develop measures for quantifying workforce housing development with specific goals such as number of affordable units built and occupied by local workers and percentage of housing stock used as primary residences vs. short-term rentals.

Task 8.2- establish short term and long term goals for each metric identified .

Task 8.3- discuss and recommend options for continual collection and monitoring of housing data include discussion of

Sources of data

Entity collecting data (GHEC, Housing Task Force, contractor, GVSA staff)

Frequency of data collection and reporting

**Task 9: Housing Action and Implementation Plan .** Using findings and conclusions from Tasks 1 through 8, the Contractor will draft the components for the Girdwood Housing Action and Implementation Plan. The Plan will prioritize specific goals and objectives including a timeline for reaching goals. Plan components may be adjusted during plan development; however, at a minimum, they should include the following general information:

- Introduction
- History of the Development of the Plan
- Relevance of other planning documents
  - Existing Conditions: Summarize and cross reference the data identified in the GCP and Program Matrix . The contractor is to work primarily from customer supplied data and assume accuracy of such data and add data contractor already has.
- Analysis: As identified in Tasks 3-7
- Goals: Proposed goals for development of workforce housing/mix of primary and secondary homes/mix of renter/owner units as identified in Tasks 2 and 8.

Financing: Identify the most promising/achievable funding sources and timeline for securing financing from those analyzed in Task 4.

- Implementation Plan: This section will provide specific recommendations for the implementation of the Plan. It may be integrated into the various plan elements or provided as a separate chapter in the Plan. The implementation plan will include a timeline, planning level cost estimates, and a prioritized list of workforce housing initiatives. The plan should also identify potential funding sources prioritized by achievability as well as project partners.

Roles and Responsibilities: Identify what entities are responsible for each component of plan implementation including potential partners and who is the “lead” entity initiating implementation. Include timeline for “lead” to initiate component of plan implementation.

Capacity: Identify any additional capacity needed by any entity with a role or responsibility for plan implementation. (for example, grant writer needed to apply for funding assistance).

- Appendices: This section will include items not included in the plan but relevant to the plan and planning process. Potential examples include: meeting minutes, links to GHEC program matrix, public comments, etc.

The Contractor will provide a draft of the Plan for internal review by GHEC. After review of the Draft Plan is complete, the Contractor will present the Draft Plan to the Girdwood Land Use committee, the Girdwood Housing and Economic Committee and the Girdwood Board of Supervisors for additional feedback and resolution. The Contractor will make recommended revisions and prepare a Public Hearing Draft of the plan for review, consideration and adoption by the Girdwood Board of Supervisors. Additional reviews by other decision-making bodies may be scheduled.

3.4 Project Schedule The project will commence in early 2026 and should be completed by October 1 2026. The successful proposer selected for this RFP will be the Contractor for all phases of the project. Following are proposed major milestones for plan development subject to scheduling, internal review, and printing needs:

- March 2026 Notice to proceed to the successful proposer
- April 2026 Kick off meeting with GHEC
- April-May 2026 Stakeholder Meetings/Private Interviews /Review of other communities plans and STR regulations/review of financing options
- June 2026 Draft Girdwood Housing Action and Implementation Plan
- June- September 2026 GHEC Review, Land Use and Board of Supervisors Review
- September-November 2026 GBOS Adopts Plan

The selected Contractor shall present a schedule for performance of various elements of the scope of work, which fit into the above milestones in a timely manner. The selected Contractor must be available to attend work sessions associated with the development of this plan, as needed with GVSA staff, Girdwood public meetings, and other advisory entities as needed. Most of the public planning process took place during development of the GCP (community meetings, roundtables, charettes etc.) and will NOT be repeated during the development of this Plan.

3.5 Project Budget The total contract amount, including expenses, for this project is not to exceed \$100,000.

**Opportunities and Constraints:**

1. Limited ability of a service area within the Municipality of Anchorage to tax or regulate within service area boundaries.
2. Girdwood is part of the Municipality of Anchorage. Girdwood may not qualify for state or federal programs targeted to “rural” communities.
3. Girdwood’s census data on income may place some of the potential funding sources identified in this RFP out of reach.
4. Girdwood must rely on the MOA Heritage Land Bank to make property available for development of workforce housing.
5. Inability of an MOA service area to create its own Housing Authority. The existing housing authority for Anchorage is believed to have no interest in Girdwood housing issues.

**INSERT STANDARD LANGUAGE FROM SECTIONS 4, 6 and 7 OF PARKS MASTER PLAN RFP**

**STANDARD EVALUATION CRITERIA APPEAR BELOW FOR GHEC REVIEW/DISCUSSION- KYLE CAN EXPLAIN TYPICAL PROCESS FOR SELECTING THE REVIEW COMMITTEE, SIZE OF COMMITTEE ETC. I AM NOT SURE IF MOA ACCEPTS CHANGES TO THE STANDARD EVALUATION CRITERIA.**

**5.0 EVALUATION CRITERIA AND PROCESS**

**5.1 Criteria**

The criteria to consider during evaluations, and the associated point values, are as follows:

1. Project Methodology and Approach	0-30 points
2. Experience of Firm(s)	0-25 points
3. Qualifications of Key Personnel	0-25 points
4. <u>Management Plan</u>	<u>0-20 points</u>
<b>Total Points Available</b>	<b>100 points</b>

**5.2 Qualitative Rating Factor**

Firms will be ranked using the following qualitative rating factors for each RFP criteria:

- 1.0 Outstanding
- .8 Excellent
- .6 Good
- .4 Fair
- .2 Poor
- 0- Unsatisfactory

The rating factor for each criteria category will be multiplied against the points available to determine the total points for that category.

EXAMPLE: For the evaluation of the experience factor if the evaluator feels the response as provided was “Good” they would assign a “qualitative rating factor” of .6 for that criterion. The final score for that criterion would be determined by multiplying the qualitative rating factor of .6 by the maximum points available (30) and the resulting score of 18 would be assigned to the experience factor. This process would be repeated for each criterion.

**NOTE IF YOU ELECT TO USE SECTION 5.2 MAKE SURE THAT THE RESULTING SCORES ON EVALUATIONS ARE MATHEMATICALLY POSSIBLE.**

### **5.3 Evaluation Process**

A committee of individuals will perform an evaluation of the proposal. The committee will rank the proposal as submitted. The Municipality of Anchorage reserves the right to award a contract solely on the written proposal.

The Municipality also reserves the right to request oral (in-person or telephone) interviews with the highest ranked firms (short list). The purpose of the interviews with the highest ranked firms is to allow expansion upon the written responses. If interviews are conducted, a maximum of (3) firms will be short-listed. A second score sheet will be used to score those firms interviewed. The final selection will be based on the total of all evaluators’ scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as for the first. The highest ranked proposer after the second scoring, if performed, may be invited to enter into final negotiations with the Municipality for the purposes of contract award.

**Municipality  
of  
Anchorage**



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

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Mike Edgington and Jennifer Wingard, Co-Chairs  
Briana Sullivan, Brian Burnett, Kellie Okonek*

**Resolution 2026-XX**

**Of the Girdwood Board of Supervisors**

**A RESOLUTION IN SUPPORT OF GIRDWOOD TRAILS COMMITTEE (GTC) APPLICATION  
FOR  
ANCHORAGE PARK FOUNDATION CHALLENGE GRANT**

**WHEREAS**, the Girdwood Valley Service Area and Girdwood Trails Committee have been working toward re-establishing the connection over Glacier Creek on the Winner Creek Trail since 2019; and

**WHEREAS**, construction on this project has now culminated on selection of a contractor, with work set to begin in summer 202X and completion in Summer 202X; and

**WHEREAS**, a key requirement of the community was the creation of an interpretive display to provide visitors with the opportunity to see the hand tram and learn the natural and human history of the area; and

**WHEREAS**, the interpretive display will commemorate the efforts of Girdwood Trails Committee volunteers who created, engineered, designed and built the hand tram, employing techniques historically used in mining and presently used in the ski industry; and

**WHEREAS**, the Girdwood Trails Committee has voted unanimously to pursue this grant opportunity and have committed to the in-kind and hard funding necessary to produce the community match required for this grant; and

**THEREFORE**, the Girdwood Board of Supervisors supports the Girdwood Trails Committee application for the Anchorage Park Foundation 2026 Challenge Grant for interpretive signs to commemorate the Hand Tram at Four Corners and the Historical District that surrounds it.

Passed by a vote of x to x this 23<sup>rd</sup> day of March 2026

Brian Burnett  
GBOS Parks and Rec Supervisor

Margaret Tyler  
Attest