



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

DRAFT 2026 ANNUAL WORK PROGRAM &
DRAFT 2027-2031 FIVE-YEAR MANAGEMENT PLAN

Municipality of Anchorage

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Front Cover Photo: HLB Parcel 2-156 on a frosty February morning. This hillside parcel on Golden View Drive is the proposed location for a non-profit cemetery (See pages 12 and 15 for more details). Photo taken by Rachel Bernhardt, founder of Alaska Natural Burial.



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Guide to Abbreviations and Acronyms

ACDA	–	Anchorage Community Development Authority
ADEC	–	Alaska Department of Environmental Conservation
AMC	–	Anchorage Municipal Code
AO	–	Assembly Ordinance
ASD	–	Anchorage School District
AWWU	–	Anchorage Water & Wastewater Utility
BLM	–	U.S. Bureau of Land Management
CASA	–	Chugach State Park Access Service Area
CEA	–	Chugach Electric Association
CSP	–	Chugach State Park
DNR	–	Alaska Department of Natural Resources
DOD	–	U.S. Department of Defense
DOT&PF	–	Alaska Department of Transportation & Public Facilities
GCP	–	Girdwood Comprehensive Plan
GDIC	–	Geographic Data and Information Center
GIS	–	Geographic Information Systems
GVSA	–	Girdwood Valley Service Area
GLT	–	Great Land Trust
HDP	–	Hillside District Plan (AO 2010-22)
HLB	–	Heritage Land Bank
HLBAC	–	Heritage Land Bank Advisory Commission
INHT	–	Iditarod National Historic Trail
MOA	–	Municipality of Anchorage
NALA	–	North Anchorage Land Agreement
P&R	–	Parks and Recreation Department
PM&E	–	Project Management & Engineering
PVLUA	–	Potter Valley Land Use Analysis (AO 99-144)
RED	–	Real Estate Department
RES	–	Real Estate Services
ROW	–	Right of Way
SOA	–	State of Alaska
TSAIA	–	Ted Stevens Anchorage International Airport
USACE	–	U.S. Army Corps of Engineers
USFS	–	U.S. Forest Service

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax-based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,600 acres, which are divided into approximately 240 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetland mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 70 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development;
or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Additionally, HLB parcel numbers are assigned based on their geographic location as follows:

- 1 – Chugiak/Eagle River
- 2 – Southeast Anchorage/Hillside
- 3 – Northeast Anchorage
- 4 – Northwest Anchorage
- 5 – Southwest Anchorage
- 6 – Turnagain Arm Communities

See Appendix A for regional maps and a QR code for our interactive mapping application.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Midtown Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35
- Disposal of Girdwood Industrial Park Phase I Lots.
- Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are 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.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.

- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Disposals

Disposals of HLB inventory can include sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

Table 1.1: HLB Inventory by Area (**as of September 2025)

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,090	10,894
Estimated Total HLB Acreage:	2,789	1,182	8,659	12,630

Table 1.2: Development Limitations (**as of September 2025)

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	538 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leased	550± acres
Active ADEC Contaminated Sites	4 sites
Parcels under other MOA Agency Management	41

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patents. The State notified HLB that for management purposes the

decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Overview of the Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, each year an Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.

While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov.

Overview of the Five-Year Management Plan

Predicting future municipal need and market demand is a challenging task. The success of land transactions often depends upon economic conditions, financing, and creative marketing

strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plan. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation measures. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.



HLB Parcel 2-157: Little Campbell Creek

Chapter 2. 2025 Progress Report

HLB made progress on several projects in 2025. These projects included the disposal of four parcels on the southeast corner of Lake Otis and Tudor, the transfer of an HLB recreational parcel to Girdwood Parks & Recreation, and construction of off-site improvements that will provide access to the Holtan Hills development. HLB also received authorization to lease and activate development on land that housed the former Alaska Native Service Hospital. Additionally, another Land Management Officer was hired, increasing capacity and ability to take on many outstanding work plan items. A list and description of major projects is included below.

Disposals, Exchanges & Transfers

HLB Parcels 3-078A-D (Lake Otis and Tudor) – The disposal of these lots, which included an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). This transaction closed in January 2025, recorded as document number 2025-000661-0.

HLB 4-046 and 4-047 (Former Alaska Native Service Hospital Site) – In June 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71 for use of the Former Alaska Native Service Hospital Site located at 3rd and Ingra. ACDA intends to activate the site by developing an RV resort incorporating components of the 2019 Master Plan prepared by HLB, including a memorial and park elements. This is considered a short-term use and is supported by several neighboring property owners. HLB staff will draft and manage the lease which will include conditions such as a development timeline and revenue sharing with HLB. This lease is intended to be finalized by the end of 2025. (***)*This is a pending item that will be updated prior to Assembly approval.*

HLB Parcel 6-075 (Winner Creek Trail Extension) – The withdrawal from HLB inventory and transfer of this parcel to General Real Estate inventory with designation of management authority to Girdwood Parks and Recreation was recommended by HLBAC in August 2024 and authorized by the Assembly on July 15, 2025 (HLBAC Res 2024-05; AO 2025-75).

HLB Parcel 6-251 and 2-296 (Bikewood) – In 2019, HLBAC and the Assembly authorized HLB to grant a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails near the Girdwood Nordic 5k Loop. Now that the trails are constructed, it is anticipated that this easement will be recorded by the end of 2025 upon recording of survey work (Record of Survey XXXX-). In 2024 HLBAC passed a resolution and in July 2025 the Assembly authorized HLB to grant an easement for a second phase of trails (HLBAC Res 2024-06, As Amended; AO 2025-76). This is a continuing project, see the 2026 Work Program Chapter for more details on future steps.

Acquisitions

Laurel Acres (HLB Parcels 5-041) – In 2025 there were efforts to acquire parcels in the Laurel Acres Subdivision through donations and purchases for the purposes of future wetland mitigation credits. In 2025 HLB acquired five parcels, three were properties that the MOA foreclosed on and were retained for public purpose (AO 2025-32 and 2025-81) and the other two were purchased in September after receiving recommendation and authorization from HLBAC and the Assembly (HLBAC Res 2025-01; AO 2025-92) (**purchase pending).

Projects

HLB Parcel 2-156 (Hillside Natural Burial Cemetery) – After selecting Alaska Natural Burial's proposal through an RFP process in 2024, a land use permit was issued to the non-profit to perform Due Diligence work on the property. HLB conducted a soil investigation in September 2025 to determine development viability for the proposed cemetery. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

HLB Parcel 6-057F (Girdwood Industrial Park) – Evaluation of development and platting options has been ongoing, HLB staff presented four options to HLBAC in April of 2024, with one preferred option being supported by HLBAC, and additionally supported by GBOS in February 2025. Survey work to prepare a preliminary plat of the parcel was completed in the summer of 2025. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

Former HLB Parcels 6-011, 6-016, 6-017 (Holtan Hills Project) – In 2025 the Assembly approved an appropriation from the HLB Fund to cover construction costs of the off-site improvements (including surface transportation and sub-surface utilities infrastructure) to support the Holtan Hills development (AR 2025-220). This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

Land Management

Wildland Fire Fuels Reduction – HLB staff evaluated two separate proposed fire break projects managed by the Anchorage Fire Department (AFD) and provided a report on each fire break to HLBAC. HLBAC voted in support of each fire break (Campbell Airstrip Road Shaded Fuel Break, HLBAC Reso 2025-03; Heights Hill Fuel Break, HLBAC Reso 2025-05). These fire breaks were completed by AFD in 2025. Additionally, HLB staff is assisting AFD as a stakeholder/land manager during their drafting of the Updated Community Wildland Fire Protection Plan (CWPP). The CWPP will help HLB staff determine priority parcels and treatment methods for the reduction of wildland fire risk.

Site Inspections – HLB staff conducted site visits on over 30 parcels during 2025. During inspections, staff noted any unpermitted activity occurring on-site, made general observations of any natural or man-made impacts to the property, and cleaned up any trash that was able to be removed by hand. An unpermitted trail bridge fallen into disrepair was removed from parcel

2-157. Tires, windows, scrap metal, and bagged trash were removed from parcel 3-080 (Tozier Track).

Invasive Species Removal – The Anchorage Soil & Water Conservation District eradicated invasive Chokecherry’s on parcel 4-033B (former Clitheroe Center).

Contaminated Sites – Certain HLB parcels have been found to contain contamination in several different forms and are at various stages of remediation, including HLB Parcel 3-078E (former Peacock Cleaners). During 2025 HLB continued to conduct environmental testing and monitoring as required by ADEC.

Wetland Mitigation – As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity.

Table 2.1: Conservation Easements Managed by HLB (***Will be updated prior to Assembly)

HLB Parcel	Year Established or Modified	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40.0 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 3-079; Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037; Reflection Lake Creek	2022/2024	2.3 acres
		Total: 160.0 acres

Table 2.2: 2025 HLBAC Resolutions

Resolution (Associated Assembly Document)	Subject	Date	Action
2025-01 (AO 2025-92)	Recommending Assembly approval of the acquisition of real properties, legally described Lot 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44), and placement into the Heritage Land Bank inventory.	1/23/2025	Approved
2025-02 (AR 2025-103)	Recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan.	2/27/2025	Approved
2025-03	Supporting the Anchorage Fire Department's Campbell Airstrip Road Shaded Fuels Break Project affecting HLB Parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040	3/27/2025	Approved
2025-04 (AO 2025-71)	Recommending Assembly approval of the disposal of HLB Parcels 4-046 and 4-047, legally described as Block 35, East Addition to the Anchorage Townsite (U.S. Survey 408), and Lot 2 Block 36, East Addition to the Anchorage Townsite (Plat 96-121), by non-competitive 20-year ground lease to Anchorage Community Development Authority with profit sharing to the Heritage Land Bank Fund	5/22/2025	Approved
2025-05	Supporting the Anchorage Fire Department's Height's Hill Road Shaded Fuels Break Project affecting HLB Parcels 2-125 and 2-126	8/28/2025	Approved

Chapter 3. 2026 Work Program

Numerous initiatives within the Municipality are set to impact the Heritage Land Bank in the upcoming year. The Real Estate Department has been assigned the responsibility of supporting various development projects associated with these efforts. Additionally, the Heritage Land Bank has several ongoing multi-year projects. It is anticipated that the Heritage Land Bank Advisory Committee (HLBAC) will address action items in nearly every regularly scheduled meeting.

2026 Potential Disposals, Exchanges & Transfers

HLB Parcel 2-156 (Legacy Pointe) – A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions. HLB will continue work with Alaska Natural Burial and municipal agencies to determine site viability for cemetery use.

HLB Parcel 3-027A (Dowling Substation) – Dispose of property to Chugach Electric Association. This disposal was recommended by HLBAC in 2022 (*HLBAC Res 2022-03*). An updated appraisal and other corresponding due diligence documents need to be obtained prior to moving forward with disposal. Additional easements may need to be obtained through MOA PM&E to ensure proper legal and physical access is provided to this parcel.

HLB Parcel 4-013 (Ramada Inn Parking Lot) – Execute a lease renewal with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D (Government Hill) – Review request from Joint Base Elmendorf-Richardson and Compatible Lands Foundation (CLF) for a non-development easement. HLB is awaiting an appraisal of the property prepared by a CLF contractor. HLB staff will evaluate the appraisal and disposal by easement prior to bringing before HLBAC for a recommendation on further action.

HLB Parcels 5-010, 5-011, 5-012 (Maui Industrial Lots) – HLBAC recommended the disposal by competitive bid of these parcels in October 2024 following increased public interest (*HLBAC Res 2024-07*). After an initial bidding period that resulted in no bids, HLB Staff is considering the contingencies as laid out in AMC § 25.40.025D. This would not require further HLBAC action. Any disposal of these lots will be taken to the Assembly for approval after having perspective purchaser(s) and set sale prices for the lots.

HLB Parcel 6-011A, 6-011B (Middle Iditarod Trail) – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trail is consistent with the *Girdwood Trails Plan* (2024). HLB will collaborate with Girdwood Parks & Recreation, USFS, and private landowners on any necessary trail realignments and easements. Any trail easements on HLB property require review by HLBAC and authorization by the Assembly through public hearings prior to dedication.

HLB Parcel 6-014 (Chair 7) – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

HLB Parcels 6-036, 6-061, and 6-057F (Joe Danich Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right-of-Way to the Alyeska Highway. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-036 and 6-062 (Lower Virgin Creek Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-47), a disposal to the Alaska Railroad Corp. by non-exclusive lease for the purposes of avalanche mitigation infrastructure. ARRC is awaiting grant funding to purchase the necessary equipment to be installed on these parcels. Once the funding and equipment has been secured, HLB and ARRC will determine next steps.

HLB Parcel 6-076 (South Townsite) – Girdwood Community Land Trust submitted an application for a long-term ground lease. A Land Use Permit was executed to allow due diligence to move forward. GCLT released a Request for Information in 2024. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite Plan is supported.

HLB Parcel 6-134 (South Townsite) – HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved Girdwood South Townsite Master Plan, as well as the Girdwood Comprehensive Plan and its elements.

HLB Parcels 6-251 and 6-296 – HLBAC recommended (*Res 2024-06, As Amended*) and the Assembly authorized (AO 2025-76), a 20-year public use easement to Girdwood Mountain Bike Alliance (Bikewood) for the development of a second phase of mountain bike trails. Bikewood was issued a Land Use Permit to construct second phase trails. Upon completion of trail construction, a Record of Survey and corresponding easement will be recorded for formal dedication.

Utility Easements Generally – HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general.

2026 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

Chugach State Park Access – HLB will continue to evaluate potential property acquisitions that will provide additional or improved access opportunities to Chugach State Park.

2026 Projects

HLB Parcel 3-080 (Tozier Track) – Staff will begin to evaluate this parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 4-033B (former Clitheroe Center) – The former Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps which may include disposal by lease to a non-profit.

HLB Parcel 4-046 and 4-047 (former Alaska Native Service Hospital Site) – In 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71. HLB will continue to support ACDA's activation of the property and 20-year ground lease. HLBAC will receive regular reports on development and operational progress.

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (Holtan Hills) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011B (Nordic Ski Trails & Glacier Creek Village) – This area has two proposed uses for this parcel at this time, specifically the portion east of Glacier Creek:

First, in 2017 HLBAC passed resolution 2017-09 supporting a 20-year public use easement at no cost to the Girdwood Nordic Ski Club for the development of Nordic ski trails similar to their easement with HLB for the nearby Nordic 5K loop. The dedication of this easement(s) has not been brought to the Assembly because conditions in the resolution remain outstanding.

Second, in 2021 HLB released a Request for Proposals (RFP) for housing to be developed in Girdwood on HLB land. The proposal selected was one submitted by Alyeska Holdings, LP and

Seth Andersen, and included a disposal of approximately 72 acres (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement.

The proposed action in the coming year is to work with the Girdwood Nordic Ski Club, Alyeska Holdings, LP, and Seth Andersen to dedicate trail easements on 6-011B. Additionally, HLB intends to start the process to replat 6-011B, in accordance with AMC 21.03.200. This future plat will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. The platting process will include opportunities for public input during a community meeting held in Girdwood prior to submittal of the plat application, and a subsequent public hearing at the Platting Board. The intent is to record the trail easement(s) prior to finalizing the plat. Additionally, HLB will not propose a disposal of the mixed-use development area until such a time that the trail easement(s) and plat have been recorded, as long as the Girdwood Nordic Ski Club continues to make reasonable progress towards trail development. For longer-term plans regarding a disposal for the Glacier Creek Village, see the Five-Year Management Plan.

HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” may be included in a future platting action. This new tract will be available for current and future municipal or local community needs.

HLB Parcel 6-039 (Orca Mountain View) – Survey work was completed in 2025 to subdivide this parcel into three tracts based upon zoning boundaries. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. After this plat has recorded, HLB will coordinate with GBOS, LUC, and GVSA to determine community needs and desires for further subdivision of the residentially zoned tract into residential lots. Options for eventual disposal of the residentially zoned tract have not been determined yet, but may include public/private partnerships, a competitive RFP process, or other methods compliant with AMC 25.40.025H. that provide a public benefit.

HLB Parcel 6-057F (Girdwood Industrial Park) –Following a development analysis completed by HLB staff in 2024, HLBAC and GBOS expressed support for a Phase 2 tract plat of the industrial park. Preliminary Phase 2 survey work was conducted in 2025. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. This is an on-going project, for longer-term plans see the Five-Year Management Plan.

2026 Land Management

Wildland Fire Fuels Reduction – HLB will collaborate with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and

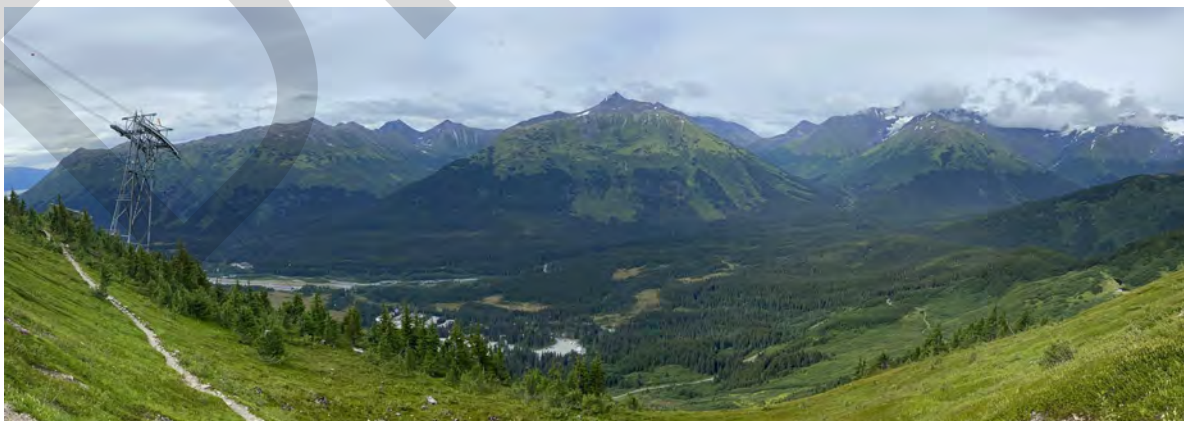
monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More areas can be accessed on these sites in the winter frozen conditions.

Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to work with GDIC Staff to expand the spatial analysis to all HLB Parcels.

Trespass and Encroachment Issues – HLB Staff completed a “Trespass and Encroachment Guide” in 2025 for internal use and will continue to identify, track, and resolve trespass and encroachment issues. HLB will consult with appropriate agencies as necessary, including Code Enforcement, Legal Department, and Anchorage and Whittier Police Departments. We ask that the public report any Public Lands (Title 25) code violations on HLB parcels (including prohibited motor vehicle use) to HLB Staff at HLB@anchorageak.gov.

Plans, Studies & Surveys

HLB does not anticipate the initiation or completion of any plans, studies, or surveys within the 2026 calendar year. However, HLB will serve as a stakeholder and contributor for in-progress community plans such as the *AMATS Recreation Trails Plan*, *Anchorage 2040 Land Use Plan 10-Year Targeted Plan Update*, and *Girdwood Parks Plan*.



View of the Girdwood Valley, including 6-010, 6-011B, 6-251, 6-281, 6-296

Chapter 4. Five Year Management Plan: 2027 – 2031

The HLB will review several of its holdings for disposal during this five-year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully before determining final disposition or use. Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.

Potential Disposals, Exchanges & Transfers: 2027 – 2031

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose with access to Chugach State Park.

HLB Parcels 2-116 through 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation if practical.

HLB Parcel 2-125 & 126 (Section 36) – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125 and 126. An agreement or other proposal is anticipated for trail location, development, and management. Any trail development in this area will be in coordination with the Parks and Recreation Department and the *Section 36 Park Master Plan (2014)*.

HLB Parcels 2-144A through D – Per the *PVLUA*, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R6-SL in 2018 (AO 2017-163) and may be considered for disposal at a later date.

HLB Parcel 2-146 – Although the *PVLUA* recommends a rezone for this parcel from PLI to R6-SL, the *HDP* suggests that due to slopes in the area, R-10 may be more appropriate in this general area. Staff may consult with the Planning Department to assess appropriate zoning for this parcel.

HLB Parcel 2-152 & 2-158 (Honey Bear Circle) – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of increasing access to HLB parcel 2-152, with construction at a later date. Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements.

HLB Parcel 3-010 – Disposal by competitive bid, or leasing of part or all of the parcel may be considered.

HLB Parcel 3-042 portion – Potential disposal by ground lease to CEA for the purpose of a substation. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for the utility access road.

HLB Parcels 3-078E – Continue to evaluate environmental contamination caused by the prior owner. Evaluate possibilities for potential subdivision, and market this parcel for sale or lease.

HLB Parcels 4-032, 4-033A-F and 4-034 – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels (Figure 1).

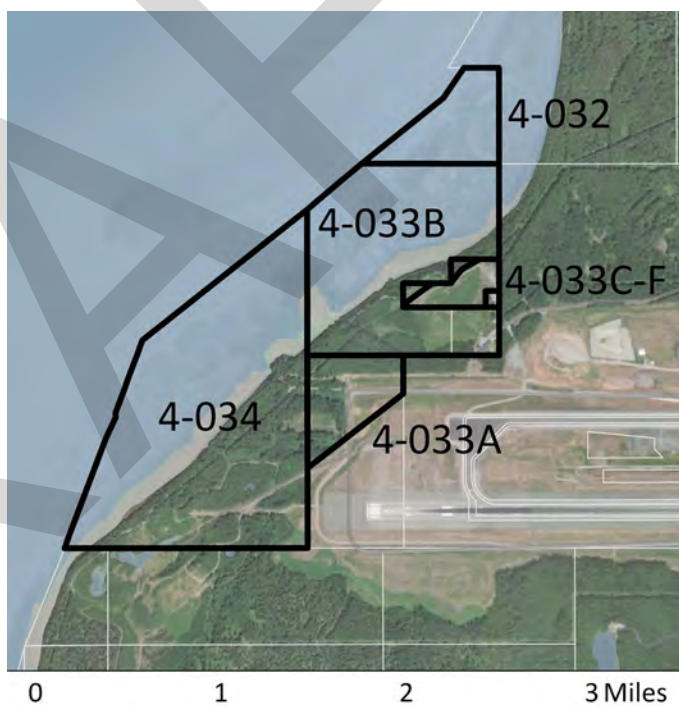


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

HLB Parcel 4-045 – Investigate trespass issues for possible resolutions and evaluate withdrawal of property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 6-002 and 6-003B – These parcels, located in Indian, may be considered for disposal for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

HLB Parcel 6-011B – (Nordic Ski Trails & Glacier Creek Village) After a replat of 6-011B is complete, the disposal process to Alyeska Holdings, LP and Seth Andersen to facilitate the development of Glacier Creek Village through a purchase and development agreement will begin (see page 17 for historical context and short-term plans for the area).

This project will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. As with any HLB disposal, it will be taken to HLBAC (with public noticing) for a public hearing and recommendation to the Assembly. Then an ordinance seeking authorization for the disposal will be brought to the Assembly for an additional public hearing and decision. The Assembly will have the opportunity to approve, amend (place conditions on the disposal), or deny the ordinance. If the Assembly passes the ordinance, HLB will then be authorized to move forward with a disposal, subject to the conditions of the ordinance. HLB will include a reversionary clause, so that if conditions are not met, the Glacier Creek Village area will come back into public ownership.

Many other ideas about conditions were mentioned during the drafting and approval process of the Girdwood Comprehensive Plan and will be provided to the HLBAC and Assembly if and when they consider the disposal. These include limiting short term rentals, minimizing trail and road crossings, integrating the residential development with the existing and planned trail network, developing a Nordic ski hut and additional parking for recreators, prioritizing conventional mixed-density housing, implement design strategies for efficient construction and clustered residences, and other conditions related to making the housing more attainable for the local workforce.

HLB Parcels 6-053, 6-054, 6-055 and 6-056 (tideland parcels) – ADOT&PF has expressed interest in acquiring these parcels. HLB may consider a disposal or exchange.

HLB Parcel 6-057F (Girdwood Industrial Park) – A development analysis, survey work, and ongoing discussions with the Girdwood community, have continued to illustrate the complexity of the Girdwood Industrial Park. If a Phase 2 plat of the industrial park is completed, HLB intends to make a tract available to GVSA, dispose of a tract through competitive bid, retain two tracts for permittee use and potential further subdivision, with the other tracts remaining uncommitted with portions used for recreation at this time. HLB will continue to collaborate with GVSA on any potential additional phases of analysis, development, and expansion.

Potential Acquisitions: 2027 – 2031

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

HLB Parcel 2-139 – Access needs to be established through a private parcel. HLB Staff is in discussions with surrounding property owners to obtain access.

HLB Parcels 6-251, 6-295 and 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA.

Potential Projects: 2027 – 2031

Revolving HLB Fund – HLB staff will consider drafting a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

HLB Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as several Comprehensive Plan elements encourage, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as but not limited to: 2-139, 2-147, 2-152 and 2-158 in the Upper Hillside. CSP has produced an access inventory and trails and access plans through the *Chugach State Park Access Plan*. HLB will collaborate with PM&E, DNR, and the public to explore funding opportunities (i.e. CASA, Recreational Trails Program Grants) for new, improved, or expanded public access within or to HLB lands adjacent to CSP (Figure 2).

HLB Parcel 6-018 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond was not approved by voters. HLB Staff will continue to work with the Girdwood Board of Supervisors and the Cemetery Committee as they work towards next steps.

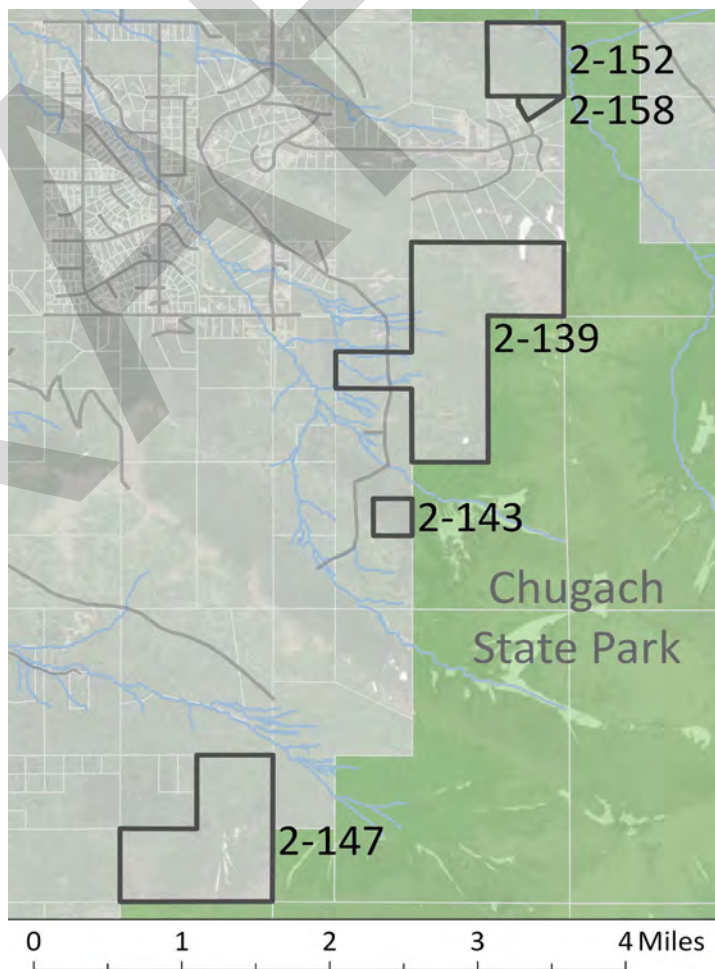


Figure 2: HLB Parcels adjacent to Chugach State Park

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff maintains that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a mitigation bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

Land Management: 2027 – 2031

HLB Parcel 6-002 – One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Potential Plans, Studies & Surveys: 2027 - 2031

Chugiak Section 16 Site Specific Land Use Study – Conduct a site-specific land use study in compliance with the *Chugiak-Eagle River Comprehensive Plan Update (2006)* and the requirements of AMC subsection 25.40.025C. to determine an appropriate use for HLB Parcels 1-007A, 1-008, 1-090, 1-091, and 1-092.

Girdwood South Townsite Master Plan – considering the recent adoption of the GCP, there may be interest in updating the 2014 Girdwood South Townsite Master Plan. Further discussion is necessary to determine if this a priority for the Girdwood Community.

Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly) and continues beyond approval with permitting and disposal by easement(s). HLB is aware of several proposed trails in Girdwood, both by non-profits and Girdwood Parks and Recreation, that are located on or go through HLB properties.

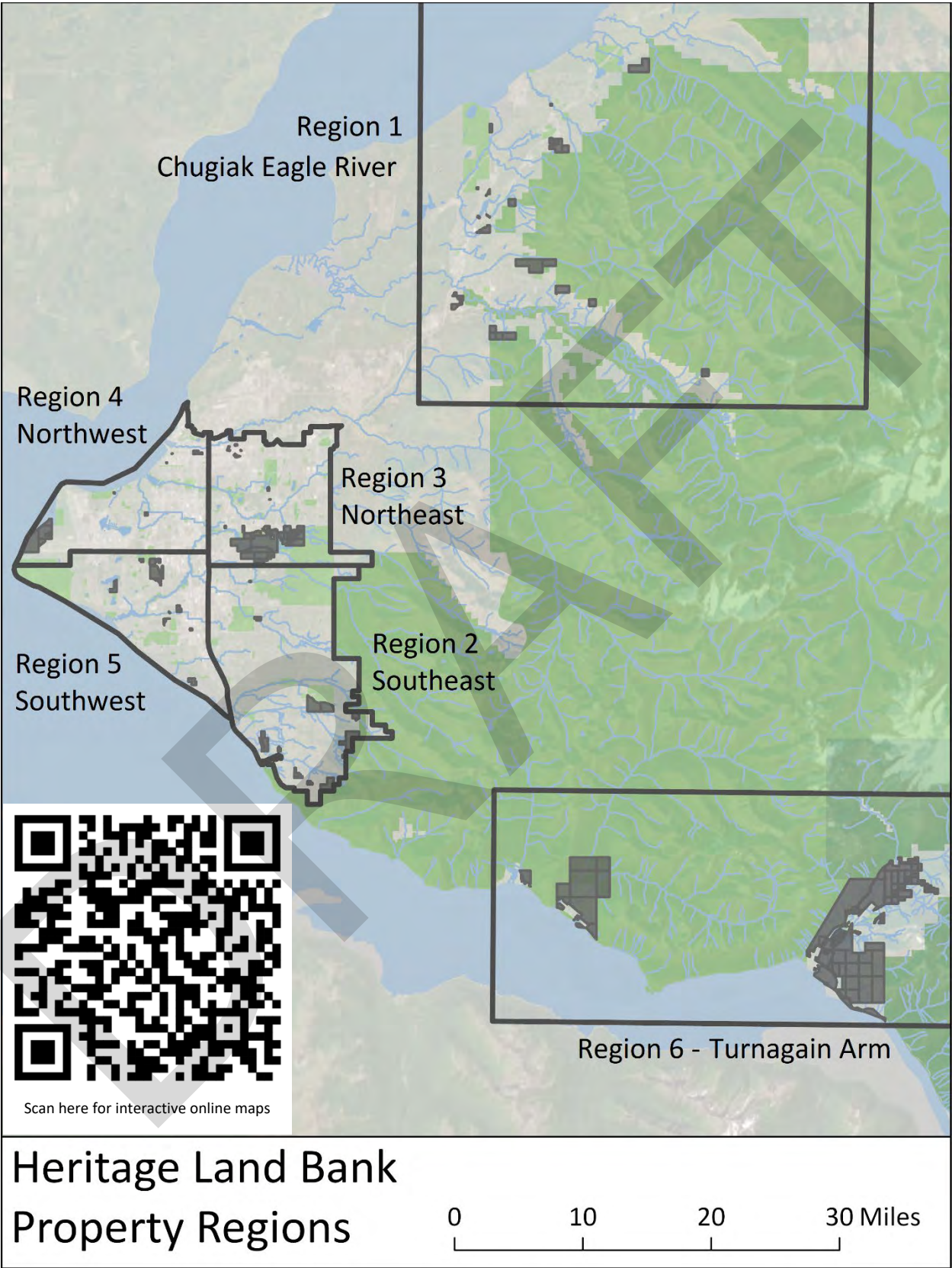
Girdwood Comprehensive Plan – On March 18, 2025, the Anchorage Assembly adopted the updated Girdwood Comprehensive Plan via AO 2024-114(S), As Amended. The Girdwood Comprehensive Plan will be consulted to guide management decisions on HLB land for the planning horizon.

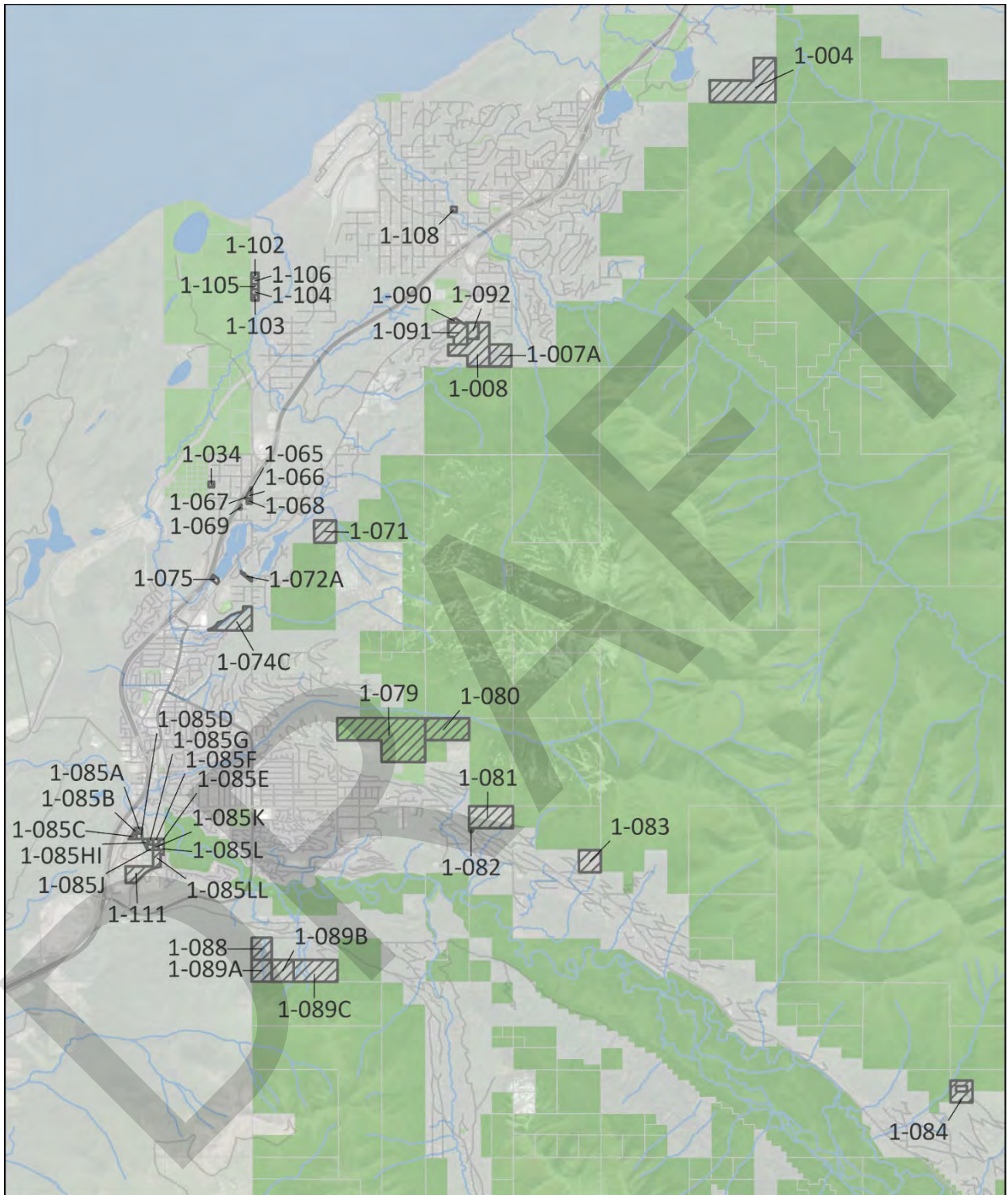
Girdwood Valley Watershed Management Plan – HLB recognizes the need for a watershed plan and will participate as a stakeholder on any future planning effort.



HLB Parcel 6-010: Beaver Pond Trail

Appendix A

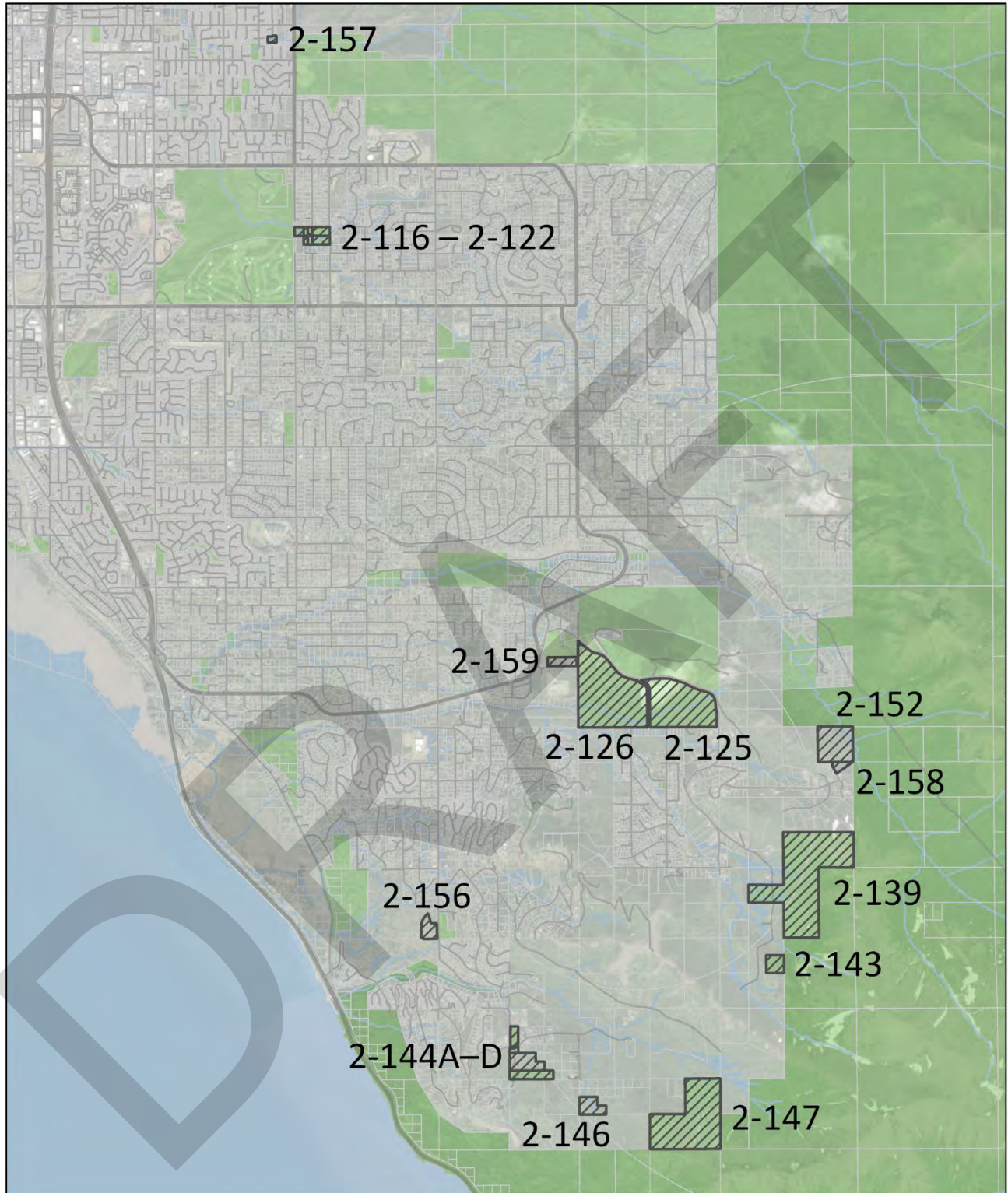




HLB Property Region 1

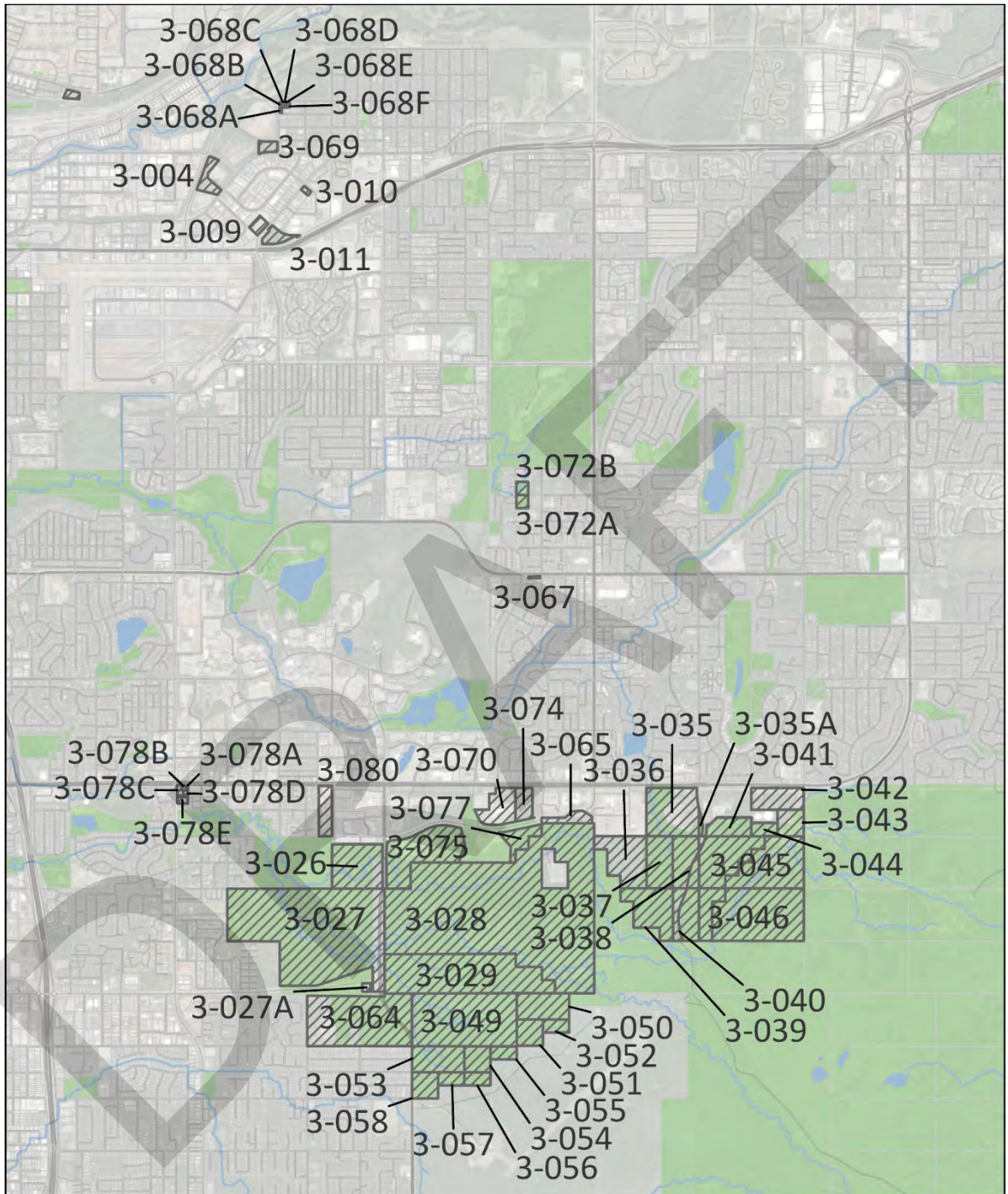
Chugiak Eagle River Parcels

0 2 4 6 Miles



HLB Property Region 2 Southeast Parcels

0 1 2 Miles

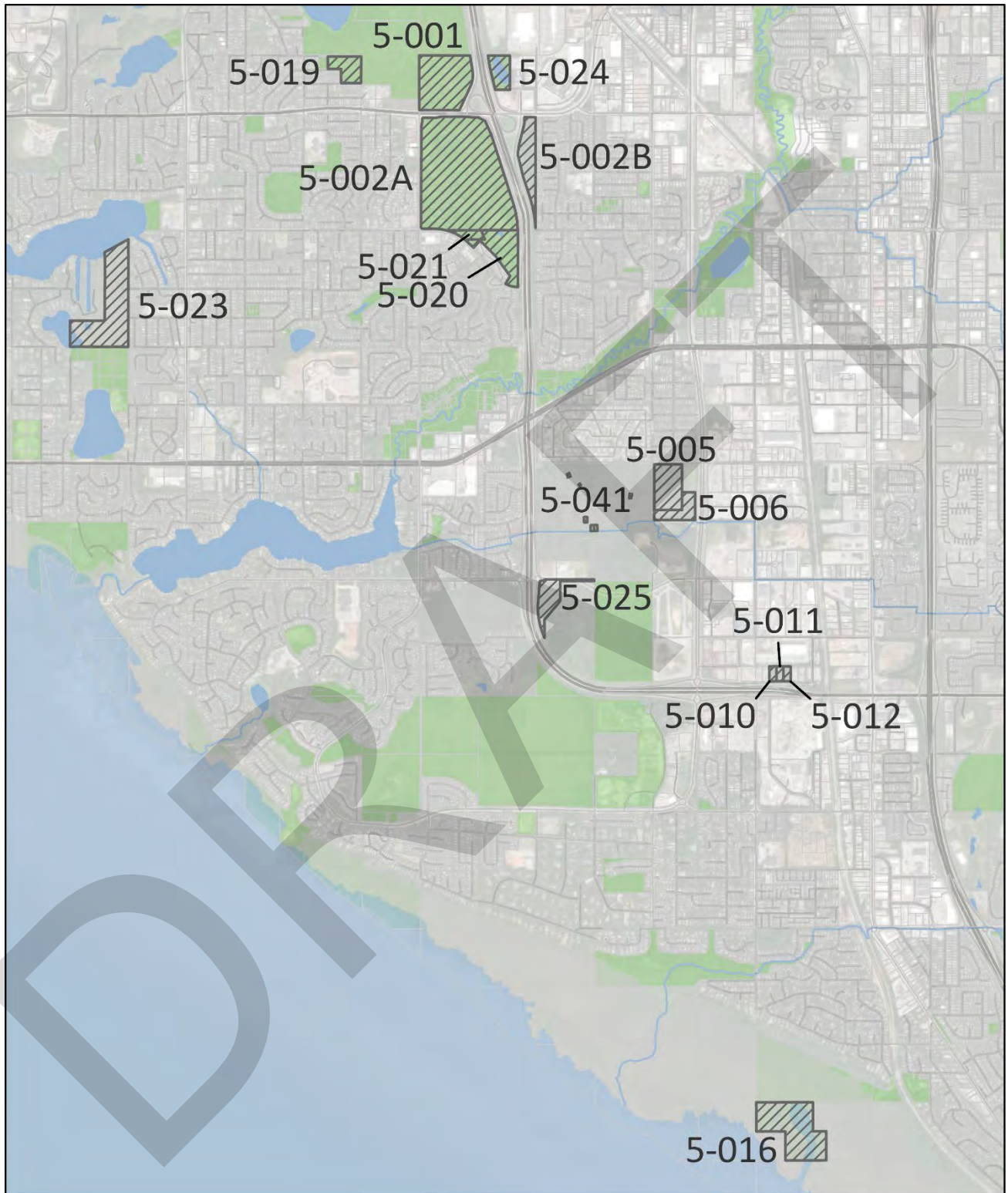


HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

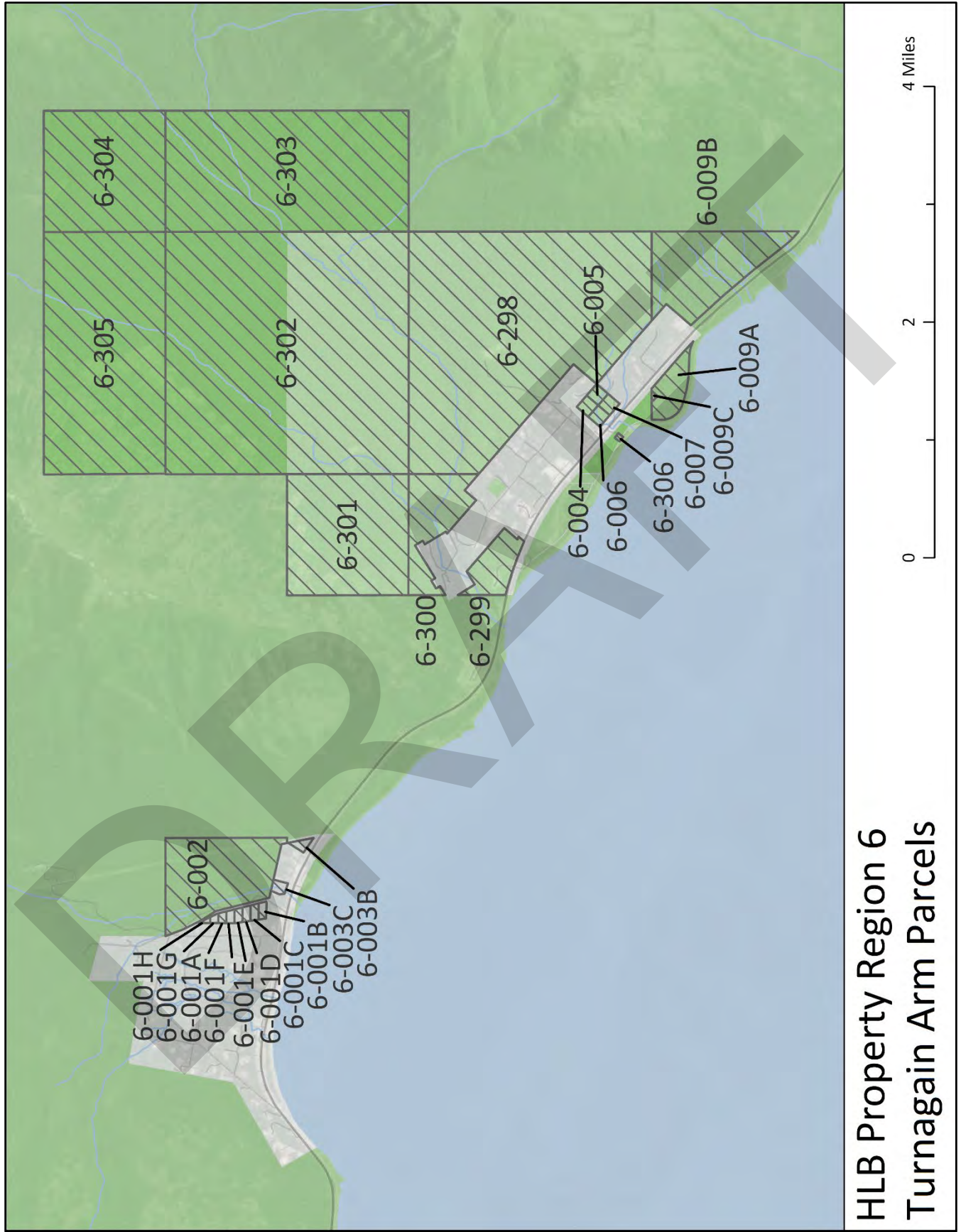


HLB Property Region 4 Northwest Parcels

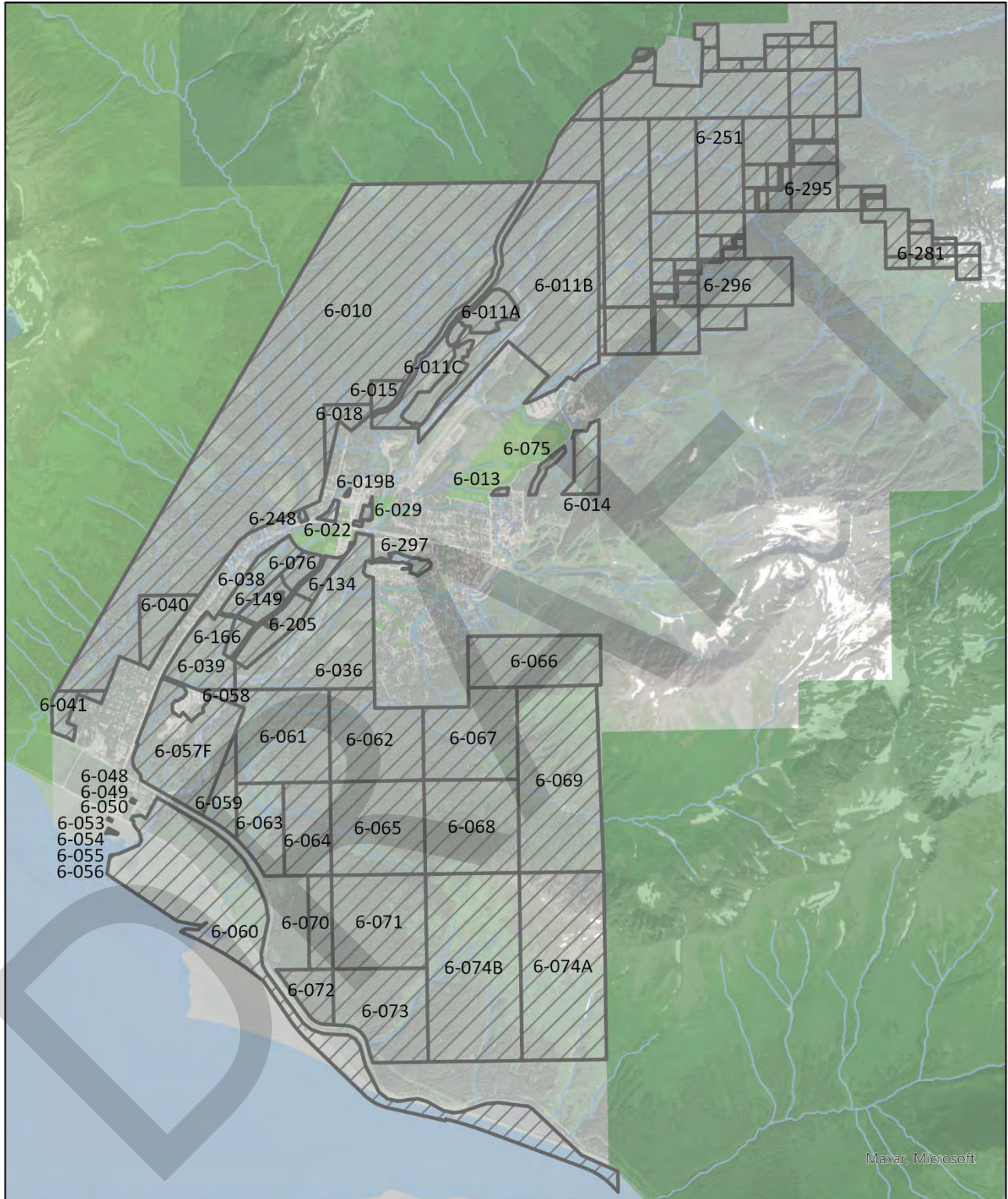


HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels

0 0.5 1 2 Miles

Appendix B

OVERVIEW & POLICIES

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of the Municipality of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Executive Director of the Office of Economic and Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. mailing notices to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation, or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
 - c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.

- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.
2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year

management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.

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.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.

4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. **All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.**

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical

highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).

2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or
 - b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
 - c. A user fee attributed to the leasehold; or
 - d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

C. Permit Fees

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.

Appendix C

MAJOR FUND ACTIVITIES BY YEAR

YEAR	END BALANCE
1983	\$2,586,713
1984	\$4,537,120
1985	\$4,308,970
1986	\$3,005,271
1987	\$1,803,175
1988	\$2,594,701
1989	\$3,293,525
1990	\$3,624,931
1991	\$3,700,673
1992	\$3,966,486
1993	\$2,406,449
1994	\$2,962,852
1995	\$3,546,394
1996	\$4,138,399
1997	\$3,228,745
1998	\$4,217,517
1999	\$4,185,393
2000	\$3,234,525
2001	\$2,924,418
2002	\$3,925,486
2003	\$5,981,641
2004	\$4,289,774
2005	\$2,971,400
2006	\$2,265,044
2007	\$1,530,258
2008	\$713,705
2009	\$1,005,448
2010	\$1,699,849
2011	\$1,134,197
2012	\$884,995
2013	\$6,670,173
2014	\$6,792,168
2015	\$6,328,043
2016	\$5,388,261
2017	\$5,392,257

2018	Start Balance	\$5,392,257
	Revenue	\$775,747
	Expenses	-\$840,147
	Other Sources	-\$164,000
	End Balance	\$5,163,857

2019	Start Balance	\$5,163,857
	Revenue	\$1,521,635
	Expenses	-\$696,377
	Other Sources	\$426,250
	End Balance	\$6,415,365

2020	Start Balance	\$6,415,365
	Revenue	\$999,189
	Expenses	-\$690,134
	Other Sources	\$643,000
	End Balance	\$7,367,420

2021	Start Balance	\$7,367,420
	Revenue	\$493,783
	Expenses	-\$650,117
	Other Sources	-\$2,933,352
	End Balance	\$4,277,734

2022	Start Balance	\$4,277,734
	Revenue	\$669,525
	Expenses	-\$437,482
	Other Sources	\$1,172,054
	End Balance	\$5,681,831

2023	Start Balance	\$5,681,831
	Revenue	\$1,069,794
	Expenses	-\$521,498
	Other Sources	\$2,025,540
	End Balance	\$8,255,667

2024 and 2025 financials have not yet been completed and audited by the Finance Department.

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Appendix D

LEASE AND PERMIT LIST (AS OF SEPTEMBER 2025)

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
1973-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
1987-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Operations	2028-02-28 sublease; 2048-03-31 lease
1996-004	Alascom, Inc. dba AT&T Alaska	6-048 (portion); 6-049; 6-050	Cell tower and equipment	2029-12-31
1996-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
1998-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038; 3-040; 3-041; 3-044; 3-045; 3-046	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2024-12-31
2008-06	ACS Easement	4-033A, 4-033B, 4-034	non-exclusive utility easement	2028-04-29
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2024-04-15
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska, Inc. (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2025-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2025-12-31
2012-05	GCI Cable, Inc.	6-002	Telecommunication Easement	2030-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Management Agreement	2030-05-31
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-09	Girdwood Forest Fair	6-076, 6-134	Camping	2025-07-07
2016-17	Tesoro Alaska Pipeline Co.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2016-21	Silverton Mountain Guides	6-011; 6-064; 6-066; 6-067; 6-068; 6-069; 6-070; 6-073; 6-074E; 6-251; 6-295; 6-281; 6-296	Heli-skiing	2025-06-30
2017-10	Alaska Railroad Corp.	6-060; 6-074A; 6-074B	Avalanche mitigation	2025-12-31
2017-12	FAA	4-033A; 4-043	Runway protection zone	terminated 2025-02-28
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2025-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2026-03-20
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2025-05-31
2018-13	Alaska Guide Collective, LLC	6-011; 6-066; 6-067; 6-068; 6-069; 6-251; 6-295; 6-281; 6-296	Recreation	2024-06-30
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2025-12-31
2020-10	Straight to the Plate	6-057F (portion)	Storage	2026-05-31
2021-03	SOA Department of Public Safety	3-065 (portion)	Emergency Heliport	2032-11-01
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2026-02-10
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2026-02-10
2023-01	Ritual Bough	6-061; 6-062; 6-036; 6-067; 6-034; 6-011 (portion)	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2026-04-30
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2025-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2026-09-15
2024-01	ACDA	4-046 & 4-047	Due diligence	2025-10-15
2024-06	Alaska Natural Burial	2-156	due diligence	2025-10-27
2024-07	Ridgetop Builders	6-057F (portion)	Wood Mill	2025-05-31

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2024-08	Sundog Mountain Guides	6-010 (portion), 6-011B, 6-251, 6-296, 6-295, 6-281, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B	Guided Skiing	2025-05-31
2025-01	Anchorage Fire Department	3-035, 3-035A, 3-039, 3-040, 3-041, 3-045	Vegetation Clearing for Shaded Fuel Break	2025-10-31
2025-02	Anchorage Police Department	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2025-08-31
2025-03	Anchorage Police Department	3-080	Incident Response and Police Tactics Training	2025-06-30
2025-04	QAP	3-064	Equipment and Materials Storage	2025-09-15
2025-05	Girdwood Backcountry Guides	6-281, 6-251, 6-296, 6-295, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B, 6-011B, and a portion of 6-010	Notch Hut access and guided backcountry skiing	2026-08-21
2025-06	Anchorage Fire Department	2-126 and 2-125	Vegetation Clearing for Shaded Fuel Break	2026-02-28
2025-07	Bikewood (Girdwood Mountain Bike Alliance)	6-251 and 6-296	Construction of Bikewood Phase 2	2025-12-15
2025-08	Anchorage Soil and Water Conservation District	Portions of HLB Parcels 4-032, 4-033A-F, and 4-034	Invasive plant management activities	2025-12-31
2025-09	U.S. Marshals Service	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2025-10-31

Appendix E

Response to Public and Community Council Comments on the Public Review Draft 2025 Annual Work Program & 2027-2031 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview			
Reference	Commenter	Comment	Response
1	Pg.		
2			
Chapter 2. 2025 Progress Report			
Reference	Commenter	Comment	Response
Chapter 3. 2026 Work Program			
Reference	Commenter	Comment	Response
Chapter 4. Five Year Management Plan: 2027-2031			
Reference	Commenter	Comment	Response
Appendices			
Reference	Commenter	Comment	Response
Other General Comments			
Reference	Commenter	Comment	Response
HLB Staff Comments on the HLBAC Public-Hearing Draft			
Reference	Commenter	Comment	Response
Comments Received In-Person at the HLBAC Public Hearing			
Reference	Commenter	Comment	Response
Amendments made by HLBAC			
Reference	Commenter	Comment	Response
Amendments made by the Assembly			
Reference	Commenter	Comment	Response

Appendix F

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2025-XX

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB), a division of the Municipality of Anchorage's Real Estate Department, was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan, and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on XXXXXX, 2025, the Public Review Draft of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan (Work Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on XXXXXX, 2025, the notice for the XXXXXX, 2025, HLBAC public hearing on the Work Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on XXXXXX, 2025, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

THEREFORE, BE IT FURTHER RESOLVED, THE HLBAC RECOMMENDS THE WORK PLAN FOR CONSIDERATION OF APPROVAL AND ADOPTION BY THE ASSEMBLY.

PASSED and APPROVED on this, the XXX day of XXX 2025.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department

<https://darksky.org/resources/what-is-light-pollution/effects/safety/>

ANCHORAGE, ALASKA
AO No. 2025-101(S)

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER**
2 **26.80 TO ADD A NEW SECTION 26.80.080, SURCHARGE TO SUPPORT**
3 **COLLECTION AND DISPOSAL OF TRASH FROM OUTDOOR SPACES**
4 **[COMMUNITY CLEAN-UP AND PUBLIC SPACE MAINTENANCE].**

5
6 **WHEREAS, Anchorage Municipal Code section 26.70.010 establishes the**
7 **Municipality's Solid Waste Services ("SWS") and regulates "the storage,**
8 **collection, processing, recovery and disposal of solid waste" for the express**
9 **purpose of "protect[ing] the public safety, health and welfare" and**
10 **"enhance[ing] the environment of the people of the municipality"; and**
11

12 **WHEREAS, AMC section 26.80.010 requires "[a]ll solid waste generated within**
13 **the municipality" to "be disposed of by delivery to state-permitted solid waste**
14 **processing and disposal facilities located in the municipality"; and**
15

16 **WHEREAS, since January 2025 [July 2024], the Municipality [Parks &**
17 **Recreation's Healthy Spaces crew] has cleared [27 encampments, cleaned]**
18 **over 1-million pounds of waste from outdoor spaces and [since January 2025,**
19 **logged more than 12,000 hours of labor toward this effort [, and worked across**
20 **eight municipal departments—all under a coordinated abatement and cleanup**
21 **process]; and**
22

23 **WHEREAS, the waste collected from these efforts is deposited at Solid Waste**
24 **Service's Anchorage Regional Landfill; and**
25

26 **WHEREAS, these waste removal and cleanup efforts are in direct support of**
27 **the legislated policy goals of AMC 26.70.010 and AMC 26.80.010; and**
28

29 **WHEREAS, the harms caused by the accumulation of waste in outdoor spaces**
30 **is not undone solely by the removal of the waste, but requires subsequent**
31 **cleanup and remediation efforts to reverse the adverse effects of the waste**
32 **accumulation; and accordingly, municipal employees and volunteers are**
33 **frequently engaged to remediate and reactivate these spaces after waste**
34 **removal, as occurred following the cleanup of Davis Park in July 2025; and**
35

36 **[WHEREAS, following cleanups—like Davis Park in July 2025—volunteers are**
37 **engaged to "reactivate" these spaces for positive use; and]**
38

39 **WHEREAS, Anchorage's Adopt-A-Park program already formalizes volunteer**
40 **stewardship via tiers (Park Steward, Supporter, Guardian), requiring cleanup**
41 **frequency and safety monitoring; and**
42

43 **WHEREAS, waste removal, disposal, remediation, and volunteer coordination**

1 all come at a cost that that is not currently funded by any consistent related
2 revenue stream; and

3
4 ~~[WHEREAS, at a May 2025 Public Health & Safety Committee meeting, a~~
5 ~~community representative proposed organizing volunteer cleanup and~~
6 ~~wildfire mitigation opportunities to address growing trash in green spaces as~~
7 ~~a way to empower residents and boost public health; and]~~

8
9 WHEREAS, structured surcharges are a way to ensure consistent, direct funding
10 [earmarked revenue] to support cleanup crews, waste disposal, reactivation
11 programs, and community engagement directly related to enhancing the
12 environment—not subject to general budget fluctuations; and

13
14 WHEREAS, the Anchorage Assembly has adopted this approach in the past,
15 for example in AMC section 26.80.070, which implemented a surcharge to
16 support utility costs as well as recycling efforts; and

17
18 WHEREAS, mirroring AMC section 26.80.070 in a surcharge to support the
19 cleanup of outdoor spaces would make[s] implementation easier and align[s]
20 with existing administrative and billing mechanisms; and

21
22 WHEREAS, the funds generated from the surcharge can be used to support
23 expanded cleanup crews, waste disposal, reactivation programs, and
24 community engagement, specifically by increasing staffing on the Parks &
25 Recreation Healthy Spaces team dedicated to waste cleanup in outdoor spaces
26 [capacity] (e.g. additional crews this season [summer]) and volunteer support
27 materials or outreach for post-waste removal remediation; now, therefore,

28
29 **THE ANCHORAGE ASSEMBLY ORDAINS:**

30
31 **Section 1.** Anchorage Municipal Code chapter 26.80 is hereby amended to add
32 a new section 26.80.080 – Surcharges to support outdoor space waste removal
33 and remediation ~~[community clean-up and public space maintenance]~~, to read
34 as follows:

35
36 **26.80.080 Surcharges to support outdoor space waste removal and**
37 **remediation. ~~[community clean-up and public space~~**
38 **maintenance]**

39
40 A. The solid waste disposal utility shall implement [community-wide]
41 initiatives to support the [maintenance,] cleanup, remediation, and
42 revitalization of [public parks, trails, green] outdoor spaces within
43 the municipality impacted by waste [, and city streets]—including
44 programs such as the Parks & Recreation Department's Healthy
45 Spaces team and volunteer reactivation efforts.

46
47 B. The solid waste disposal utility shall collect a surcharge on all waste
48 delivered to solid waste transfer or disposal facilities to finance these
49 community clean-up and maintenance initiatives:

1. Small loads (< 1,000 lb or < 5 cubic yards): surcharge of \$4.00 per visit added to the existing disposal fee.
2. Large loads (> 1,000 lb or > 5 cubic yards): surcharge of \$4.00 per ton added to existing tipping fee.
3. At facilities without working scales: for small-load thresholds, surcharge as follows:
 - a. \$0.50 per cubic yard of non-compacted solid waste (attendant measured);
 - b. \$0.75 per cubic yard of compacted solid waste (attendant measured).

- C. Fees collected under this section shall be used solely for costs associated with the clean-up, remediation, and revitalization of outdoor [maintenance, and improvement of public] spaces within the municipality—this includes capital development intended to reactivate spaces and reduce likelihood of waste accumulation, operating costs, staffing or crew costs, consulting services, management, and support for volunteer reactivation programs—subject to approval by the general manager or the assembly.

Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of September, 2025.

ATTEST:



Chair



Municipal Clerk



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 711-2025

Meeting Date: September 23, 2025

From: Assembly Chair Constant

**Subject: AO 2025-101(S) – AN ORDINANCE AMENDING ANCHORAGE
MUNICIPAL CODE CHAPTER 26.80 TO ADD A NEW SECTION
26.80.080, SURCHARGE TO SUPPORT COLLECTION AND
DISPOSAL OF TRASH FROM OUTDOOR SPACES [~~COMMUNITY
CLEAN-UP AND PUBLIC SPACE MAINTENANCE~~].**

The S-version modifies the stated purpose and allowed uses of the surcharge to more clearly align with the mission of Solid Waste Services, as stated in Anchorage Municipal Code sections 26.70.010 and 26.80.010, which is to promote the public safety, health, and welfare of the Municipality and enhance the environment by providing for the removal and responsible disposal of solid waste to facilities located in the municipality. Several preamble paragraphs are added and modified to reflect this, and some edits to the new section language, AMC 26.80.080 beginning on p. 2, are included to codify the surcharge's alignment with SWS's mission and purpose.

I request approval of the (S) version of the ordinance.

Respectfully submitted:

Christopher Constant
Assembly Chair, District 1 (North Anchorage)

Submitted by: Assembly Member Volland
Assembly Chair Constant
Prepared by: Assembly Counsel's Office
For reading: August 26, 2025

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

WHEREAS, Short-Term Rentals (STR) is a relatively new rental housing market that has grown exponentially in recent years through rental hosting platforms such as AirBnB, VRBO, and others; and

WHEREAS, the Municipality of Anchorage is facing a housing shortage and is working to increase housing supply in the Municipality through a variety of measures, including the Anchorage Assembly's commitment to increase housing development and fund initiatives and plans supporting these efforts; and

WHEREAS, and Short-Term Rentals have shown to be a factor in the housing crisis in some communities in the United States both for the positive and for the negative, and the Municipality has been significantly impacted; and

WHEREAS, the Anchorage Assembly passed and approved AO 2023-110(S-1), As Amended, on March 19, 2024, by a vote of 7-5, intended to regulate STR's within the Municipality by requiring a license and insurance coverage, to ensure compliance with applicable provisions of Municipal Code for land use, fire, health and other regulations, but it was vetoed by the Mayor and no vote to override was taken; and

WHEREAS, Anchorage Municipal Code section 12.20.031 requires a hosting platform for STRs to register with the Finance Department to collect the Municipality's room tax and remit to the Department on behalf of all operators for which it provides that service, reporting it in an aggregate amount only; and

WHEREAS, in the past the registered hosting platforms have taken a position that identification of each individual operator using its service and their individual room rental and collection information is considered proprietary information by platform hosts and is not provided to the Municipality; and

WHEREAS, if the voters of the Municipality authorize the additional room tax levied on only STRs through this proposed Charter amendment, it is the intent of the Assembly to utilize the existing system of hosting platforms to collect and levy all room tax from their operators-both the current total 12% room tax plus this additional 5% room tax levied on STRs-in order to efficiently and effectively build a housing fund for the dedicated net proceeds and offset the negative impacts of STRs on the housing market and inventory; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the following form shall be placed on the ballot and submitted to the qualified voters of the Municipality at the next regular municipal election on April 7, 2026.

PROPOSITION NO. ____**CHARTER AMENDMENT TO AUTHORIZE A 5% TAX ON SHORT-TERM RENTAL TRANSACTIONS.**

The proposed Charter Amendment would authorize and enact a five percent (5%) tax on each transaction for a short-term rental within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax.

The Anchorage Municipal Charter would be amended by adding the following new section to Article XIV:

Section 14.08 Short-term rentals transactions tax.

- (a) *Five percent room tax on short-term rentals.* The assembly is hereby authorized to levy, to the extent provided by law, a five percent (5 %) tax on each short-term rental transaction for residential units within the municipality. The assembly shall levy this tax as soon as practicable, but no later than July 1, 2026. This tax shall be separate from and in addition to any and all other taxes imposed on a short-term rental sales transaction.
- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund or establish a new fund for the dedicated tax proceeds.
- (c) *Exemptions and implementation.* The assembly may prescribe exemptions to the tax imposed by this section by ordinance. The assembly may enact by ordinance such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section.
- (d) *Tax Cap Exclusion.* The tax levied by this section is excluded from the tax increase limitation calculation in section 14.03.
- (e) *Definitions.* For purposes of this section, the following definitions apply:

- (1) "Residential unit" means a separate and distinct living unit, which may be a condominium, town home, house, studio unit, condominium unit, bedroom or any such other similar unit, but does not include a room rental at a hotel, motel, or bed and breakfast.
- (2) "Short-term rental" or STR means the rental of a residential unit to any person, who, for consideration, uses, possesses or has the right to use or possess such residential unit for a period of less than thirty (30) consecutive days.

And amend Anchorage Municipal Charter Article II (4), Charter § 14.01(b), and Charter § 14.03(b), as follows (additions shown in **underline and bold**, deletions indicated by **[brackets, strikeouts in bold]**):

ARTICLE II BILL OF RIGHTS

This Charter guarantees rights to the people of Anchorage that are in addition to rights guaranteed by the Constitution of the United States of America and the Constitution of the State of Alaska. Among rights guaranteed by this Charter are:

- *** *** ***
- (4) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the taxes imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

*** *** ***

Section 14.01 Taxing Authority

*** *** ***

- (b) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the ~~taxes~~ imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

*** *** ***

Section 14.03. Tax increase limitation.

*** *** ***

- (b) The limitations set forth in subsection (a) do not apply to the following:
- (1) Taxes on new construction or property improvements which occur during the current fiscal year.
- (2) Taxes required to fund additional services mandated by voter approved ballot issues.

- (3) Special taxes authorized by voter approved ballot issues.
- (4) Taxes required to fund the costs of judgments entered against the municipality or to pay principal or interest on bonds, including revenue bonds.
- (5) Taxes required to fund the cost of an emergency ordinance enacted pursuant to 10.03 of the Municipal Charter.
- (6) Taxes imposed pursuant to Charter § 14.06 prior to 2022.
- (7) Taxes imposed pursuant to Charter § 14.08.**

*** *** ***

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective 30 days after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated 5% tax on short-term rental transactions?

YES [] NO []

Section 2. The Administration is directed to prepare and submit an ordinance to amend the Anchorage Municipal Code to implement and codify provisions necessary and reasonable to administer and collect the new short-term rental tax. Such ordinance should be introduced to the Assembly at a regular meeting as soon as practicable, but no later than 45 days before the required date of levy set out in Charter 14.08(a). Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax.
2. Integrate into AMC Chapter 12.20 and rely on as much of existing municipal code as possible to compel compliance, collection and remittance.
3. Designation of a fund, existing or newly established, to which the revenues from this new 5% STR tax are deposited, with parameters restricting use of the money only to support housing developments and related infrastructure. The net receipts from the dedicated tax shall never lapse to the general government operating fund.

Section 3. The Charter amendments set forth in the proposition in Section 1 of this ordinance and Section 2 of this ordinance shall become effective 30 days after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

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ATTEST:

Chair

Municipal Clerk

Proposed Amendment #1 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Member Johnson

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The intent of this amendment is to place in the Charter language a requirement that the STR tax revenue must be spent in the community where it is collected. Specifically, this will ensure money raised from STR's in Girdwood is used towards housing and related infrastructure in Girdwood.

The general rationale for this tax is STRs impact communities and should therefore help pay for mitigating efforts (namely, building more affordable housing). That logic leads to the conclusion that the impacted community should be the community that benefits, to the degree it is affected. Three distinct communities can be easily delineated and the STR tax income identifiable from them: Girdwood & Turnagain Arm, the Anchorage Bowl, and the Eagle River, Chugiak, and Birchwood regions. Precise boundaries can be set out in the implementing ordinance.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 1, p. 2, beginning at line 39, amending as follows:

- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund(s) or establish [a] new fund(s) for the dedicated tax proceeds. To the maximum extent feasible, the tax on STR transactions in these regions of the municipality should be expended for the dedicated purposes only in their respective regions:
- (1) Anchorage Bowl,
 - (2) Girdwood and Turnagain Arm, and
 - (3) Eagle River, Chugiak and Birchwood.

Agenda Item No. 14.E.
Johnson Amendment No. 1

AND AO Section 2, p. 4, beginning at line 40, amending to add a new paragraph as follows:

- 4. Delineation of specific boundaries of the separate regions for revenue and expenditure of the dedicated funding and directive for segregating the revenues by region.**

Will there be any public or private economic effect to the proposed amendment?
☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #2 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Chair Constant and Member Volland

PROPOSED AMENDMENT

Purpose/Summary of Amendment:

This amendment will include in the Section 2 directive to the Administration to prepare an implementing ordinance that an owner-occupied exemption shall be included. The criteria can be determined later in the implementing ordinance, but may be similar to the "at least 185 days of occupancy" required for the senior and disabled veteran exemptions for real property taxes. (AMC 12.15.015C.1.-2.)

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 2, p. 4, beginning at line 41, amending as follows:

... Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax, and an exemption for STRs in an owner-occupied dwelling used as a primary residence and permanent place of abode.

Will there be any public or private economic effect to the proposed amendment?
☒ YES ☐ NO (check one) **If yes, please detail below.**

Reduces the base for this tax by excluding some STRs in residential buildings that are also owner-occupied. Unable to quantify the effect or reduction estimate at time of publishing this amendment.

ANCHORAGE, ALASKA
AO No. 2025-115

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO**
2 **ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM**
3 **RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX**
4 **REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO**
5 **EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING**
6 **DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND**
7 **BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND**
8 **ZONING COMMISSION REVIEW.**
9

10
11 **WHEREAS**, short-term rental is not currently a defined use type in the Anchorage
12 Municipal Code's Title 21 – Land Use Planning, which produces confusion about
13 whether and where short-term renting of dwelling units is permitted; and,
14

15 **WHEREAS**, residential properties ranging from single-family homes to townhouses
16 to condominiums throughout the Municipality, from Girdwood to Downtown to
17 Chugiak, are currently rented for short-term occupancy to travelers, temporary
18 workers, and new arrivals; and,
19

20 **WHEREAS**, the Municipality collects its bed tax from hosting platforms through
21 which guests book short-term rental accommodations, which signals to the public
22 that short-term rentals are allowed in the Municipality; and,
23

24 **WHEREAS**, these code changes codify the status quo for short-term rentals by
25 allowing them in all zoning districts where housing is permitted while also providing
26 the elements of code necessary for the Assembly to regulate short-term rentals in
27 the future, such as by restricting short-term rentals to certain zoning districts,
28 structure types, or owner-occupied residences; and,
29

30 **WHEREAS**, information about the number and locations of short-term rentals in
31 Anchorage will help assess their impact on Anchorage's economy and housing
32 availability, and will inform potential future regulations of short-term rentals;
33

34 **WHEREAS**, the definition of the new short-term rental use type encompasses bed
35 and breakfasts, eliminating the need for the separate bed and breakfast accessory
36 use type in Title 21; and,
37

38 **WHEREAS**, this ordinance will not have significant economic effects; now,
39 therefore,
40

41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
42

43 **Section 1.** Anchorage Municipal Code title 10 is hereby amended by adding a

new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

For the purposes of this chapter, the following words and phrases shall mean:

Owner. Any person who, alone or with others, has an ownership interest in a short-term rental or the lot on which the short-term rental is located. A person whose interest in a proposed short-term rental is solely that of a tenant, subtenant, lessee, or sublessee shall not be considered an owner.

Short-term rental. A separate and distinct living unit, which may be a house, town home, condominium, studio unit, bedroom or any such other similar unit, offered for overnight occupancy in exchange for a fee and that is available for rent for fewer than 30 consecutive days.

10.90.020 Short-term Rental Registration Requirements.

No person or business may own a short-term rental in the Municipality of Anchorage without registering the short-term rental with the Municipality.

A. When registering a short-term rental, the owner must provide all the following information about each short-term rental owned within the Municipality of Anchorage:

1. The street address of the short-term rental;
2. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium);
3. The name(s) of the owner(s);
4. The name and phone number of a local contact person responsible for the short-term rental;
5. Whether the owner resides in the building where the short-term rental is located;
6. Whether the living unit is rented out on a short-term basis throughout the year or only seasonally (such as only during summer or only during winter); and
7. Whether the living unit was rented out on a long-term basis (meaning 30 or more consecutive nights to the same person or group of people) in the past year.

B. The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.

1. The owner is responsible for reporting changes to items listed in subsection A.1-A.5 above, to the Municipality within 30 days.

C. If approved as a short-term rental by the Municipality, the short-term

rental shall be assigned an individual permit number that shall be listed
with the short-term rental on any hosting platform. Only registered
short-term rentals shall be listed on hosting platforms.

Section 2. Anchorage Municipal Code section 12.20.031 is hereby amended to
read as follows (*the remainder of the section is not affected and therefore not set
out*):

12.20.031 Registered hosting platforms.

*** *** ***

G. A registered hosting platform shall submit tax returns and remit tax
payments in accordance with sections 12.20.050 and 12.20.053,
except that the tax return shall set forth or include the aggregate
amounts of all rents earned by and taxes due from the operators who
use the hosting platform to rent or offer to rent rooms through the
hosting platform. To the extent a hosting platform collects taxes on
behalf of an operator, the operator's liability for those taxes shall be
deemed satisfied.

[1. IN ADDITION TO THE FOREGOING TAX RETURN
INFORMATION, A REGISTERED HOSTING PLATFORM
SHALL SUBMIT CONTEMPORANEOUSLY WITH THE TAX
RETURN A LIST OF ALL ROOMS RENTED FROM
OPERATORS WHO USED THE HOSTING PLATFORM TO
RENT OR OFFERED TO RENT THOSE ROOMS AND FOR
WHICH THE HOSTING PLATFORM COLLECTED TAXES.
NOTWITHSTANDING SECTION 12.20.060, THE
STATISTICAL INFORMATION DERIVED FROM THESE
SUPPLEMENTAL ROOM INFORMATION REPORTS IS
PUBLIC. THE SUPPLEMENTAL ROOM INFORMATION
SUBMITTAL SHALL INCLUDE:

- A. THE NUMBER OF OPERATORS THE TAXES ARE
SUBMITTED ON BEHALF OF.
- B. FOR EACH ROOM RENTED DURING THE
REPORTING PERIOD: THE LOCATION
INFORMATION THAT IS DISPLAYED ON THE
PUBLIC LISTING ON THE HOSTING PLATFORM,
WHETHER IT IS A ROOM OR AN ENTIRE
DWELLING UNIT, AND IF AN ENTIRE DWELLING
UNIT WHETHER IT IS A SINGLE-FAMILY HOME,
DUPLEX, TRIPLEX, ACCESSORY DWELLING UNIT,
OR MULTIFAMILY CONSTRUCTION.
 - I. THE LOCATION INFORMATION MAY BE
REPORTED IN AN AGGREGATED METHOD
BY A GEOGRAPHIC AREA DELINEATION AS
DETERMINED BY THE CHIEF FISCAL
OFFICER.
- C. PRESENTATION OF THE DATE REQUIRED BY A.
AND B. SEPARATELY FOR EACH MONTH IN THE
TAX REPORTING PERIOD.]

*** *** ***

Section 3. Anchorage Municipal Code section 21.03.030, Administrative Permits, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out and note that the formatting below is based on the code as hosted by Planning*):

[illegible]

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																						
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana																						
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																						
All other uses not shown are prohibited.																						
		RESIDENTIAL														COMMERCIAL				***		
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	MC	***	Definitions and Use-Specific Standards
	Extended-stay lodgings							C	C	S												21.05.050J.2.
	Hostel					C	S	S	S	S												21.05.050J.3.
	Hotel/motel							C	C	S												21.05.050J.4. 21.05.020A.
	Inn							S		S								P				21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C						21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
*** **																						

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 5. Anchorage Municipal Code section 21.05.030, subsection B.4 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 Residential uses: Definitions and use-specific standards.

*** **

B. Group Living

*** **

4. Roominghouse.

- a. *Definition.* Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include [BED-AND-BREAKFAST ESTABLISHMENTS, WHICH ARE CLASSIFIED IN THIS TITLE AS AN

ACCESSORY USE UNDER SECTION 21.05.070, OR]
a hostel or short-term rental, which are [IS] classified
as a “visitor accommodation” under subsection
21.05.050J.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-
20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;
AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-
24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), §
5, 6-25-24)

Section 6. Anchorage Municipal Code section 21.05.050, subsection J is hereby
amended to read as follows (*the remainder of the section is not affected and
therefore not set out*):

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

*** *** ***

J. Visitor Accommodations

This category includes visitor-serving facilities that provide temporary
lodging in guest rooms or guest units, for compensation, and with an
average length of stay of less than 30 days. Accessory uses may
include pools and other recreational facilities for the exclusive use of
guests, limited storage, restaurants, bars, meeting facilities, and
offices. Specific use types include:

1. Camper Park

a. Definition

A lot or parcel of land, or portion thereof, temporarily
occupied or intended for temporary occupancy by
recreational vehicles or tents for travel, recreational, or
vacation usage for short periods of stay, and containing
a potable water source and washroom facilities. These
establishments may provide laundry rooms, recreation
halls, and playgrounds. These uses are not intended for
vehicle storage.

b. Use-Specific Standards

i. Location and Access

No entrance to, or exit from, a camper park shall
be through a residential district or shall provide
access to any street other than a collector or
street of greater capacity.

ii. Occupancy and Length of Stay

Spaces in camper parks may be used by
campers, recreational vehicles, equivalent
facilities constructed on automobiles, tents, or
short-term housing or shelter arrangements or
devices. The occupants of such space shall
remain in that space a period not to exceed 30
days.

2. Extended-Stay Lodgings

a. Definition

A visitor lodging establishment with six or more guest rooms offering suites with kitchens, business traveler communications conveniences, and intended primarily for periods of stay of one week or more. This definition does not include short-term rental [BED-AND-BREAKFASTS] which is [ARE] classified as a[N] “visitor accommodation” under subsection 21.05.050J.7 [ACCESSORY USE UNDER SECTION 21.05.070].

b. Use-Specific Standards

- i. A kitchen area shall be provided in all guest rooms.
- ii. The facility shall provide a lobby area with a minimum of 750 square feet.
- iii. In the R-4 district, extended-stay lodgings shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

3. Hostel

a. Definition

An overnight lodging facility in which beds (pillows), rather than rooms, are rented. Sleeping accommodations are primarily dormitory-style and shared kitchen facilities may be available to the guests.

b. Use-Specific Standards

- i. Hostels in the R-2M shall contain no more than 20 pillows. Hostels in the R-3, R-4, and R-4A shall contain no more than 40 pillows.
- ii. Hostels in residential zones require an administrative permit pursuant to subsection 21.03.030

4. Hotel/Motel

a. Definition

Any building containing 20 or more guestrooms, rented for compensation by the day or week, and offered for use by the general public in conjunction with subordinate services and facilities, such as restaurants and meeting rooms. Meeting facilities designed to accommodate 1,500 or more persons shall constitute a separate principal use and be classified as “civic/convention center” under this title. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Establishments in the R-4 and R-4A districts shall have all their guestrooms accessible by means of interior corridors.
- iii. Establishments whose rooms are individually accessible from the outdoors shall have frontage on a major arterial or street of greater classification. This restriction shall not apply in the GRST-1 and GRST-2 districts.
- iv. In the R-4 district, hotels shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

5. Inn

a. Definition

A building or group of buildings containing between six and 19 guest rooms, or up to 60 pillows, for overnight lodging for compensation, where at least one meal per day may be provided to the guests, there is a central meeting room or lounge available to all of the guests, and there are no shared kitchen facilities. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Inns in the R-4A district shall be subject to the multifamily building design standards in section 21.07.110C. In the R-4A district, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.

6. Recreational and Vacation Camp

a. Definition

An overnight recreational camp, such as a children’s camp, family vacation camp, or outdoor retreat. These establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

7. Short-Term Rental

a. Definition

A furnished dwelling unit, or portion thereof, that is rented out for compensation on a temporary basis, to a single person or group, for a period of fewer than 30

*** **

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

*** *** ***

3. Short-Term Rental

- a. A short-term rental as an accessory use shall meet the
requirements of subsection 21.05.050J.7.b.

[BED AND BREAKFAST

- A. DEFINITION. A BED AND BREAKFAST IS A PRIVATE
RESIDENCE THAT OFFERS OVERNIGHT
ACCOMMODATIONS AND LIMITED FOOD SERVICE
TO OVERNIGHT GUESTS, FOR WHICH
COMPENSATION IS PAID ON A DAILY OR WEEKLY
BASIS.

B. USE-SPECIFIC STANDARDS

I. GENERAL STANDARDS

- (A) BED AND BREAKFAST
ESTABLISHMENTS ARE ALLOWED
ONLY IN ATTACHED OR DETACHED
SINGLE-FAMILY AND TWO-FAMILY
DWELLINGS, NOT INCLUDING MOBILE
HOMES.
- (B) THE HOST-OPERATOR OF THE BED
AND BREAKFAST ENTERPRISE SHALL
ESTABLISH AND MAINTAIN THE
SINGLE-FAMILY OR THE BED AND
BREAKFAST UNIT OF A TWO-FAMILY
STRUCTURE AS HIS OR HER PRIMARY
DOMICILE AT ALL TIMES WHILE IT IS
OPERATED AS A BED AND
BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE
UP TO FIVE GUESTROOMS, AS
ALLOWED BY TABLE 21.05-3, TABLE
21.09.050-2, AND TABLE 21.10-5. IF AN
ADU ALSO EXISTS ON THE
PREMISES, THE ADU SHALL COUNT
AS ONE OF THE ALLOWED
GUESTROOMS. NO MORE THAN THE
PERMITTED NUMBER OF
GUESTROOMS SHALL BE OFFERED
FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE
OFFERED TO GUESTS AT ANY BED
AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE
PROHIBITED FROM STAYING AT A

PARTICULAR BED AND BREAKFAST
ESTABLISHMENT FOR MORE THAN 30
CONSECUTIVE DAYS.

(F) A BED AND BREAKFAST SHALL NOT
BE PERMITTED CONCURRENTLY ON
ANY LOT WITH A CHILD OR ADULT
CARE FACILITY, OR ASSISTED LIVING
FACILITY.

(G) THE ACCESSORY USE SHALL
PROTECT AND MAINTAIN THE
INTEGRITY OF THE RESIDENTIAL
NEIGHBORHOOD. A BED AND
BREAKFAST SHALL NOT DETRACT
FROM THE PRINCIPAL USE IN THE
DISTRICT AND SHALL NOT PLACE A
BURDEN ON ANY PRIVATE OR PUBLIC
INFRASTRUCTURE (I.E., STREETS OR
UTILITIES) GREATER THAN
ANTICIPATED FROM PERMITTED
DEVELOPMENT.

(H) EVERY BED AND BREAKFAST
SUPPORTED BY ON-SITE WELL AND
WASTEWATER DISPOSAL SYSTEMS
SHALL CONFORM TO THE
REQUIREMENTS OF AMC CHAPTER
15.65, PERTAINING TO WASTEWATER
DISPOSAL REGULATIONS, AND SHALL
OBTAIN A ONE-TIME ONLY HEALTH
AUTHORITY CERTIFICATE.

II. ADMINISTRATIVE PERMIT

A BED AND BREAKFAST SHALL REQUIRE AN
ADMINISTRATIVE PERMIT PURSUANT TO
SECTION 21.03.030. AN APPLICATION FOR A
BED AND BREAKFAST PERMIT SHALL NOT
BE COMPLETE UNLESS IT IS ACCOMPANIED
BY PROOF OF A CURRENT BUSINESS
LICENSE, A CERTIFICATE OF ON-SITE
SYSTEMS APPROVAL (FOR ON-SITE
SYSTEMS ONLY), AND A SITE PLAN AND
BUILDING FLOOR PLANS MEETING THE
REQUIREMENTS OF THIS TITLE.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,
1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), §
10, 2-23-16; AO No. 2016-136, § 3, 11-15-16; AO No. 2017-10, § 1, 1-24-
17; AO No. 2017-160, § 2, 12-19-17; AO No. 2017-176, § 5, 1-9-18; AO
No. 2018-43(S), §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38, § 6, 5-28-
20; AO No. 2021-26, § 1, 3-9-21; AO No. 2021-89(S), §§ 3—8, 21, 2-15-22;

AO No. 2022-107, § 1, 2-7-23; AO No. 2023-77, § 8, 7-25-23; AO No. 2024-24, § 3, 4-23-24)

Section 8. Anchorage Municipal Code Table 21.09-2: Table of Allowed Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use regulations.

A. Table of allowed uses.

5. Table of Allowed Uses.

TABLE 21.09-2: TABLE OF ALLOWED USES															
<i>P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table</i>															
<i>For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts</i>															
Use Category	Use Type	Residential							Commercial						Definitions and Use Specific Standards
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	
*** **															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/ Auto Rental Check-In														21.09.050B.4.e.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>21.05.050J.7.</u>
*** **															

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12—14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24)

Section 9. Anchorage Municipal Code Table 21.09-3: Table of Accessory Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use Regulations

C. Accessory Uses

1. Table of Allowed Accessory Uses

b. Table of Allowed Accessory Uses

TABLE 21.09-3: TABLE OF ACCESSORY USES															
P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts															
Accessory Uses	Residential						Commercial								Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	gC 10	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P				21.05.070D.1 21.09.050C.2.a
Short-term rentals															
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P		P[S]	P[S]		P[S]		P[S]		21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]			[S]	[S]		[S]				[21.05.070D.3.]
Beekeeping	P	P	P	P	P										21.05.070D.4.
*** **															

AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14;
AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16;
AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 215-22; AO
2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-
24, 4-23-24; AO 2024-121, 1-7-25)

Section 10. Anchorage Municipal Code Table 21.10-4: Table of Allowed Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use regulations.

*** **

A. Table of allowed uses

*** **

5. Table of Allowed Uses

*** **

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																					
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040. All other uses not shown are prohibited.																					
		RESIDENTIAL												***	OTHER		OV				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommodations	Camper park						C									C			C	21.05.050J.1.	
	Extended-stay lodgings															P		S	P	21.05.050J.2.	
	Hostel					C	C									P		S	P	21.05.050J.3.	
	Hotel/motel															P		M	P	21.10.050E.9. 21.05.050J.4. 21.05.020A.	
	Inn															P		S	P	21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp									C		C	C	C							21.05.050J.6.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **																					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24)

Section 11. Anchorage Municipal Code Table 21.10-5: Table of Accessory Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use Regulations

*** **

G. Accessory uses and structures

*** **

2. Table of Allowed Accessory Uses and Structures

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																				
P = Permitted					S = Administrative Site Plan Review								C = Conditional Use Review							
	RESIDENTIAL												***	OTHER			OV			
Accessory Uses	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	CE-PR	* * *	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P			P				21.10.050H .1. 21.05.070. D.1.
<u>Short-term rentals</u>																				
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P[-R]	P	21.05.070D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]		[S]	[S]	[S]	[S]	[S]	[S]	[S]		[S]	[S]		[S-R]	[S]	[21.05.070 D.3.]
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P			P				21.05.070D .4.
*** **																				

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

Section 12. Anchorage Municipal Code Table 21.11-2: Table of Allowed Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** **

A. Table of Allowed Uses.

*** **

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES					
*** **					

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use Regulations.

*** **

H. Table of Accessory Uses.

*** **

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS				
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES				
*** **				
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050I.5.
<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.070D.3.</u>
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.

Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
*** **				

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 14. Planning and Zoning Commission review of this Title 21 text amendment is waived under AMC 21.03.210C., As Amended by AO 2024-64; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 15. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 757-2025

Meeting Date: October 7, 2025

FROM: MAYOR LAFRANCE; ASSEMBLY MEMBERS BALDWIN DAY, JOHNSON, AND VOLLAND

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

This ordinance accomplishes four things.

First, it codifies the status quo of short-term rentals in Anchorage by adding “short-term rentals” as a defined use type in Title 21 and allowing that use in all zoning districts where housing is permitted.

Second, the proposed ordinance would remove most reporting requirements placed on hosting platforms like AirBnB from the tax code, Title 12. Hosting platforms have reported that some of the information required by current Title 12 (such as whether a rented unit “is a room or an entire dwelling unit, and if an entire dwelling unit, whether it is a single-family home, duplex, triplex, accessory dwelling unit, or multifamily construction”) is not actually known to them. In sum, achieving compliance with the existing Title 12 provisions from hosting platforms has proved contested and difficult.

Third, the proposed ordinance would enact a modest STR-registration requirement, requiring owners of short-term rentals to provide basic information about their rentals to the Municipality:

- A. The street address of the short-term rental,
- B. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium),
- C. The name(s) of the owner(s),
- D. The name and phone number of a local contact person responsible for the short-term rental,
- E. Whether the owner resides in the building where the short-

- 1 term rental is located,
- 2 F. Whether the living unit is rented out on a short-term basis throughout
- 3 the year or only seasonally (such as only during summer or only
- 4 during winter), and
- 5 G. Whether the living unit was rented out on a long-term basis (meaning
- 6 30 or more consecutive nights to the same person or group of
- 7 people) in the past year.
- 8

9 Lastly, because the new definition of the “short-term rental” use type encompasses

10 the current “bed and breakfast” accessory use type, the bed and breakfast

11 accessory use is removed from Title 21. The bed and breakfast use type is

12 removed to avoid redundancy between use types that could make it difficult for

13 Planning Department staff to decide which use category to apply to an activity

14 when conducting zoning reviews.

15

16 Pursuant to AMC 2.30.053, a summary of economic effects is not required

17 because the proposed ordinance has no private sector economic effects, and

18 local government effects are less than \$30,000.

19

20 **The Administration recommends approval. The Assembly sponsors**

21 **request your support for the ordinance.**

22

- 23 Prepared by: Allison B. Lang, Assistant Municipal Attorney
- 24 Approved by: Eva Gardner, Municipal Attorney
- 25 Concur: Erin Baldin Day, Assembly Member
- 26 Concur: Zachary Johnson, Assembly Member
- 27 Concur: Daniel Volland, Assembly Member
- 28 Concur: Mélisa R.K. Babb, Planning Director
- 29 Concur: Lance Wilber, Director, Planning, Development, &
- 30 Public Works
- 31 Concur: Ona R. Brause, Director, OMB
- 32 Concur: William D. Falsey, Chief Administrative Officer
- 33 Concur: Rebecca A. Windt Pearson, Municipal Manager
- 34 Respectfully submitted: Suzanne LaFrance, Mayor

ANCHORAGE, ALASKA
AO No. 2025-117

AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE ANCHORAGE MUNICIPAL CHARTER TO ADOPT A TWO PERCENT (2%) TAX TO FUND PUBLIC INFRASTRUCTURE AND CAPITAL IMPROVEMENTS TO SUPPORT HOUSING CONSTRUCTION AND CULTURAL AND RECREATION FACILITIES, AND TO PROVIDE FOR APPROVAL BY A MAJORITY (FIFTY PERCENT PLUS ONE) OF QUALIFIED VOTERS VOTING ON THE QUESTION.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the same form as appears in Section 2 below shall be placed on the ballot and submitted to the qualified voters of the Municipality at the regular municipal election to be held April 7, 2026.

Section 2. A ballot proposition shall be presented in substantially the following form:

PROPOSITION NO. ____

CHARTER AMENDMENT TO AUTHORIZE AN ADDITIONAL 2% TAX TO THE HOTEL, MOTEL, AND BED AND BREAKFAST ROOM TAX.

The proposed Charter Amendment would authorize and enact an additional two percent (2%) hotel, motel, and bed tax within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax. The proceeds of this additional tax would be dedicated equally to funding public improvements supporting housing construction (1%) and cultural and recreational facilities (1%).

The Anchorage Municipal Charter section 14.05. would be amended as follows (additions shown in **underline and bold**, deletions indicated by ~~**[brackets, strikeouts in bold]**~~):

Section 14.05. Hotel, motel and bed and breakfast room tax.

A. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to four percent of the room rent paid to an operator.

1. Revenues received from this tax are dedicated to financing the design, site acquisition,

construction, landscaping, bonded debt service or lease payments, carrying costs, and operation of a new civic and convention center, including parking facilities and renovation and operation of the existing Egan Civic and Convention Center.

2. If bonds are issued to finance the acquisition and construction of a new civic and convention center, the revenue derived from this tax shall first be used to pay annual principal, interest and other carrying costs of said bonds, until such bonds are paid in full.

- 3[B]. The assembly shall enact such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section. Such enactments may include provisions to terminate or reduce the tax upon payment of all bond principal, interest and carrying costs, and appropriation of tax revenues, if any, excess to payment of the principal and interest on the bonds and support for operation of the convention center.

B. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to one percent of the room rent paid to an operator. Revenues received from this tax are dedicated to:

- 1. Public infrastructure improvements to support construction of new, or rehabilitation of existing housing; and**
- 2. Grants or loans toward defraying capital costs for housing.**

C. There is hereby levied a tax on all hotel, motel and bed and breakfast room rents in an amount equal to one percent of the room rent paid to an operator. Revenues received from this tax are dedicated to operations, maintenance and capital improvements for cultural and recreation facilities.

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective January 2, 2027 after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated additional 2% tax on hotel, motel, bed and breakfast room transactions?

YES [] NO []

Section 2. The Charter amendments set forth in the proposition in Section 1 of this ordinance shall become effective January 2, 2027 after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 760-2025

Meeting Date: October 7, 2025

From: Assembly Member Brawley

Subject: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE ANCHORAGE MUNICIPAL CHARTER TO ADOPT A TWO PERCENT (2%) TAX TO FUND PUBLIC INFRASTRUCTURE AND CAPITAL IMPROVEMENTS TO SUPPORT HOUSING CONSTRUCTION AND CULTURAL AND RECREATION FACILITIES, AND TO PROVIDE FOR APPROVAL BY A MAJORITY (FIFTY PERCENT PLUS ONE) OF QUALIFIED VOTERS VOTING ON THE QUESTION

Intent.

This tax proposal offers a modest-sized solution to address a few specific fiscal issues the Municipality is facing, and will continue until different fiscal choices are made—primarily these choices are in the hands of voters. While the revenue anticipated through this tax cannot solve of the city’s major structural budget issues, it does attempt to respond to some known needs which have been raised in a number of parallel conversations:

- Housing affordability and feasibility of residential construction projects:
 - A significant portion of private development costs for infill projects are requirements to upgrade inadequate or missing public infrastructure, such as water and sewer lines, roads and drainage systems.
 - These costs, plus other conditions that make development very expensive in Anchorage, mean that even small-scale projects often are not viable to build or renovate, because they will not generate enough return to justify a bank providing a loan. This problem is especially true for affordable housing projects, which by definition mean rent is priced below market.
 - Other communities have solved this math problem by making direct investments into projects through capital funds to close this feasibility gap, offering lower-interest loans, and/or paying for public infrastructure.

- Deferred maintenance and operating costs for aging facilities:
 - The Muni owns several facilities which were constructed years ago, and most of which do not have a dedicated revenue stream for capital improvements, such as the Center for the Performing Arts, Sullivan Arena, recreation centers, senior centers, and others. These facilities rely on bonds, which voters do not always pass, or do not currently have maintenance needs met.
 - Additionally, facilities may also have ongoing operating needs which are increasingly challenging to pay for, as energy and other utility costs increase, and the facilities and their assets continue to age.
- Need for additional investment in public (and other) amenities that attract and entertain visitors, as well as improving quality of life for residents, such as Anchorage's Downtown, parks and trail system, and recreational facilities. The economic benefits of enhancing offering for visitors is clear, but requires the capital to invest in the first place.

The language is written broadly enough to accommodate multiple future uses of this revenue, but with clear guardrails and public expectations set for use of the funds within these categories.

The proposal does not sunset, change rate seasonally, or attempt to constrain future policy choices beyond what is dedicated in the Charter. If voters approve this, they are approving a long-term investment and commitment to these priorities, which can also be changed in the future by the voting public.

Summary of the Tax and Estimated Revenue.

The proposal adds to the existing 12% bed tax on all qualified room rentals by including another 2%, with 1% each dedicated to the 2 purposes listed in the Charter amendment. Any rental under 30 days, unless it's also tax-exempt, would be taxed a total of 14%; it does not distinguish between what type of room is being rented, the same as the existing bed tax. This proposal also does not change any other current dedications or structure of the existing bed tax, other than clarifying the language currently in the Charter that refers to "one third": in practice, this has meant there are 3 4% taxes collected, each dedicated to a different purpose, so this proposal clearly defines these each as 4%.

Based on available reports and recent performance of the existing 12% bed tax (between \$40-45 million annually in total), it can be inferred that each 1% of the tax

1 is approximately \$3.3 to \$3.75 million. Therefore, this additional 2% would likely
2 generate between \$6.6 to \$7.5 million per year, and its increase would follow project
3 trends for bed tax performance overall. The sponsor has requested a Summary of
4 Economic Effects (SEE) from the Administration for this proposal.

5
6 Considering the fact that in many cities, the same room rental transaction could also
7 be subject to state, county, and city sales tax, use tax, amusement tax, and a
8 number of other government fees, this increase should be accurately compared to
9 the total cost after taxes and fees when evaluating whether would be high, low, or
10 in line with other comparable cities. The sponsor did not complete this analysis.

11 12 **Anticipated Implementation Needs.**

13
14 The proposal has relatively little implementation cost for administration compared
15 with standing up a new tax, because it is increasing the rate of an existing tax that
16 is already being collected. Because the tax applies to all transactions that are
17 currently taxed at 12%, it does not require additional work to define which
18 transactions are subject to this 2% tax.

19
20 It will require the most work to implement the decision-making process and
21 mechanisms for managing how the revenue is then allocated to ongoing service
22 appropriations, operating grants, and/or capital projects. Based on lessons learned
23 from the Municipality recently enacting the alcohol sales tax, dedicated funding from
24 the marijuana tax to the ACCEE Fund creating a new advisory board,
25 operationalizing the Chugach Access Service Area (CASA) funding mechanism into
26 the CIP process, and other recent changes to our fiscal structure: implementation is
27 more complex than it may appear when crafting tax policy. Where intent is silent, or
28 where it was not contemplated how this new piece fits into an existing system, it
29 usually generates debate and requires considerable time and effort to figure out how
30 something should be put into practice. It is also common to find adjustments are
31 needed in order to make the intended policy function well.

32 33 **Limitations of This Solution to Anchorage's Fiscal Problems**

34
35 There are many things this proposal does not do, or attempt to do:

- 36
37 • Bed tax revenue is too small in scale, and cannot raise enough revenue to
38 address the scale and cost per project of major infrastructure needs, such as
39 redesigning road corridors or installing needed drainage systems. The
40 magnitude of deferred maintenance is many times larger than what can be
41 raised through this type of tax, and there is a ceiling on what the market would
42 accept in a total hotel price.

- This fully dedicates the revenue to two categories of dedicated uses, and does not provide any additional revenue (or offset of revenue) for core operations that the public greatly values: law enforcement, fire and emergency response, public education (via ASD), street and drainage system maintenance and minor repairs, protection of sanitation and human health, animal control, maintenance of public facilities and lands.
- This proposal does not consider any changes to the tax cap formula, which is the controlling mechanism on what core services can be provided by the local government over the long term.
- This proposal does not change or decrease property tax obligations of land owners and businesses, which is what funds schools, general government, and almost all bonds and special tax levies approved by voters on a typical ballot. Concerns about impacts of property taxes on affordability are not addressed.
- This proposal does not offer opportunity, at least in the short- to medium-term, for construction or considerable expansion of more cultural and recreational facilities, because it is not enough funding to build, let alone operate, a new facility. Where there is interest in constructing new facilities, this could be a future consideration for revenue potentially freed up after the Dena'ina Center's bonds have been fully paid and no longer require debt service payments.

I request your support for the ordinance.

Reviewed by: Assembly Counsel's Office

Respectfully submitted: Anna Brawley, Assembly Member
District 4 – Midtown Anchorage

There was no HLB Commissioners meeting held in October. The next Heritage Land Bank Advisory Commission will be holding a meeting on Thursday, November 20, 2025 at 1:30pm. Please note this is the third Thursday of the month instead of the usual fourth Thursday meeting date due to the holiday. This will be a hybrid meeting with in-person, online, and telephone options. There are no action items on the agenda for this meeting.

The public comment period remains open on the [DRAFT 2026 Annual Work Program & 2027-2031 Five-Year Management Plan](#). The comment period has been extended to Friday November 21, 2025. HLB staff is accepting comments sent to HLB@AnchorageAK.gov. Please include parcel or page number where applicable. Comments received during this period will be included and responded to in an appendix of the Work Plan

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650


PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	MOA Heritage Land Bank, Ryan Yelle	Name (last name first)	R&M Consultants, Inc. Dave Hale, PLS
Mailing Address	4700 Elmore Road	Mailing Address	9101 Vanguard Dr.
	Anchorage, AK. 99507		Anchorage, AK. 99507
Contact Phone – Day	(907) 343-7536	Contact Phone – Day	(907) 646-9651
	Evening		Evening
E-mail	ryan.j.yelle@anchorageak.gov	E-mail	dhale@rmconsult.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-131-07-000			
Site Street Address: 238 Ruane Road, Girdwood AK. 99587			
Current legal description: (use additional sheet if necessary) Tract B, Girdwood Industrial Park Subdivision, Phase I, per Plat No. 2016-67, Anchorage Recording District, Alaska.			
Zoning: GI1/GOS	Acreage: 155.703	Underlying Plat #: 2016-67	Grid #: SE5013
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts B-1 thru B-6, Girdwood Industrial Park Subdivision, Phase II		
# Lots:	# Tracts: 6	Total # parcels: 6

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature  ☐ Owner ☒ Representative
(Representatives must provide written proof of authorization)

10.30.25
Date

Dave Hale, PLS
Print Name

Accepted by:	Poster & Affidavit	Fee:	Case Number: 512865	Meeting Date: JAN 07 2026
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☐ Class A ☒ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☒ Open Space ☐ Facilities and Institutions ☒ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm

- ☐ Commercial ☒ Industrial ☒ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☒ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☐ Public utility ☒ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat
 4 copies required: ☒ Subdivision drainage plan
 9 copies required: ☒ Topographic map of platted area
 14 copies required: ☒ Signed application (copies)
 (4 copies for a short plat) ☒ Preliminary plat
☒ As-built (if applicable)
☒ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☒ Soils investigation and analysis reports (4 copies)

Waived by E. Appleby



R&M CONSULTANTS, INC.
ANCHORAGE | FAIRBANKS | JUNEAU

October 30, 2025

R&M No. 2852.03

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

RE: Preliminary Plat for Girdwood Industrial Park Subdivision, Phase 2

REQUESTED ACTION

The Heritage Land Bank owns the existing parcel and proposes to subdivide existing Tract B, Girdwood Industrial Park Subdivision, Phase 1 (Plat No. 2016-67) into 6 new tracts.

LEGAL DESCRIPTION

Tract B, Girdwood Industrial Park Subdivision, Phase 1, Plat No. 2016-67

PROPERTY TAX NUMBERS:

075-131-07-000

PARCEL HISTORY

Girdwood Industrial Park Subdivision, Phase 1, was recorded as Plat No. 2016-67, creating Lots 1 thru 5, and Tracts A and B. Tract B was the large remainder tract. The subdivision was intended to be part of a phased approach for development and this platting action would be Phase 2 of that development.

Currently, existing Tract B falls within two zoning districts: Ruane Road Industrial (GI-1) and Girdwood Open Space (GOS). The GI-1 zoning area is shown in the MOA GIS (See Figure 1 below) but the basis of this boundary is unknown. It does not appear to follow features such as a stream, trail, or natural topography. Unfortunately, the zoning boundary cannot be re-created using surveyed natural features but can be best defined using the best evidence and perpetuating the outline with bearings and distances on the plat as allowed by AMC 21.09.030C.

Chapter 21.09.030C states in part:

"...Where specific boundary lines need to be established between lands in different ownerships, or lands within the same ownership with different land uses as defined by a master plan, the Girdwood Area Plan, or the table of allowed uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries shall be defined as outlined below. These steps make explicit the intent of a boundary line (for example, to correspond with a stream setback). By clearly defining the

S 1 2 8 6 5 JAN 0 7 2026

intent of these boundaries, the lines may be correctly located during subsequent field surveys. These steps are particularly important in the delineation of areas to remain in the open space district."



Figure 1: Zoning Map

2. Boundaries shall be based on at least one of the references listed below, suitable for final determination of the boundary at such time as subdivision and the associated survey occurs.

a. A surveyed or otherwise readily observed geographic reference point or line (such as a public street, property line or boundary, centerline of a stream channel, etc.);

The best available evidence for establishing the limits of the zoning district is by downloading the linework directly from the MOA GIS and importing it into a CAD platform to overlay it with surveyed data and parcel boundaries. This proposed plat uses that data and linework to establish the new tracts which follow the outline of the GI-1 district as closely as possible. By perpetuating this boundary on the plat, we hope to establish an absolute boundary based on bearing and distance for the GI-1 zoning district which will coincide with the boundaries of the newly created lots. Doing this ensures that Tract B-6 falls completely within the GOS district.

NATURAL FEATURES

Tract B is heavily impacted by Glacier, California, and Virgin Creeks. All three creeks have easements associated with them based on the Ordinary High-Water Mark (OHW). The OHW within Tract B was field surveyed and the easements will be



shown based on this surveyed location. No development is proposed within the creek easements and the preliminary plat exhibits shows the limits of existing development and that it falls outside of the creek easements.

UTILITIES

A sanitary sewer line exists within Bedrock Circle, as does underground electric and communication lines. Platting this area in the proposed configuration will allow each tract to connect to public utilities to include sanitary sewer, electric, and telecommunications, furthering the development potential within them. Additionally, a well house exists at the west end of Ruane Road, but water utilities have not been extended down Bedrock Circle. No utility extensions or development is proposed for this platting action.

GENERAL NOTES

The original plat dedicated a Temporary 65' Radius turn-around bulb to be automatically vacated when the street was constructed. The street is now constructed, and this plat dedicates the 65' bulb to right-of-way. The road is not being lengthened from the original plat, and since the original plat received a variance for the cul-de-sac length exceeding the maximum length allowed in code, no variance is required or anticipated for this platting action.

Tracts B-3 and B-4 are flag lots that, if minimum flagpole widths were used, would require a variance for length. The two tracts widen as the length increases to wider than minimum required lot width of 80' (GI-1 District). The length of the flag pole portion may not exceed 120' per Section 21.08.030 (K) (5) of the MOA Code, and the depth of each flag pole does not exceed this length when measured at the point where each is 80' wide. Based on these measurements, we do not anticipate needing a variance for the length of flag poles for this platting action.

CONCLUSION

This subdivision proposes to subdivide one large tract into five smaller tracts and a remainder tract (six total). We do not anticipate any vacations or variance requests with this platting action. The platting action is in harmony with current zoning, land uses, and applicable land use plans.

Thank you for considering our request and please contact me directly with any questions or requests for additional information.

Sincerely,

R&M CONSULTANTS, INC.



Dave Hale, PLS
Senior Land Surveyor
(907) 646-9651



**Municipality
of
Anchorage**

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

Suzanne LaFrance Mayor



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

**Resolution 2025-16
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT
For
Platting of Girdwood Industrial Park, Phase 2**

WHEREAS, The Heritage Land Bank (HLB) has completed a feasibility study and analysis of options for the Girdwood Industrial Park (GIP), and has been coordinating with the Girdwood Board of Supervisors (GBOS) to find workable options for the Girdwood Industrial Park; and

WHEREAS, in February of 2025, the GBOS requested transfer of management of Tract B-5 (formerly referred to as Lot A in a previous concept) to the Girdwood Valley Service Area to allow for greater flexibility in how the area is utilized, facilitate long-term reductions in road maintenance time and expense, and allow for the development of a fire training center; and

WHEREAS, the planned retention of Tract B-3 (formerly Lot C) by HLB preserves the dedicated public use easement along the border between Tract B-3 and Tract B-4 (formerly Lots B and C), allowing for potential future development of "Phase 3," while also allowing the GIP permittees some needed stability; and

WHEREAS, platting of the GIP is a necessary step in these goals; and

WHEREAS, the GBOS supports the intention and opportunity to grow the GIP's diversity and sustainability in sync with the Girdwood Comprehensive Plan through future coordination with HLB;

THEREFORE the GBOS supports the HLB proposal to plat the "Phase 2" into Tracts B-1, B-2, B-3, B-4, and B-5 (formerly Lots A, B, C, and D in the previous concept), with a large remainder Tract B-6 in the Girdwood Industrial Park.

Passed and approved by a vote of 4 in favor, 0 opposed on this 20th day of October, 20025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair and Land Use Supervisor

Margaret Tyler

Attest

512865

JAN 07 2026

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

September 15 2025 GBOS Regular Meeting *Minutes Final*

7:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & 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 7:00 p.m. Mike Edgington, Co-Chair

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

Roll Call: Brian Burnett (BB), Jennifer Wingard (JW), Briana Sullivan (BS), Kellie Okonek (KO), Mike Edgington (ME)

Disclosures: Mike Edgington recuses himself from item 20 during the meeting.

Announcements:

- Sept 23 5PM Holtan Hills Presentation on Conditional Use/Planned Use Development at The Meadows
 - Upcoming meetings:
GVSA Non-Profit Grant Meeting
GBOS Rules & Goals part 2
- TUE Sept 30 7PM
Date TBA

Agenda Revisions and Approval: September 15 GBOS meeting agenda BS/BB Amended/approved Assent
Amendment to move presentation of New Business items 16 and 17 under presentations at the start of the meeting.
BS/BB Assent

Minutes Approval: August 18 2025 GBOS meeting minutes approved BS/BB Assent
September 3 2025 GBOS Special Meeting minutes approved BS/BB Assent

Consent agenda: None

Presentations (10 Min):

- * HLB Presentation on Girdwood Industrial Park Subdivision (Yelle)
- * HLB Presentation on Orca View Estates Subdivision (Yelle)

Required public meeting on these was held at LUC at their Sept 8 Meeting. Both are initiated at the request of the community. Girdwood Industrial Park has been cited as critical need by the community. Orca View was cited in HLB study requested by the community as most developable land among HLB holdings. It is supported by the community for public private partnership to develop community/workforce housing. First step is the subdivision of the property. Meeting packet includes full presentation and additional support materials. Goal for both is to submit to planning in late September. Seeking statement of community support for that submission.

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

Reports (5 Min):

1. Legislative Reports

Sen. Cathy Giessel: Interest in Crow Creek Road ownership discussions; Legislature in lawsuit with governor over Department of Agriculture. Fiscal year budget surplus is temporary as there are supplemental expenses in excess of the surplus amount.

Rep. Ky Holland: Ayden Nichol, staffer reports that Rep Holland will hold Energy Policy Workshop Sept 27 in the Girdwood Community Room.

Assembly members

Z. Johnson: working on Short Term Rental (STR) Registration AO, which has not been released to public yet.

Members Volland and Constant have proposed STR tax AO, which is set for public hearing Sept 23.

Review of drop in State funding for local projects over the last 10 years.

Keith McCormick: No report

Anchorage School Board Liaison – Andy Holleman. No work on road adjacent to the school is occurring on ASD land.

HLBAC Report – Tim Charnon: See meeting packet for report.

2. Supervisor Reports

Sullivan: APD meeting regarding the Seward Highway will be held Sept 25 7-8PM in the GW Community Room.

Edgington: Change in code to clarify aspects of public meetings. These will clarify what groups must meet Alaska Open Meetings Act, among other things.

3. Committee updates to GBOS:

LUC will make recommendation to GBOS regarding the two HLB presentation items at their October meeting.

4. Standing Reports: See meeting packet

Proposed Girdwood Developments

Girdwood Airport Parcel H: Trees have been cleared. Alaskans for Responsible Airport Development is pursuing legal action. They request support from MOA, GBOS and legislators.

GVSA non-property tax funds

GBOS Rules and Procedures revisions

STR Registration and regulation

5. Service Provider Reports (5 mins each)

Fire – Chief Weston. See Report

Police – Chief Achee: Additional speed enforcement in Lower valley.

Roads/Parks & Rec – Kyle Kelley. See written report.

Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager. See written report. Sept is Library Card signup month.

PUBLIC COMMENT:

Weston: Complete Anchorage Wildfire Survey [Anchorage Community Wildfire Survey](#)

Wingard: Thank you to the service of committee members that inform GBOS decisions, particularly GHEC.

OLD BUSINESS:

6. PSAC recommendation for GBOS Resolution of Support for two year extension of the Girdwood Police Services Contract (Dec 31, 2027) between the Municipality of Anchorage and City of Whittier, including an increase for Dispatch Services. (Okonek)

Motion:

GBOS Moves to approve the Resolution 2025-10 Policing Contract Renewal as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

7. MOA new STR Tax proposal and GVSA Bed Tax allocation to Girdwood to mitigate negative impacts of STR. Review and vote on recommended LOO (Wingard/Edgington)

Motion:

GBOS moves to approve the LOO as presented

Motion by KO/BS

Amendment to motion

GBOS amends to postpone this topic to the October GBOS Meeting.

Amendment by KO/BS

Amendment carries by Assent vote

Amended Motion carries 5-0 in roll call vote

Item will be heard at Land Use Committee in September and an updated draft of proposed action by GBOS presented.
Suggestions for the letter are to be sent to staff and will be forwarded to Mike & Jennifer, who will work on amendment to the letter.

8. Girdwood Fire Department request for GBOS Resolution of support for NTE \$31,000 for equipment and hose replacement from the Fire Dept 406 account (Weston/Sullivan)

Motion:

GBOS moves to approve Resolution 2025-11: Support for Capital Request of \$31,000 from the GFR 406 Capital Account.

Motion by BS/BB

Motion carries 5-0 in roll call vote

9. Review and consider GBOS resolution regarding draft AO to allow change code to allow GBOS to propose changes to T21C9. (Wingard/Edgington)

AO has been written by request of GBOS. This mirrors language in code that applies to Chugiak/Eagle River.

Motion:

GBOS moves to approve Resolution 2025-12: Update of Title 21 Land Use Code to formally designate GBOS as a review body within that Title.

Motion by BS/BB

Motion carries 5-0 in roll call vote

10. Review and consider GBOS resolution regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one (creating two total of a board of seven). (Wingard/Edgington)
AO has been written at the request of GBOS.

Motion:

GBOS moves to approve Resolution 2025-13: Designation of a second HLBAC seat to a Girdwood Resident

Motion by BS/KO

Discussion:

Wingard requests amendments to the resolution to address the percentage of HLB-managed land in Girdwood, noting that more seats dedicated to Girdwood residents on HLBAC would be more equitable and that sale of land to fund HLB activities comes at a cost to the neighborhood that the land is within, as in the case of Holtan Hills..

Amendment: Approve Resolution 2025-13 with amendments to be presented by the authors and as discussed. Item will be presented to GBOS members when complete with option for 24 hour reconsideration.

Motion by JW/KO

Motion carries 5-0 by roll call vote.

11. PSAC recommendation for GBOS resolution of support for a traffic and traffic control measures study on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Sullivan/Okonek)

Motion: GBOS moves to approve Resolution 2025-14 as presented.

Motion by BS/KO

Discussion:

Current issue of trucking related to road development is nearing an end for the season. Study would not be effective until winter when more construction is underway. Winter traffic study using cameras to establish speed and volume is possible. Most traffic studies occur in summer when staff is dedicated to this purpose.

It has been suggested that a Traffic Impact Analysis would be a good additional request within the resolution as this would identify future needs, which is ultimately the concern of the community as new subdivision will bring additional traffic.

Amended motion:

GBOS moves to review options, amend resolution and present a revised resolution at the October GBOS meeting.

Motion by BS/KO

Motion carries 5-0 in roll call vote

Kellie Okonek is to provide revised resolution.

12. Crystal Mountain Road No Parking Sign request and possible vote on resolution (Joel St. Aubin/Okonek)

Motion:

GBOS moves to approve Resolution 2025-15 as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

At the meeting, items 14 & 15 are addressed first, in the minutes the order will remain as on the agenda.

13. GBOS statement on the 50th Anniversary of MOA Unification (Edgington)

Draft resolution laid on the table for GBOS consideration.

GBOS members want to edit the resolution and will consider it at a future meeting.

14. **Agenda Item LUC 2507-05:** Request for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle/Wingard)
Item is postponed to future meeting, pending LUC review.

15. Vacancy on GHEC (Edgington)

14-day vacancy notice has been posted. It would be possible for GBOS to consider nominees at the GVSA Grants Presentation meeting by turning that into a special meeting. Meeting has not yet been posted.

Extend meeting to 10:17

KO/BS

Assent

NEW BUSINESS:

16. **Agenda Item LUC 2509-06:** LUC recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB Yelle /Wingard)
Presented earlier at the meeting. No action at this time.

17. **Agenda Item LUC 2509-04:** LUC recommendation for GBOS action regarding subdivision of Tract 18-B, Orca View Estates (HLB Yelle/Wingard)
Presented earlier at the meeting. No action at this meeting.

18. Agenda topics for MOA GBOS Quarterly Meeting MON Oct 27 4PM at the Girdwood Community Room. (Wingard/Edgington)
IGCs in GVSA Budgets, WPD & enforcement of Municipal code

Other items discussed are HLBAC applications, Update on Crow Creek Road Ownership, Clarification about AO 2025-91 re OMA

19. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)
Current permit fees are included in the meeting packet.

Extend meeting to 10:20

Assent

20. Imagine!Girdwood Request for NTE \$3,000 for Girdwood Comprehensive Plan funding to Huddle AK. (Sassi/Wingard)
Request for funds incurred due to unanticipated last minute changes in the Assembly review and adoption process.
Mike Edgington recuses himself as he is a principle of Imagine!Girdwood.

Briana Sullivan accepts the chair as Mike has left and Jennifer is on-line.

21. GVSA non-profit grant applications and funding. List of applicants and requested grant funds is included in Parks and Rec report.
Vote on funding will take place at the October GBOS meeting.

REPORTS:

22. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025)

Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)

Request for Executive Session:

Other:

Adjourn 10:20PM

Girdwood Land Use Committee
Notice of Meeting on September 8, 2025 7PM
Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

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 Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2509-01:

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on.

The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order Brice Wilbanks

Agenda Approval for meeting September 8, 2025

Mike Edgington/Brian Burnett

Minutes approval from July 14, 2025

Lisa Miles/Emma Kramer

LUC Officer report None

HLBAC Update See meeting packet

GBOS update MOA is observing 50 years of Unification. Brian Burnett and Mike Edgington are working on a letter from GBOS. The public is encouraged to submit comments about Unification as well.

Announcements: Girdwood Parks Plan Public Workshop Sept 16 6PM-9PM at the Girdwood Community Room.

Holtan Hills Phase 1 Conditional Use/Planned Use Development scheduled for TUE Sept 23 at 5PM at The Meadows Community Center, 370 Northface Road.

Presentations:

Proposed Subdivision of Tract 18-B, Supplemental Cadastral Survey. North of Ruane Rd to subdivide the large tract into two smaller tracts and a large remainder. Proposed Tract 18-B2 is intended to be along the lines of zoning between GR-1 and GOS.

Project is in conjunction with Girdwood Community Land Trust. Project is Public Private Partnership to provide community workforce housing on a tract of land that was found to be among the most buildable among the HLB land inventory.

Known issues to development of this property for housing are:

- access on to Alyeska Highway, which is likely to be challenged by DOT.
- Sewer system as connections are uphill of the buildable land, which would require a lift station (\$1M)

Proposed subdivision of Tract B, Girdwood Industrial Park, adding five tracts at the end of Bedrock Circle. Presentation by Dave Hale, R&M Consultants.

Project to develop next phase of the Girdwood Industrial Park to provide better lease and potential purchase opportunities for permittees of the Industrial Park. Project has been underway for 20+ years. AWWU development of the treatment plant spurred development of Phase 1, which is complete. HLB is self-funded; work to develop the industrial park to the standard required by code must be funded by HLB.

Subdivision into 6 parcels creates the following tracts:

B-1 is mainly wetland and to be undeveloped at this time.

B-2 will be used for permittees.

B-3 is current location for most permit holders and is intended to continue.

B-4 is intended to be sold and proceeds will be used for subdivision cost. Any remaining funds are intended to be used to improve industrial park, in particular access to the flag lot B-3.

B-5 is GVSA lot, used by service area/fire department. Fire department needs a training facility in this location in order to serve the community.

B-6 is large remainder zoned GOS and is not proposed for development.

Following subdivision, the tracts could be platted and sold or leased.

HLB hopes to submit proposal to Planning the end of September.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Reports:

Agenda Item LUC 2509-02: Public Comment (3 minutes each) None

Agenda Item LUC 2509-03: Committee Reports. Any items for update or discussion should be brought up at this time.
GHEC: GHEC will hold a work session on the Housing Action Plan. Please submit comments in writing or attend the meeting.

GBOS: Assembly working on code change regarding public meetings will clarify that community council-type meetings (such as LUC) are not subject to the Alaska Open Meetings Act.

Draft ordinances under review will change code to allow GBOS to initiate code change to Title 21 Chapter 9 and code change to bring number of Girdwood-based members serving on the HLBAC to 2.

Old Business:

Agenda Item LUC 2407-04: Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration. Review New MOA STR tax proposal. (Wilbanks/Schechter/Edgington)

STR Registration/Regulation proposal is still pending from Assembly members. This would just be an ordinance and could be implemented quickly as it does not require a vote in the Municipal election. It has been understood that this ordinance is likely to focus on registration, not regulation. Given that the Assembly is now moving into budget cycle, it is likely that the registration ordinance will not be available until December or January.

STR Tax proposal was laid on the table at the last Assembly meeting. Hearing is scheduled for September 23 Assembly Meeting. This proposal does not address registration or regulation. If accepted by the Assembly, this proposal will require approval via Municipal Election. Proposal is for 5% tax to be levied on STRs, in addition to the existing 12% Municipal room tax, bringing the total tax to 17% paid by those who rent STRS.

Current room tax is dedicated in code to specific areas, including Visit Anchorage, Convention Center, and Areawide contribution. Areawide contribution does impact Girdwood directly in services provided through the MOA.

Concerns of LUC attending are that the proposal does not address elements discussed previously at GHEC, LUC and GBOS:

- Does not address Registration/regulation of STRS.
Having not seen a proposal for this aspect of STR, there is concern that they will not be addressed adequately.
Legality of STRS as an allowed use within the MOA or state where STR activity is allowed.
Address health/safety of occupants (ie required smoke detectors, number of occupants)
- Does not provide solution to the problems cited in Girdwood from STR
impact on neighbors (noise, parking, bears)
No method to deal with bad renters who misuse or owners who mismanage property
Impact of high density of STR on long term rental market
- Proposal is vague in how funds received would be distributed
Girdwood is disproportionately impacted by STR; funds collected by STR tax unlikely to reflect that inequity.
Unclear use of STR generated tax in ordinance
- 17% tax may discourage STR too much and negatively impact local businesses.

GBOS discussed this proposal at their Special meeting last week and assigned Supervisors Edgington and Wingard to write a letter to be presented at the GBOS Regular meeting on Monday

Motion:

LUC moves to recommend that GBOS write a letter of objection to the proposed STR tax citing reasons discussed at this meeting.

Motion by Emma Kramer/Burnett

Yes 7; No 0; Abstaining 4

Motion carries

Agenda Item LUC 2507-05: Request for LUC recommendation for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle)
Item is tabled for this meeting but is on-going.

New Business:

Agenda Item LUC 2509-04: LUC recommendation for GBOS Resolution of Support for subdivision of Tract 18-B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from community earlier in the meeting. Project is titled Orca Mountain View Subdivision.

Concern that GCLT or other local non-profit will be guaranteed opportunity to develop the land to meet Girdwood's need for community workforce housing. Public raised some other concerns that will need to be addressed. GCLT has not seen this presentation, nor has the item had the opportunity to be presented at GHEC.

Item will proceed as Old Business in October and has been separated from the Industrial Park item..

Agenda Item LUC 2509-05: Liquor License renewals for 2026. Community Councils may request legislative public hearing on renewals within their boundaries by adopting a resolution requesting such action by October 15, 2025. If no such action is requested, LUC to consider requesting GBOS Letter of Non Objection covering renewals in 2026.

Agenda Item LUC 2509-06: LUC recommendation for GBOS Resolution of Support for subdivision of Tract B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from the community earlier in the meeting and has been separated from the Odra Mountain View subdivision. Permittees need to review the proposed action. Permittees are encouraged to review their potential to develop land once it has been subdivided.

Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13):

Meeting likely to be set with GBOS for Oct/Nov.

Discuss October meeting date: Oct 13 is National Holiday, Indigenous Peoples' Day. LUC decides to stay with current schedule.

Adjourn 9:40PM

NOTES

- THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- 65' TEMPORARY TURNAROUND TO BE AUTOMATICALLY VACATED WHEN STREET IS CONSTRUCTED.
- PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE, OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAYS.
- THE STORAGE OR PROCESSING OF EQUIPMENT OR MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE OR INJURIOUS TO SAFETY, OR WHICH WOULD CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS UPON CONTACT WITH WATER, ARE PROHIBITED IN THE FLOOD PLAIN.
- TEMPORARY BUILDINGS, SHEDS, CONEXES, SEMI-TRAILERS WITH THE WHEELS REMOVED AND THE LIKE SHALL OBTAIN A FLOOD HAZARD PERMIT BEFORE PLACEMENT IN THE MAPPED FLOOD PLAIN IN THIS SUBDIVISION.
- ALL LOTS WITHIN THE SUBDIVISION SHALL CONFORM TO THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN ON THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY OF ANCHORAGE, AS APPLICABLE.
- ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
- PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.04.080D4 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE, CHAPTER 21.04.080D, OR ANY FUTURE REVISION.
- THIS PLAT CONTAINS MAPPED WETLANDS ACCORDING TO THE ANCHORAGE WETLANDS MANAGEMENT PLAN, 2014. PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS--REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
- THE STATE OF ALASKA OBTAINED A RIGHT OF WAY PERMIT UNDER ADL 24059, RECORDED IN BOOK 93, PAGE 341, FOR THAT PORTION OF LOT 71, U.S. SURVEY No. 3042 KNOWN AS PARCEL 4 UNDER DEPARTMENT OF HIGHWAYS RIGHT OF WAY PROJECT No. S-0501(1). LOT 71 WAS SUBSEQUENTLY PATENTED TO THE MUNICIPALITY OF ANCHORAGE, HOWEVER ADL 24059 AND PARCEL 4, WERE EXCLUDED FROM THE CONVEYANCE.
- STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG EACH SIDE OF CALIFORNIA AND GLACIER CREEKS, AND A 25' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF VIRGIN CREEK. A WAIVER AND MODIFICATION OF PUBLIC ACCESS EASEMENTS AND RELEASE OF NON-DEVELOPMENT COVENANT RESERVED IN PATENT No. 5451, RECORDED IN BOOK 3628, PAGE 195, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC ACCESS EASEMENT ALONG CALIFORNIA CREEK, REDUCING THE WIDTH TO 125'. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND REBAR/IRON PIPE
- ⊙ FOUND CONCRETE RIGHT OF WAY MARKER
- ⊙ SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ⊙ CORNER POSITION. UNABLE TO SET.
- ⊙ COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
- HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- HFP- HELD FOR LINE PERPENDICULAR TO ADOT&PF CENTERLINE
- BBI- POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
- (M) MEASURED DIMENSION THIS SURVEY
- (H) HELD RECORD DIMENSION
- (C) COMPUTED DIMENSION
- (GA) GRANT ADJUSTED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 2016-67
- (R&H) HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
- (R2) RECORD DIMENSIONS PER U.S. SURVEY No. 3042
- (R3) RECORD DIMENSIONS PER DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT S-0501(1), GIRWOOD-ALYESKA, DATED OCTOBER 15, 1964.
- (R4) RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHT-OF-WAYS, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____, 2026.
ATTEST:

MUNICIPAL CLERK MAYOR OF ANCHORAGE

APPROVALS

PLATTING OFFICER DATE

MUNICIPAL SURVEYOR DATE

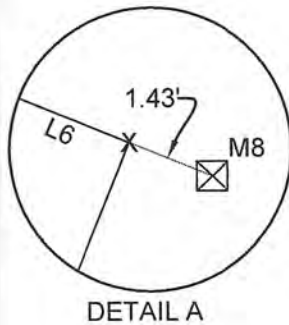
SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GIRWOOD INDUSTRIAL PARK SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

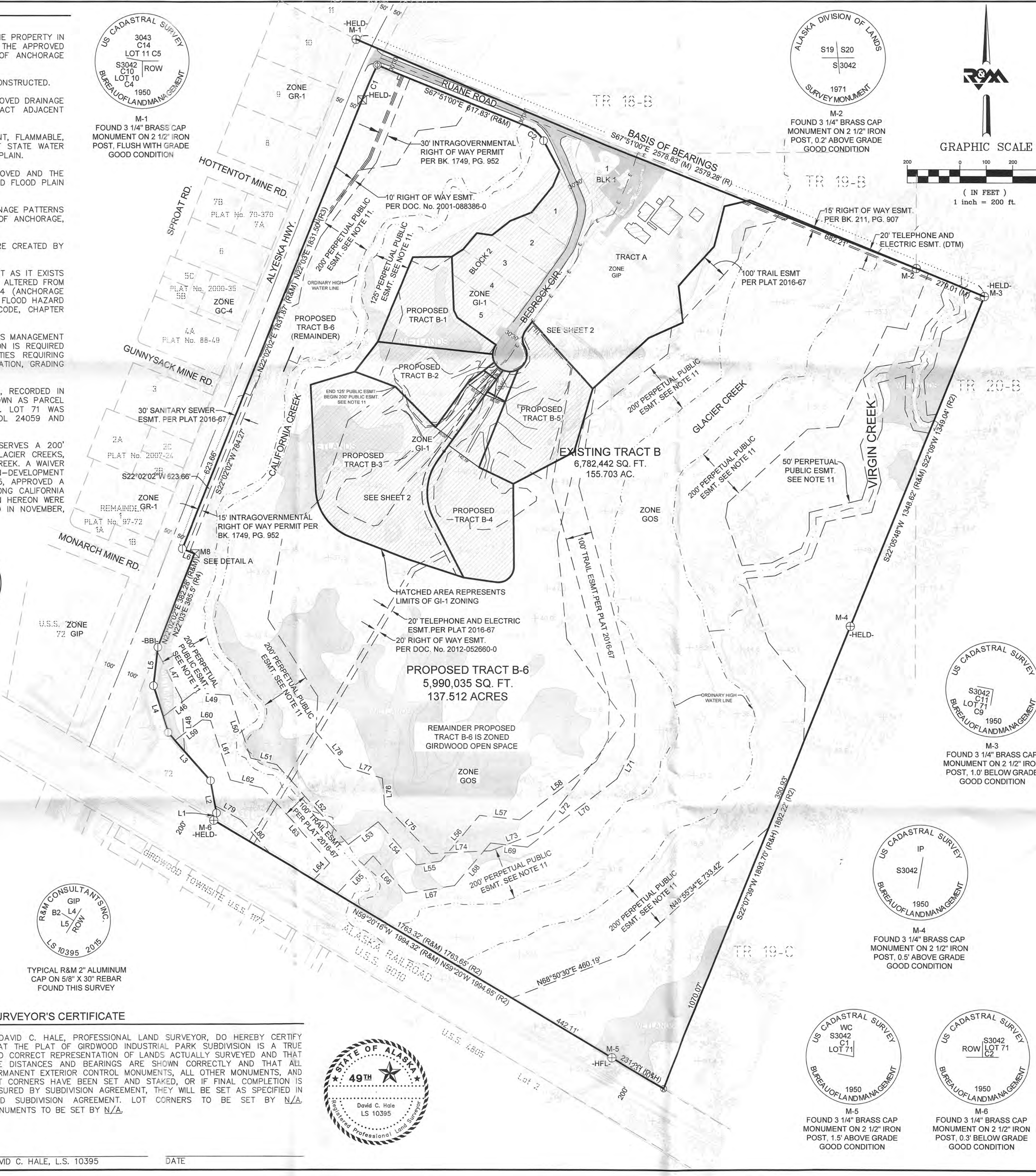
DAVID C. HALE, L.S. 10395 DATE



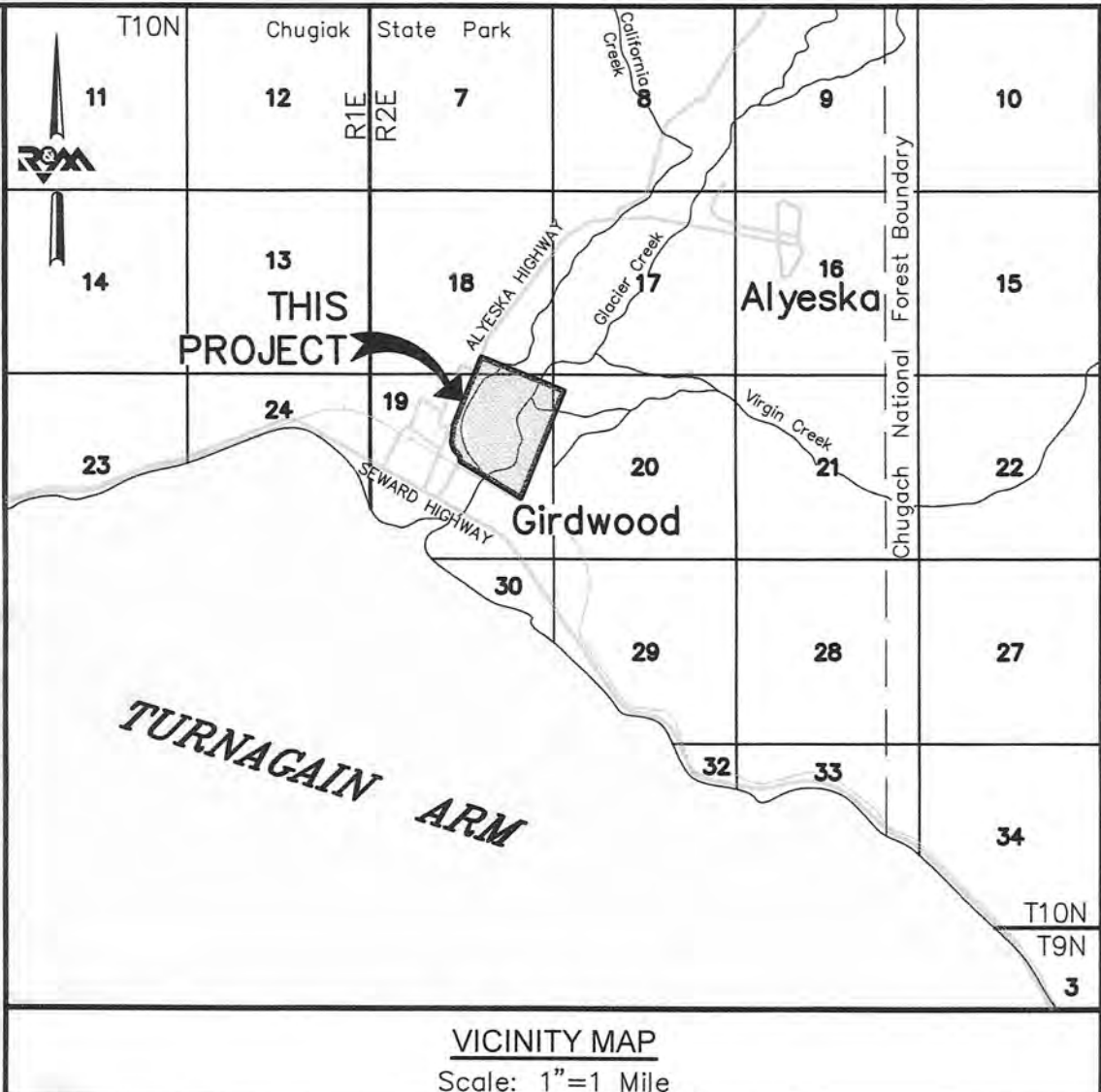
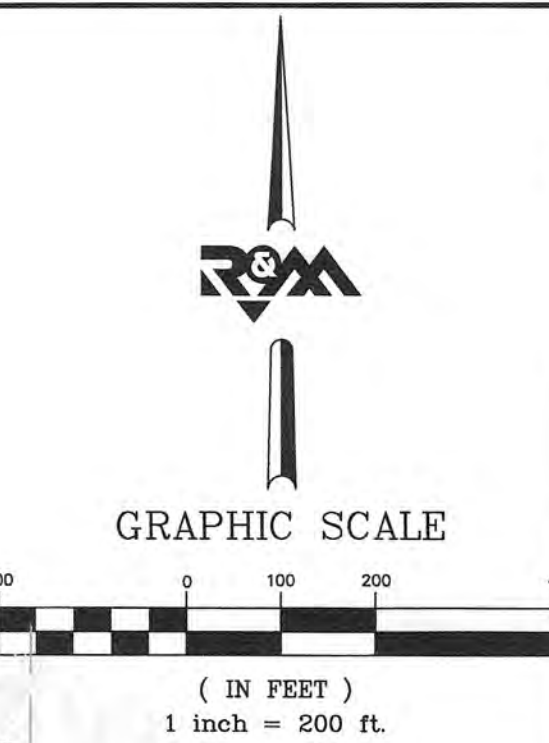
M-1
FOUND 3 1/4" BRASS CAP
MONUMENT ON 2 1/2" IRON
POST, FLUSH WITH GRADE
GOOD CONDITION



TYPICAL R&M 2" ALUMINUM
CAP ON 5/8" X 30" REBAR
FOUND THIS SURVEY



M-2
FOUND 3 1/4" BRASS CAP
MONUMENT ON 2 1/2" IRON
POST, 0.2' ABOVE GRADE
GOOD CONDITION



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNERS, TRACTS B-1 THRU B-6, GIRWOOD INDUSTRIAL PARK
SUBDIVISION, PHASE 2
P.O. BOX 202684 ANCHORAGE, AK. 99577

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL DATE

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS _____ DAY OF _____, 2026.

PRELIMINARY

AUTHORIZED OFFICIAL DATE ANCHORAGE RECORDING DISTRICT

PROPOSED PLAT OF
GIRWOOD INDUSTRIAL PARK SUBDIVISION
PHASE II
TRACTS B-1 THRU B-6

A 155.460 ACRE SUBDIVISION OF TRACT B, GIRWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 1, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, ALASKA

LOCATED WITHIN THE NE 1/4, SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

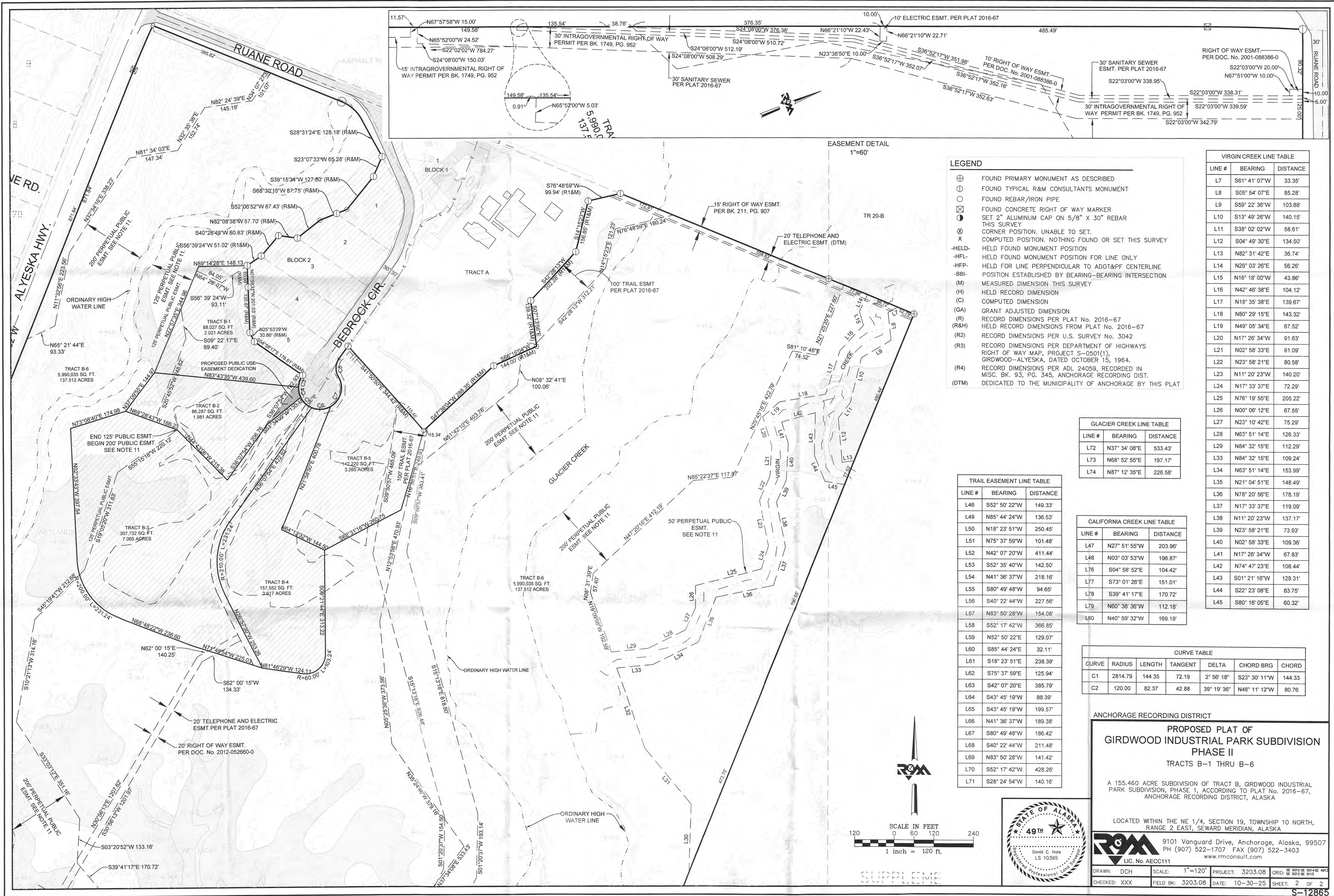


9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

LIC. No. AECC111

DRAWN: DCH	SCALE: 1"=200'	PROJECT: 3203.08	GRID: SE 2012 SE 5014 SE 4913 SE 5013 SE 5113
CHECKED: XXX	FIELD BK: 3203.08	DATE: 10-30-25	SHEET: 1 OF 2

S-12865



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ FOUND TYPICAL R&M CONSULTANTS MONUMENT
 - FOUND REBAR/IRON PIPE
 - ⊗ FOUND CONCRETE RIGHT OF WAY MARKER
 - ⊙ SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
 - ⊗ CORNER POSITION. UNABLE TO SET.
 - X COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
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 - (R) RECORD DIMENSIONS PER PLAT No. 2016-67
 - (R&H) HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
 - (R2) RECORD DIMENSIONS PER U.S. SURVEY No. 3042
 - (R3) RECORD DIMENSIONS PER DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT S-0501(1), GIRDWOOD-ALYESKA, DATED OCTOBER 15, 1964.
 - (R4) RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
 - (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT

TRAIL EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L46	S52° 50' 22"W	149.33'
L49	N85° 44' 24"W	136.53'
L50	N18° 23' 51"W	250.45'
L51	N75° 37' 59"W	101.48'
L52	N42° 07' 20"W	411.44'
L53	S52° 35' 40"W	142.50'
L54	N41° 36' 37"W	218.16'
L55	S80° 49' 48"W	94.65'
L56	S40° 22' 44"W	227.56'
L57	N83° 50' 28"W	154.08'
L58	S52° 17' 42"W	366.85'
L59	N52° 50' 22"E	129.07'
L60	S85° 44' 24"E	32.11'
L61	S18° 23' 51"E	238.39'
L62	S75° 37' 59"E	125.94'
L63	S42° 07' 20"E	385.79'
L64	S43° 45' 19"W	88.39'
L65	S43° 45' 19"W	199.57'
L66	N41° 36' 37"W	189.38'
L67	S80° 49' 48"W	186.42'
L68	S40° 22' 44"W	211.48'
L69	N83° 50' 28"W	141.42'
L70	S52° 17' 42"W	428.26'
L71	S28° 24' 54"W	140.16'

GLACIER CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L72	N37° 34' 08"E	533.43'
L73	N68° 52' 55"E	197.17'
L74	N87° 12' 35"E	226.58'

CALIFORNIA CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L47	N27° 51' 55"W	203.96'
L48	N03° 03' 53"W	196.87'
L76	S04° 58' 52"E	104.42'
L77	S73° 01' 26"E	151.01'
L78	S39° 41' 17"E	170.72'
L79	N60° 38' 36"W	112.18'
L80	N40° 59' 32"W	169.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG
C1	2814.79	144.35	72.19	2° 58' 18"	S23° 30' 11"W
C2	120.00	82.37	42.88	39° 19' 36"	N48° 11' 12"W

ANCHORAGE RECORDING DISTRICT

**PROPOSED PLAT OF
GIRDWOOD INDUSTRIAL PARK SUBDIVISION
PHASE II**

TRACTS B-1 THRU B-6

A 155.460 ACRE SUBDIVISION OF TRACT B, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE I, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, ALASKA

LOCATED WITHIN THE NE 1/4, SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

R&M
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

LIC. No. AECC111

DAVID C. HOLE
49th
Professional Land Surveyor

SE 5013 DE 5014 DE 4915
DE 5013 DE 5013

DRAWN: DCH	SCALE: 1"=120'	PROJECT: 3203.08	GRID: 2 OF 2
CHECKED: XXX	FIELD BK: 3203.08	DATE: 10-30-25	SHEET: 2 OF 2

S-12865

VIRGIN CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S61° 41' 07"W	33.35'
L8	S05° 54' 07"E	85.28'
L9	S59° 22' 36"W	103.88'
L10	S13° 49' 26"W	140.15'
L11	S38° 02' 02"W	58.61'
L12	S04° 49' 30"E	134.50'
L13	N82° 31' 42"E	36.74'
L14	N26° 03' 26"E	56.26'
L15	N16° 18' 00"W	43.86'
L16	N42° 46' 38"E	104.12'
L17	N18° 35' 38"E	139.67'
L18	N80° 29' 15"E	143.32'
L19	N49° 05' 34"E	67.52'
L20	N17° 26' 34"W	91.63'
L21	N02° 58' 33"E	91.09'
L22	N23° 58' 21"E	80.58'
L23	N11° 20' 23"W	140.20'
L24	N17° 33' 37"E	72.29'
L25	N76° 19' 55"E	205.22'
L26	N00° 06' 12"E	67.55'
L27	N23° 10' 42"E	75.29'
L28	N63° 51' 14"E	126.33'
L29	N84° 32' 15"E	112.29'
L33	N84° 32' 15"E	109.24'
L34	N63° 51' 14"E	153.99'
L35	N21° 04' 51"E	148.49'
L36	N78° 20' 56"E	178.19'
L37	N17° 33' 37"E	119.09'
L38	N11° 20' 23"W	137.17'
L39	N23° 58' 21"E	73.93'
L40	N02° 58' 33"E	109.36'
L41	N17° 26' 34"W	67.83'
L42	N74° 47' 23"E	108.44'
L43	S01° 21' 16"W	129.31'
L44	S22° 23' 08"E	83.75'
L45	S80° 16' 05"E	60.32'

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) MOA Heritage Land Bank, Ryan Yelle		Name (last name first) R&M Consultants, Inc. Dave Hale, PLS	
Mailing Address 4700 Elmore Road		Mailing Address 9101 Vanguard Dr.	
Anchorage, AK. 99507		Anchorage, AK. 99507	
Contact Phone – Day (907) 343-7536	Evening	Contact Phone – Day (907) 646-9651	Evening
E-mail ryan.j.yelle@anchorageak.gov		E-mail dhale@rmconsult.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-091-01-000			
Site Street Address: 238 Ruane Road, Girdwood AK. 99587			
Current legal description: (use additional sheet if necessary) TR 18-B, Supplemental Cadastral Survey, T. 10 N, R 2 E, S.M., per Plat 73-220, Anchorage Recording District, AK.			
Zoning: GR-1/60S	Acreage: 67.98	Underlying Plat #: 73-220	Grid #: SE4913
# Lots:	# Tracts: 1	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision		
# Lots:	# Tracts: 3	Total # parcels: 3

I hereby certify that (I am)/(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature

☒ Owner

☐ Representative

(Representatives must provide written proof of authorization)

Date

Dave Hale, PLS

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

512866

Meeting Date:

JAN 07 2026

COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☐ Class A ☒ Class B**Anchorage 2040 Land Use Designation:**

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor
☒ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☒ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☒ Residential at 8 dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☒ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat
 4 copies required: ☒ Subdivision drainage plan
 9 copies required: ☒ Topographic map of platted area
 14 copies required: ☒ Signed application (copies)
 (4 copies for a short plat) ☒ Preliminary plat
☒ As-built (if applicable)
☒ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☒ Soils investigation and analysis reports (4 copies)

Waived by E. Appleby



R&M CONSULTANTS, INC.
ANCHORAGE | FAIRBANKS | JUNEAU

October 31, 2025

R&M No. 3203.12

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

RE: Preliminary Plat for Orca Mountain View Subdivision

REQUESTED ACTION

The Heritage Land Bank owns existing Tract 18-B, Supplemental Cadastral Survey, Township 10 North, Range 2 East, Seward Meridian, Alaska, per Plat No. 73-220, and proposes to subdivide it into three tracts.

PROPOSED LEGAL DESCRIPTION

Tracts 18-B1, 18-B2, and 18-B3, Orca Mountain View Subdivision

PROPERTY TAX NUMBERS:

075-091-01-000

PARCEL HISTORY

Tract 18-B was created by Plat No. 73-220 in the early 70's. The majority of the parcel falls within wetlands and areas of flooding around California and Glacier Creeks. These areas fall on the east side of the tract and are generally unsuitable for development considering these environmental constraints. There are existing public access easements which provide recreational opportunity that are offset from the ordinary high-water line of each creek. The land on the west side of the parcel is higher ground and falls outside of all creek easements and most wetlands. This area is considered mostly suitable for development and is zoned to allow for a variety of residential housing types.

Currently, existing Tract 18-B falls within two zoning districts: gR-1 (Alyeska Highway Mixed Residential) and GOS (Girdwood Open Space). The gR-1 zoning area is shown in the MOA GIS (See Figure 1 below) and appears to follow the lines of topography where the land rises above the lowland areas. The intent of this subdivision is for Proposed Tract 18-B2 to follow the current zoning line of the gR-1 Zoning District. This will allow the tract to be further developed in the future while also providing a remedy for the current split zoning. Proposed Tract 18-B3 is mostly encumbered by wetlands and future development may be limited. Proposed Tract 18-B1 will be completely within the Girdwood Open Space Zoning District and will remain undeveloped.

In regard to the establishment of boundary lines between zoning districts, Chapter 21.09.030C states in part:

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"...Where specific boundary lines need to be established between lands in different ownerships, or lands within the same ownership with different land uses as defined by a master plan, the Girdwood Area Plan, or the table of allowed uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries shall be defined as outlined below. These steps make explicit the intent of a boundary line (for example, to correspond with a stream setback). By clearly defining the intent of these boundaries, the lines may be correctly located during subsequent field surveys. These steps are particularly important in the delineation of areas to remain in the open space district."

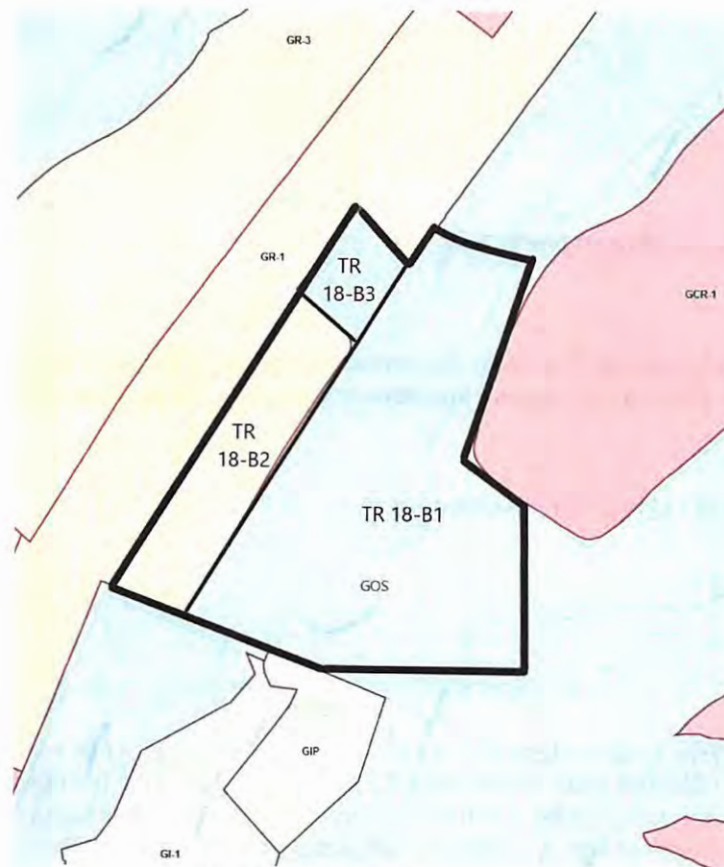


Figure 1: Zoning Map

2. Boundaries shall be based on at least one of the references listed below, suitable for final determination of the boundary at such time as subdivision and the associated survey occurs.

a. A surveyed or otherwise readily observed geographic reference point or line (such as a public street, property line or boundary, centerline of a stream channel, etc.);

The best available evidence for establishing the limits of the zoning district is by downloading the linework directly from the MOA GIS and importing it into a CAD platform to overlay it with surveyed data and parcel boundaries. This proposed plat uses that data and additional topographic data collected during the field survey to establish the new tracts which follow the outline of the gR-1 district as closely as possible based on topography. By perpetuating this boundary on the plat, we hope to establish an absolute boundary based on bearing and distance for the gR-1 and GOS zoning districts which



will coincide with the boundaries of the newly created tracts. Doing this ensures that Tract 18-B2 falls completely within the gR-1 district, and Tracts 18-B2 and 18-B3 fall completely within the GOS Zoning District.

NATURAL FEATURES

Tract 18-B is heavily impacted by Glacier and California Creeks, as well as areas of "Class A" wetlands. Glacier Creek is subject to a 200-foot Perpetual Public Easement, and California Creek is subject to a 125-foot Perpetual Public Easement, both based on the Ordinary High-Water Mark (OHW) line of the respective creeks. No development is proposed within the creek easements.

UTILITIES

Sanitary sewer lines border the subdivision along Ruane Road and the Alyeska Highway. An existing sewer line was installed within the eastern half of the parcel between California and Glacier Creeks. Viability of connection to these existing sewer lines has yet to be determined. Public water service is not available to this parcel. A well house exists at the west end of Ruane Road, but a water connection has not been installed to Tract 18-B. Electrical and telecommunication lines are available to this parcel. No development is anticipated for this platting action.

CONCLUSION

This subdivision proposes to subdivide one large tract into two smaller tracts and a remainder tract. We do not anticipate any vacations or variance requests with this platting action. The platting action is in harmony with current zoning and applicable land use plans such as the Girdwood Comprehensive Plan..

Thank you for considering our request and please contact me directly with any questions or requests for additional information.

Sincerely,

R&M CONSULTANTS, INC.



Dave Hale, PLS
Senior Land Surveyor
(907) 646-9651



Municipality of Anchorage

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

Suzanne LaFrance Mayor



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

Resolution 2025-17
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT
For Platting of Orca Mountain View Subdivision HLB Parcel 6-039

WHEREAS, the 2023 Girdwood Economic and Housing Analysis identified Girdwood's need for over 100 ownership residential units and another 129 rental units; and

WHEREAS, the housing analysis further stated, "Housing supply should be increased whenever possible" and encouraged the development of larger land tracts, such as those held by HLB; and

WHEREAS, in an August 2025 letter, the GBOS supported the subdivision of the buildable tract within parcel 6-039 (also known as Orca Mountain View Subdivision) from the parcel as a whole to allow development by a Girdwood non-profit via Public Private Partnership, with a goal of at least 50% of the land dedicated to development of workforce/affordable housing purposes; and

WHEREAS, Platting of tract 6-039 is a necessary step to achieve these goals.

THEREFORE, the GBOS supports the HLB's proposal to plat parcel 6-039.

Passed and approved by a vote of 4 in favor 0 opposed on this 20th day of October, 2025.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair and Land Use Supervisor

Margaret Tyler

Attest

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Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

September 15 2025 GBOS Regular Meeting Minutes Final

7:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & 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 7:00 p.m. Mike Edgington, Co-Chair

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

Roll Call: Brian Burnett (BB), Jennifer Wingard (JW), Briana Sullivan (BS), Kellie Okonek (KO), Mike Edgington (ME)
Disclosures: Mike Edgington recuses himself from item 20 during the meeting.

Announcements:

- Sept 23 5PM Holtan Hills Presentation on Conditional Use/Planned Use Development at The Meadows
 - Upcoming meetings:
GVSA Non-Profit Grant Meeting
GBOS Rules & Goals part 2
- TUE Sept 30 7PM
Date TBA

Agenda Revisions and Approval: September 15 GBOS meeting agenda BS/BB Amended/approved Assent
Amendment to move presentation of New Business items 16 and 17 under presentations at the start of the meeting.
BS/BB Assent

Minutes Approval: August 18 2025 GBOS meeting minutes approved BS/BB Assent
September 3 2025 GBOS Special Meeting minutes approved BS/BB Assent

Consent agenda: None

Presentations (10 Min):

- * HLB Presentation on Girdwood Industrial Park Subdivision (Yelle)
- * HLB Presentation on Orca View Estates Subdivision (Yelle)

Required public meeting on these was held at LUC at their Sept 8 Meeting. Both are initiated at the request of the community. Girdwood Industrial Park has been cited as critical need by the community. Orca View was cited in HLB study requested by the community as most developable land among HLB holdings. It is supported by the community for public private partnership to develop community/workforce housing. First step is the subdivision of the property. Meeting packet includes full presentation and additional support materials. Goal for both is to submit to planning in late September. Seeking statement of community support for that submission.

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

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Reports (5 Min):

1. Legislative Reports

Sen. Cathy Giessel: Interest in Crow Creek Road ownership discussions; Legislature in lawsuit with governor over Department of Agriculture. Fiscal year budget surplus is temporary as there are supplemental expenses in excess of the surplus amount.

Rep. Ky Holland: Ayden Nichol, staffer reports that Rep Holland will hold Energy Policy Workshop Sept 27 in the Girdwood Community Room.

Assembly members

Z. Johnson: working on Short Term Rental (STR) Registration AO, which has not been released to public yet.

Members Volland and Constant have proposed STR tax AO, which is set for public hearing Sept 23.

Review of drop in State funding for local projects over the last 10 years.

Keith McCormick: No report

Anchorage School Board Liaison – Andy Holleman. No work on road adjacent to the school is occurring on ASD land.

HLBAC Report – Tim Charnon: See meeting packet for report.

2. Supervisor Reports

Sullivan: APD meeting regarding the Seward Highway will be held Sept 25 7-8PM in the GW Community Room.

Edgington: Change in code to clarify aspects of public meetings. These will clarify what groups must meet Alaska Open Meetings Act, among other things.

3. Committee updates to GBOS:

LUC will make recommendation to GBOS regarding the two HLB presentation items at their October meeting.

4. Standing Reports: See meeting packet

Proposed Girdwood Developments

Girdwood Airport Parcel H: Trees have been cleared. Alaskans for Responsible Airport Development is pursuing legal action. They request support from MOA, GBOS and legislators.

GVSA non-property tax funds

GBOS Rules and Procedures revisions

STR Registration and regulation

5. Service Provider Reports (5 mins each)

Fire – Chief Weston. See Report

Police – Chief Achee: Additional speed enforcement in Lower valley.

Roads/Parks & Rec – Kyle Kelley. See written report.

Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager. See written report. Sept is Library Card signup month.

PUBLIC COMMENT:

Weston: Complete Anchorage Wildfire Survey [Anchorage Community Wildfire Survey](#)

Wingard: Thank you to the service of committee members that inform GBOS decisions, particularly GHEC.

OLD BUSINESS:

6. PSAC recommendation for GBOS Resolution of Support for two year extension of the Girdwood Police Services Contract (Dec 31, 2027) between the Municipality of Anchorage and City of Whittier, including an increase for Dispatch Services. (Okonek)

Motion:

GBOS Moves to approve the Resolution 2025-10 Policing Contract Renewal as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

7. MOA new STR Tax proposal and GVSA Bed Tax allocation to Girdwood to mitigate negative impacts of STR. Review and vote on recommended LOO (Wingard/Edgington)

Motion:

GBOS moves to approve the LOO as presented

Motion by KO/BS

Amendment to motion

GBOS amends to postpone this topic to the October GBOS Meeting.

Amendment by KO/BS

Amendment carries by Assent vote

Amended Motion carries 5-0 in roll call vote

Item will be heard at Land Use Committee in September and an updated draft of proposed action by GBOS presented.
Suggestions for the letter are to be sent to staff and will be forwarded to Mike & Jennifer, who will work on amendment to the letter.

8. Girdwood Fire Department request for GBOS Resolution of support for NTE \$31,000 for equipment and hose replacement from the Fire Dept 406 account. (Weston/Sullivan)

Motion:

GBOS moves to approve Resolution 2025-11: Support for Capital Request of \$31,000 from the GFR 406 Capital Account.

Motion by BS/BB

Motion carries 5-0 in roll call vote

9. Review and consider GBOS resolution regarding draft AO to allow change code to allow GBOS to propose changes to T21C9. (Wingard/Edgington)

AO has been written by request of GBOS. This mirrors language in code that applies to Chugiak/Eagle River.

Motion:

GBOS moves to approve Resolution 2025-12: Update of Title 21 Land Use Code to formally designate GBOS as a review body within that Title.

Motion by BS/BB

Motion carries 5-0 in roll call vote

10. Review and consider GBOS resolution regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one (creating two total of a board of seven). (Wingard/Edgington)
AO has been written at the request of GBOS.

Motion:

GBOS moves to approve Resolution 2025-13: Designation of a second HLBAC seat to a Girdwood Resident

Motion by BS/KO

Discussion:

Wingard requests amendments to the resolution to address the percentage of HLB-managed land in Girdwood, noting that more seats dedicated to Girdwood residents on HLBAC would be more equitable and that sale of land to fund HLB activities comes at a cost to the neighborhood that the land is within, as in the case of Holtan Hills..

Amendment: Approve Resolution 2025-13 with amendments to be presented by the authors and as discussed. Item will be presented to GBOS members when complete with option for 24 hour reconsideration.

Motion by JW/KO

Motion carries 5-0 by roll call vote.

11. PSAC recommendation for GBOS resolution of support for a traffic and traffic control measures study on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Sullivan/Okonek)

Motion: GBOS moves to approve Resolution 2025-14 as presented.

Motion by BS/KO

Discussion:

Current issue of trucking related to road development is nearing an end for the season. Study would not be effective until winter when more construction is underway. Winter traffic study using cameras to establish speed and volume is possible. Most traffic studies occur in summer when staff is dedicated to this purpose.

It has been suggested that a Traffic Impact Analysis would be a good additional request within the resolution as this would identify future needs, which is ultimately the concern of the community as new subdivision will bring additional traffic.

Amended motion:

GBOS moves to review options, amend resolution and present a revised resolution at the October GBOS meeting.

Motion by BS/KO

Motion carries 5-0 in roll call vote

Kellie Okonek is to provide revised resolution.

12. Crystal Mountain Road No Parking Sign request and possible vote on resolution (Joel St. Aubin/Okonek)

Motion:

GBOS moves to approve Resolution 2025-15 as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

At the meeting, items 14 & 15 are addressed first, in the minutes the order will remain as on the agenda.

13. GBOS statement on the 50th Anniversary of MOA Unification (Edgington)

Draft resolution laid on the table for GBOS consideration.

GBOS members want to edit the resolution and will consider it at a future meeting.

14. **Agenda Item LUC 2507-05:** Request for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle/Wingard)
Item is postponed to future meeting, pending LUC review.

15. Vacancy on GHEC (Edgington)

14-day vacancy notice has been posted. It would be possible for GBOS to consider nominees at the GVSA Grants Presentation meeting by turning that into a special meeting. Meeting has not yet been posted.

Extend meeting to 10:17

KO/BS

Assent

NEW BUSINESS:

16. **Agenda Item LUC 2509-06:** LUC recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB Yelle /Wingard)
Presented earlier at the meeting. No action at this time.

17. **Agenda Item LUC 2509-04:** LUC recommendation for GBOS action regarding subdivision of Tract 18-B, Orca View Estates (HLB Yelle/Wingard)
Presented earlier at the meeting. No action at this meeting.

18. Agenda topics for MOA GBOS Quarterly Meeting MON Oct 27 4PM at the Girdwood Community Room. (Wingard/Edgington)
IGCs in GVSA Budgets, WPD & enforcement of Municipal code

19. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)
Other items discussed are HLBAC applications, Update on Crow Creek Road Ownership, Clarification about AO 2025-91 re OMA
Current permit fees are included in the meeting packet.

Extend meeting to 10:20

Assent

20. Imagine!Girdwood Request for NTE \$3,000 for Girdwood Comprehensive Plan funding to Huddle AK. (Sassi/Wingard)
Request for funds incurred due to unanticipated last minute changes in the Assembly review and adoption process.
Mike Edgington recuses himself as he is a principle of Imagine!Girdwood.

Briana Sullivan accepts the chair as Mike has left and Jennifer is on-line.

21. GVSA non-profit grant applications and funding. List of applicants and requested grant funds is included in Parks and Rec report.
Vote on funding will take place at the October GBOS meeting.

REPORTS:

22. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025)

Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)

Request for Executive Session:

Other:

Adjourn 10:20PM

Girdwood Land Use Committee

Notice of Meeting on September 8, 2025 7PM

Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

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 Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2509-01:

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on. The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order Brice Wilbanks

Agenda Approval for meeting September 8, 2025

Mike Edgington/Brian Burnett

Minutes approval from July 14, 2025

Lisa Miles/Emma Kramer

LUC Officer report None

HLBAC Update See meeting packet

GBOS update MOA is observing 50 years of Unification. Brian Burnett and Mike Edgington are working on a letter from GBOS. The public is encouraged to submit comments about Unification as well.

Announcements: Girdwood Parks Plan Public Workshop Sept 16 6PM-9PM at the Girdwood Community Room.

Holtan Hills Phase 1 Conditional Use/Planned Use Development scheduled for TUE Sept 23 at 5PM at The Meadows Community Center, 370 Northface Road.

Presentations:

Proposed Subdivision of Tract 18-B, Supplemental Cadastral Survey. North of Ruane Rd to subdivide the large tract into two smaller tracts and a large remainder. Proposed Tract 18-B2 is intended to be along the lines of zoning between GR-1 and GOS. Project is in conjunction with Girdwood Community Land Trust. Project is Public Private Partnership to provide community workforce housing on a tract of land that was found to be among the most buildable among the HLB land inventory.

Known issues to development of this property for housing are:

- access on to Alyeska Highway, which is likely to be challenged by DOT.
- Sewer system as connections are uphill of the buildable land, which would require a lift station (\$1M)

Proposed subdivision of Tract B, Girdwood Industrial Park, adding five tracts at the end of Bedrock Circle. Presentation by Dave Hale, R&M Consultants.

Project to develop next phase of the Girdwood Industrial Park to provide better lease and potential purchase opportunities for permittees of the Industrial Park. Project has been underway for 20+ years. AWWU development of the treatment plant spurred development of Phase 1, which is complete. HLB is self-funded; work to develop the industrial park to the standard required by code must be funded by HLB.

Subdivision into 6 parcels creates the following tracts:

B-1 is mainly wetland and to be undeveloped at this time.

B-2 will be used for permittees.

B-3 is current location for most permitholders and is intended to continue.

B-4 is intended to be sold and proceeds will be used for subdivision cost. Any remaining funds are intended to be used to improve industrial park, in particular access to the flag lot B-3.

B-5 is GVSA lot, used by service area/fire department. Fire department needs a training facility in this location in order to serve the community.

B-6 is large remainder zoned GOS and is not proposed for development.

Following subdivision, the tracts could be platted and sold or leased.

HLB hopes to submit proposal to Planning the end of September.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Reports:

Agenda Item LUC 2509-02: Public Comment (3 minutes each) None

Agenda Item LUC 2509-03: Committee Reports. Any items for update or discussion should be brought up at this time.
GHEC: GHEC will hold a work session on the Housing Action Plan. Please submit comments in writing or attend the meeting.

GBOS: Assembly working on code change regarding public meetings will clarify that community council-type meetings (such as LUC) are not subject to the Alaska Open Meetings Act.

Draft ordinances under review will change code to allow GBOS to initiate code change to Title 21 Chapter 9 and code change to bring number of Girdwood-based members serving on the HLBAC to 2.

Old Business:

Agenda Item LUC 2407-04: Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration. Review New MOA STR tax proposal. (Wilbanks/Schechter/Edgington)

STR Registration/Regulation proposal is still pending from Assembly members. This would just be an ordinance and could be implemented quickly as it does not require a vote in the Municipal election. It has been understood that this ordinance is likely to focus on registration, not regulation. Given that the Assembly is now moving into budget cycle, it is likely that the registration ordinance will not be available until December or January.

STR Tax proposal was laid on the table at the last Assembly meeting. Hearing is scheduled for September 23 Assembly Meeting. This proposal does not address registration or regulation. If accepted by the Assembly, this proposal will require approval via Municipal Election. Proposal is for 5% tax to be levied on STRs, in addition to the existing 12% Municipal room tax, bringing the total tax to 17% paid by those who rent STRS.

Current room tax is dedicated in code to specific areas, including Visit Anchorage, Convention Center, and Areawide contribution. Areawide contribution does impact Girdwood directly in services provided through the MOA.

Concerns of LUC attending are that the proposal does not address elements discussed previously at GHEC, LUC and GBOS:

- Does not address Registration/regulation of STRS.
Having not seen a proposal for this aspect of STR, there is concern that they will not be addressed adequately.
Legality of STRS as an allowed use within the MOA or state where STR activity is allowed.
Address health/safety of occupants (ie required smoke detectors, number of occupants)
- Does not provide solution to the problems cited in Girdwood from STR
impact on neighbors (noise, parking, bears)
No method to deal with bad renters who misuse or owners who mismanage property
Impact of high density of STR on long term rental market
- Proposal is vague in how funds received would be distributed
Girdwood is disproportionately impacted by STR; funds collected by STR tax unlikely to reflect that inequity.
Unclear use of STR generated tax in ordinance
- 17% tax may discourage STR too much and negatively impact local businesses.

GBOS discussed this proposal at their Special meeting last week and assigned Supervisors Edgington and Wingard to write a letter to be presented at the GBOS Regular meeting on Monday

Motion:

LUC moves to recommend that GBOS write a letter of objection to the proposed STR tax citing reasons discussed at this meeting.

Motion by Emma Kramer/Burnett

Yes 7; No 0; Abstaining 4

Motion carries

Agenda Item LUC 2507-05: Request for LUC recommendation for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle)
Item is tabled for this meeting but is on-going.

New Business:

Agenda Item LUC 2509-04: LUC recommendation for GBOS Resolution of Support for subdivision of Tract 18-B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from community earlier in the meeting. Project is titled Orca Mountain View Subdivision.

Concern that GCLT or other local non-profit will be guaranteed opportunity to develop the land to meet Girdwood's need for community workforce housing. Public raised some other concerns that will need to be addressed. GCLT has not seen this presentation, nor has the item had the opportunity to be presented at GHEC.

Item will proceed as Old Business in October and has been separated from the Industrial Park item..

Agenda Item LUC 2509-05: Liquor License renewals for 2026. Community Councils may request legislative public hearing on renewals within their boundaries by adopting a resolution requesting such action by October 15, 2025. If no such action is requested, LUC to consider requesting GBOS Letter of Non Objection covering renewals in 2026.

Agenda Item LUC 2509-06: LUC recommendation for GBOS Resolution of Support for subdivision of Tract B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from the community earlier in the meeting and has been separated from the Odra Mountain View subdivision. Permittees need to review the proposed action. Permittees are encouraged to review their potential to develop land once it has been subdivided.

Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13):

Meeting likely to be set with GBOS for Oct/Nov.

Discuss October meeting date: Oct 13 is National Holiday, Indigenous Peoples' Day. LUC decides to stay with current schedule.

Adjourn 9:40PM

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREET. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNERS, PROPOSED TRACTS 18-B1, 18-B2 AND 18-B3,
ORCA MOUNTAIN VIEW SUBDIVISION
P.O. BOX 202684 ANCHORAGE, AK. 99577

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA THIS ____ DAY OF ____, 2026.
ATTEST:

MUNICIPAL CLERK MAYOR OF ANCHORAGE

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL DATE

APPROVALS

PLATTING OFFICER DATE

MUNICIPAL SURVEYOR DATE

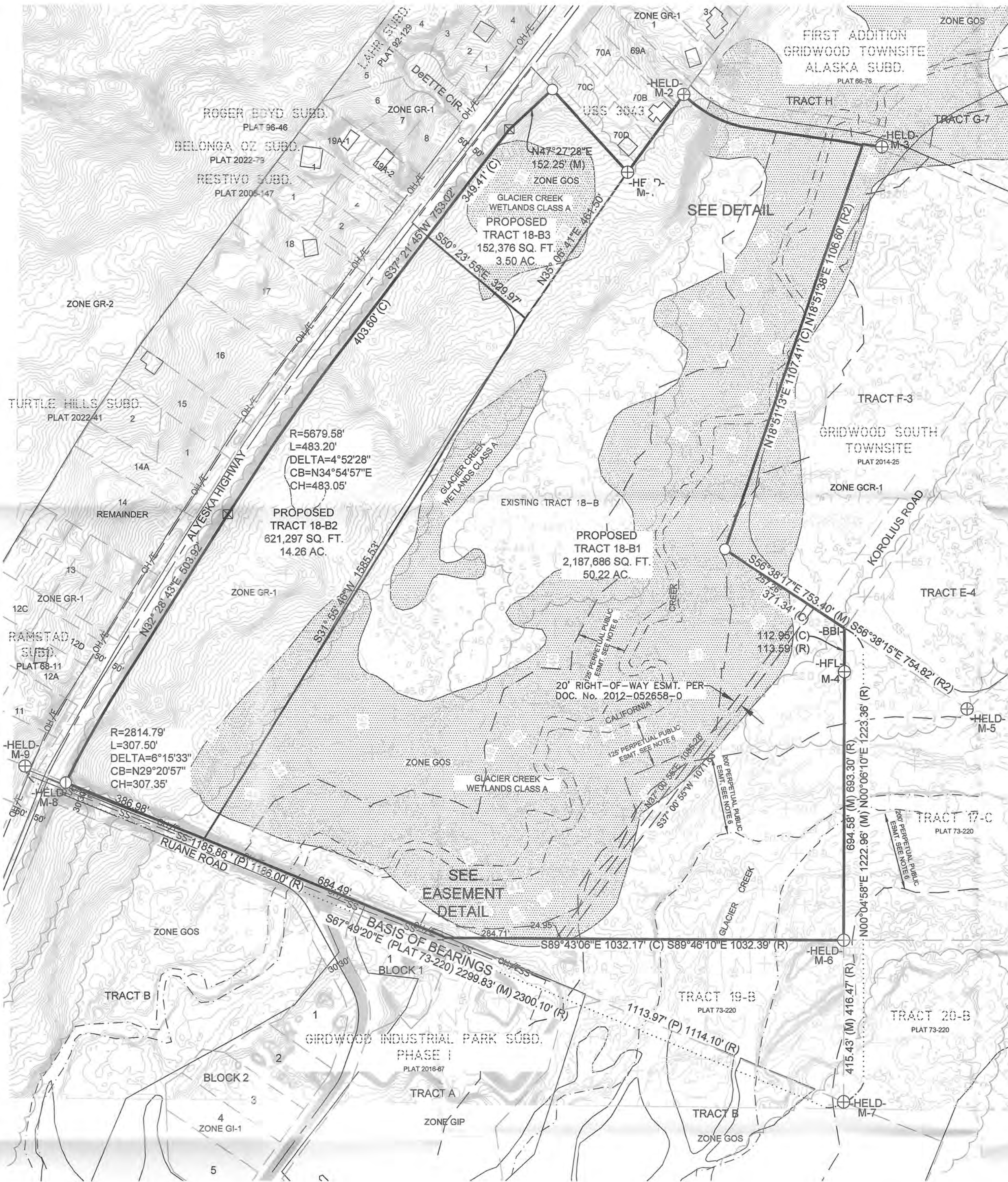
PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS ____ DAY OF ____, 2026.

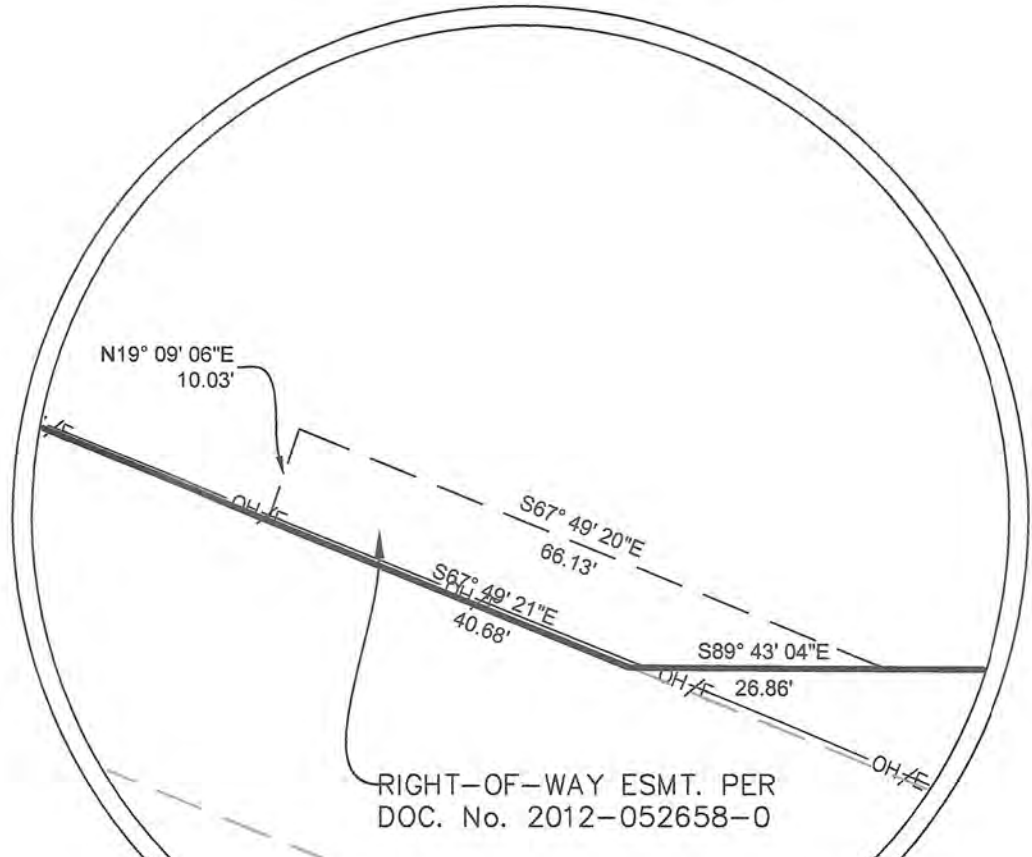
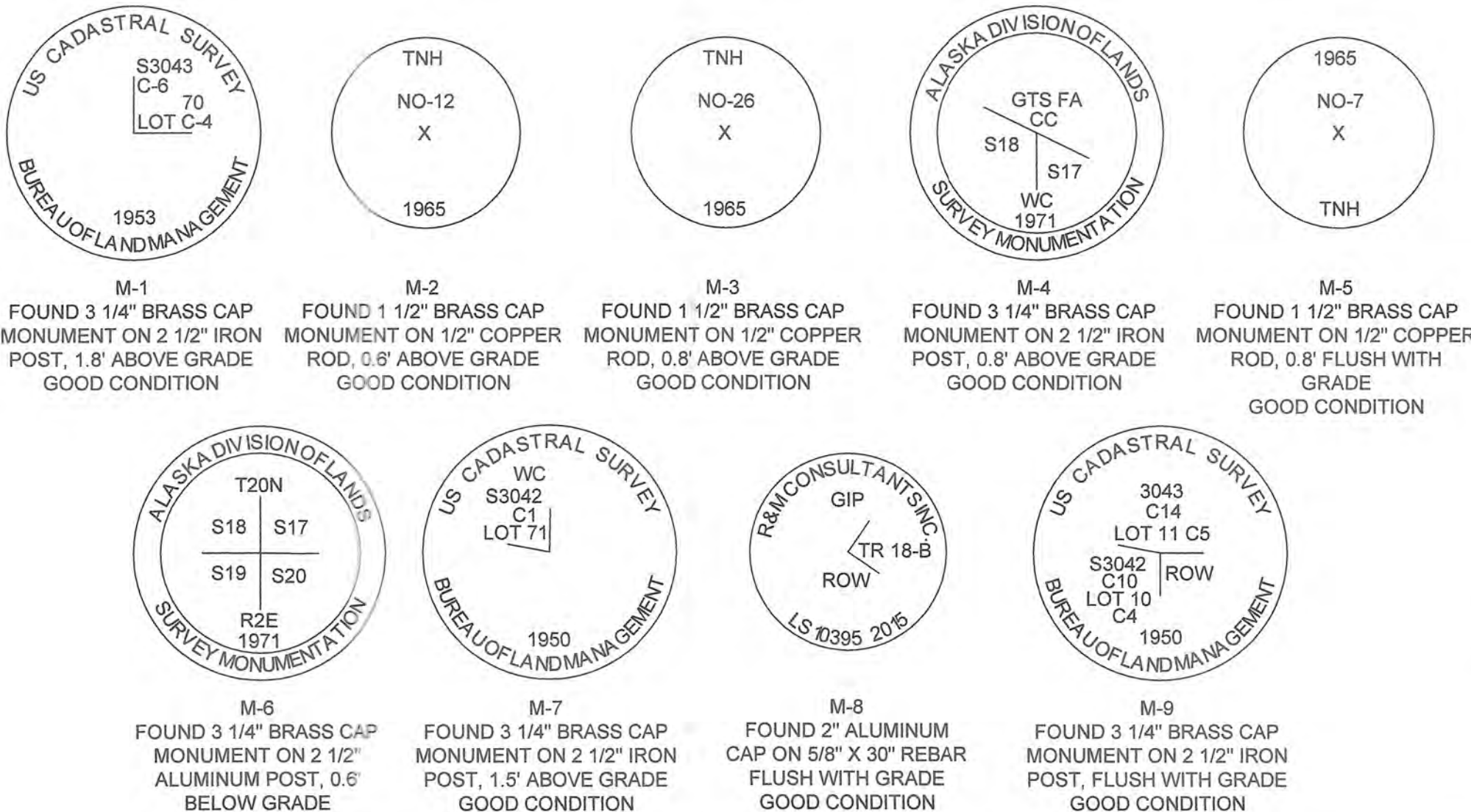
AUTHORIZED OFFICIAL DATE

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⓪ FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND REBAR/IRON PIPE
- ⊠ FOUND CONCRETE RIGHT OF WAY MARKER
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- ⊗ CORNER POSITION. UNABLE TO SET.
- x COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- HELD- HELD FOUND MONUMENT POSITION
- HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- BBI- POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
- (M) MEASURED DIMENSION THIS SURVEY
- (H) HELD RECORD DIMENSION
- (C) COMPUTED DIMENSION
- (GA) GRANT ADJUSTED DIMENSION
- (R) RECORD DIMENSIONS PER PLAT No. 73-220
- (R2) RECORD DIMENSIONS PER PLAT No. 66-76
- (R3) RECORD DIMENSIONS PER PLAT No. 83-217
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT



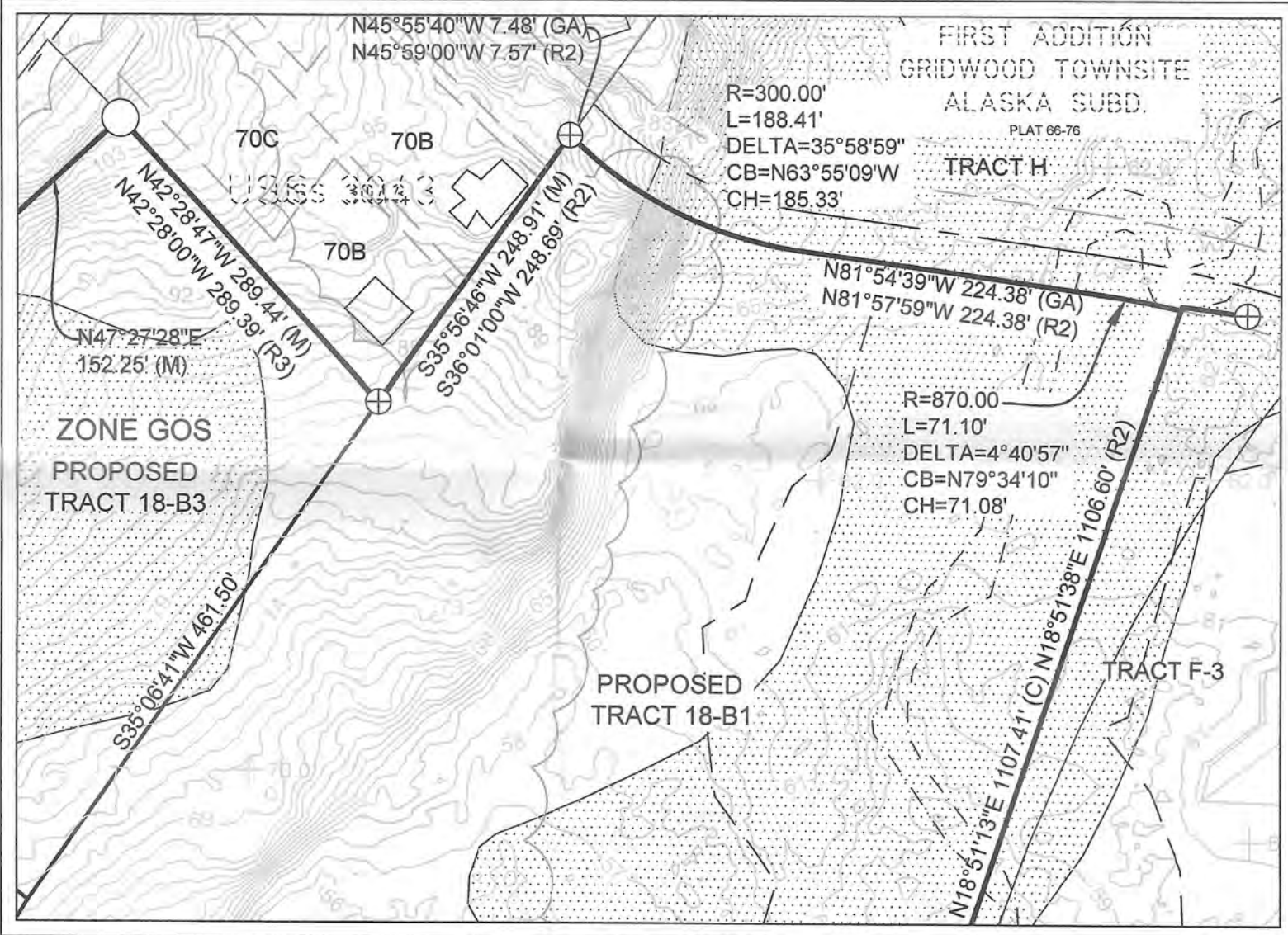
FOUND MONUMENTS



EASEMENT DETAIL: 1"=20'

NOTES

- THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE, OR ALTER APPROVED DRAINAGE FACILITIES (e.g. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAYS.
- ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
- PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.04.080D4 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE, CHAPTER 21.04.080D, OR ANY FUTURE REVISION.
- THIS PLAT CONTAINS MAPPED WETLANDS ACCORDING TO THE ANCHORAGE WETLANDS MANAGEMENT PLAN, 2014. PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS—REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
- STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG EACH SIDE OF CALIFORNIA AND GLACIER CREEKS, AND A 25' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF VIRGIN CREEK. A WAIVER AND MODIFICATION OF PUBLIC ACCESS EASEMENTS AND RELEASE OF NON-DEVELOPMENT COVENANT RESERVED IN PATENT No. 5451, RECORDED IN BOOK 3628, PAGE 195, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC ACCESS EASEMENT ALONG CALIFORNIA CREEK, REDUCING THE WIDTH TO 125'. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
- CONTOURS ARE BASED ON MOA 2015 LIDAR AND THE INTERVAL IS ONE-FOOT.



DETAIL: 1"=120'

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

DAVID C. HALE, L.S. 10395

DATE



ANCHORAGE RECORDING DISTRICT

PLAT OF
ORCA MOUNTAIN VIEW SUBDIVISION
CREATING TRACTS 18-B1, 18-B2 AND 18-B3

A SUBDIVISION OF
TRACT 18-B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH,
RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73-220,
CONTAINING 67.98 ACRES, MORE OR LESS

LOCATED WITHIN THE SE1/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2
EAST, SEWARD MERIDIAN, ALASKA

SURVEYOR:
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com

DRAWN: NP SCALE: 1"=200' R&M PROJ: 3203.12 GRID NO. SE4913
CHECKED: DCH FIELD BK: 3203.12 DATE: 10-30-2025 SHEET: 1 OF 1

MOA CASE No. S12866