Residents are eligible if they:

- Live within a Community Wildfire Protection Plan (CWPP) Suppression Planning Unit (SPU) rated **High, Very High, or Extreme** wildfire hazard (**this map** highlights eligible areas);
- Are registered with **Smart911**; and
- Only **one kit per property**.

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Dept. of Law
For reading: June 23, 2026

ANCHORAGE, ALASKA
AO No. 2026-89

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.

WHEREAS, housing is an urgent need in Anchorage, with the average sales listing price increasing by 40% from 2020 to 2025; and

WHEREAS, Mayor LaFrance has set a goal and strategy to build and rehabilitate 10,000 homes in Anchorage in 10 years; and

WHEREAS, the *10,000 Homes in 10 Years* plan calls for the development of incentives to “close the feasibility ‘gap’ in residential development and reuse”; and

WHEREAS, the Anchorage Assembly’s *Housing Action Plan* sets a goal to “Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents” and a strategy to “Focus Incentives & Public Investment to Increase Housing Stock ”; and

WHEREAS, Strategy 4 of the *Anchorage 2040 Land Use Plan* (*2040 LUP*) calls for the use of property tax abatements to incentivize developments that are difficult to finance; and

WHEREAS, according to the National Association of Realtors, the average age of a first-time homebuyer was 40 years old in 2025, up from the late 20s in the 1980s; and

WHEREAS, a tax abatement for first time home buyers would stimulate the production of “missing middle” housing, expanding pathways to home ownership; and

WHEREAS, state statute under AS 29.45.050 allows local governments to abate property taxes for the purpose of economic development, to include the Municipal and School District portions; and

WHEREAS, the present AO has been crafted to take into account the best available market analysis, lessons learned from the prior and current 12.60 and 12.70 ordinances, and the priorities identified in *10,000 Homes in 10 Years*, the *Housing Action Plan*, and the *2040 LUP*; and

WHEREAS, the present AO will offer up to 10 years tax abatement for first time homebuyers of new residential property where the residential units are sold for no more than the most recent average assessed value of single family homes within the municipality, whichever is greater; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

<u>Section 1.</u> Anchorage Municipal Code 12.110 is enacted as follows:

Chapter 12.110 ***Tax Incentives for First Time Home Buyer***

12.110.010 Property tax incentives for housing; location.

This chapter authorizes property tax exemptions for new residential units purchased by first time home buyers.

12.110.015 Property tax incentives for housing.

A. *Exclusions:* The following types of properties are not eligible for this housing tax incentive:

1. *Otherwise exempt property.* Property or a portion of property for which an application has been filed and is under review, or has been granted pursuant to AMC 12.35.040, 12.35.050, 12.60, 12.70, 12.80, or other similar provision of Title 12 are not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this chapter shall automatically terminate any existing tax exemption application or designation for the subject property. This does not render ineligible a property located within a "deteriorated area" as defined under section 12.35.005, if no application is filed or under review or exemption granted for the property.

2. *Short-term rental property.* Properties with an initial rental term for a period of less than 30 days. Any portion of a property for which the initial rental term is less than 30 days is not eligible for this housing tax incentive. Rental of a portion of a property for an initial term of less than 30 days shall automatically terminate an application for or previously granted exemption under this chapter.

B. *Requirements:* The following requirements must be met by the residential units to be constructed:

1. Qualifying residential units must:

a. *New Construction*. Be new construction;

b. *First Time Home Buyer.* Have an eventual owner or purchaser of the residential unit who qualifies as a first time home buyer;

c. *Purchase Price Cap.* Have a sale price for each residential unit equal to or less than the most recent annual average assessed value of a single family home within the Municipality of Anchorage; and

d. *Owner Occupied.* Upon possession by the first-time home buyer, be owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

2. *Building and Zoning Code Compliance*. All work performed to construct the new residential units described in the application must be in compliance with Anchorage Municipal Code, including Titles 21 and 23.

3. *Wage and Labor Compliance.* All work performed to construct the new residential units described in the application must be in compliance with State and Federal wage and labor standards and worker safety standards.

C. *Violations*. Violations of the requirements of subsection B of this section may be subject to penalty under AMC Chapter 1.60 including three times the value of exemption received.

12.110.020 Applications for property tax exemptions.

A. *Submission.* An application for an exemption under this chapter shall be made in writing to the municipal assessor.

B. *Timeline for submission.* Applications must be submitted prior to issuance of the Certificate of Occupancy for the constructed units. Applications made after issuance of the Certificate of Occupancy shall be rejected.

C. *Contents.* The application shall, at a minimum, contain:

1. *Name.* The name of the applicant;

2. *Address.* The legal description and street address of the property for which the application is made;

3. *Residential units design.* Drawings of the structure including the residential units that the applicant will construct, including a floor plan that includes approximate square footages;

4. *Existing structures*. Drawings showing the square footage of all existing structures and any structures to be constructed on the property;

5. *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this chapter;

6. *Labor compliance.* Applicant acknowledges that the residential units must be built in compliance with State and Federal wage and labor standards and worker safety standards; and

7. *Other information.* Other information as may be required by the assessor. Other information may include detailed financial records regarding the design and construction of the residential units.

D. *Deadline for applications.* Applications for an exemption under this chapter shall only be accepted before 5:00 p.m. August 31, 2031.

12.110.030 Provisional approval.

A. The municipal assessor shall provisionally approve an application for tax exemption if:

1. *Complete application.* The applicant submitted a complete application; and

2. *Requirement acknowledgement*. The applicant acknowledges it must:

a. *First time home buyer.* The applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied by a qualified first time home buyer;

b. *Acknowledgement of sales price cap.* Applicant acknowledges that the residential units will qualify for exemption if and only if the sale price for each residential unit is equal to or less the most recent annual average assessed value of single family homes within the Municipality of Anchorage; and

c. *Acknowledgement of owner occupied.* Applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

12.110.040 Final approval upon completion of construction of new housing; magnitude.

A. *Final approval of exemption.* The municipal assessor shall finally approve an application for tax exemption if:

1. The applicant has completed construction of residential units substantially in accordance with the plans and drawings included in the provisional approval and a Certificate of Occupancy has been issued pursuant to AMC 23.10.107.4 for each structure that contains a residential unit described in the application within five years of provisional approval**;**

2. The applicant submits evidence proving the sales price of the residential unit was at or below the threshold required by this chapter;

3. The applicant submits evidence proving the owner of the property qualifies as a first time home buyer; and

4. The applicant submits an affidavit that construction of the residential units was in compliance with State and Federal wage and labor standards and worker safety standards.

B. *Magnitude of exemption.* The taxes eligible for exemption under this AMC 12.110 are those exempt to the extent of state statute and attributable only to the newly constructed qualifying portion of the residential unit(s) as described in the provisional or final approval, determined on a spatial basis. If an exemption is granted, it shall apply to all of the eligible property taxes attributable to newly constructed, eligible residential units described in the provisional or final approval.

12.110.045 Duration of Exemption

A. *Duration of tax exemption.* Tax exemptions approved under section 12.110.040 shall be for a period of 10 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

12.110.050 Termination of exemption; transfer of exemption.

A. *Failure to file annual report.* An exemption granted under this chapter shall automatically terminate if the owner of the property fails to comply with the annual report for three (3) consecutive years.

B. *Transfer on change of ownership.* An approved provisional or final exemption shall run with the parcel and transfer only once from the applicant to a first-time home buyer when the ownership of the property is transferred, however the municipality will not prorate the exemption for a partial calendar year.

C. *Verified lack of compliance with the Anchorage Municipal Code, including Titles 21 and 23.* An exemption granted under this chapter shall terminate immediately if and when a state or federal court or administrative agency determines, in a final unappealable decision, that, subsequent to the issuance of the Certificate of Occupancy, changes and modifications have been made to the property taking it out of conformance.

12.110.060 Appeals.

A. *Of assessor to chief fiscal officer*. Any decision of the assessor under this chapter may be appealed to the chief fiscal officer or the chief fiscal officer's designee in writing within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

B. *Of chief fiscal officer to the office of administrative hearings*. Any decision of the chief fiscal officer or the chief fiscal officer's designee under this chapter may be appealed to an administrative hearings officer in accordance with AMC 3.60 within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

12.110.070 Annual reports of owners; assembly notification.

A. *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor, a report including:

1. *Occupancy.* A statement of occupancy and vacancy of the residential unit(s) for the prior 12 months;

2. *Residential unit(s) remain as described.* A certification that the constructed residential unit(s) described in the application continue to exist and have not been converted to a non-residential use and continue to comply with the requirements of this chapter;

3. *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and

4. *Additional information.* Any additional information requested by the assessor, chief fiscal officer, or designee. Additional information may include detailed financial records regarding the design, construction, and operation of the residential units.

B. *Annual reports to the Assembly.* The assessor shall transmit annual reports to the Assembly in an Assembly Information Memorandum that contains:

1. *Annual report of exempted taxes.* A summary of the total taxes exempted for each property that has been granted a tax exemption under this chapter.

2. *Annual report of applications and status.* A summary list of each application for an exemption under this chapter received by the assessor, the status (rejected, provisional approval, or final approval), number of units proposed, under construction and completed, and the parcel address or description of location.

12.110.075 Confidentiality of information.

At the request of the applicant or owner, financial information and records submitted with the application or annual reports, and other information in which the applicant or owner has a reasonable expectation of privacy and nondisclosure, shall be confidential and may not be released except upon court order, when necessary to enforce the provisions of or to collect the taxes due to the municipality and reviewed only by the municipal assessor, and not disclosed except to the municipal attorney, chief fiscal officer, the internal auditor, or administrative hearing officer in the performance of their official duties.

12.110.080 Definitions.

In this chapter:

"Construction" has the same meaning set forth in AMC 21.15.040.

“Family” has the meaning set forth in 24 C.F.R. § 5.403 as of May 22, 2026.

“First time home buyer” means family of which no member owned any present ownership interest in a residence of any family member during the seven (7) years before commencement of homeownership assistance for the family. The term “first-time homeowner” includes a single parent or displaced homemaker (as those terms are defined in 12 U.S.C. 12713) who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.

“Residential unit” means a dwelling unit as defined in AMC 21.15.040 which is leased or rented to the same person or persons for 30 or more consecutive days. As used in this definition “person” means only natural persons.

Section 3. Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 12.110 may be repealed by the voters through referendum.

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of _______________, 2026.

ATTEST:

____
Chair

____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 402-2026

Meeting Date: June 23, 2026

FROM: **MAYOR**

SUBJECT: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.**

This ordinance establishes a new property tax incentive program to support first-time homeownership and increase the supply of “missing middle” housing in Anchorage. It is a targeted implementation of the Mayor’s 10,000 Homes in 10 Years strategy and aligns with the Assembly’s Housing Action Plan and the Anchorage 2040 Land Use Plan.

Purpose

Anchorage continues to face a significant housing affordability challenge, with home prices rising 40% from 2020 to 2025 and the average age of first-time homebuyers increasing. The average single-family home in Anchorage has an assessed value of almost $500,000, and new construction averages more than $650,000. This ordinance is designed to expand access to homeownership while encouraging the construction of housing at price points accessible to first-time buyers.

The incentive helps address a key barrier identified in local housing policy: the limited production of “starter” homes. By reducing property tax burden during the early years of ownership, this program improves project feasibility for builders and lowers total cost of ownership for buyers. It will incentivize builders to produce lower-cost homes.

How the Incentive Works

The ordinance creates a new chapter in municipal code (AMC 12.110) authorizing a property tax abatement for qualifying new residential units purchased by first-time homebuyers.

The program applies to newly-constructed residential units that are purchased and occupied by first-time homebuyers as their primary residence. To ensure the incentive targets attainable housing, eligible units must be sold for a price at or below the Municipality’s average assessed single-family home value. According to the 2026 Property Appraisal Annual Valuation Report, the average assessed value is $496,746 for a single-family home.

For qualifying properties, the ordinance provides a property tax exemption for up to 10 years on the value attributable to the newly constructed residential portion of the property. The exemption applies to taxes allowed under state law, including both municipal and school district portions.

The process includes both provisional and final approval. Developers must apply prior to construction completion to receive provisional approval, and final approval is granted once construction is complete and eligibility criteria—such as sale price and buyer qualification—are verified.

The ordinance also includes accountability measures to ensure the program meets its intended purpose. Properties must comply with applicable zoning, building, and labor standards, and short-term rentals are not eligible. Property owners are required to submit annual reports demonstrating continued compliance, and the exemption may be terminated if program requirements are not met.

Policy Impact
This incentive is intended to increase production of entry-level housing, expand pathways to homeownership for Anchorage residents, support infill development, and complement existing housing tools. By focusing on first-time buyers, the program directs public benefit toward workforce households while helping unlock new housing supply.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Nolan Klouda, Policy Director
Approved by:	Susanne Fleek-Green, Chief of Staff
Concur:	Ona R. Brause, Director, OMB
Concur:	Lance R. Wilber, CFO
Concur:	Eva Gardner, Municipal Attorney
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2026-89

Title: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.**

Sponsor: **Mayor LaFrance**

Preparing Agency: Department of Law
Others Impacted: Department of Finance

CHANGES IN EXPENDITURES AND REVENUES: **(In Thousands of Dollars)**

	FY26	FY27	FY28	FY29	FY30
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	$ -	$ -	$ -	$ -	$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	$ -	$ -	$ -	$ -	$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

While the number of applicants for this exemption is uncertain, the Property Appraisal Division is expected to manage the additional processing and annual review within existing resources.

The proposed ordinance is expected to be largely revenue-neutral. The exemption is narrowly targeted to newly constructed residential units that are purchased by first-time homebuyers, subject to a defined price cap, and required to be owner-occupied as a primary residence. While a portion of each unit’s value may reflect land or other components previously included in the tax base, the majority of the exempt value is anticipated to be attributable to new construction that has not previously been taxed.

Given these constraints, little to no measurable impact on current tax revenues or mill rates is expected. However, exempting these units will delay the tax cap exclusions under AMC 12.25.040 B.1 until they become taxable.

PRIVATE SECTOR ECONOMIC EFFECTS:

The impact on the private sector is expected to be minimal. While property tax exemptions can shift the cost of government onto the remaining tax base through higher mill rates, the proposed exemption is narrowly tailored to apply only to first time home buyers of new construction, meet specified price thresholds, and are owner-occupied. Given these limitations, any resulting tax shift or impact on mill rates is expected to be negligible.

Prepared by: *Jack Gadamus* Telephone: 343-6678

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Dept. of Law
For reading: June 23, 2026

ANCHORAGE, ALASKA
AO No. 2026-93

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.

WHEREAS, Goal 2 of the *Anchorage 2040 Land Use Plan* (*2040 LUP*) states that "Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage"; and

WHEREAS, housing is an urgent need in Anchorage, with the average sales listing price increasing by 40% from 2020 to 2025; and

WHEREAS, economic trends have resulted in high vacancies in certain classes of commercial property in Anchorage, such as office buildings; and

WHEREAS, Mayor LaFrance has set a goal and strategy to build and rehabilitate 10,000 homes in Anchorage in 10 years; and

WHEREAS, the *10,000 Homes in 10 Years* plan calls for the development of incentives to "close the feasibility 'gap' in residential development and reuse"; and

WHEREAS, the Anchorage Assembly's *Housing Action Plan* sets strategies to "Encourage Reuse and Redevelopment" and Focus Incentives & Public Investment to Increase Housing Stock; and

WHEREAS, state statute under AS 29.45.050 allows local governments to abate property taxes for the purpose of economic development, to include the Municipal and School District portions; and

WHEREAS, mixed-use structures with both commercial and residential spaces offer a means to increase housing stock while supporting local business and increasing diverse housing opportunities in the market; and

WHEREAS, the present AO has been crafted to take into account the best available market analysis, lessons learned from the prior and current 12.60 and 12.70 ordinances, and the priorities identified in *10,000 Homes in 10 Years*, the *Housing Action Plan*, and the *2040 LUP*; and

WHEREAS, the present AO will offer up to 10 years tax abatement for the residential portions of new or rehabilitated mixed use buildings where the residential units are sold for no more than the most recent average assessed value of single family homes within the municipality, whichever is greater; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code 12.100 is enacted as follows:

Chapter 12.100 ***Tax Incentives for Mixed Use Multi-Unit Housing***

12.100.010 Property tax incentives for housing; location.

This chapter authorizes property tax exemptions for new residential units in newly constructed or rehabilitated mixed commercial-residential structures. A minimum of four new residential units must be constructed and the construction must increase the total number of residential units on property.

12.100.015 Property tax incentives for housing.

A. *Exclusions:* The following types of properties are not eligible for this housing tax incentive:

1. *Otherwise Exempt Property.* Property or a portion of property for which an application has been filed and is under review, or has been granted pursuant to AMC 12.35.040, 12.35.050, 12.60, 12.80, or 12.70 are not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this chapter shall automatically terminate any existing tax exemption application or designation for the subject property. This does not render ineligible a property located within a "deteriorated area" as defined under section 12.35.005, if no application is filed or under review or exemption granted for the property.

2. *Short-term rental property.* Properties with an initial rental term for a period of less than 30 days. Any portion of a property for which the initial rental term is less than 30 days is not eligible for this housing tax incentive. Rental of a portion of a property for an initial term of less than 30 days shall automatically terminate an application for or previously granted exemption under this chapter.

B. *Requirements:* The following requirements must be met by the residential units to be constructed or rehabilitated:

1. Qualifying residential units must:

a. *Mixed-Use Building.* Exist within a mixed-use residential and commercial building;

b. *Purchase-Price Cap.* Have a sale price for each residential unit equal to or less than the most recent annual average assessed value of a single family home within the Municipality of Anchorage;

c. *Owner Occupied.* Upon possession by the buyer, be owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

2. *Building and Zoning Code Compliance*. All work performed to construct the new residential units described in the application must be in compliance with Anchorage Municipal Code, including Titles 21 and 23.

3. *Wage and Labor Compliance.* All work performed to construct the new residential units described in the application must be in compliance with State and Federal wage and labor standards and worker safety standards.

C. *Violations*. Violations of the requirements of subsection B of this section may be subject to penalty under AMC Chapter 1.60 including three times the value of exemption received.

12.100.020 Applications for property tax exemptions.

A. *Submission.* An application for an exemption under this chapter shall be made in writing to the municipal assessor.

B. *Timeline for submission.* Applications must be submitted prior to issuance of the Certificate of Occupancy for the constructed or rehabilitated units. Applications made after issuance of the Certificate of Occupancy shall be rejected.

C. *Contents.* The application shall, at a minimum, contain:

1. *Name.* The name of the applicant;

2. *Address.* The legal description and street address of the property for which the application is made;

3. *Residential units; design.* Drawings of the structure including the residential units that the applicant will construct or rehabilitate, including a floor plan that includes approximate square footages;

4. *Existing structures*. Drawings showing the square footage of all existing structures and any structures to be constructed on the property;

5. *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this chapter;

6. *Labor compliance.* Applicant acknowledges that the residential

units must be built in compliance with State and Federal wage and labor standards and worker safety standards; and

7. *Other information.* Other information as may be required by the assessor. Other information may include detailed financial records regarding the design and construction of the residential units.

D. *Deadline for applications.* Applications for an exemption under this chapter shall only be accepted before 5:00 p.m. August 31, 2031.

12.100.030 Provisional approval.

A. The municipal assessor shall provisionally approve an application for tax exemption if:

1. *Complete application.* The applicant submitted a complete application; and

2. *Requirement Acknowledgement*. The applicant acknowledges it must:

a. *Four or more additional units.* The applicant acknowledges it must construct or rehabilitate not less than four new residential units in accordance with the plans and drawings submitted with its application; and

b. *Acknowledgement of sales price cap.* Applicant acknowledges that the residential units will qualify for exemption if and only if the sale price for each residential unit is equal to or less the most recent annual average assessed value of single family homes within the Municipality of Anchorage; and,

c. *Acknowledgement of owner occupied.* Applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

12.100.040 Final approval; magnitude.

A. *Final approval of exemption.* The municipal assessor shall finally approve an application for tax exemption if:

1. The applicant has completed construction or rehabilitation of residential units substantially in accordance with the plans and drawings included in the provisional approval and a Certificate of Occupancy has been issued pursuant to AMC 23.10.107.4

for each structure that contains a residential unit described in the application within five years of provisional approval**;**

2. The total number of residential units on the property has increased by at least the number required by this chapter;

3. The applicant submits evidence proving the sales price of the residential unit was at or below the threshold required by this chapter; and

4. The applicant submits an affidavit that construction of the residential units was in compliance with Municipal Code and State and Federal wage and labor standards and worker safety standards.

B. *Magnitude of exemption.* The taxes eligible for exemption under this AMC 12.100 are those exempt to the extent of state statute and attributable only to the newly constructed or rehabilitated residential units, exclusive of non-residential space and previously existing or non-eligible residential units (whether or not remodeled) determined on a spatial basis as follows: The square footage of the eligible residential units shall be divided by the square footage of all structures on the property, then multiplied by the assessed value of all improvements on the property and by the mill rate applicable to the property. If an exemption is granted, it shall apply to all of the eligible property taxes attributable to newly constructed, eligible residential units.

12.100.045 Duration of Exemption

A. *Base duration of tax exemption.* Tax exemptions approved under section 12.100.040 shall be for a period of 10 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

12.100.050 Termination of exemption; transfer of exemption.

A. *Failure to file annual report.* An exemption granted under this chapter shall automatically terminate if the owner of the property fails to comply with the annual report for three (3) consecutive years.

B. *Transfer on change of ownership.* An exemption shall run with the land and transfer, in whole only, to another entity or owner when the ownership of the property is transferred, however the municipality will not prorate the exemption for a partial calendar year.

C. *Verified lack of compliance with the Anchorage Municipal Code, including Titles 21 and 23.* An exemption granted under this chapter shall terminate immediately if and when a state or federal court or administrative agency determines, in a final unappealable decision, that, subsequent to the issuance of the Certificate of Occupancy, changes and modifications have been made to the property taking it out of conformance.

12.100.060 Appeals.

A. *Of assessor to chief fiscal officer*. Any decision of the assessor under this chapter may be appealed to the chief fiscal officer or the chief fiscal officer's designee in writing within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

B. *Of chief fiscal officer to the office of administrative hearings*. Any decision of the chief fiscal officer or the chief fiscal officer's designee under this chapter may be appealed to an administrative hearings officer in accordance with AMC 3.60 within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

12.100.070 Annual reports of applicants; assembly notification.

A. *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor, a report including:

1. *Occupancy.* A statement of occupancy and vacancy of the residential unit(s) for the prior 12 months;

2. *Residential unit(s) remain as described.* A certification that the constructed or rehabilitated residential unit(s) described in the application continue to exist and have not been converted to a non-residential use and continue to comply with the requirements of this chapter;

3. *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and

4. *Additional information.* Any additional information requested by the assessor, chief fiscal officer, or designee. Additional information may include detailed financial records regarding the design, construction, and operation of the residential units.

B. *Annual reports to the Assembly.* The assessor shall transmit annual reports to the Assembly in an Assembly Information Memorandum that contains:

1. *Annual reports of property owners.* Copies of annual compliance and status reports submitted by property owners in accordance with AMC 12.100.070A.

2. *Annual report of exempted taxes.* A summary of the total taxes exempted for each property that has been granted a tax exemption under this chapter.

3. *Annual report of applications and status.* A summary list of each application for an exemption under this chapter received by the assessor, the status (rejected, provisional approval, or final approval), number of units proposed, under construction and completed, and the parcel address or description of location.

12.100.075 Confidentiality of information.

At the request of the applicant or owner, financial information and records submitted with the application or annual reports, and other information in which the applicant or owner has a reasonable expectation of privacy and nondisclosure, shall be confidential and may not be released except upon court order, when necessary to enforce the provisions of or to collect the taxes due to the municipality and reviewed only by the municipal assessor, and not disclosed except to the municipal attorney, chief fiscal officer, the internal auditor, or administrative hearing officer in the performance of their official duties.

12.100.080 Definitions.

In this chapter:

"Construction" has the same meaning set forth in AMC 21.15.040.

“Mixed use residential and commercial buildings” means single lot or building containing spaces classified as Residential units and other spaces classified for one or more types of non-residential use in which both residential and non-residential amenities are provided.

“Rehabilitation work” means work necessary to return the property to a habitable condition in compliance with Titles 15 and 23.

“Residential unit” means a dwelling unit as defined in AMC 21.15.040 which is occupied by the same person or persons for 30 or more consecutive days. As used in this definition “person” means only natural persons.

Section 3. Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 12.100 may be repealed by the voters through referendum.

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of _______________, 2026.

____
Chair of the Assembly

ATTEST:

____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 415-2026

Meeting Date: June 23, 2026

FROM: **MAYOR**

SUBJECT: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.**

This ordinance establishes a new chapter (AMC 12.100) to provide targeted property tax incentives for the development and rehabilitation of mixed-use buildings that include owner-occupied residential units. The ordinance is designed to increase housing supply, encourage redevelopment of underutilized commercial properties, and support Anchorage's long-term land use and housing goals.

Purpose

This ordinance is intended to help close the financial feasibility gap that often prevents mixed-use and residential redevelopment projects from moving forward. Many commercial buildings in Anchorage were built in the 1970s and 1980s, and are in need of rehabilitation. These include office and retail structures with high vacancy rates. Incentivizing redevelopment of these structures to include residential units would repurpose these structures while adding to the municipality's housing stock.

An existing property tax incentive for multifamily properties under AMC 12.60 can also be applied to mixed use developments; however, that chapter of code does not allow for owner-occupied units. The proposed 12.100 could be utilized for owner-occupied units such as condominiums above commercial office space.

How the Incentive Works

Under 12.100, a developer could receive a 10-year property tax exemption for developing four or more residential units as part of a mixed-use development (as defined in Title 21). Owner-occupiers purchasing the units would receive the exemption for the 10-year period.

As with the proposed 12.110 for first time homebuyers, the eligible units must be sold at or below the Municipality's average assessed single-family home value. According to the 2026 Property Appraisal Annual Valuation Report, the average assessed value is $496,746 for a single-family home.

The exemption would only apply to the qualifying residential portion of the property. The remaining commercial space would continue to be taxable.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Nolan Klouda, Policy Director
Approved by:	Susanne Fleek-Green, Chief of Staff
Concur:	Ona R. Brause, Director, OMB
Concur:	Lance R. Wilber, CFO
Concur:	Eva Gardner, Municipal Attorney
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2026-93

Title: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.**

Sponsor: **Mayor LaFrance**

Preparing Agency: Department of Law
Others Impacted: Department of Finance

CHANGES IN EXPENDITURES AND REVENUES:	**(In Thousands of Dollars)**				
	FY26	**FY27**	**FY28**	**FY29**	**FY30**
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

While the number of applicants for this exemption is uncertain, Property Appraisal Division is expected to manage the additional processing and annual review within existing resources.

The proposed ordinance is expected to be largely revenue-neutral. As a condition of final approval, it is anticipated that the property will be declared as condominium units. While a small portion of each unit's value may reflect land or other components that were previously part of the tax base, the majority of the exempt value is expected to be attributable to new construction or qualifying rehabilitation that has not previously been taxed. As a result, little to no measurable impact on current tax revenues or change in mill rates is anticipated as a result of this ordinance. However, exempting these units in their initial year of assessment will delay their inclusion in the base amount used to calculate the maximum allowable tax revenue under AMC 12.25.040.

PRIVATE SECTOR ECONOMIC EFFECTS:

The impact on the private sector is expected to be minimal. While property tax exemptions can shift the cost of government onto the remaining tax base through higher mill rates, the proposed exemption is narrowly tailored to apply only to properties that increase the supply of residential units, are part of mixed-use developments, meet specified price thresholds, and are owner-occupied. Given these limitations, any resulting tax shift or impact on mill rates is expected to be negligible.

Prepared by: *Jack Gadamus* Telephone: 343-6678

NOTES

1. PROPERTY OWNERS 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.
2. 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.
3. THE STORAGE OR PROCESSING OF EQUIPMENT OR MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE OR INJURIOUS TO SAFETY, OR WHICH COULD CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS UPON CONTACT WITH WATER, ARE PROHIBITED IN THE FLOOD PLAIN.
4. 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.
5. 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.
6. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
7. 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 21.07.020.E (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 21.07.020.E, OR ANY FUTURE REVISION.
8. 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.
9. 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.
10. STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF CALIFORNIA AND GLACIER CREEKS, AND A 25' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF VIRGIN CREEK. A WAIVER AND MODIFICATION OF PUBLIC 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 EASEMENT ALONG CALIFORNIA CREEK WITHIN LOT 71, U.S. SURVEY No. 3042, REDUCING THE WIDTH ON THE EAST SIDE OF CALIFORNIA CREEK TO 125' WITHIN A PORTION OF THIS SUBDIVISION AS SHOWN HEREON. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
11. NO DIRECT VEHICULAR ACCESS TO ALYESKA HIGHWAY WILL BE PERMITTED FROM PROPOSED TRACT B-6.
12. THERE ARE STREAMS SHOWN ON THIS PLAT AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANEGMENT PLAN.

LEGEND

⊕	FOUND PRIMARY MONUMENT AS DESCRIBED
⦶	FOUND TYPICAL R&M CONSULTANTS MONUMENT
⊠	FOUND CONCRETE RIGHT OF WAY MARKER
	SET TYPICAL PRIMARY MONUMENT THIS SURVEY
	SET TYPICAL SECONDARY MONUMENT THIS SURVEY
⊗	CORNER POSITION. UNABLE TO SET. FALLS UNDER CONNEX OR IN THE CREEK.
X	COMPUTED POSITION. NOTHING FOUND OR SET.
-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
(R)	RECORD DIMENSIONS PER PLAT No. 2016-67
(R&H)	HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
(R&M)	RECORD & MEASURED 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
(T&E)	TELECOMMUNICATIONS AND ELECTRIC

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.

Maise RK Babb — 6/29/26
MAYOR OF ANCHORAGE — DATE

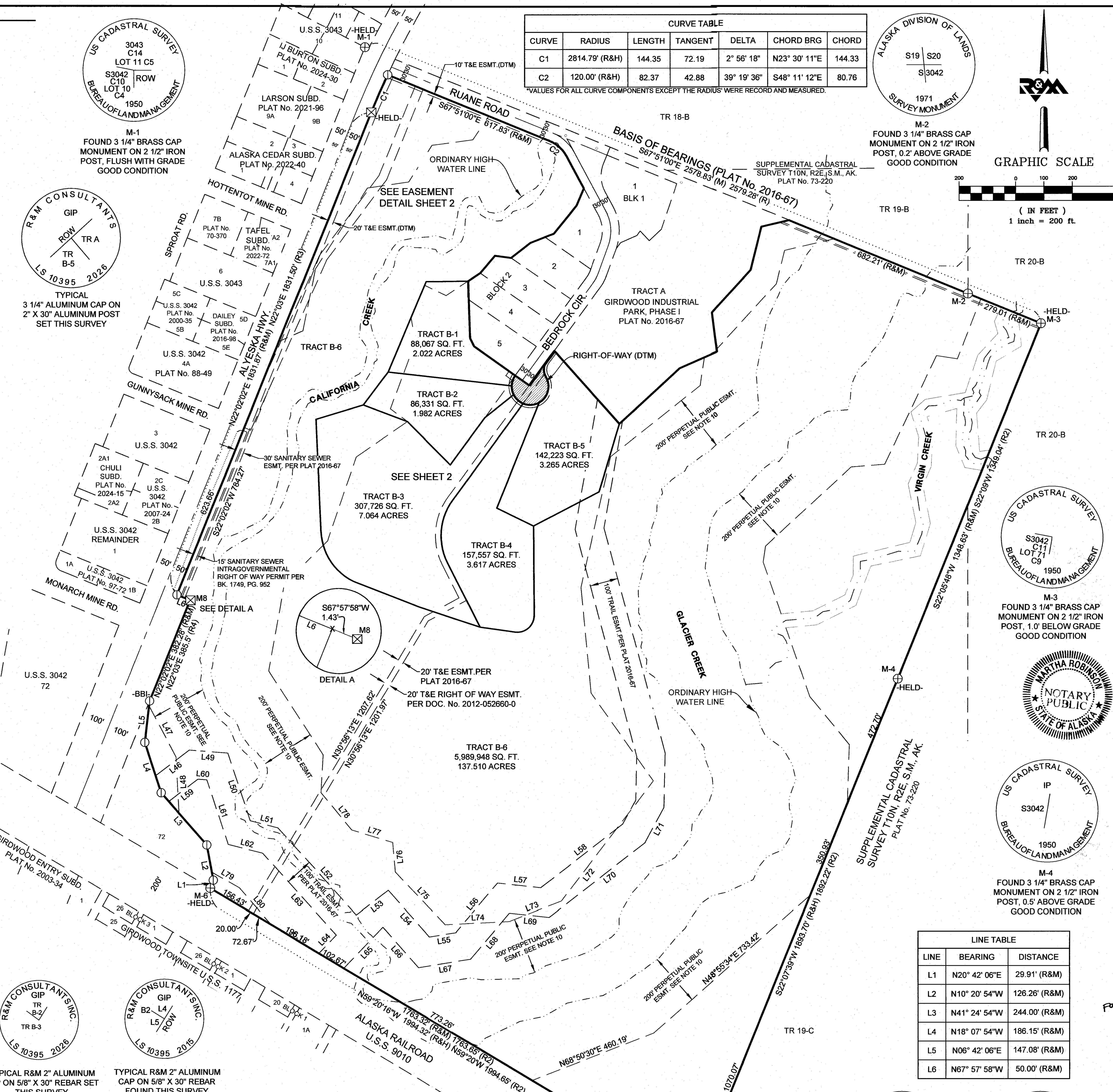
Manay Horst — 6/24/26
MUNICIPAL CLERK — DATE

MUNICIPALITY OF ANCHORAGE

APPROVALS

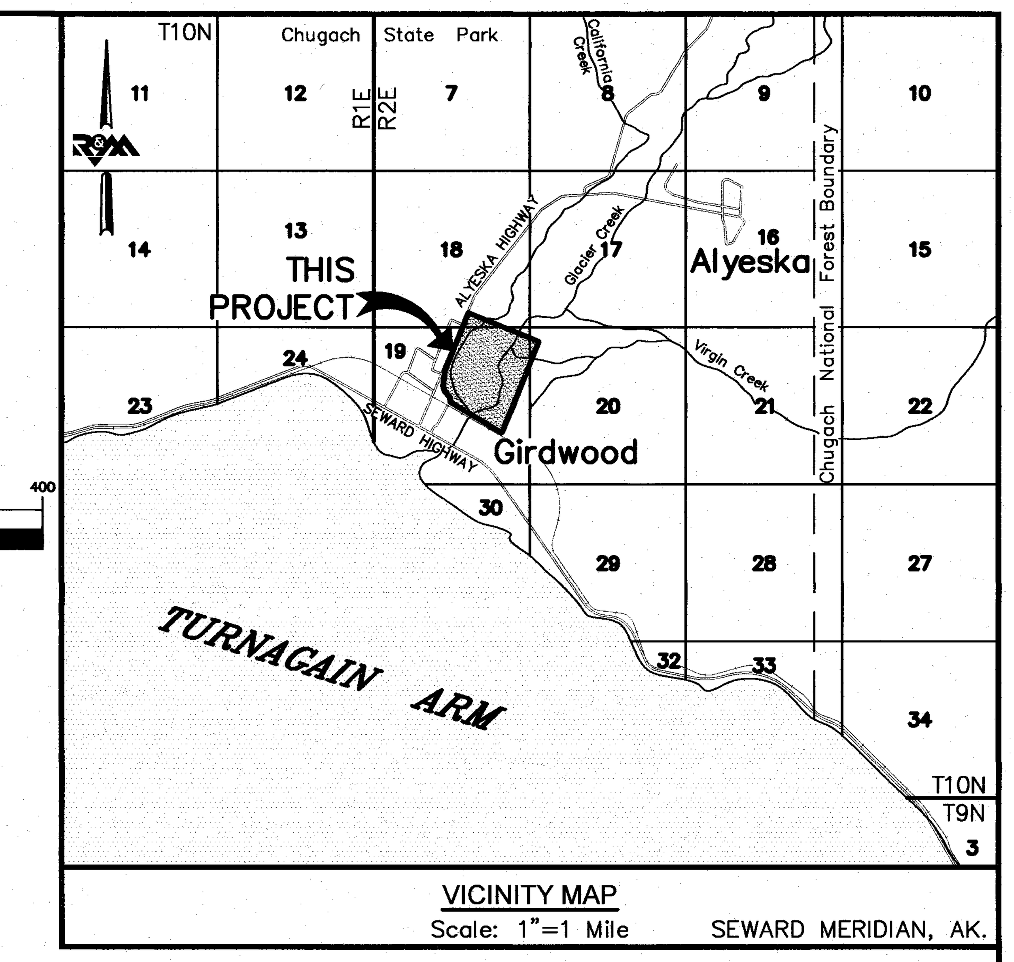
Elizabeth Appleby — 6/23/26
PLATTING OFFICER — DATE

Daniel Buchan — 6/23/2026
MUNICIPAL SURVEYOR — DATE



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG	CHORD
C1	2814.79' (R&H)	144.35	72.19	2° 56' 18"	N23° 30' 11"E	144.33
C2	120.00' (R&H)	82.37	42.88	39° 19' 36"	S48° 11' 12"E	80.76

*VALUES FOR ALL CURVE COMPONENTS EXCEPT THE RADIUS' WERE RECORD AND MEASURED.



VICINITY MAP
Scale: 1"=1 Mile — SEWARD MERIDIAN, AK.

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, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 2
P.O. BOX 202684 ANCHORAGE, AK. 99577

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF June ,2026,
FOR: Rebecca Windt Pearson

MARTHA ROBINSON NOTARY PUBLIC STATE OF ALASKA

Martha Robinson — 03-08-2029
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.

— 7/6/26
AUTHORIZED OFFICIAL — DATE

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 2ND DAY OF July ,2026.

— 7/2/26
FOR AUTHORIZED OFFICIAL — DATE

LINE	BEARING	DISTANCE
L1	N20° 42' 06"E	29.91' (R&M)
L2	N10° 20' 54"W	126.26' (R&M)
L3	N41° 24' 54"W	244.00' (R&M)
L4	N18° 07' 54"W	186.15' (R&M)
L5	N06° 42' 06"E	147.08' (R&M)
L6	N67° 57' 58"W	50.00' (R&M)

M-5
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 1.5' ABOVE GRADE GOOD CONDITION

M-6
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 0.3' BELOW GRADE GOOD CONDITION

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GIRDWOOD INDUSTRIAL PARK PHASE 2 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 — 6-18-26
DATE

STATE OF ALASKA 49TH David C. Hale LS 10395 Registered Professional Land Surveyor 6.18.26

Anchorage Recording District PL 2026 - 43

PLAT OF GIRDWOOD INDUSTRIAL PARK PHASE 2 SUBDIVISION

TRACTS B-1 THRU B-6

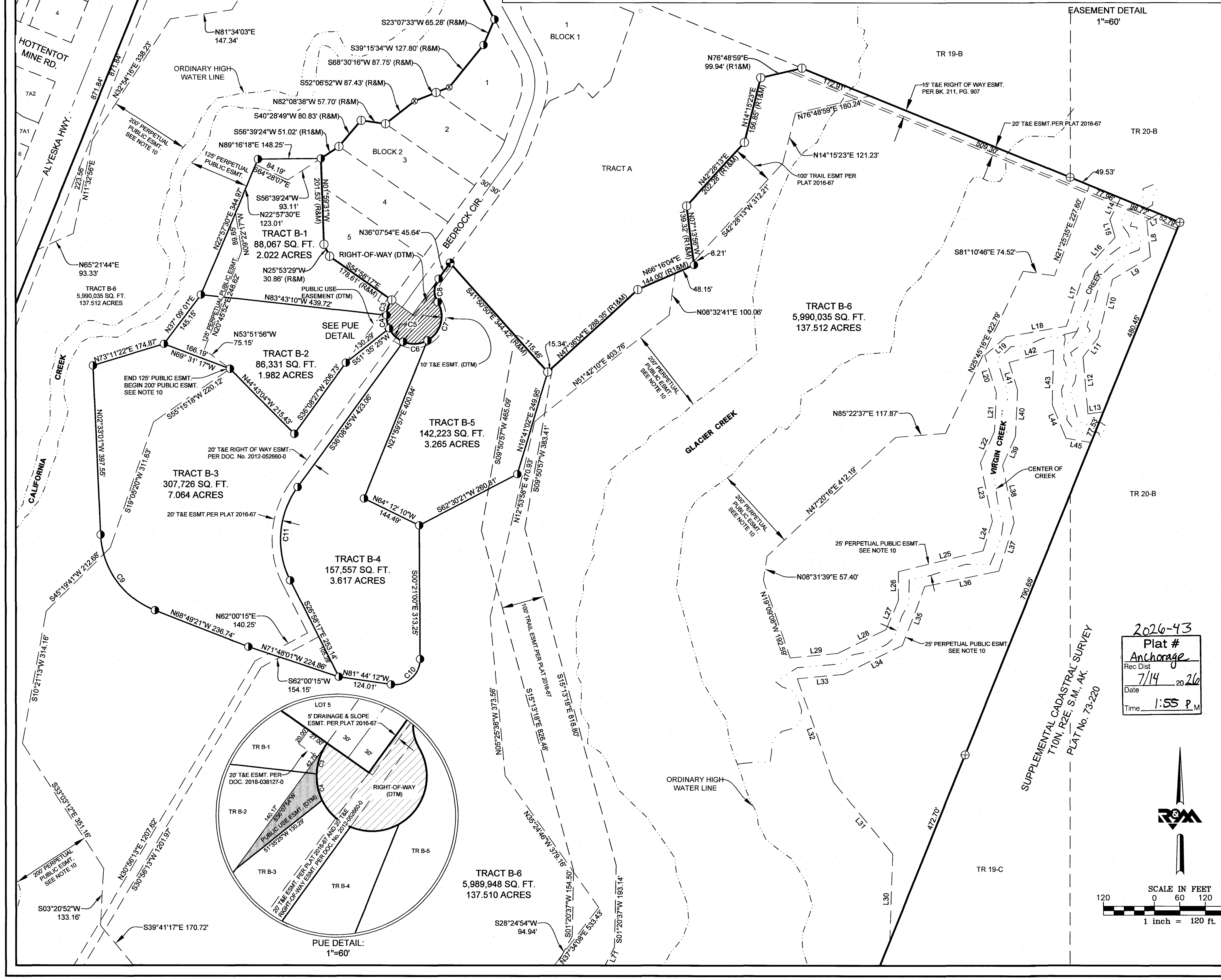
A 155.460 ACRE RESUBDIVISION OF TRACT B, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 1, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN THE NE¼, THE SE¼, AND THE NW¼, OF SECTION 19, THE SE¼ OF SECTION 18, AND THE NW¼ OF SECTION 20, 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 — email@rmconsult.com
LIC. No. AECC111

DRAWN: NP	SCALE: 1"=200'	PROJECT: 3203.08	GRID: SE 5012 SE 5014 SE 4913 SE 5013 SE 5113
CHECKED: DCH	FIELD BK: 3203.08	DATE: 06/18/26	SHEET: 1 OF 2

PLATTING CASE No. S12865



2026-43
Plat # Anchorage
Rec Dist
Date 7/14 2026
Time 1:55 P.M

EASEMENT DETAIL
1"=60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG	CHORD
C3	65.00' (R&H)	38.59	19.88	34° 01' 08"	S19° 07' 20"W	38.03
C4	65.00' (R&H)	31.92	16.29	28° 08' 27"	N11° 57' 28"W	31.60
C5	65.00' (R&H)	46.72	24.42	41° 10' 58"	S46° 37' 10"E	45.72
C6	65.00' (R&H)	59.32	31.91	52° 17' 18"	N86° 38' 43"E	57.28
C7	65.00' (R&H)	103.61	66.53	91° 20' 01"	N14° 50' 03"E	92.99
C8	50.00' (R&H)	58.44	33.07	66° 57' 52"	N02° 38' 58"E	55.17
C9	200.00' (R&H)	231.33	130.56	66° 16' 20"	S35° 41' 11"E	218.65
C10	60.00' (R&H)	103.27	69.77	98° 36' 48"	N48° 57' 24"E	90.99
C11	210.00' (R&H)	231.34	128.98	63° 07' 02"	S04° 35' 14"W	219.82

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'
L30	N02° 00' 51"E	205.24'
L31	N39° 33' 26"W	219.48'
L32	N19° 09' 08"W	256.46'
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'

CALIFORNIA CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L47	N27° 51' 55"W	203.96'
L48	N03° 03' 53"W	196.87'
L72	N37° 34' 08"E	533.43'
L73	N68° 52' 55"E	197.17'
L74	N87° 12' 35"E	226.58'
L75	S43° 51' 32"E	254.68'
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'

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'

LEGEND

⊕	FOUND PRIMARY MONUMENT AS DESCRIBED
⦶	FOUND TYPICAL R&M CONSULTANTS MONUMENT
⊠	FOUND CONCRETE RIGHT OF WAY MARKER
	SET TYPICAL PRIMARY MONUMENT THIS SURVEY
◑	SET TYPICAL SECONDARY MONUMENT THIS SURVEY
⊗	CORNER POSITION. UNABLE TO SET. FALLS UNDER CONNEX OR IN THE CREEK.
X	COMPUTED POSITION. NOTHING FOUND OR SET.
-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
(R)	RECORD DIMENSIONS PER PLAT No. 2016-67
(R&H)	HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
(R&M)	RECORD & MEASURED 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
(T&E)	TELECOMMUNICATIONS AND ELECTRIC

PLAT OF
GIRDWOOD INDUSTRIAL PARK PHASE 2 SUBDIVISION
TRACTS B-1 THRU B-6

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

LOCATED WITHIN THE NE¼, THE SE¼, AND THE NW¼, OF SECTION 19, THE SE¼ OF SECTION 18, AND THE NW¼ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

STATE OF ALASKA 49TH
David C. Hale
LS 10395
6-8-26
Registered Professional Land Surveyor

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LIC. No. AECC111

DRAWN: NP	SCALE: 1"=120'	PROJECT: 3203.08	GRID: SE 5012 SE 5014 SE 4913 SE 5013 SE 5113
CHECKED: DCH	FIELD BK: 3203.08	DATE: 06/18/26	SHEET: 2 OF 2

PLATTING CASE No. S12865

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
P.O. BOX 196650 ANCHORAGE, AK. 99519
OWNER, TRACTS A, B, AND C, ORCA MOUNTAIN VIEW SUBDIVISION

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF June, 2026.
FOR: Rebecca Windt Pearson

MARTHA ROBINSON NOTARY PUBLIC STATE OF ALASKA

NOTARY PUBLIC — 03-08-2029 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.

MAYOR OF ANCHORAGE — 6/29/26 DATE

MUNICIPAL CLERK — 6/24/26 DATE

MUNICIPALITY 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 — 7/6/26 DATE

APPROVALS

PLATTING OFFICER — 6/23/26 DATE

MUNICIPAL SURVEYOR — 6/23/2026 DATE

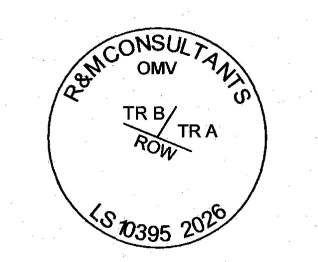
PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 1st DAY OF July, 2026.

AUTHORIZED OFFICIAL — 7/1/26 DATE

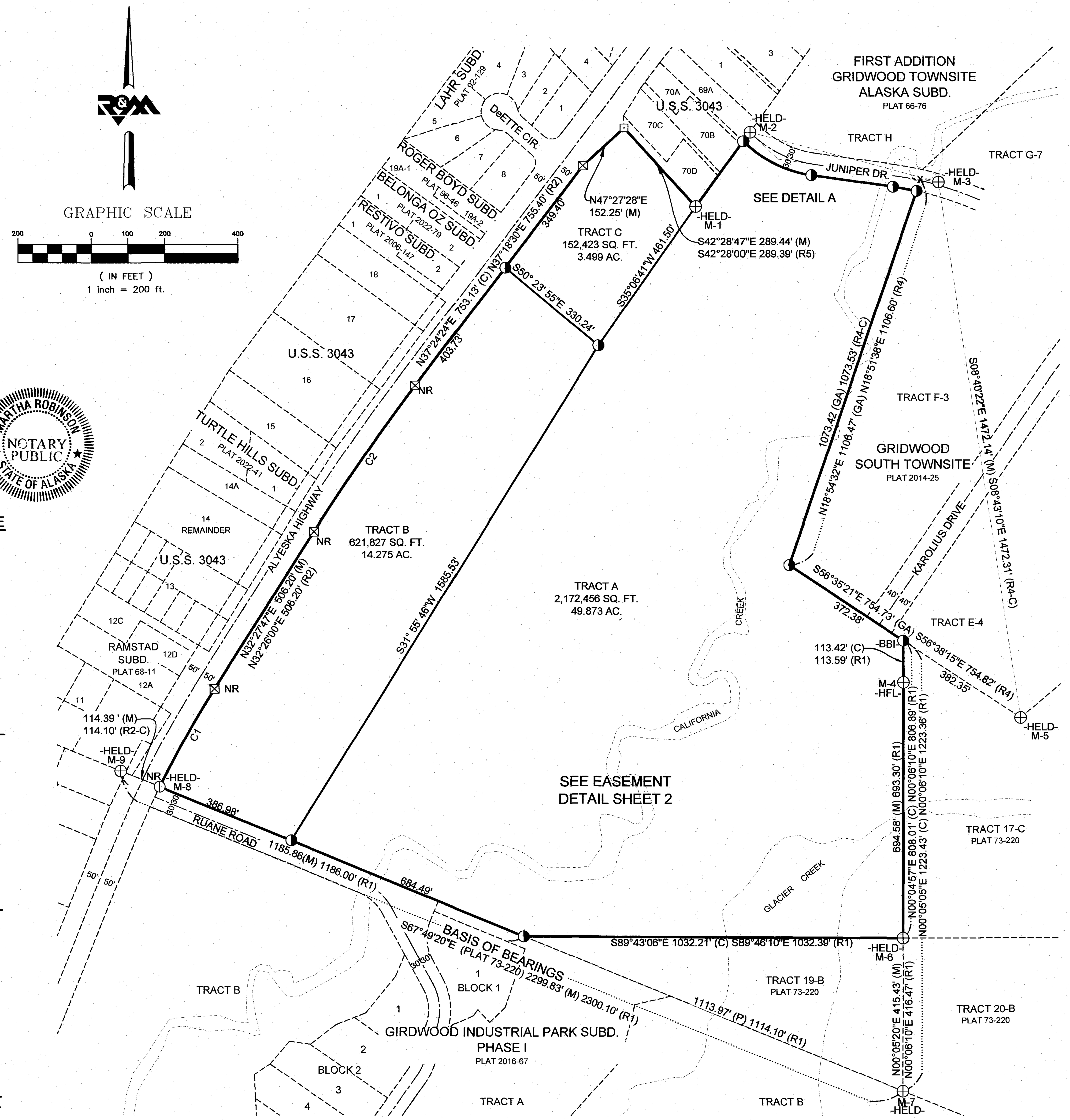
LEGEND

⊕	FOUND PRIMARY MONUMENT AS DESCRIBED
⦶	FOUND TYPICAL R&M CONSULTANTS MONUMENT
⊡	FOUND 2"X2" WOODEN HUB. REPLACED WITH TYP. 2" ALCAP
⊠	FOUND CONCRETE RIGHT OF WAY MARKER
◑	SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
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
(R1)	RECORD DIMENSIONS PER PLAT No. 73-220
(R2)	RECORD DIMENSIONS PER DOC. No. 2019-000850-0 AND DEPT. OF HIGHWAYS ROW PLAT S-0501(1) DATED 02-24-64
(R3)	RECORD DIMENSIONS PER PLAT No. 2014-25
(R4)	RECORD DIMENSIONS PER PLAT No. 66-76
(R5)	RECORD DIMENSIONS PER PLAT No. 86-236
(DTM)	DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
NR	CURVE NOT RADIAL
T&E	TELECOMMUNICATIONS & ELECTRIC



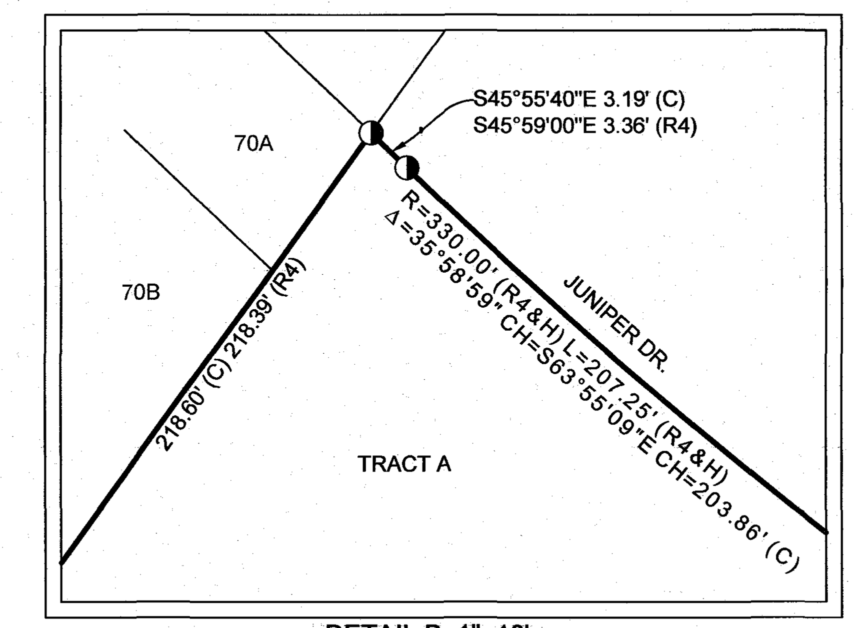
TYPICAL
2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY

Anchorage Recording District PL 2026-42

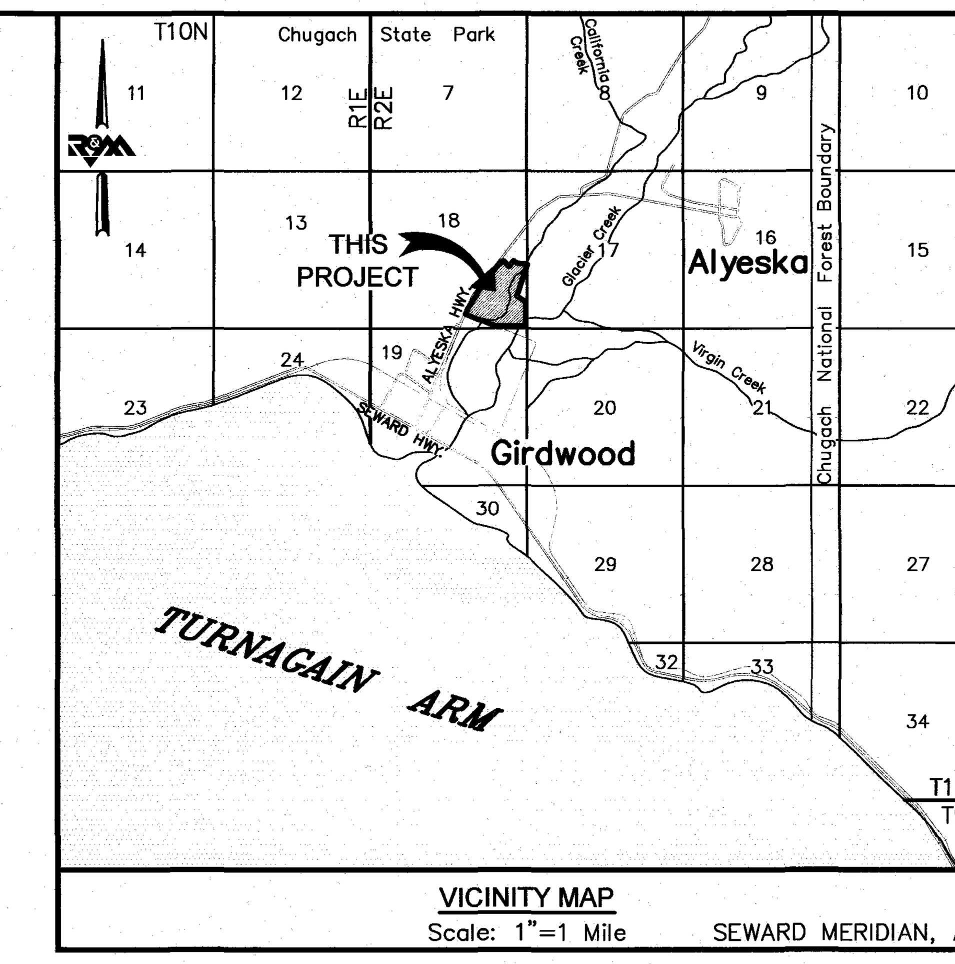


CURVE TABLE

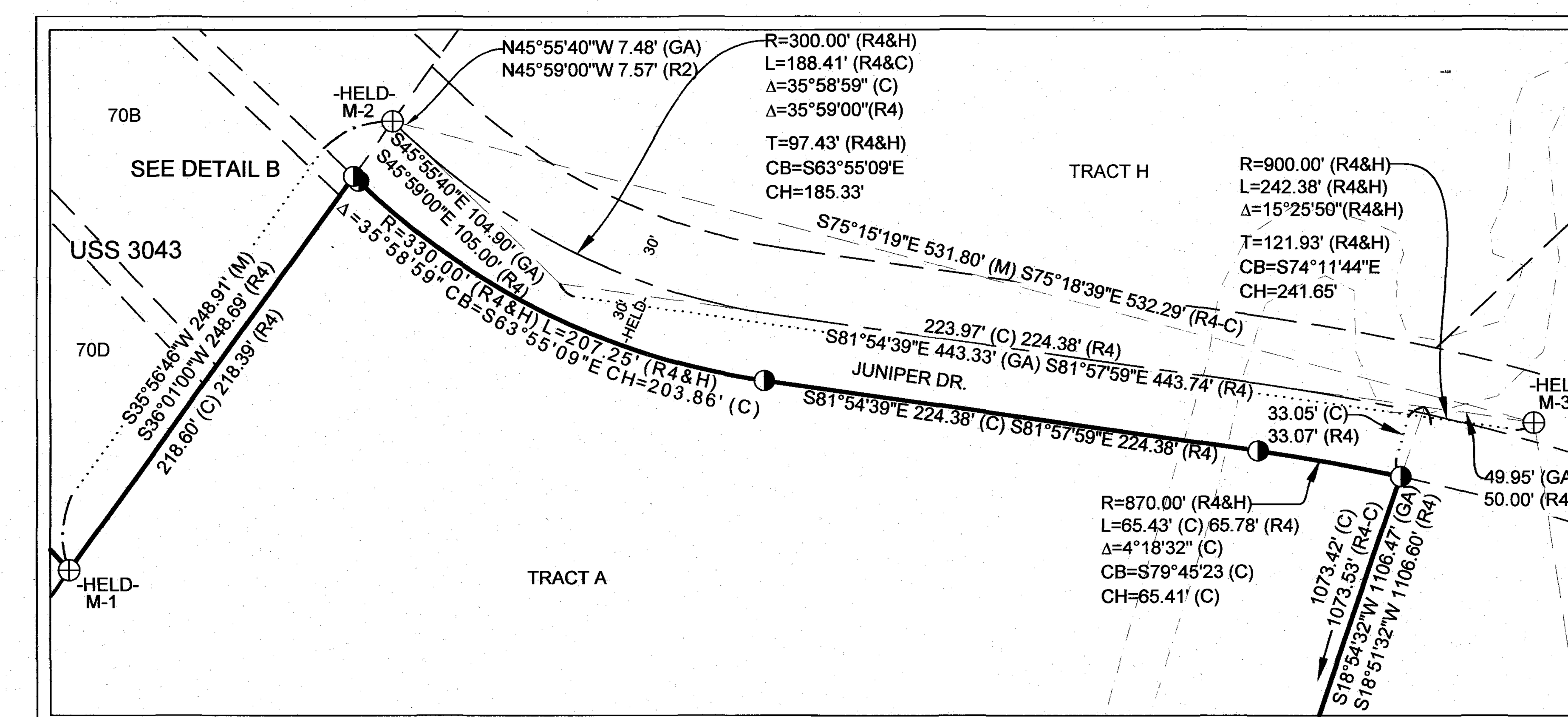
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD DISTANCE
C1 (C)	2814.80'	305.23'	6°12'47"	N29° 17' 42"E	305.08'
C1 (R2)	2814.80'	307.50'	6°15'33"	N29° 18' 14"E	
C2 (C)	5679.60'	483.12'	4°52'26"	N34° 52' 55"E	482.98'
C2 (R2)	5679.60'	483.20'	4°52'30"		



DETAIL B: 1"=10'

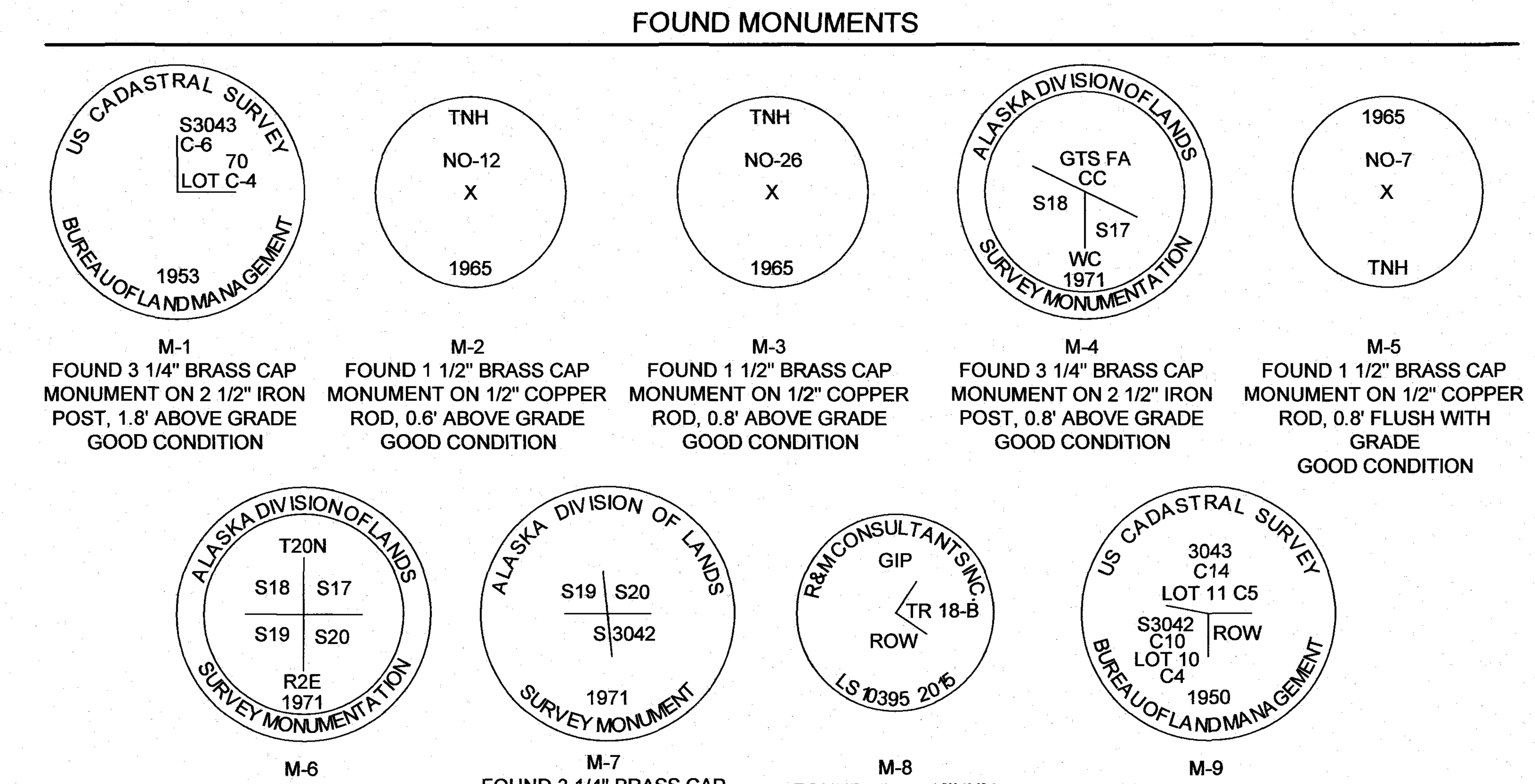


VICINITY MAP
Scale: 1"=1 Mile SEWARD MERIDIAN, AK.



DETAIL A: 1"=60'

FOUND MONUMENTS



M-1
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 1.8' ABOVE GRADE
GOOD CONDITION

M-2
FOUND 1 1/2" BRASS CAP MONUMENT ON 1/2" COPPER ROD, 0.6' ABOVE GRADE
GOOD CONDITION

M-3
FOUND 1 1/2" BRASS CAP MONUMENT ON 1/2" COPPER ROD, 0.8' ABOVE GRADE
GOOD CONDITION

M-4
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 0.8' ABOVE GRADE
GOOD CONDITION

M-5
FOUND 1 1/2" BRASS CAP MONUMENT ON 1/2" COPPER ROD, 0.8' FLUSH WITH GRADE
GOOD CONDITION

M-6
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" ALUMINUM POST, 0.6' BELOW GRADE

M-7
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, 0.2' ABOVE GRADE
GOOD CONDITION

M-8
FOUND 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
GOOD CONDITION

M-9
FOUND 3 1/4" BRASS CAP MONUMENT ON 2 1/2" IRON POST, FLUSH WITH GRADE
GOOD CONDITION

NOTES

1. PROPERTY OWNERS 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.
2. 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-WAY.
3. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
4. 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 21.07.020E (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 21.07.020E, OR ANY FUTURE REVISION.
5. 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.
6. STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF CALIFORNIA AND GLACIER CREEKS. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
7. THE 35-FOOT SANITARY SEWER EASEMENT IS BASED ON A 17.5-FOOT OFFSET EACH SIDE OF THE ACTUAL EXISTING LOCATION OF THE SANITARY SEWER LINE.
8. NO DIRECT VEHICULAR ACCESS FROM TRACT B TO ALYESKA HIGHWAY WILL BE PERMITTED.
9. THERE ARE STREAMS LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACK WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.

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.

STATE OF ALASKA 49th David C. Hale LS 10395 6.18.26 Registered Professional Land Surveyor

DAVID C. HALE, L.S. 10395 — 6.18.26 DATE

PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION

TRACTS A, B, AND C

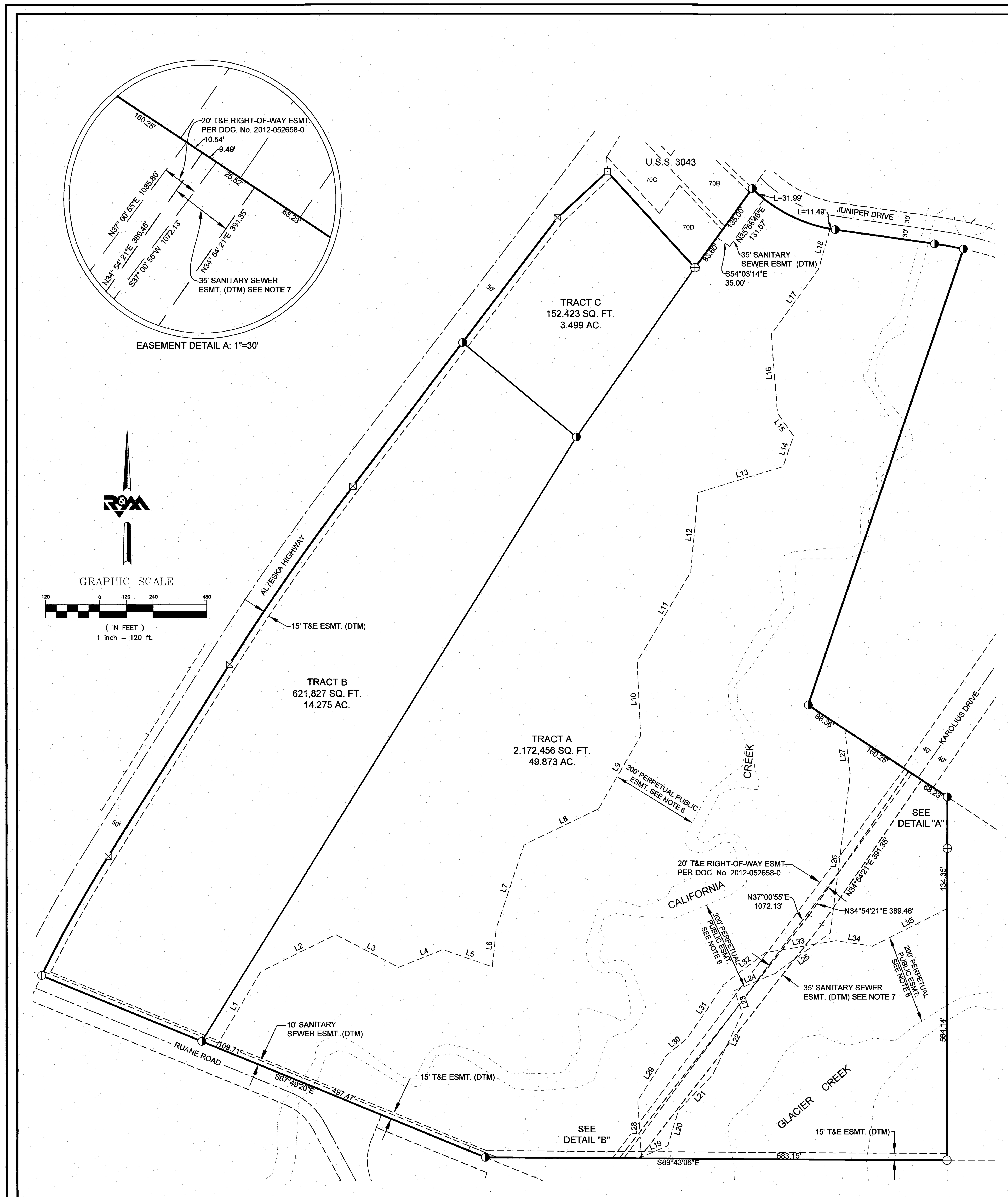
A RESUBDIVISION OF
TRACT 18-B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73-220, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCLUDING RIGHT-OF-WAY PERMIT ADL 28451, CONTAINING 67.647 ACRES, MORE OR LESS

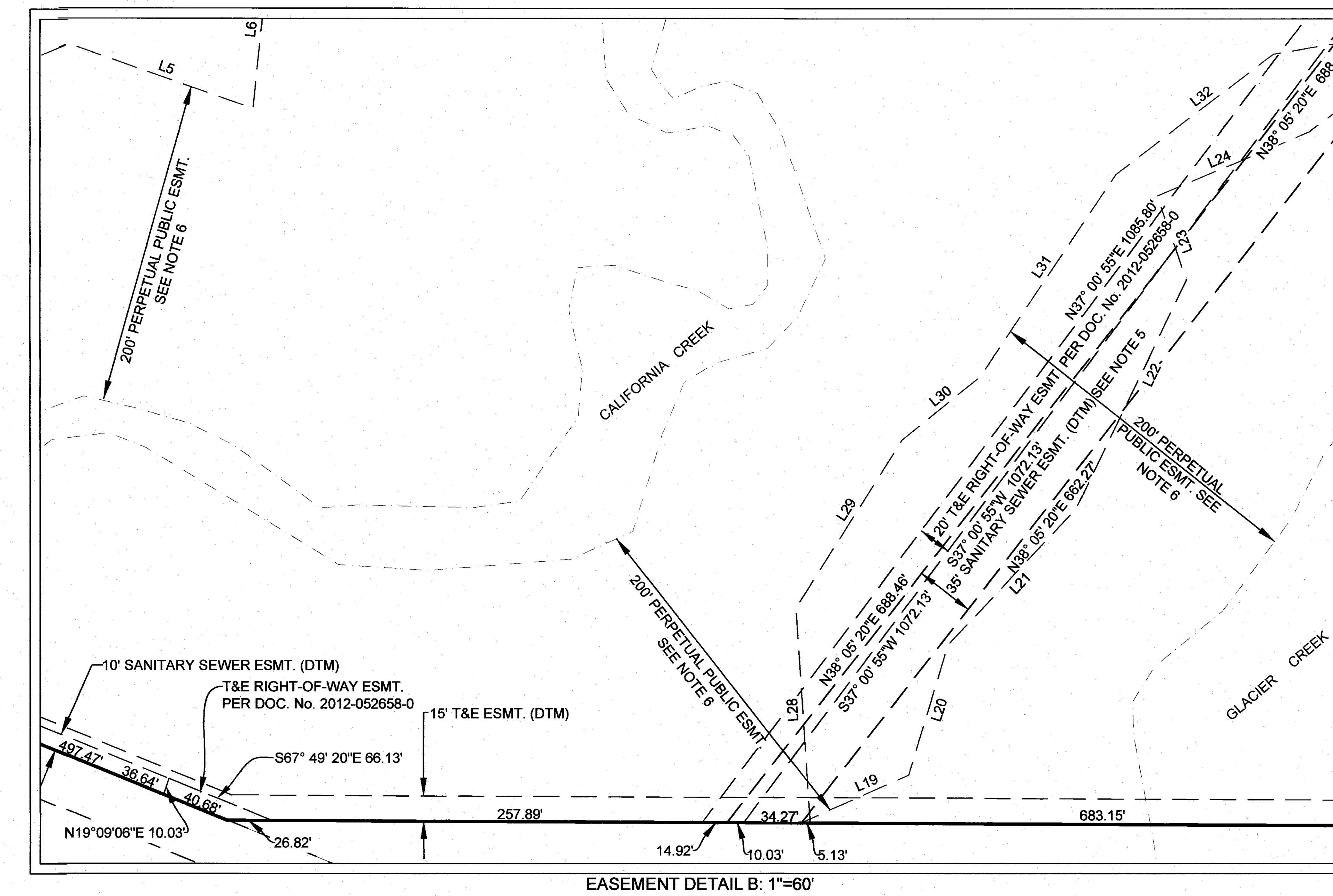
LOCATED WITHIN THE SE¼, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

R&M AECC 111
SURVEYOR:
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com — email@rmconsult.com

DRAWN: NP	SCALE: 1"=200'	R&M PROJ: 3203.12	GRID NO. SE4913		
CHECKED: DCH	FIELD BK: 3203.12	DATE: 06-18-2026	SHEET: 1 OF 2		

PLATTING CASE No. S12866





CALIFORNIA CREEK LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N30° 52' 52"E	194.82
L2	N63° 41' 32"E	187.41
L3	S62° 42' 58"E	158.23
L4	N68° 15' 56"E	106.83
L5	S70° 49' 33"E	117.06
L6	N5° 50' 10"E	85.99
L7	N18° 35' 37"E	195.59
L8	N64° 19' 39"E	184.80
L9	N29° 58' 24"E	188.61
L10	N2° 39' 26"W	165.49
L11	N31° 04' 15"E	233.29
L12	N5° 14' 33"E	177.59
L13	N72° 57' 50"E	198.47
L14	N19° 15' 47"E	72.09
L15	N35° 33' 08"W	62.29
L16	N4° 24' 03"W	176.40
L17	N36° 05' 31"E	180.48
L18	N16° 03' 27"E	92.72
L19	N66° 11' 29"E	70.26
L20	N16° 50' 47"E	81.42
L21	N43° 31' 23"E	110.85
L22	N25° 52' 02"E	152.55
L23	N19° 19' 28"W	52.82
L24	N67° 12' 41"E	98.68
L25	N53° 51' 19"E	152.84
L26	N7° 16' 32"E	353.39
L27	N6° 31' 25"W	103.49

GLACIER CREEK LINE TABLE

LINE #	DIRECTION	LENGTH
L28	N3° 42' 37"W	128.75
L29	N32° 33' 06"E	117.96
L30	N50° 49' 04"E	60.23
L31	N34° 01' 11"E	145.37
L32	N52° 44' 31"E	118.81
L33	N80° 17' 49"E	159.44
L34	S81° 16' 37"E	82.46
L35	N63° 22' 04"E	187.46

2026-42
Plat #
Anchorage
Rec Dist
7-14- 20 26
Date
Time 1:55 PM

PLAT OF
ORCA MOUNTAIN VIEW SUBDIVISION
TRACTS A, B, AND C

A RESUBDIVISION OF
TRACT 18–B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73–220, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCLUDING RIGHT–OF–WAY PERMIT ADL 28451, CONTAINING 67.647 ACRES, MORE OR LESS

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STATE OF ALASKA
49TH
David C. Hale
LS 10395
6.18.26
Registered Professional Land Surveyor

AECC 111
SURVEYOR:
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DRAWN: NP	SCALE: 1"=120'	R&M PROJ: 3203.12	GRID NO. SE4913
CHECKED: DCH	FIELD BK: 3203.12	DATE: 06–18–2026	SHEET: 2 OF 2

PLATTING CASE No. S12866

GHEC and PSAC are providing comments uses for funds from non-residential taxes:

TIPS (Tourism Improvement Projects): Funds collected from bed tax.
2027 funding is $1.5M

GHEC discussed at their meeting Aug 5:

Motion:
GHEC moves to recommend to GBOS a Girdwood Tourism Projects Package of $100,000 for various Girdwood projects, $50,000 for RV park study and $50,000 to be specified at the GBOS meeting.

Motion by KH/2nd MS
Motion carries 4-0

Public Safety IT Projects: Funded through areawide levy
Used only on IT that is only used in MOA.

PSAC will discuss at their meeting Aug 11.