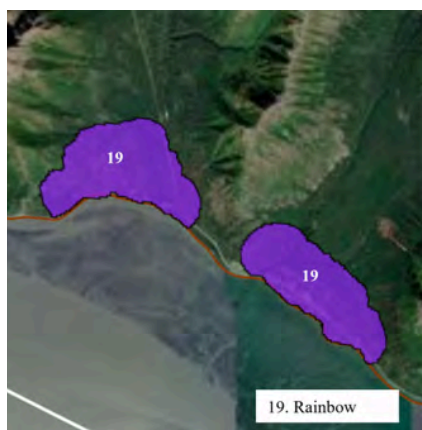




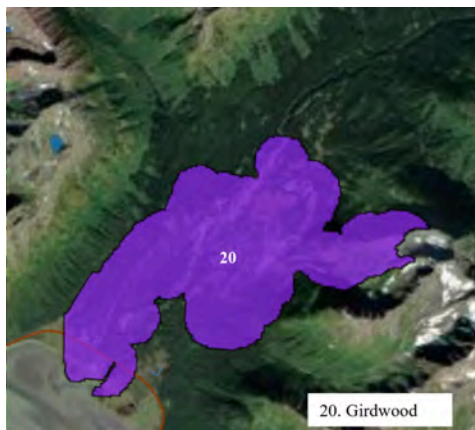
Your Voice. Your Plan. Our Safety.

What Planning Unit Do You Live In?

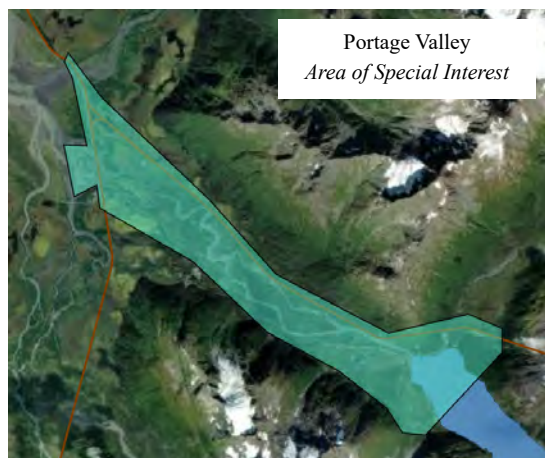
In the CWPP, the Municipality of Anchorage is divided into planning units to help organize information and priorities. Locate the unit you live in—or the one(s) nearest your home. Being inside or outside a unit does not exclude you—**every resident is part of the CWPP and the solution.**



19. Rainbow



20. Girdwood



Portage Valley
Area of Special Interest

Municipality of Anchorage Community Wildfire Protection Plan

What is a CWPP?

A Community Wildfire Protection Plan (CWPP) is our community's plan for living safely with wildfire. Everyone has a voice in shaping it—and together we can protect our homes, neighborhoods, and natural spaces.

Wildfire Town Hall

November 12th 6 PM-8PM
Wilda Marston Theater
ZJ Loussac Library

Live Stream Available on YouTube
@AnchorageFire

wildfire.muni.org/cwpp

Public Comment
Period
November 11-30, 2025

Girdwood Industrial Park, Phase II Subdivision

(HLB Parcel 6-057F)



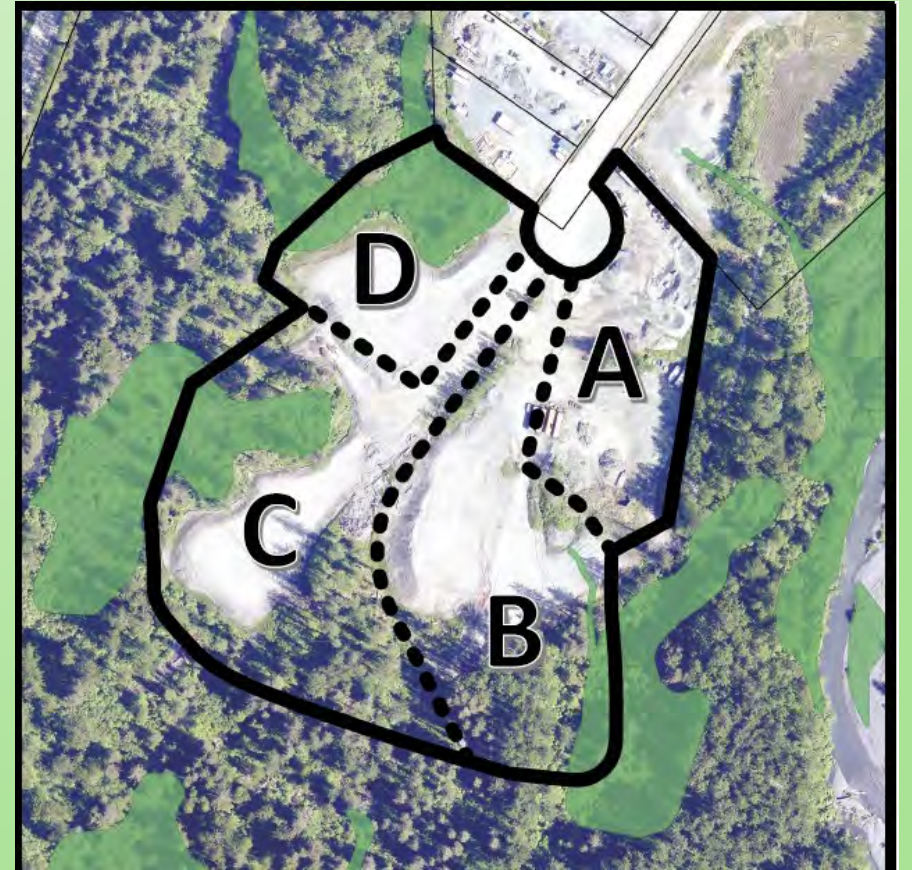
Ryan Yelle
MOA Heritage Land Bank

Dave Hale, PLS
R&M Consultants



Background and Previous Concept

- Development of the Girdwood Industrial Park has been discussed for decades and was most recently subdivided via Girdwood Industrial Park, Phase 1 recorded in 2016.
- This platting action is within the 2025 HLB Workplan.
- Various development options were evaluated in 2024 and presented to HLBAC and GBOS. The current concept was derived from the HLBAC and GBOS supported option (shown on right).



Zoning & Concept Plat

Only gl-1 zoned area in Girdwood



Zoned gl-1 (Gray)
and GOS (Purple)

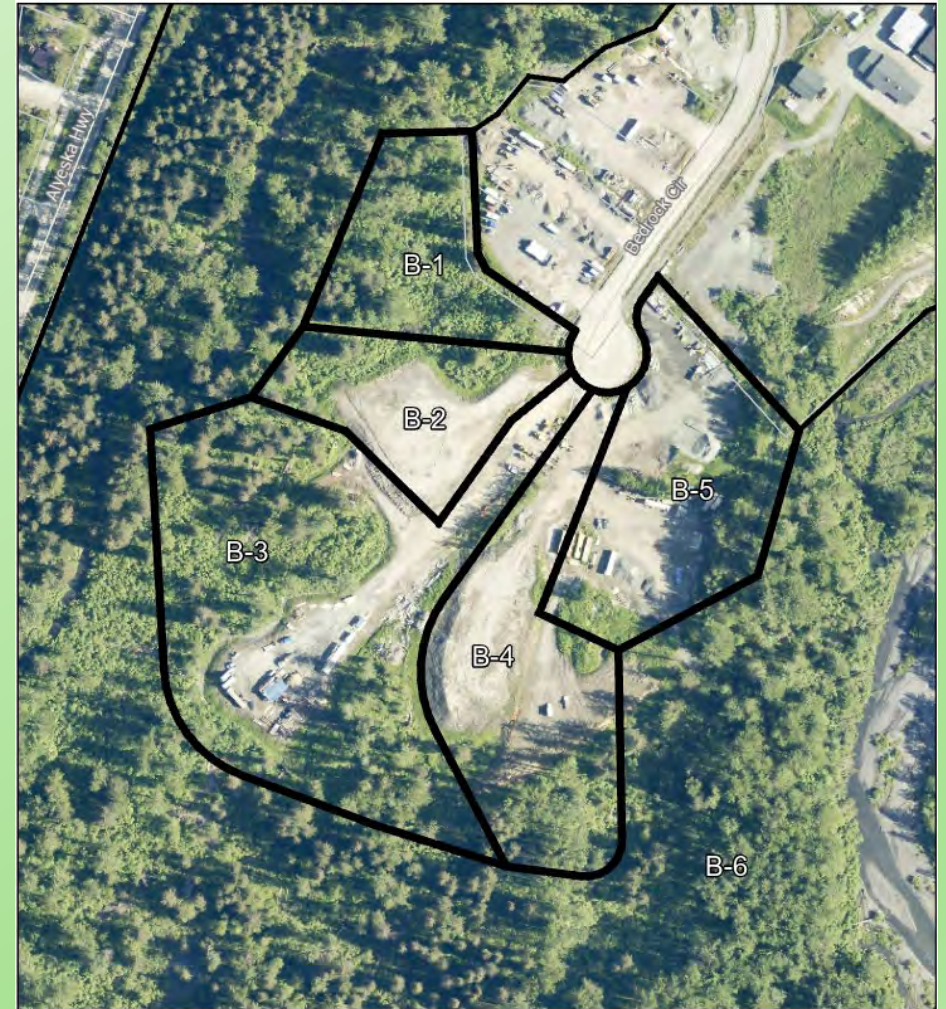


6 Tracts created
based on natural
and man-made
features



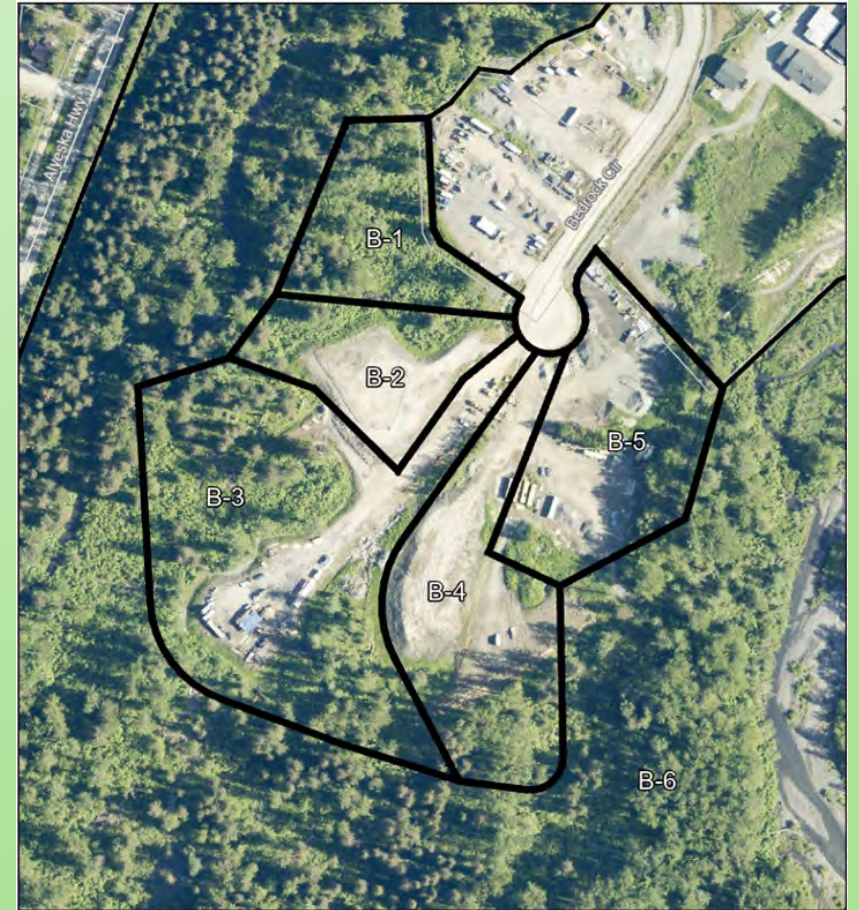
Concept Plat

- Tract B-1: ~2 acres, majority Class A wetlands and will remain undeveloped at this time
- Tract B-2: ~2 acres, will remain in HLB inventory and made available for permitted activities
- Tract B-3: ~7 acres, will remain in HLB inventory and made available for permitted activities. Tract configuration in conjunction with dedicated public use easements will allow for potential future extension of Bedrock Circle
- Tract B-4: ~3.6 acres, HLB intends to sell this Tract through a competitive process to cover the cost of this and adjoining platting actions
- Tract B-5: ~3.25 acres, will be made available to GVSA for their use
- Tract B-6: ~137.5 acres, remainder tract zoned GOS, no development proposed at this time



Development Challenges & Considerations

- Right-of-way connections
- Bedrock Circle extension, easements, and secondary access
- Public water and sewer service
- Constraints from California Creek, Glacier Creek, and wetlands.
- Amendment to Girdwood Comp Plan and Rezone necessary to expand the boundaries of the Girdwood Industrial Park



Platting Timeline

- Anticipated application submittal to the Planning Department in late September, pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

Questions?



Ryan Yelle
MOA Heritage Land Bank
907-343-7531
Ryan.J.Yelle@anchorageak.gov



Dave Hale, PLS
R&M Consultants
907-646-9651
dhale@rmconsult.com

HLB Staff:

9/12/25

I am requesting a transfer of my Land Use Permit from the lot I currently occupy to Lot B-2. The reason, as you know, is to vacate that space, so GBOS can expand the Road Service Area Maintenance Yard, and to provide a future home for a fire department training area, and other community needs (ie. wood disposal lot). It will allow me to erect a much-needed covered winter sand material bunker.

Lot B-2 is covered in recently-deposited organic reject material that was trucked from another construction site: it will need a fill cap to accommodate heavy cement blocks and heavy equipment. The existing fill on Lot B-2 is known to be very soft and still settling, and so a base layer for my operations will be needed.

As part of moving lots, I am requesting to cap a 50'x50' area with proper fill 1'-deep with a fabric underlay, so that I can install a 30'X 30' sand bunker composed of 6'x2'x2' cement landscape blocks. I will do this at my own expense, regardless of any future changes to Phase 2 development, or my status on this lot. If forced to move in the future, I will be responsible for moving all temporary structures, but I will not be responsible for moving any fill used too improve the lot surface.

I am requesting permission from HLB (and GBOS if needed) to erect three temporary structures on this lot ASAP:

- (1) Sand bunker with cover (this Fall). **MY PRIORITY IS COVERED SAND STORAGE.**
- (2) 30'x48' Cover-All fabric dome with metal frame for equipment parking and maintenance tent (this Fall, if time/weather permits).
- (3) 45'x30' - (2) 45'-conexes with a truss roof between them, and end walls for tool storage and a heated/dry space for doing repairs (Construction in Spring 2026).

Additionally, I would like to explore the possibility of turning the unfilled area of Lot B-2 into a permitted snow dump site, which could be expanded in the future—for GBOS and/or Snowfree Plowing and Sanding—into the B-1 lot (no timeline, but this is long-needed component of snow removal in Girdwood which needs to be addressed as GIP development goes forward). Placement of temporary structures will be on the far North/Northwest section, due to the lack of surveyed boundaries and possible future road changes/improvement.

Thank You,

Robert Wolfe
Snowfree Plowing and Sanding
(907) 240-2982

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

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

February 27, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov
Ryan Yelle, MOA Real Estate, ryan.j.yelle@anchorageak.gov

CC: Tim Charnon, HLBAC Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Girdwood Industrial Park

The Girdwood Board of Supervisors appreciates the request for input on the Girdwood Industrial Park (GIP) and thanks Heritage Land Bank for their coordination with the community, feasibility study and review of options and HLB recommendation for future development of the Girdwood Industrial Park. Utilizing this information, GBOS has determined an approach that would serve our community's needs most efficiently. We are submitting the following observations and current requests:

- Transfer of management responsibility of Lot A to the Girdwood Valley Service Area (GVSA) is our highest priority. GVSA has a long history of improving and maintaining the GIP in general, specifically Lot A. This will facilitate a long-term reduction in time and expense for road maintenance and allow for the development of a fire training center. GVSA management of Lot A will allow for greater flexibility to use the space as needs emerge, including temporary wood lot after storms, emergency vehicle and equipment storage, etc.

This request fulfills our responsibility to our Service Area, its visitors, and the taxpayers of Girdwood.

- Continue dialogue with HLB regarding Lot C:
GBOS requests that HLB continue permits in Lot C. GBOS requests that HLB plan to hold Lot C for a specified number of years to provide stability to permittees while options are considered. Retention of Lot C preserves the dedicated public use easement along the border between Lots B & C, allowing for potential

future development of “Phase 3,” while also allowing the permittees some needed stability.

- Continue dialogue with HLB regarding future GIP development.

GBOS supports the intention and opportunity to grow the GIP’s diversity and sustainability, closely represented in Option 4. GBOS looks forward to future discussions with HLB in sync with the Girdwood Comprehensive Plan and the industrially-zoned land represented therein.

Thank you for your time and consideration, in the best interest of Girdwood and the Municipality of Anchorage.

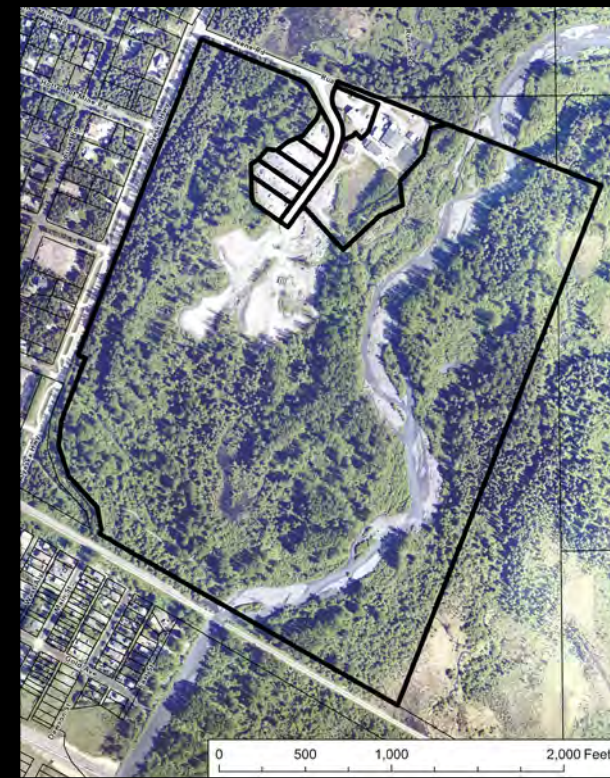
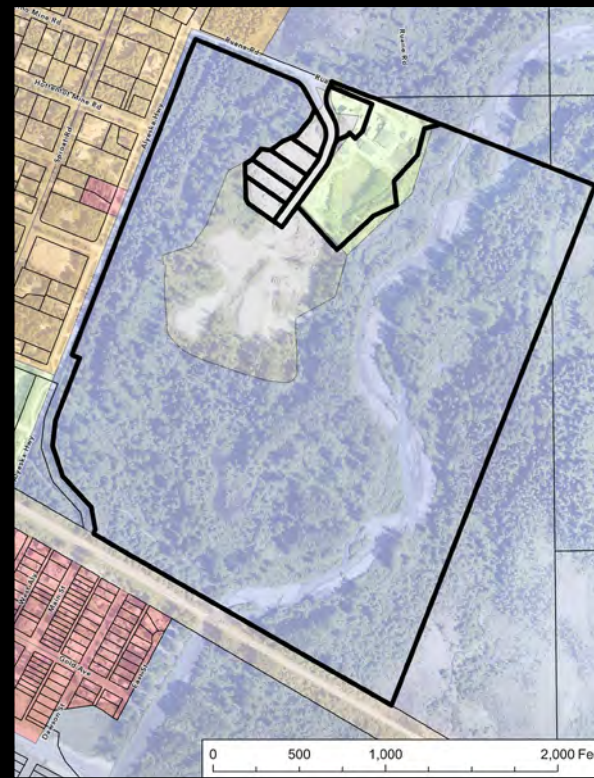
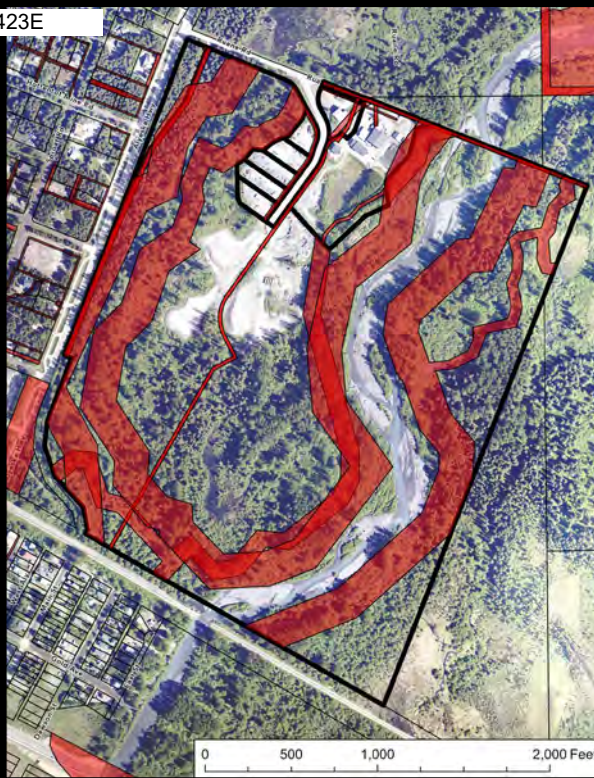
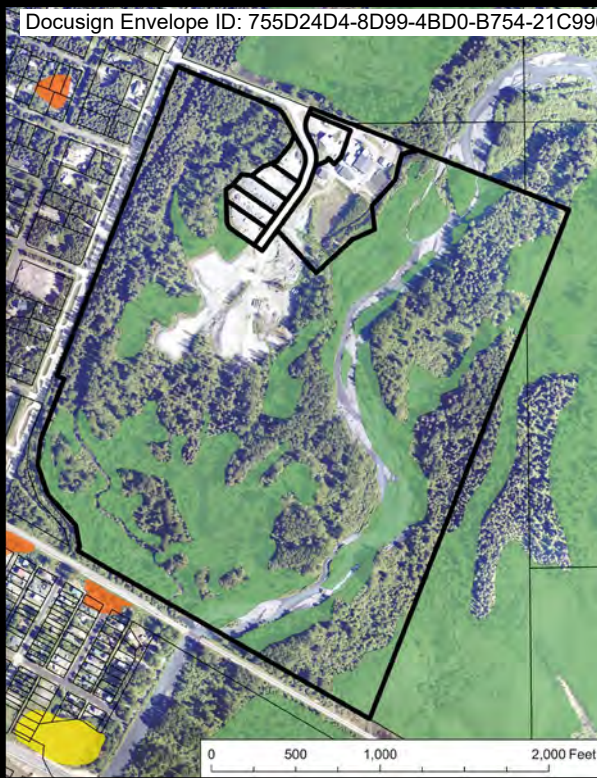
Briana Sullivan

Briana Sullivan
GBOS Co-Chair

Jennifer Wingard

Jennifer Wingard
GBOS Land Use Supervisor

Attachment: HLB Presentation of Girdwood Industrial Park Feasibility Study 2024



HLBAC – Work Session

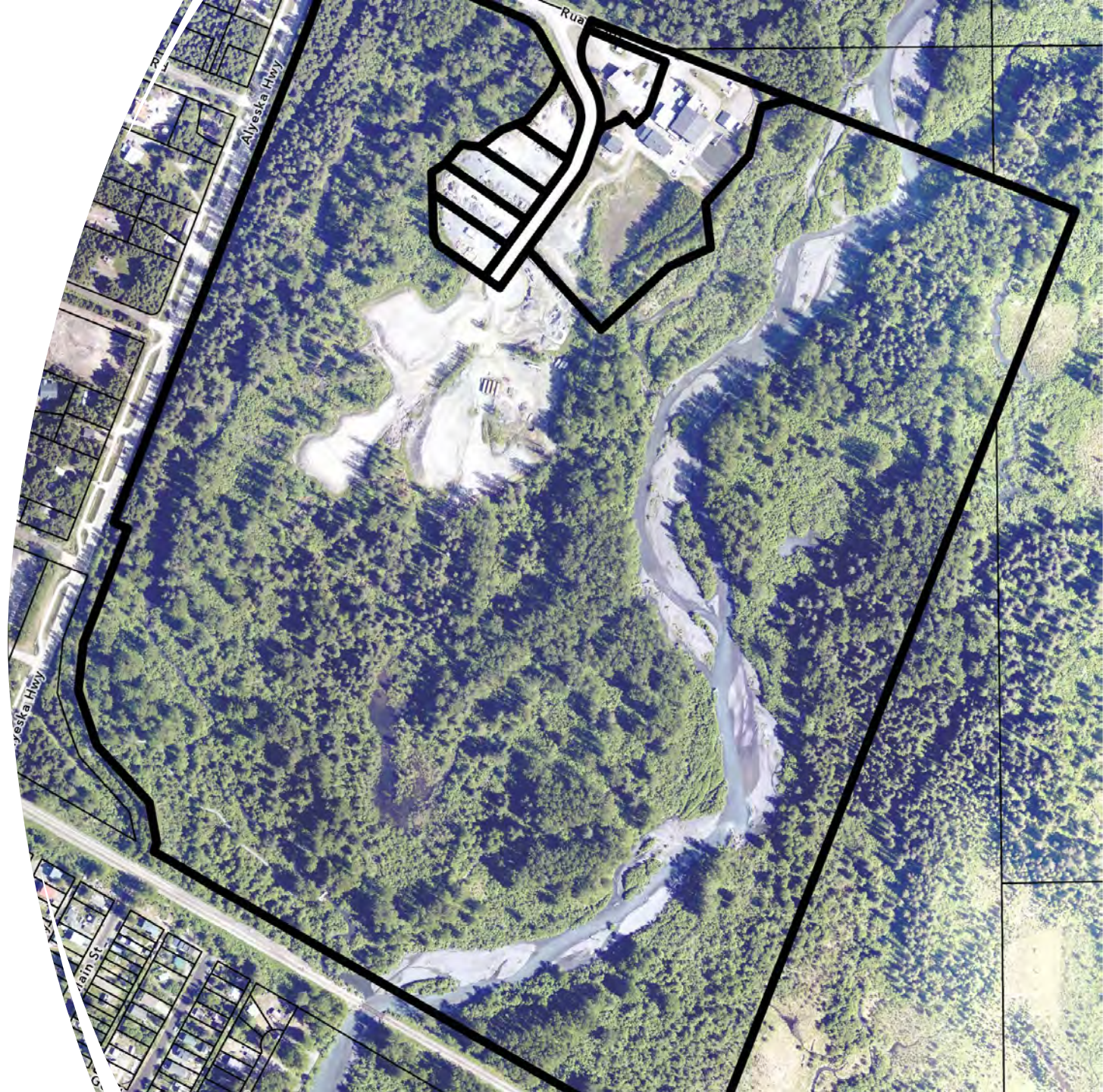
Girdwood Industrial Park Feasibility Study

October 24, 2024

Overview

- Work over the last year
- Received Appraisal
- Updated Presentation
 - Staff Recommendation
- Next Steps

Work Session Goal: Feedback from Commissioners to inform the Draft 2025 Work Plan



Total sqft of usable land
(permit/lease/disposal)

Infrastructure costs
(road/sewer/lighting/trail/etc.)

Wetland impacts

Floodplain impacts

Rezoning

Overall process requirements
and associated timelines

Grant opportunities

Implications with material in
Phase II/III road base

Other miscellaneous items
(existing conditions/arctic pipe
needs)

Analysis - Criteria

2024 HLB Work Plan

HLB Parcel 6-057F – Staff to evaluate options and present feasibility of the following options to the HLBAC and GBOS for guidance:

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
- ~~3. Disposal with platting of Phase II only and improvements completed by the MOA; or~~
4. Disposal with platting of Phases II and III with improvements completed by the MOA.



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

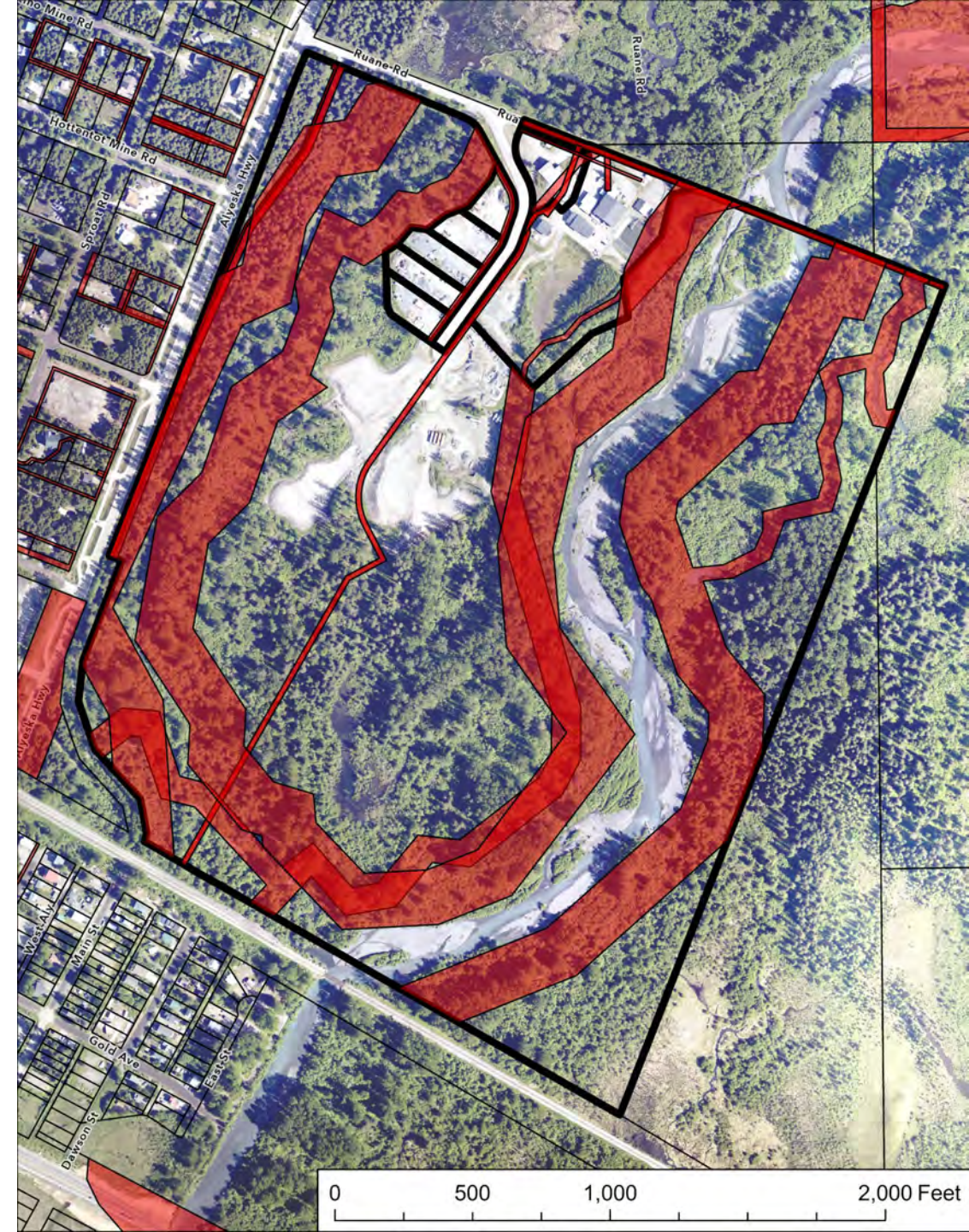
2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

Approved by the Anchorage Assembly on May 7, 2024 (AR 2024-92, As Amended)

Option 1 – Disposal of the property as-is.

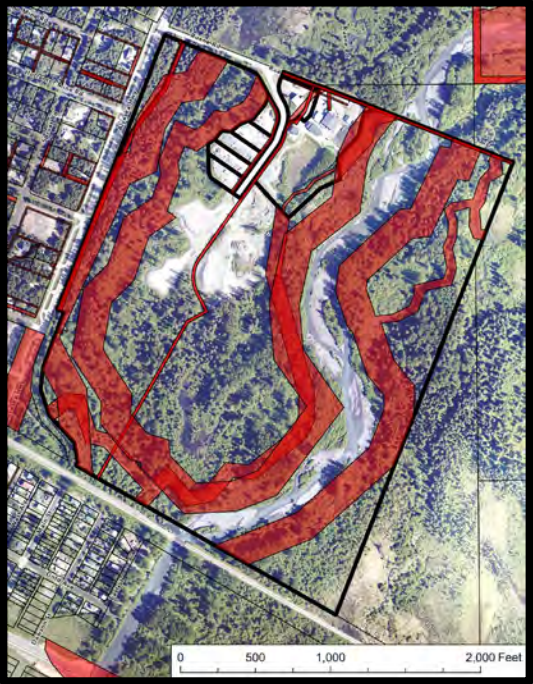
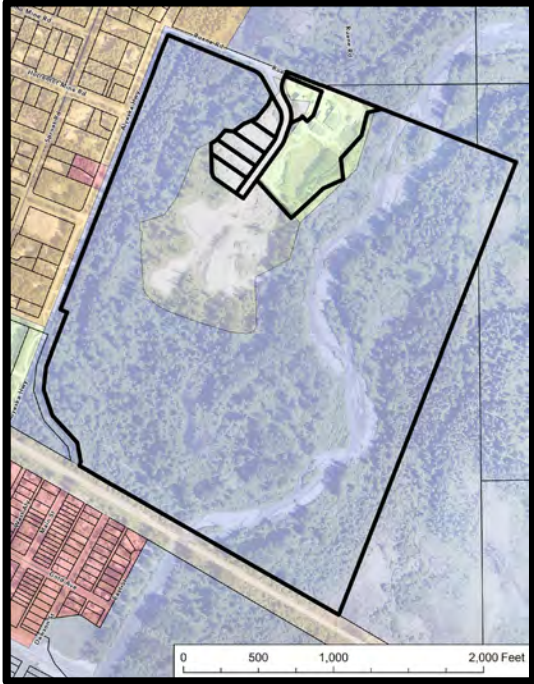
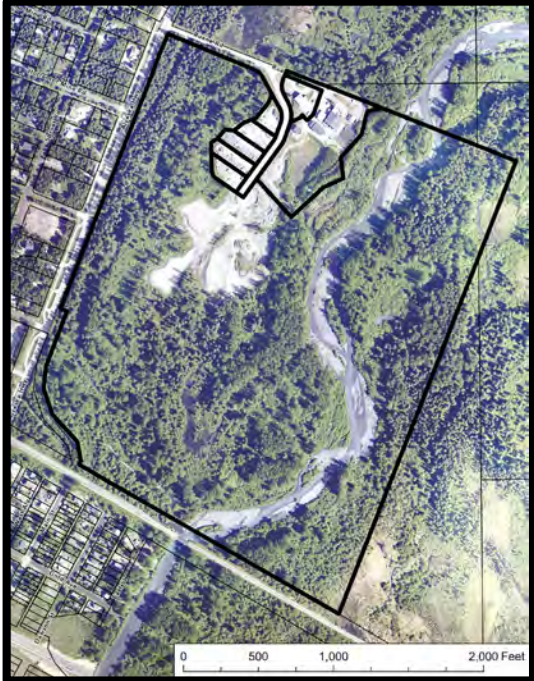
Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

Option 1 would be the least lift for HLB and would require a competitive bid for disposal. It is possible that HLB would have requirements as part of the transaction that the areas zoned Girdwood Open Space be tracted out and remain in the HLB Inventory.



Option 1 – Disposal of the property as-is.

Anticipated Construction Costs	\$0
Acres of Usable Land	15 acres
Lots Created	1
Anticipated Income to HLB Fund	\$2,256,000 <i>*the value of the low utility lands is \$252,000.</i>
Process Considerations	<ul style="list-style-type: none">• Project wholly becomes privately owned with minimal municipal and community input on eventual outcome.• Next steps would be competitive bid and disposal approval process.



Option 2 - Disposal with platting of reconfigured lots (not requiring improvements or limited improvements)

Option 2 is geared towards creating newly platted lots with minimal infrastructure improvements. Utilizing this approach, the goal would be to subdivide larger lots with access from the existing temporary cul-de-sac. During the subdivision process, the temporary cul-de-sac would become a dedicated right-of-way which may trigger some additional improvements such as extending the sewer line and the addition of street lighting.

The design of the tracts is to allow larger areas, each with separate access driveways off of the cul-de-sac.



Option 2 - Disposal with platting of reconfigured lots

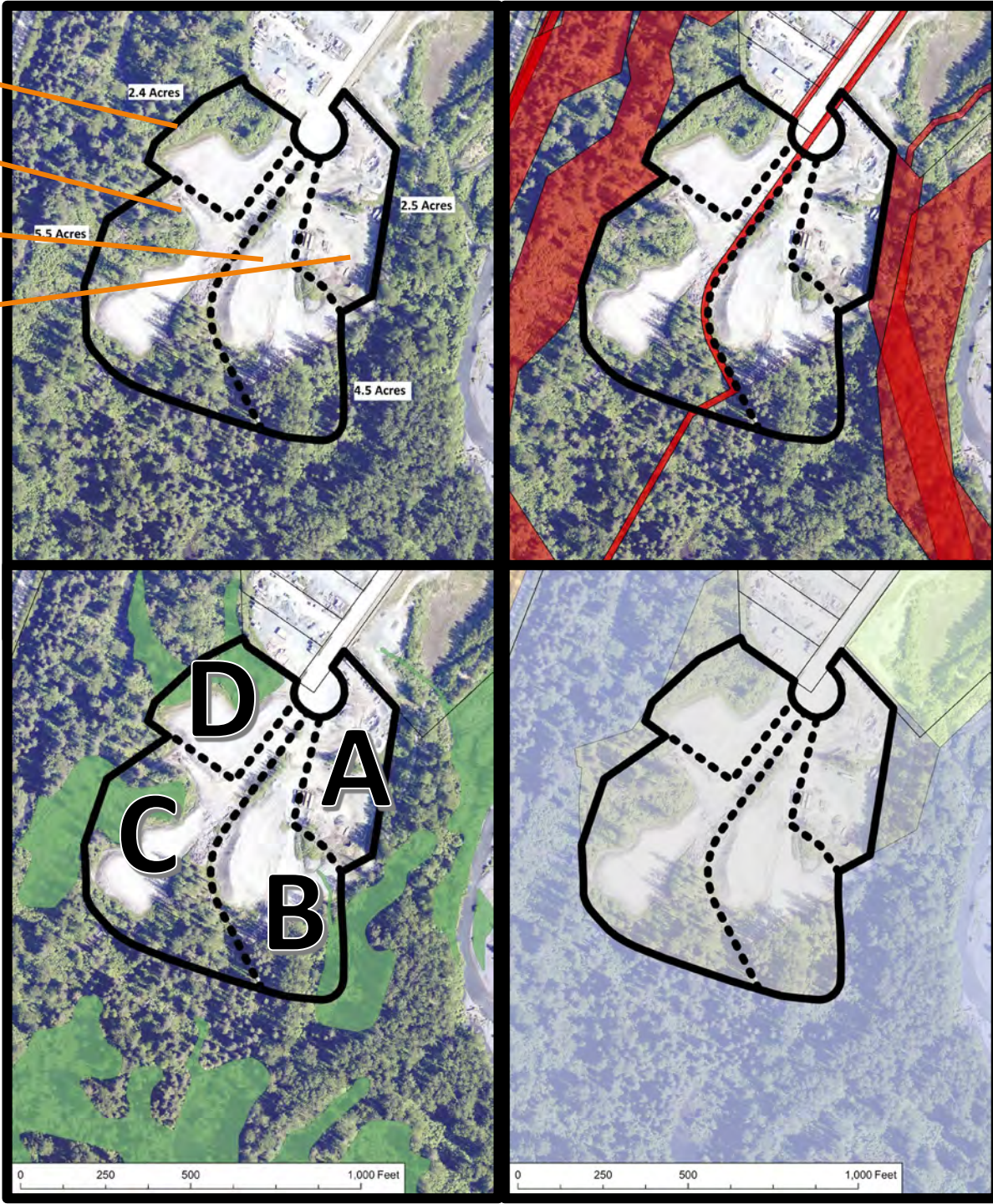
\$251,000

\$503,000

\$412,000

\$327,000

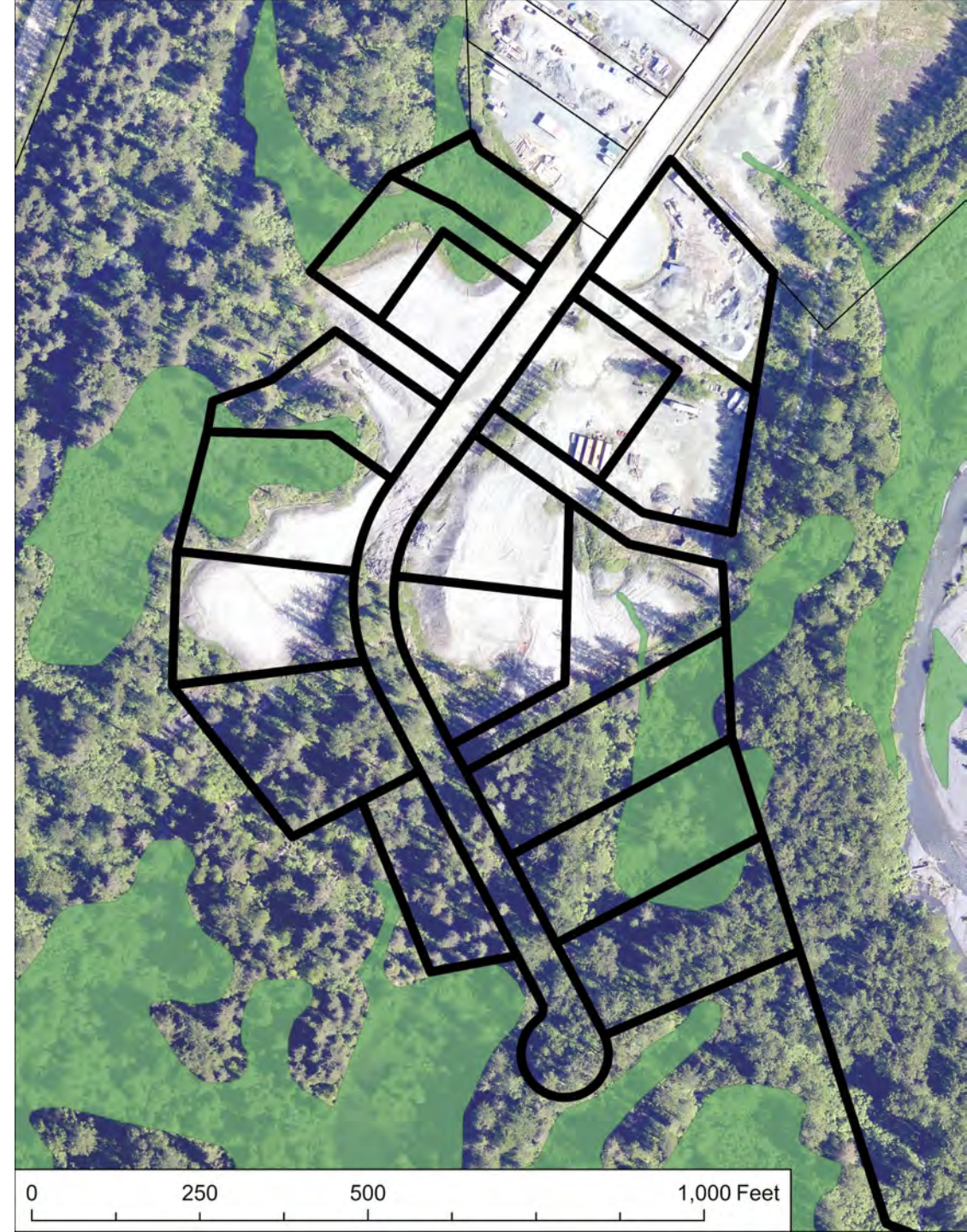
Anticipated Construction Costs	\$194,000
Appraisal 2024	\$1,493,000 (gross retail value) \$1,267,000 (prospective market value at completion)
Acres of Usable Land	14.9 acres (2.5 acres Class A wetlands)
Lots Created	4
Anticipated Income to HLB Fund	\$1,073,000 <i>*may be less if lot used by GVSA is withdrawn from the HLB Inventory of for less than FMV (FMV is \$327,000)</i>
Process Considerations	<ul style="list-style-type: none">• Resolve public access to streams• Would require a replat• Next steps would be replat, install minimal infrastructure, competitive bids, disposal approval process.



Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA.

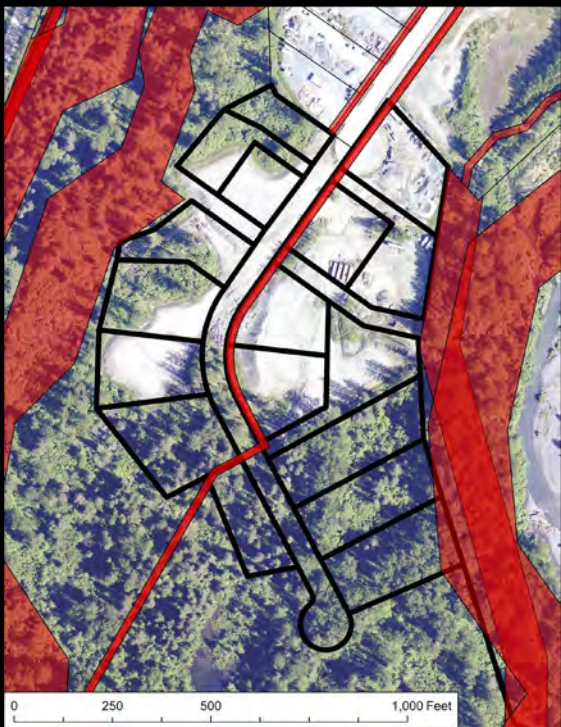
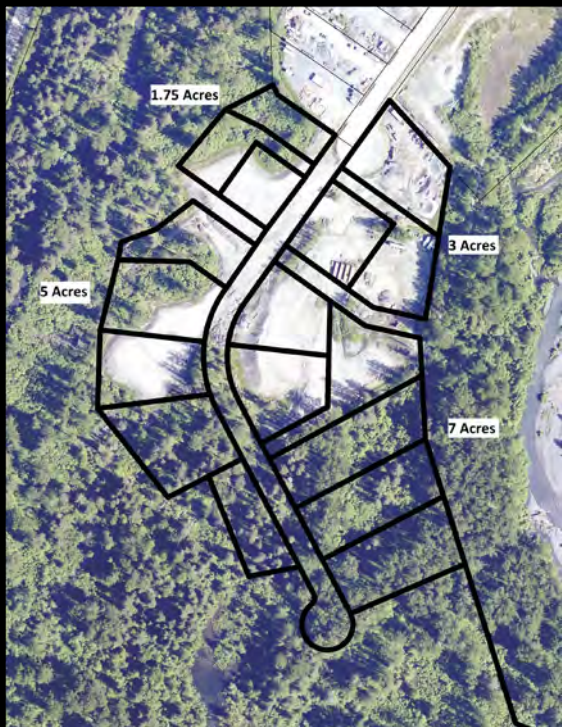
Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

This option would require the most extensive amount of infrastructure improvements and land use entitlement work. The layout would provide the seventeen (17) newly created lots, and would open up land beyond the area utilized by permittees in the Girdwood Industrial park at present.



Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA

Anticipated Construction Costs	\$3,674,798
Appraisal 2024	\$3,729,000 (gross aggregate retail value) \$2,650,000 (prospective market value at completion)
Acres of Usable Land	16.75 acres (3 acres Class A wetlands)
Lots Created	17
Anticipated Income to HLB Fund	Loss to the HLB Fund of approximately \$1,024,798
Process Considerations	<ul style="list-style-type: none">• Would require a replat• Would require a rezone• Next steps would be replat/rezone, competitive bids, disposal approval process.

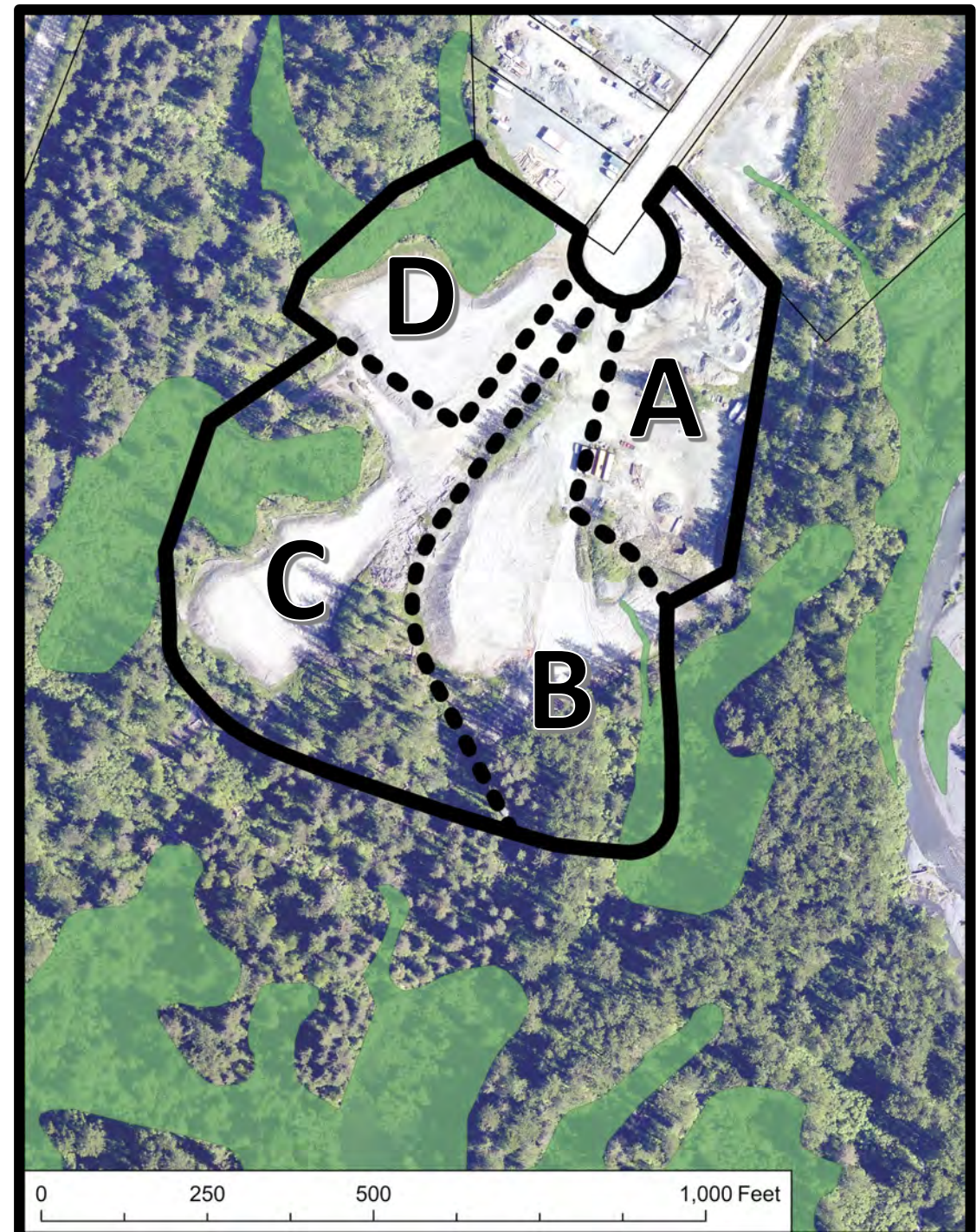


Anticipated construction costs

		Option 1 (As-is)	Option 2 (Tracts)	Option 4 (Ph 2 & 3)
		0 Feet of off-site improvements	75 Feet of off-site improvements	675 Feet of off-site improvements
		N/A	4 Lots	17 Lots
Cost Type	Price			
Roadway	\$750 Per Linear Foot	\$ 0.00	\$ 56,250	\$ 506,250
Separated Path	\$65 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 43,875
Lighting	\$550 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 371,250
3-phase electrical	\$5,000 Per Lot	\$ 0.00	\$ 20,000	\$ 85,000
Gas	\$30 Per Linear Foot	\$ 0.00	\$ 2,250	\$ 20,250
Sewer	\$600 Per Linear Foot	\$ 0.00	\$ 45,000	\$ 405,000
Lift Station	\$1,000,000 Per Station	\$ 0.00	\$ 0.00	\$ 1,000,000
Entitlements	\$4,530 Platting Cost Base Fee	\$ 0.00	\$ 4,530	\$ 4,530
	\$165 Per Lot Fee	\$ 0.00	\$ 660	\$ 2,805
	\$945 Variance Fee	\$ 0.00	\$ 945	\$ 945
	\$9,960 Rezone Fee	\$ 0.00	\$ 0.00	\$ 9,960
Subtotal		\$ 0.00	\$ 129,635	\$ 2,449,865
Design/Consultant Fees	25% of Subtotal	\$0.00	\$34,408	\$612,466
Contingency	10% of Subtotal	\$ 0.00	\$ 12,964	\$244,987
Indirect Costs	15% of Subtotal	\$ 0.00	\$ 19,445	\$ 367,480
TOTAL		\$ 0.00	\$ 194,453	\$ 3,674,798

Staff Recommendation – Option 2

- Maximum use of upland land
- Minimal infrastructure cost (no loss to HLB fund)
- Option to retain Tract C for future development
- Tracts can be sold to the private sector



Next Steps

- Information will be presented at the GBOS/Municipal Manager Quarterly meeting.
- Incorporate feedback into DRAFT 2025 Work Plan.





An Inventory of Potentially Developable HLB Parcels in Girdwood

Presented to the Assembly Enterprise and Utilities Oversight Committee

April 20, 2023

By Heritage Land Bank

ANCHORAGE, ALASKA
AR No. 2023-40, As Amended

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the
41 Administration is requested to direct HLB and the Real Estate Department to compile a list
42 from the HLB inventory of uncommitted parcels that are suitable for residential or
43 commercial development, to include information about existing utilities, plats, studies,
44 known or estimated development costs to prepare the land for constructing dwellings, and
45 any other considerations required to determine the feasibility for development.
46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**
47 **explore financial mechanisms, such as tax improvement districts and tax**
48 **abatement, to support the development of attainable housing.** This task shall be a
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**
1 **entity,** with due consideration to and coordination with the Girdwood Board of
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an
3 Assembly Information Memorandum and presented at an Assembly Enterprise and
4 Utilities Oversight Committee no later than April 20, 2023.

Potentially Developable HLB Parcels in Girdwood

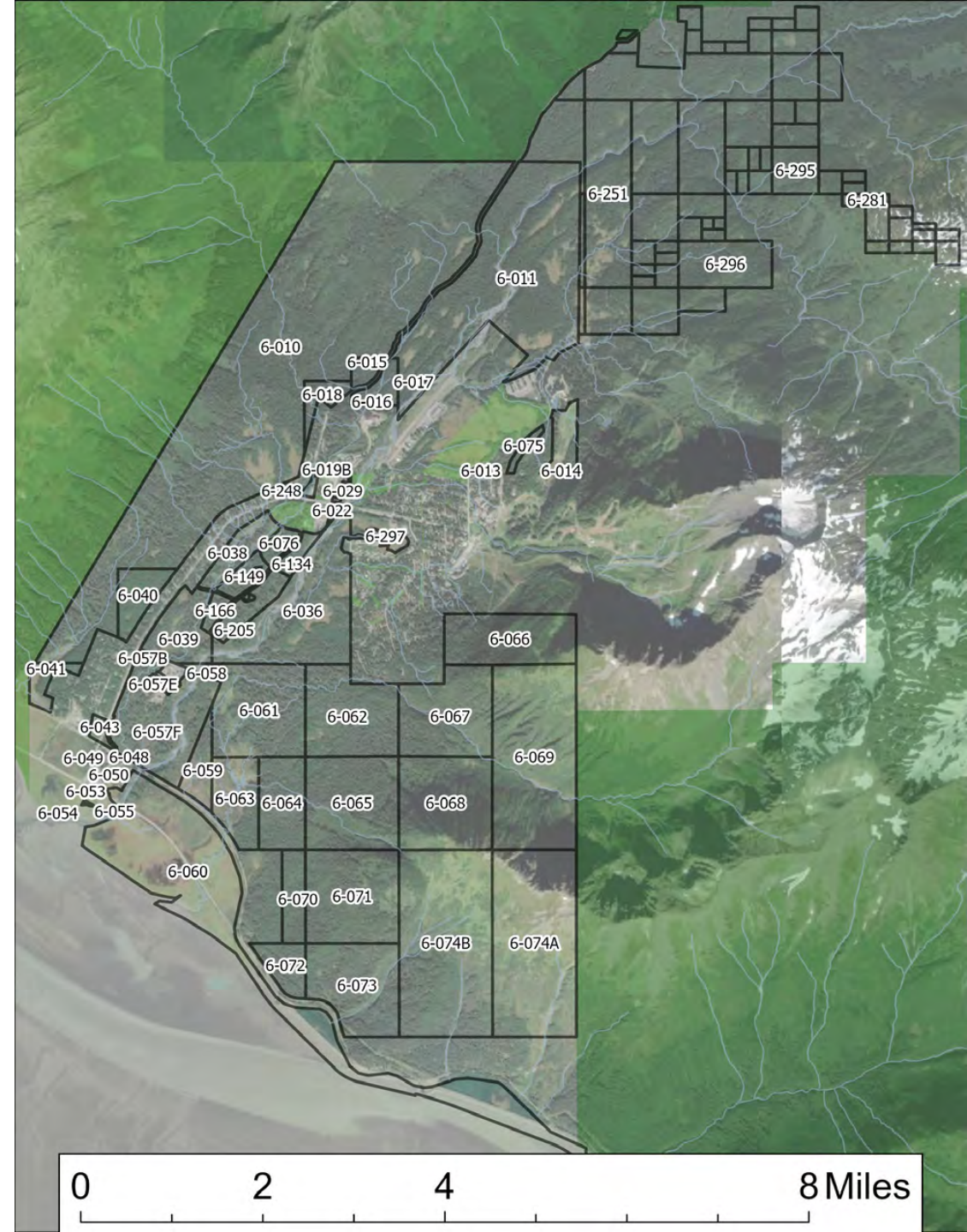
HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

Objective and Criteria

- Objective: To compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood
- What does “feasible for development” mean?
 1. Parcels are **uncommitted**: not leased or having a designated purpose
 2. **Infrastructure** is located within one-half mile: water mains, sewer mains, electrical lines and streets
 3. Parcels are mostly **uplands**: not in intertidal areas or majority Class A wetlands
 4. Parcels are relatively flat or have **minimal slope**
 5. **Zoning** is appropriate for residential or commercial development
 6. Other **environmental considerations** including special flood hazard areas that are not prohibitive
 7. **Plat notes** that do not restrict development: setbacks, easements, restrictions, development or other requirements

HLB Land in Girdwood

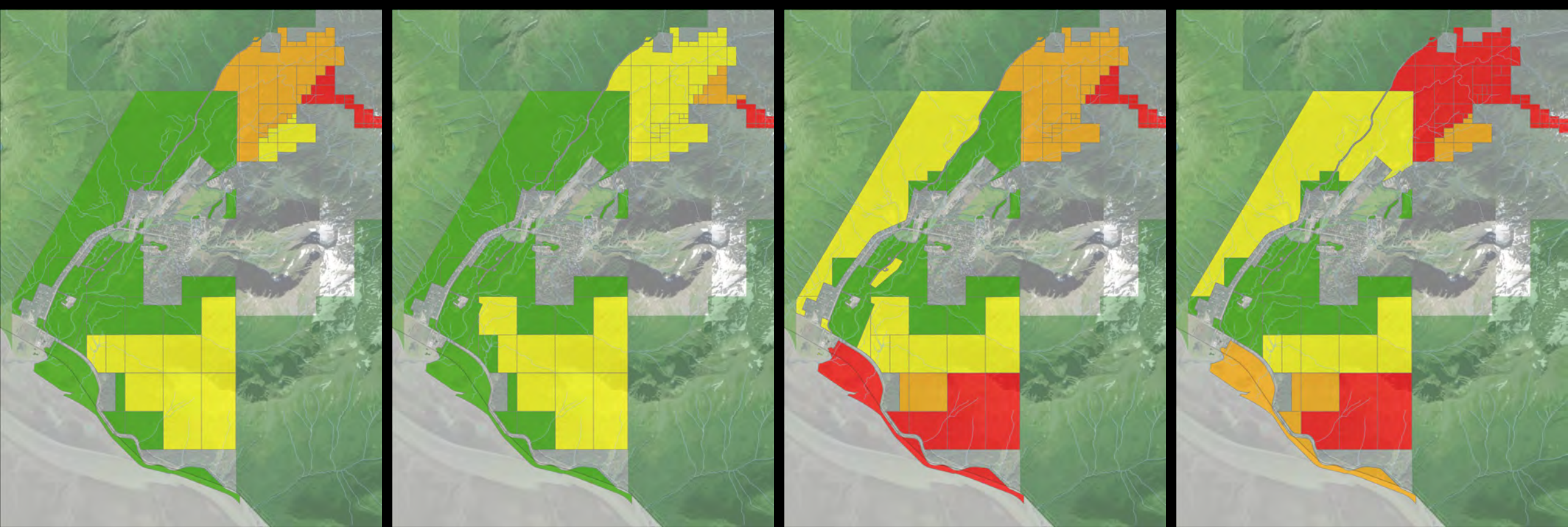
- 58 HLB-owned parcels
- 6350+ Acres
 - Wetlands: 600+/- acres
 - Avalanche Hazard: 400 +/- acres
 - Special Flood Hazard Areas: 700 +/- acres
- Zoning Designations:
 - Industrial: 20+ acres
 - Commercial: 25+ acres
 - Resort Use: 80+ acres
 - Residential: 385+ acres
 - Other: 5700+ acres



Accumulating Data

- Worked with the Geographic Data and Information Center (GDIC)
- Spatial Analysis to calculate and compile data on all HLB parcels in Girdwood
- Attributes included:
 - Plats and Plans
 - Area and Slope
 - Zoning Designations
 - Wetland Areas
 - Flood Hazard Areas
 - Avalanche Hazard Zones
 - Distance to Infrastructure: Roads, Sewer, Water, Electricity
 - Estimated cost of off-site infrastructure

Infrastructure Proximity



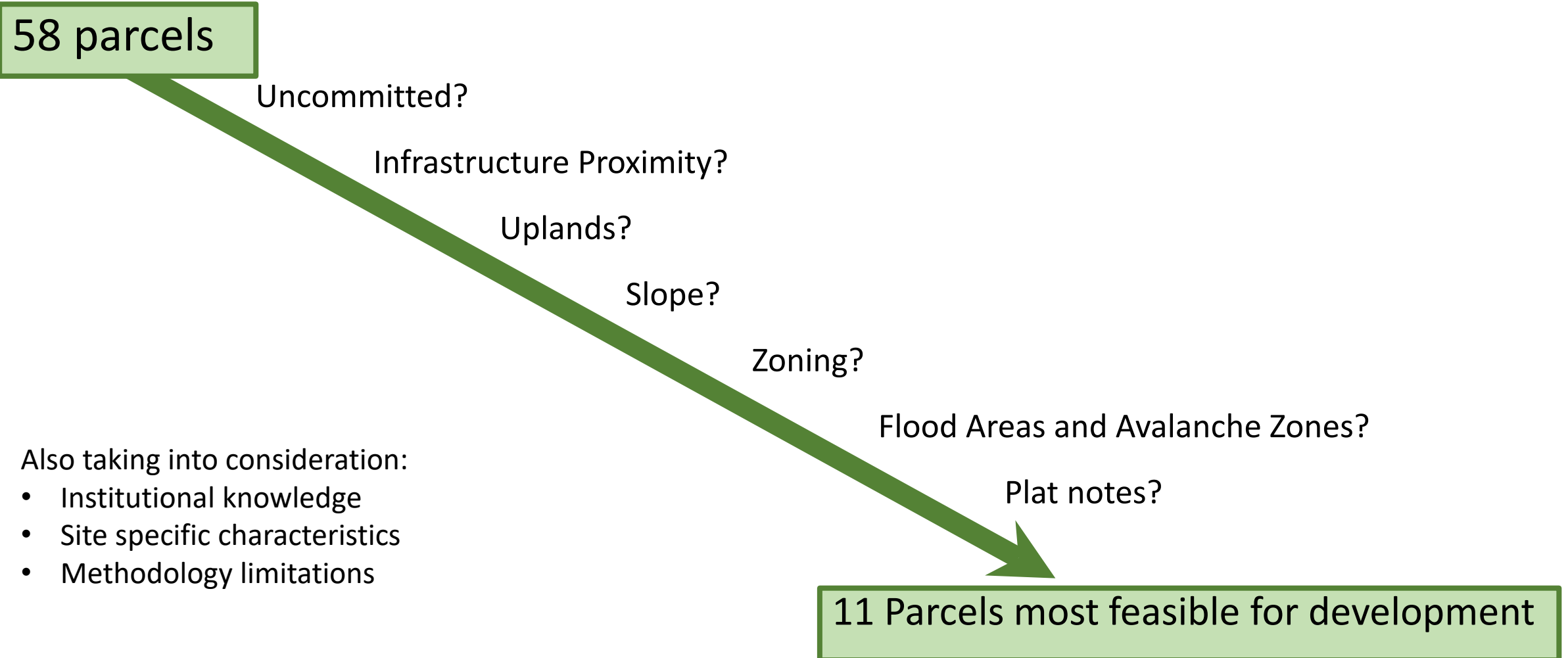
Electrical Lines

Roads

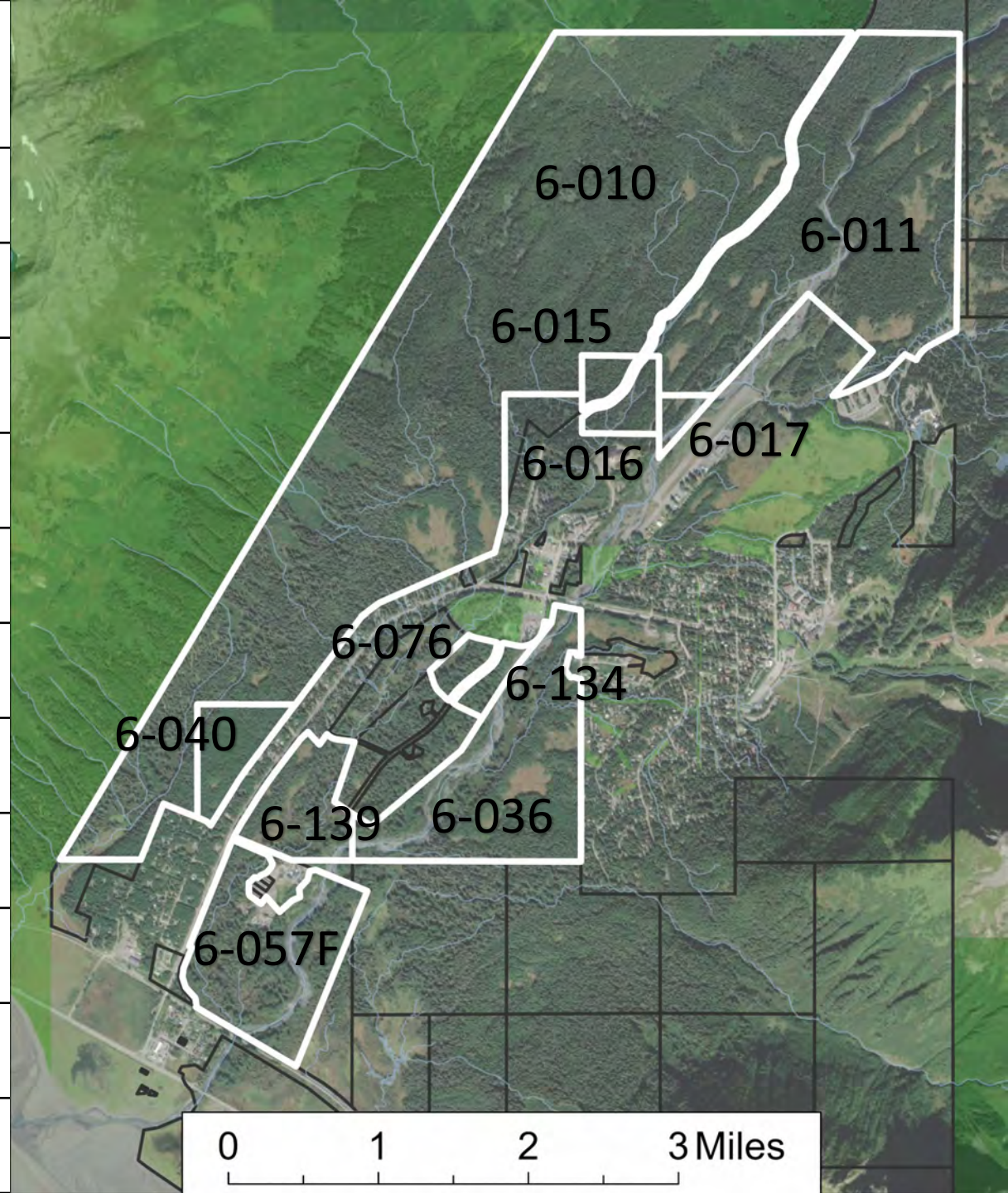
Water Main

Sewer Main

Narrowing the List



HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
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6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15



Other Considerations

- Past project success and failures
- Applicable area and master plans
- Pre-development costs: surveying and engineering, wetland delineation and permitting, possible rezoning and replatting
- Methods are limited and most likely give a much lower estimate than what would actually be necessary
- This report's intention is to establish a preliminary baseline of development capability
- This report is not intended to provide preferred properties for development or suggest that development is likely
- HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.



Financial Mechanisms

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: April 20, 2023

TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole

THROUGH: Lance Wilber, Director
Office of Economic and Community Development

FROM: Emma Giboney, Land Management Officer
Heritage Land Bank

SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

EXECUTIVE SUMMARY

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

INTRODUCTION

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal

departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

METHODS

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

RESULTS

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

APPENDIX A: AR 2023-40

Municipal Clerk's Office
Amended and Approved
Date: **February 7, 2023**

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA AR No. 2023-40, As Amended

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.

WHEREAS, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

WHEREAS, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

WHEREAS, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

WHEREAS, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

WHEREAS, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

WHEREAS, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

WHEREAS, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

WHEREAS, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and

WHEREAS, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

WHEREAS, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

WHEREAS, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. To request the Administration direct HLB to add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood.

Section 2. Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community.

Section 3. For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another

entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

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

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

Suzanne LaFrance

Chair

ATTEST:

Barbara A. Jones

Municipal Clerk

APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

Reason for Exclusion	# of Parcels
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4

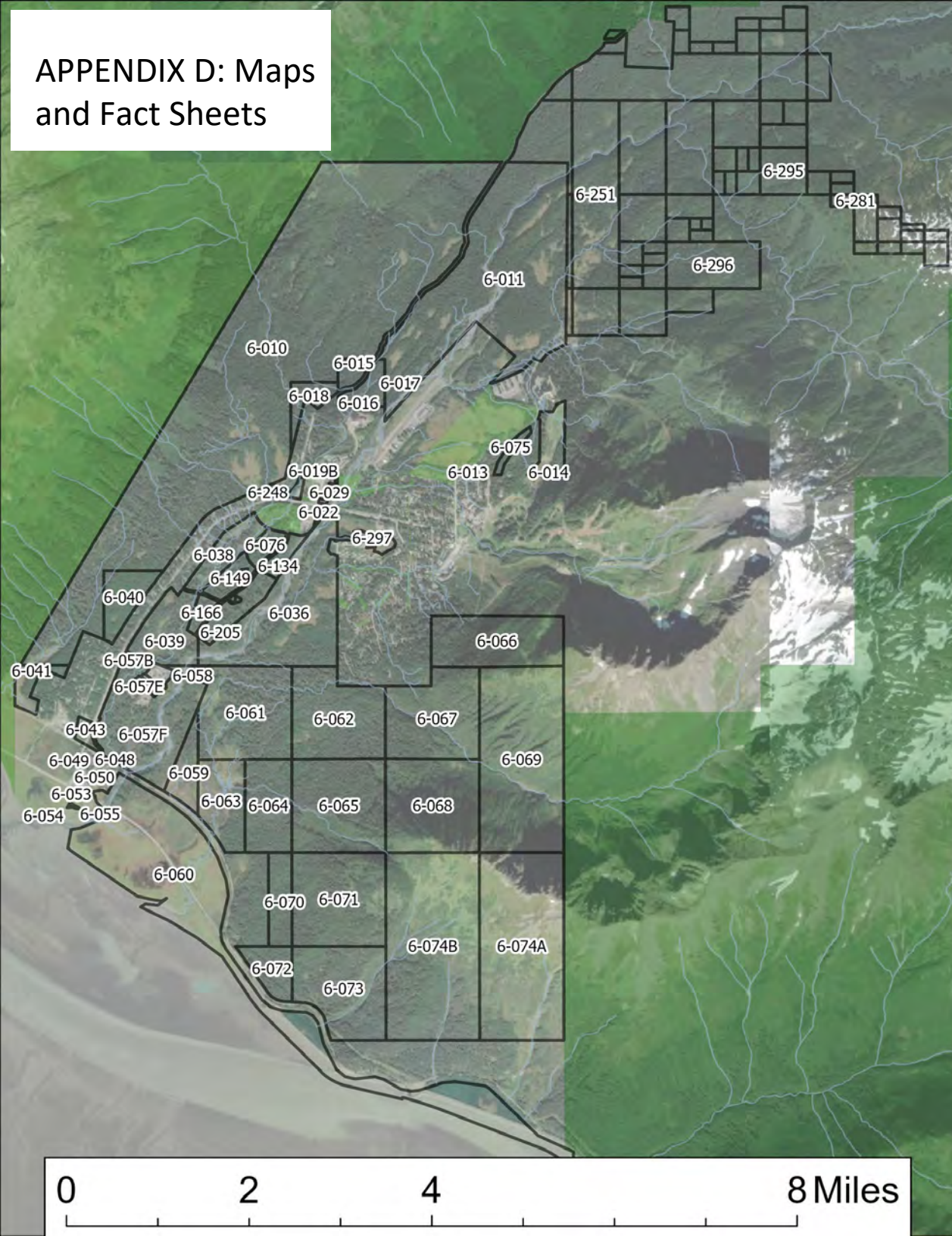
	Planning and Zoning			
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

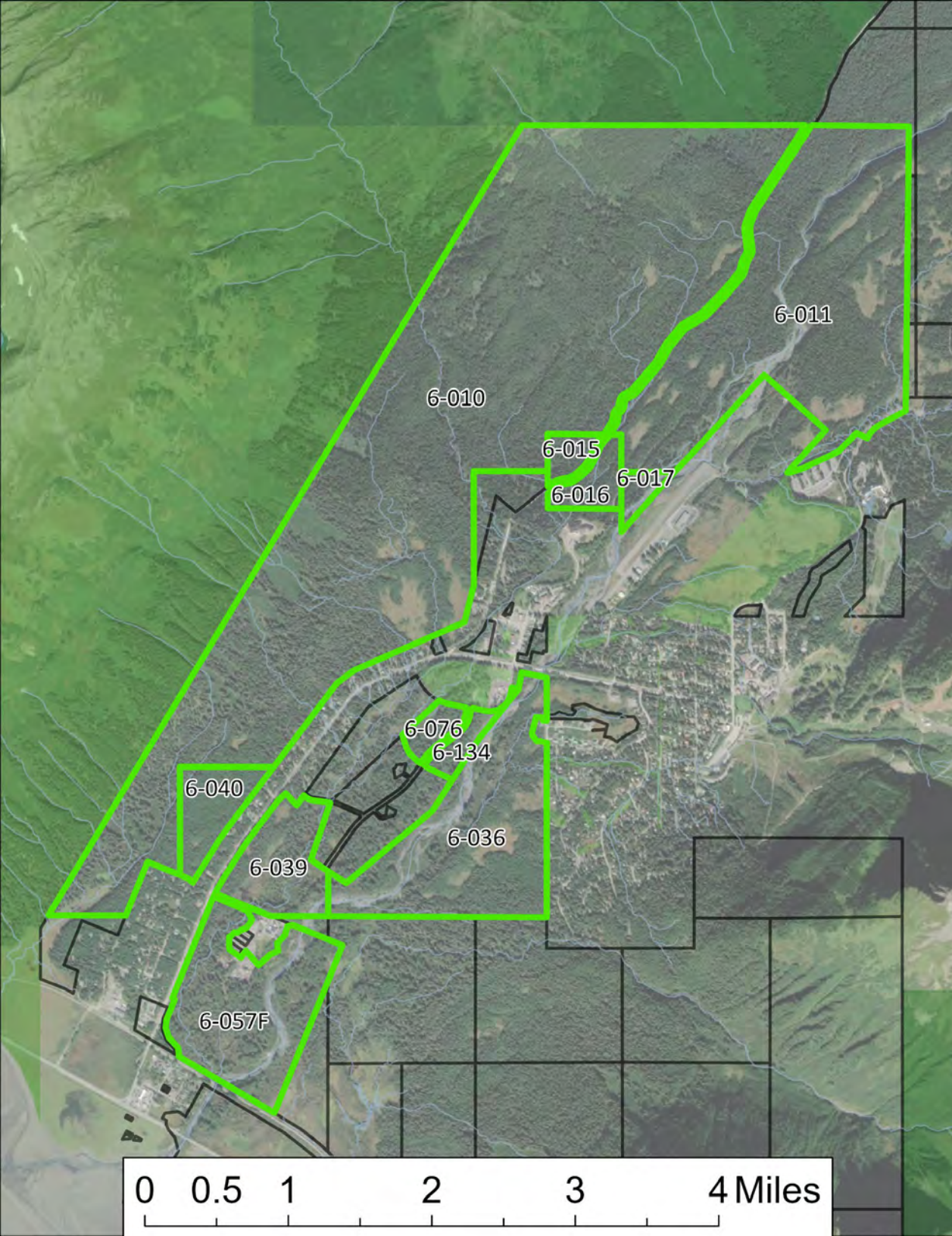
	Wetlands			Special Flood Hazard Zones			
HLB Number	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95

	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

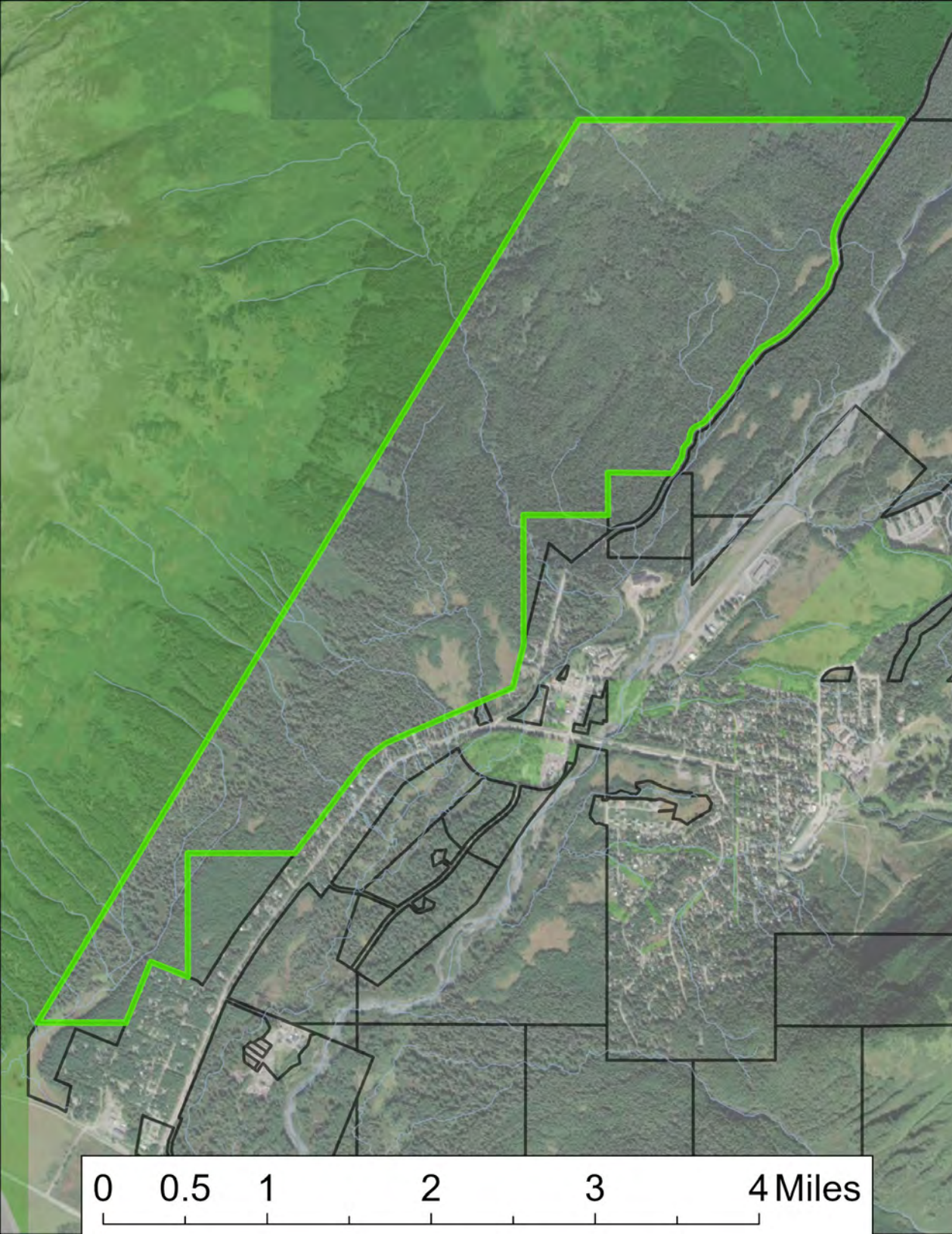
APPENDIX D: Maps and Fact Sheets



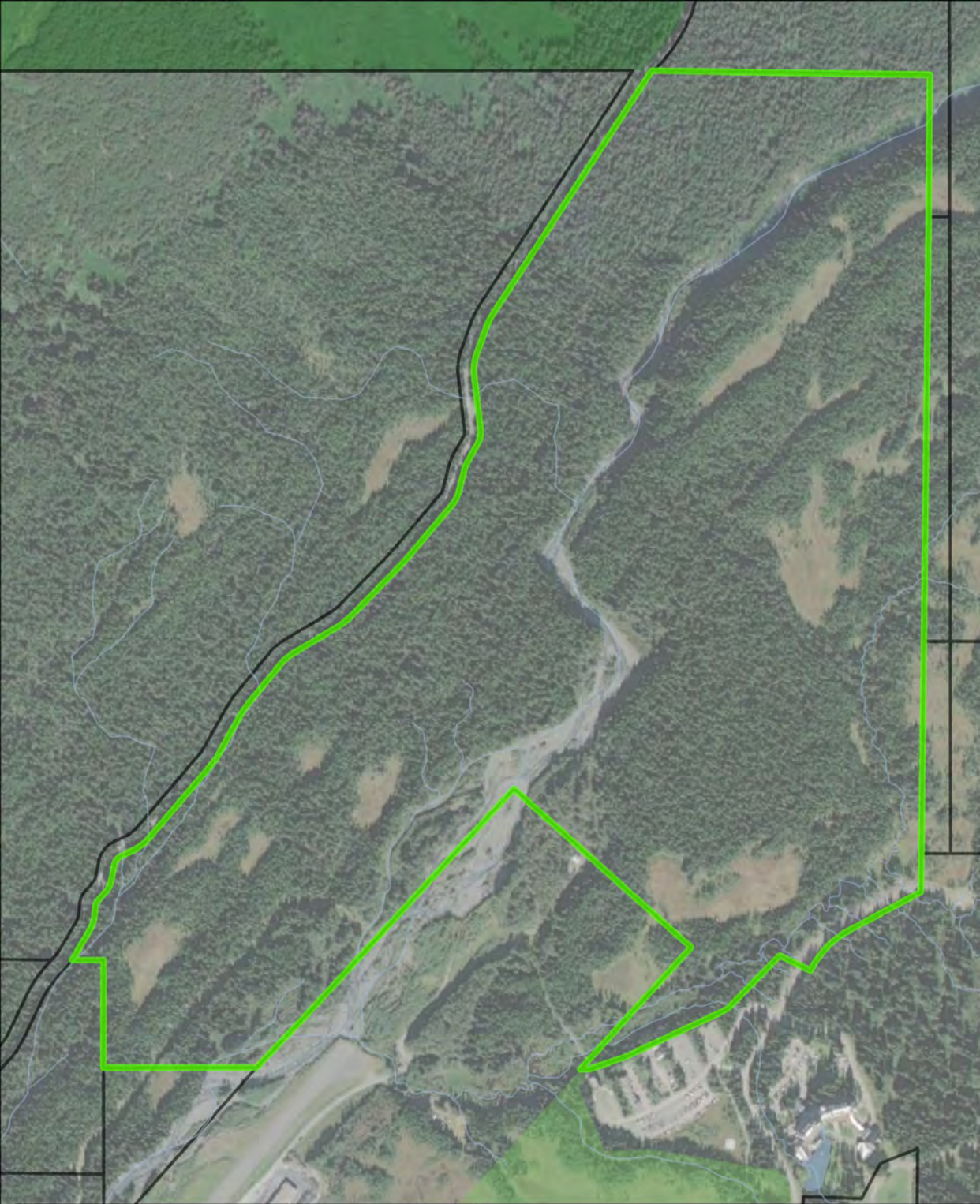
HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%



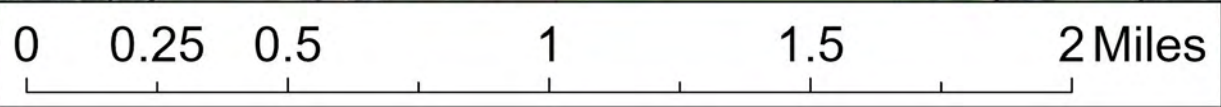
HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%

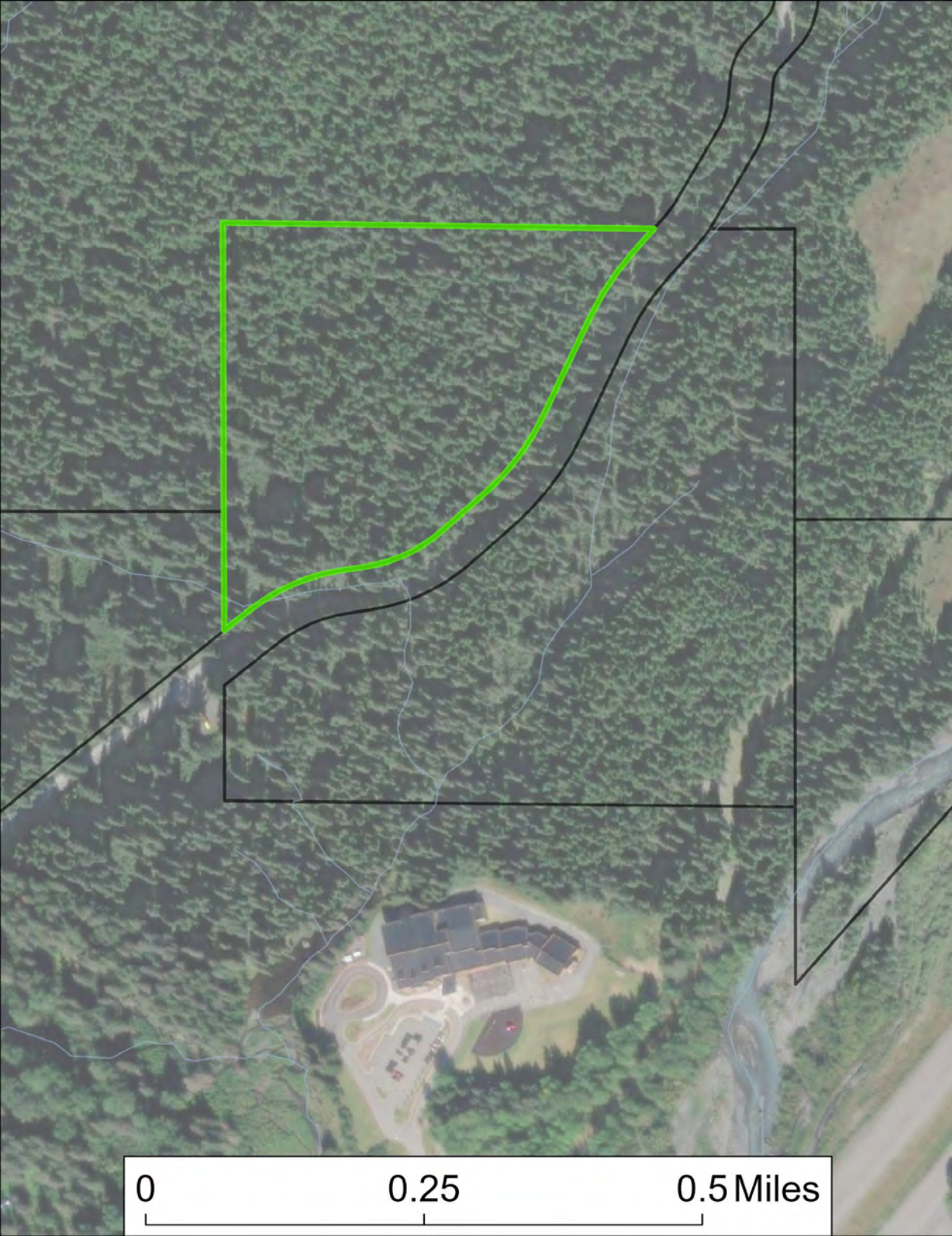


HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%

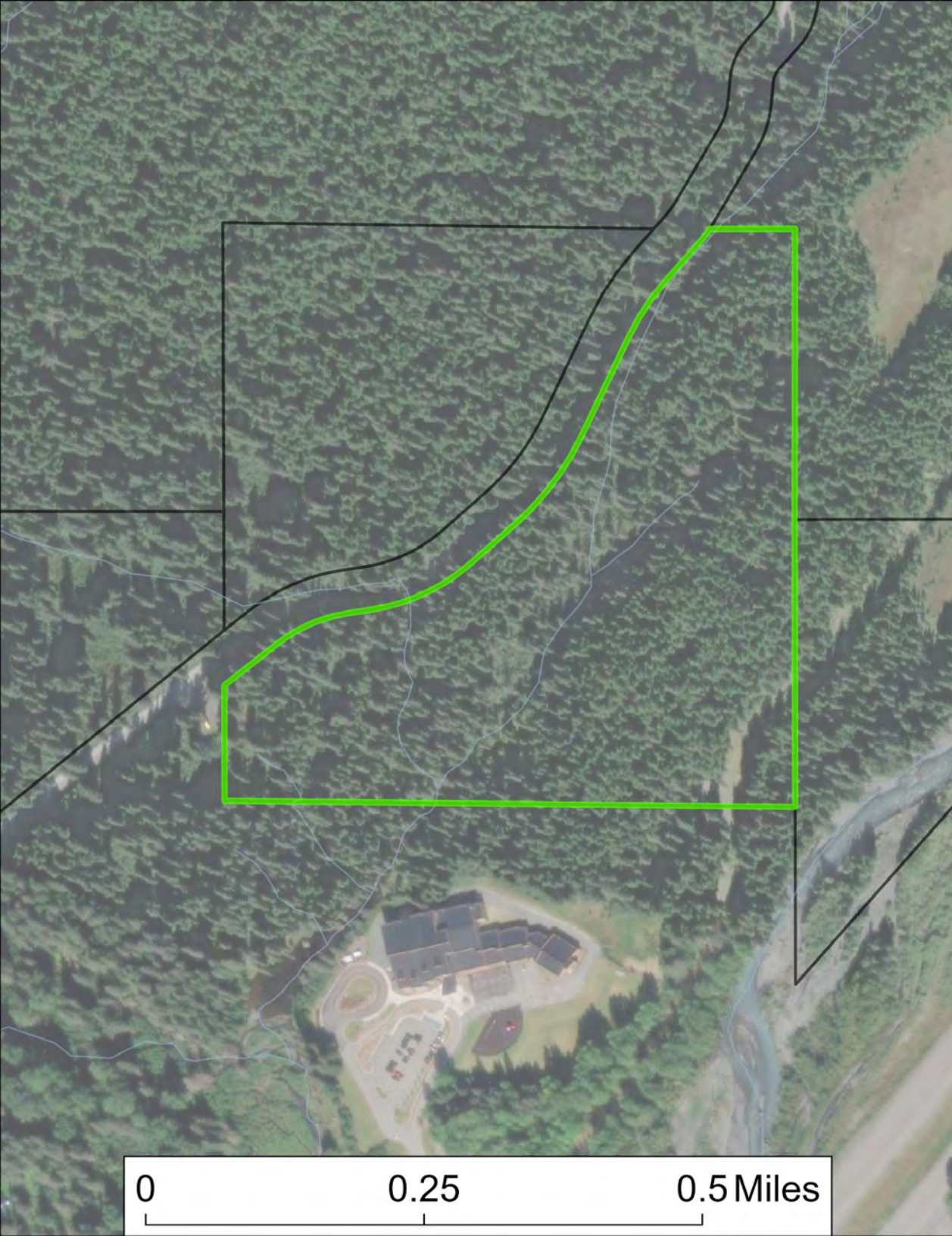


HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		

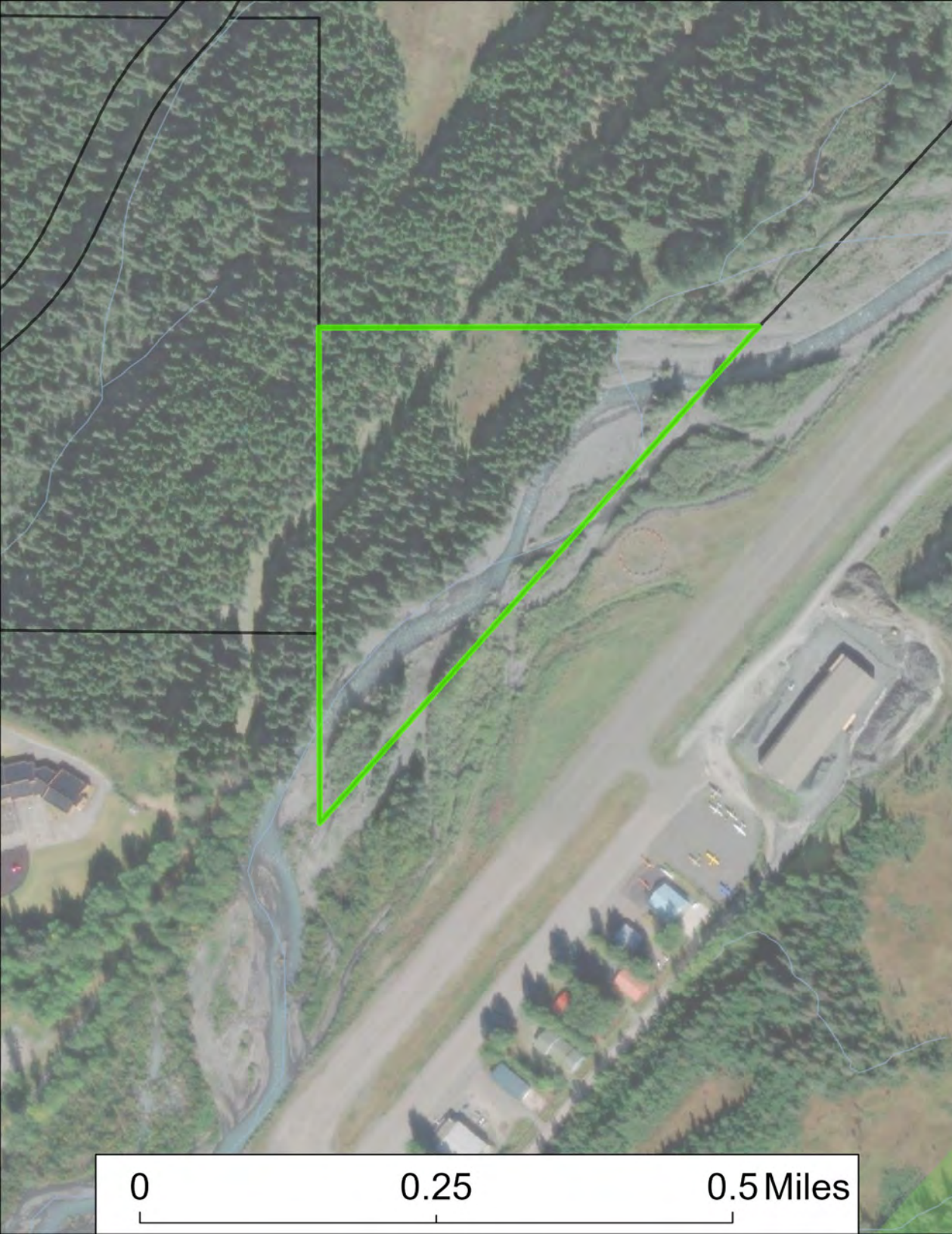




HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality

Orca Mountain View Subdivision

(Tract 18-B, HLB Parcel 6-039)



Ryan Yelle
MOA Heritage Land Bank

Dave Hale, PLS
R&M Consultants



Background

- This platting action is within the HLB 5-Year Workplan:
“6-039 – Evaluate this parcel for potential replat into residential lots for disposal. HLB will coordinate with GBOS, LUC, and GVSA on the proposed subdivision.”
- The purpose of this platting action is to subdivide a residentially zoned (gR-1) area from those zoned as open space (GOS)
- Subdivision of HLB Parcel 6-039, legally known as Tract 18-B Supplemental Cadastral Survey from 1 Tract into 3 Tracts

Zoning & Concept Plat



←
Zoned gR-1 (Tan)
and GOS (Purple)

3 Tracts created
based on zoning
boundaries
→



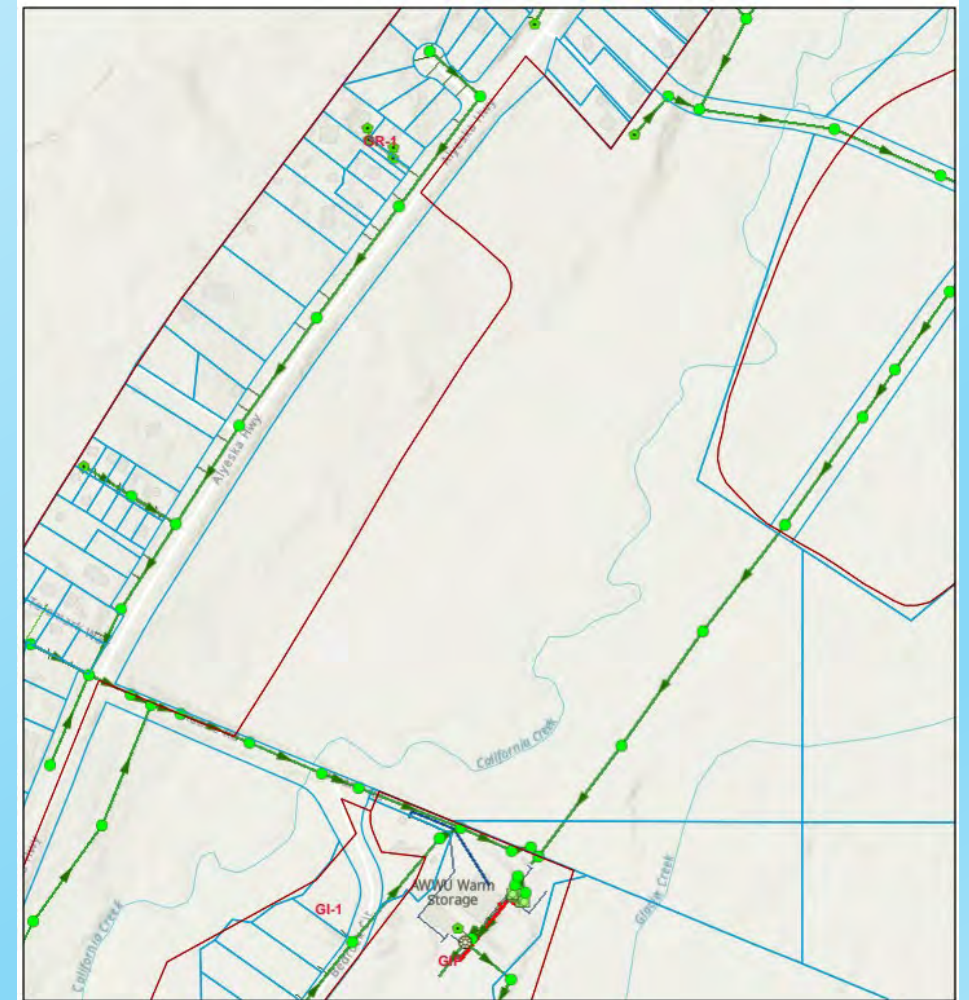
Concept Plat

- Tract 1: ~50 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped
- Tract 2: ~13.5 acres, zoned gR-1 (Alyeska Highway Mixed Residential) and is suitable for residential development. All residential use types are allowed within this zoning district.
- Tract 3: ~4 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped at this time.



Development Challenges

- Access options to the Alyeska Highway are unknown, but unlikely at this stage. ROW for Alyeska Highway will be dedicated through this action.
- Access to public utilities. Public water is not available, and public sewer may have difficulty achieving gravity flow to adjacent service lines
- Additional studies on utility development and funding opportunities need to be completed prior to any further subdivision of proposed Tract 2



Platting Timeline

- Anticipated application submittal to the Planning Department in late September pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

Questions?



Ryan Yelle
MOA Heritage Land Bank
907-343-7531
Ryan.J.Yelle@anchorageak.gov



Dave Hale, PLS
R&M Consultants
907-646-9651
dhale@rmconsult.com

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 2025-09 Of the Girdwood Board of Supervisors

Support for Subdivision of Parcel 6-039 for Community led project development

Whereas, the Girdwood Comprehensive Plan completed a Girdwood Economic and Housing Analysis in 2023 which identified a need for about 112 ownership units and another 129 rental units in Girdwood, and;

Whereas, the housing analysis states, “Housing supply should be increased whenever possible. Adding to the overall supply of housing within infill lots, larger tracts of land such as Heritage Land Bank... and adding housing to existing buildings will help to increase opportunities for needed housing in Girdwood.”.

Therefore, GBOS supports the Heritage Land Bank subdivide the buildable tract from the parcel as a whole and designate the land for 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.

Passed and approved by the Girdwood Board of Supervisors by a vote of 4 in favor and 0 opposed on this 18th day of August 2025.

Jennifer Wingard

Jennifer Wingard
Land Use Committee Supervisor, GBOS Co-Chair

Margaret Tyler

Attest

From: [Spano, Liza M.](#)
To: [abbottloopcommunitycouncil@gmail.com](#); [lizzienewellscifi@gmail.com](#); [ahccpresident@hotmail.com](#); [dirksisson@gmail.com](#); [b_schulte@yahoo.com](#); [bearvalleycc@gmail.com](#); [birchwoodcouncil@gmail.com](#); [Nicole Cupp](#); [chugiakcouncil@gmail.com](#); [downtown.c.council@gmail.com](#); [eaglercommunitycouncil@gmail.com](#); [boldpeak@gmail.com](#); [president@fairviewcommunity.org](#); [Girdwood Board of Supervisors](#); [mtntop74@gmail.com](#); [Jody Sola, GHCC Pres](#); [bvergason@hotmail.com](#); [hillsidecommunitycouncil@gmail.com](#); [hcccpresident@gmail.com](#); [mtanchorage@gmail.com](#); [stoehtnerkris@gmail.com](#); [phil@mvhope.org](#); [nscboard@googlegroups.com](#); [northeastcommunitycouncil@gmail.com](#); [Old Seward - Ocean View Community Council](#); [rabbitcreekcc@gmail.com](#); [rogersparkcc@gmail.com](#); [Clayton Chapman](#); [slccpresident23@gmail.com](#); [sfccakpresident@gmail.com](#); [jthurber501](#); [stephen.a.romanelli@gmail.com](#); [spenardcc@gmail.com](#); [zackary.gottshall@gmail.com](#); [sarah.annalyn@gmail.com](#); [tuffys@gci.net](#); [tccpresident@yahoo.com](#); [TACC](#); [uaccpresident@gmail.com](#); [Community Councils](#)
Cc: [Honest, Miranda L.](#)
Subject: Notice of Renewing Liquor Licenses for 2026-2027
Date: Friday, August 22, 2025 3:44:43 PM
Attachments: [2026-2026 MOA Alcohol License Renewals.xlsx](#)

Dear Community Council:

Notice:

On or before September 1 of each year, the Municipal Clerk is required to notify all Community Councils of liquor licenses located within their boundaries that will be reviewed by the Assembly for the upcoming liquor license renewals (AMC 2.30.120C). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the 2026-2027 liquor licenses which are anticipated to submit renewals and are sorted by community council for ease of review.

Public Hearings and Resolutions:

The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the Assembly on any liquor license renewals within their boundaries (AMC 2.30.120C). To request a public hearing, the Community Council must adopt a resolution asking the Assembly to hold a public hearing on the liquor license renewal and must send the resolution directly to the Office of the Municipal Clerk at munilicenses@anchorageak.gov.

The request for a public hearing should be in the form of a resolution and preferably containing the following information: Number of community council member votes in favor of the request and the number of votes opposed; specific facts, including dates; and supporting documentation. **The resolution must be received no later than October 15, 2025.**

Please contact me if you have questions.

Thank you,
Liza Spano
Scheduling and Business License Assistant
Municipality of Anchorage
Municipal Clerk's Office
907-343-4264

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

287	Crow Creek Mercantile #1839	Package Store License(PSL)	147 Hightower Road	Carr-Gottstein Foods Co.
996	La Bodega	Package Store License(PSL)	194 Olympic Mountain Loop, Unit #C107	Midtown Spirits, Llc
1632	Jack Sprat	Restaurant Eating Place License (REPL)	165 Olympic Mountain Lp	Weits Iii, Llc
3263	Chair 5 Restaurant	Beverage Dispensary License(BDL)	171 Lindblad Avenue	Ski Bum Ventures Inc.
3445	Hotel Alyeska	Beverage Dispensary Tourism License (BDTL)	1000 Arlberg Avenue	Alyeska Resort Operations Limited Partnership
6025	Sadie Romo's Restaurant	Restaurant Eating Place License (REPL)	194 Hightower Road	Sadie Romos Restaurant, Llc
15571	Girdwood Brewing Company, LLC	Brewery Retail License (BRL)	2700 Alyeska Hwy	Girdwood Brewing Company, Llc

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.

1
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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.

Draft for LOO:

WHEREAS: Girdwood is more heavily impacted by STRs than any other area within the Anchorage municipality, with ~ 20% of our residential properties involved in the vacation rental market; and

WHEREAS: None of the funds from the 12% bed tax coming from Girdwood hotels and STRs is currently being used to alleviate the resultant stresses on our community's workforce housing supply; and

WHEREAS: Jumping to a 17% tax on STRs could damage our local restaurants and other businesses; and

WHEREAS: The AO includes no guarantees that at least the portion of the additional tax derived from Girdwood would be returned to the community for the alleviation of our workforce housing crises; and

THEREFORE: The Girdwood Board of Supervisors opposes the passage of AO 2025-XXXX



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. 2025-115

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	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															
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table															
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts															
		Residential							Commercial						
Use Category	Use Type	gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	Definitions and Use Specific Standards
*** *** ***															
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															
<i>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</i>															
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
<u>Short-term rentals</u>															
[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.
	Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P		21.05.050J.7.
*** **																					

(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

Agenda Item LUC 2506-02: Public Comment (3 minutes each)

Amanda Tuttle requests return of her item LUC recommendation that GBOS formally request HLB conduct a Site Specific Land Use Study.

At LUC in October 2024:

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)

Tuttle is frustrated that GBOS has not taken on writing a letter to HLB requiring that they are compliant with code.

Wingard clarifies that this is on the agenda for GBOS in October. It was new business in September at GBOS.

LUC moved of support from LUC in September.

This could come up at the MOA GBOS Quarterly meeting October 28.

When this came up related to Holtan Hills, the community was told that the Crow Creek Neighborhood MP was allowable to serve the required Land Use Study.

Item will shift to Pending status in case there is need for future action.

This item was a topic at the MOA GBOS Quarterly Meeting in October 2024:

- Girdwood Land Use Study
This is addressed in the discussion responding to Tuttle's comments earlier in the meeting HLB states that municipal code requires Site Specific Land Use Study when the applicable Comprehensive Plan doesn't provide enough information on how future land use is to be completed. HLB has completed land use studies when zoning was not completed, citing specific instances in Eagle River. There is not a similar situation in Girdwood so no site-specific land use study is required.

Item returned to LUC in November 2024 with this information:

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)*

Refer to MOA GBOS Minutes for fuller discussion. Basically, HLB says that a land use study is not required by code.

June 2025 Tuttle requests that the item is re-opened and requests that LUC recommends a formal letter from GBOS to HLB.

Item will be added to LUC agenda in July. Tuttle will need to provide draft language for letter.

Item has appeared on LUC agenda in July.

Item has appeared on GBOS agenda in July and August. Tuttle appeared at GBOS in August and requested item to be re-opened. She indicated that she could provide additional information to present to the LUC/GBOS to support reconsideration with MOA. It is noted that she has slower season coming up and more time to spend on this after Labor Day.



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

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

Municipality of Anchorage

Suzanne La France, Mayor

Real Estate Department

Tiffany Briggs, Director

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer

Real Estate Services Division

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Dean Marshall, Chair

LaQuita Chmielowski, Vice Chair

Tammy Oswald

Ryan Hansen

Tim Charnon

Jeremy Hurst

(One vacant seats)

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.



Heritage Land Bank

Office Location: 2nd Floor, 4700 Elmore Road, Anchorage, AK 99507

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Website: www.muni.org/HLB

Contents

Chapter 1. Heritage Land Bank Overview	5
A Brief History of the Heritage Land Bank	6
The Heritage Land Bank Fund	7
Land Management Objectives.....	7
Overview of Land Disposals.....	8
Overview of Land Acquisition.....	8
Overview of the Annual Work Program	9
Overview of the Five-Year Management Plan	9
Chapter 2. 2025 Progress Report.....	10
Disposals, Exchanges & Transfers.....	11
Acquisitions.....	12
Projects	12
Land Management	12
Chapter 3. 2026 Work Program.....	15
2026 Potential Disposals, Exchanges & Transfers	15
2026 Potential Acquisitions.....	17
2026 Projects	17
2026 Land Management	18
Plans, Studies & Surveys	19
Chapter 4. Five Year Management Plan: 2027 – 2031.....	20
Potential Disposals, Exchanges & Transfers: 2027 – 2031.....	20
Potential Acquisitions: 2027 – 2031	22
Potential Projects: 2027 – 2031	23
Land Management: 2027 – 2031.....	24
Potential Plans, Studies & Surveys: 2027 - 2031	24
Appendices.....	26
Appendix A: Regional Maps of HLB Inventory	26
Appendix B: HLB Overview & Policies.....	34
Appendix C: Major Fund Activity by Year.....	46
Appendix D: HLB Leases and Permits List	48
Appendix E: Response to Public Comments	51
Appendix F: HLB Resolution 2025-XX.....	52

Figures and Tables

Table 1.1: HLB Inventory by Area.....	8
Table 1.2: Development Limitations.....	8
Table 2.1: Conservation Easements Managed by HLB.....	13
Table 2.2: 2025 HLBAC Resolutions	14
Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034.....	21
Figure 2: HLB Parcels Adjacent to Chugach State Park.....	23

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

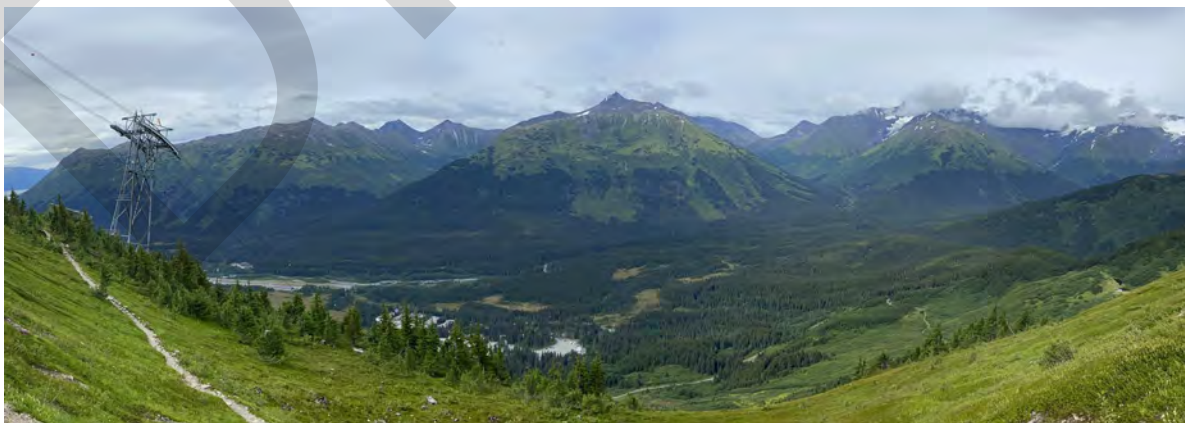
monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process. This management consists of annual site monitoring and reporting. Site 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).

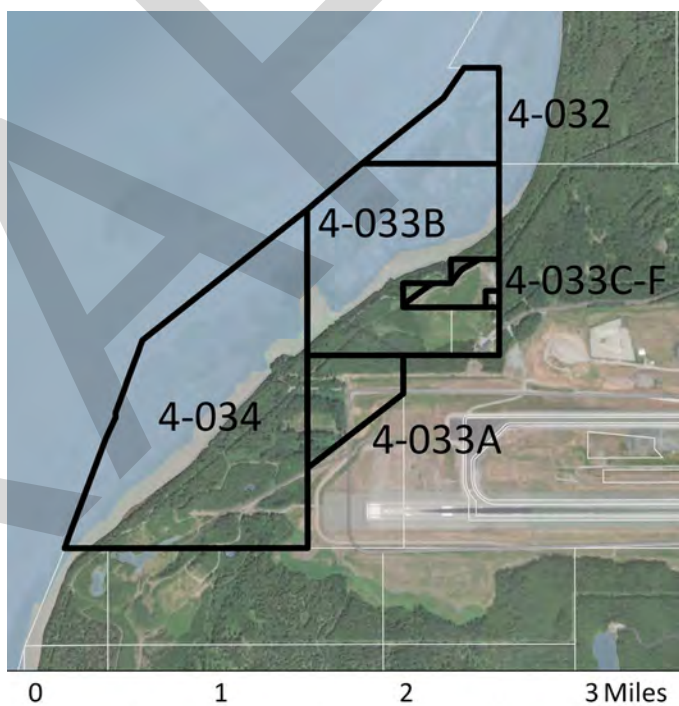


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

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.

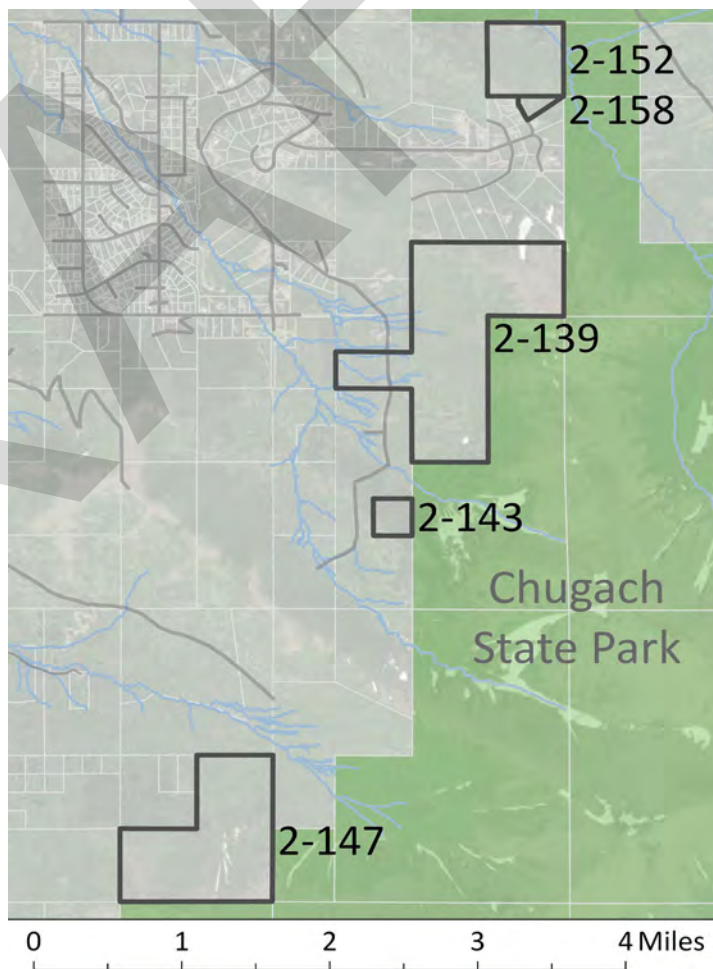


Figure 2: HLB Parcels adjacent to Chugach State Park

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.

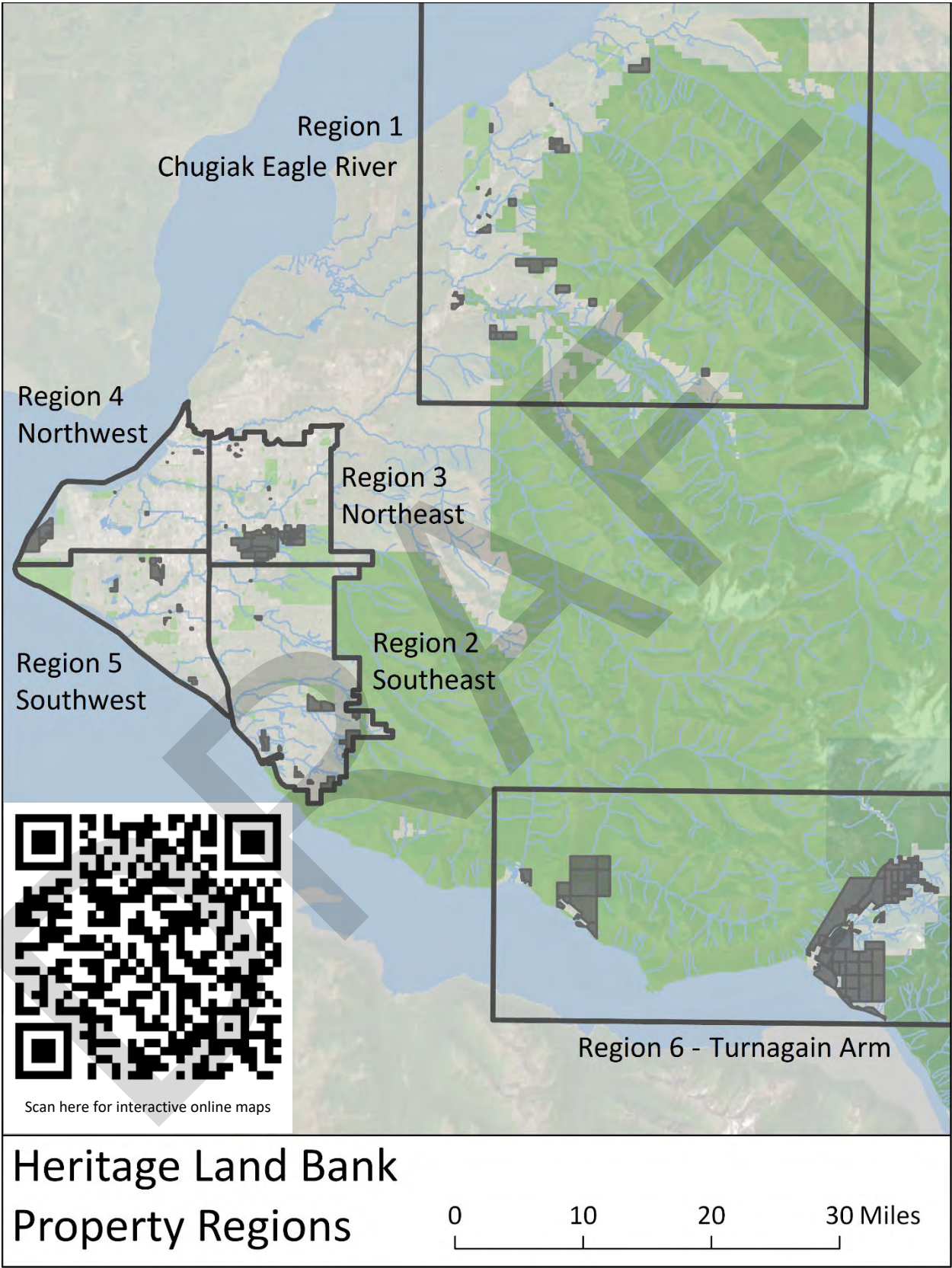
Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly) 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.

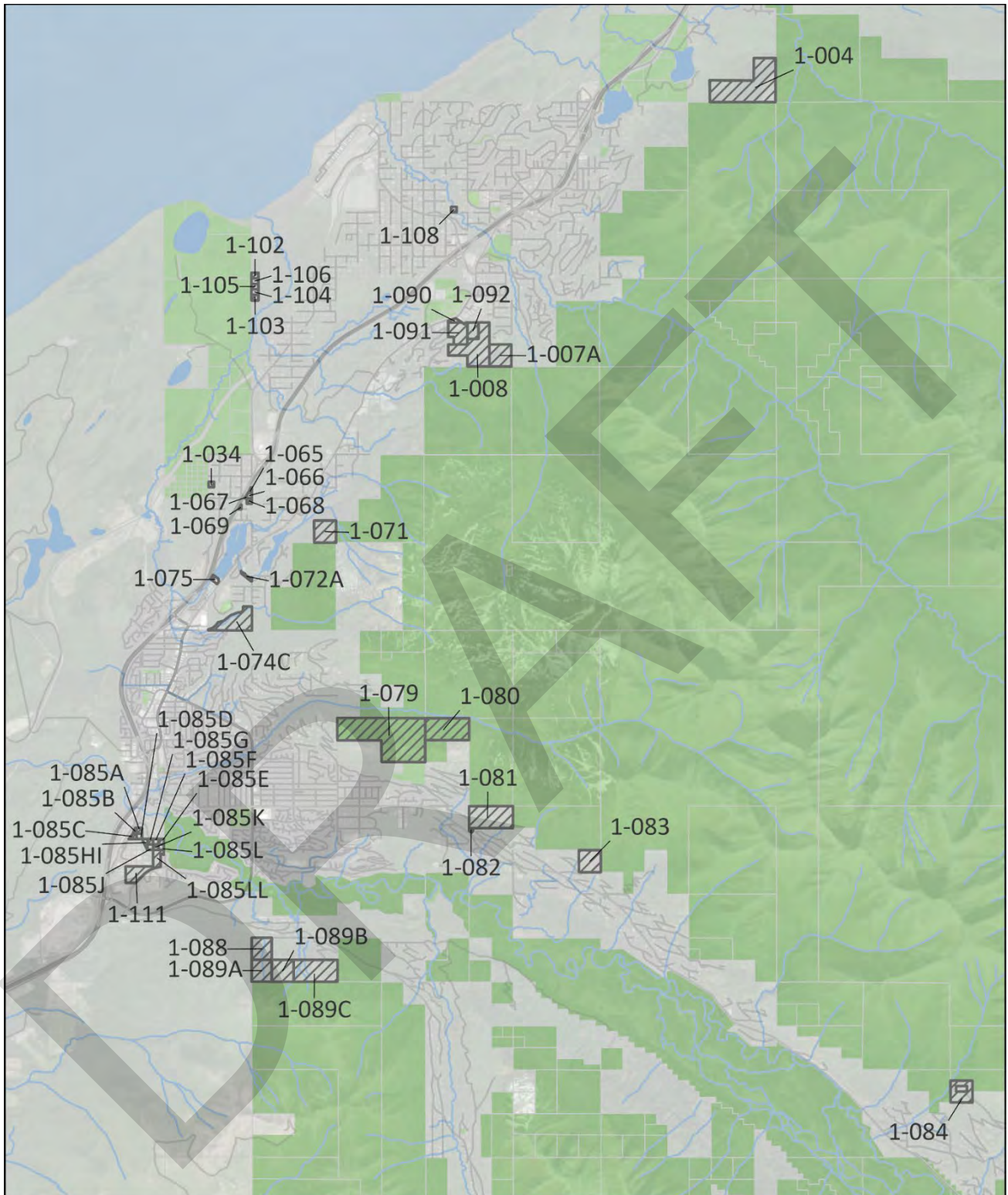
Girdwood Comprehensive Plan – On March 18, 2025, the Anchorage Assembly adopted the updated Girdwood Comprehensive Plan via AO 2024-114(S), As Amended. The Girdwood Comprehensive Plan will be consulted to guide management decisions on HLB land for the planning horizon.

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

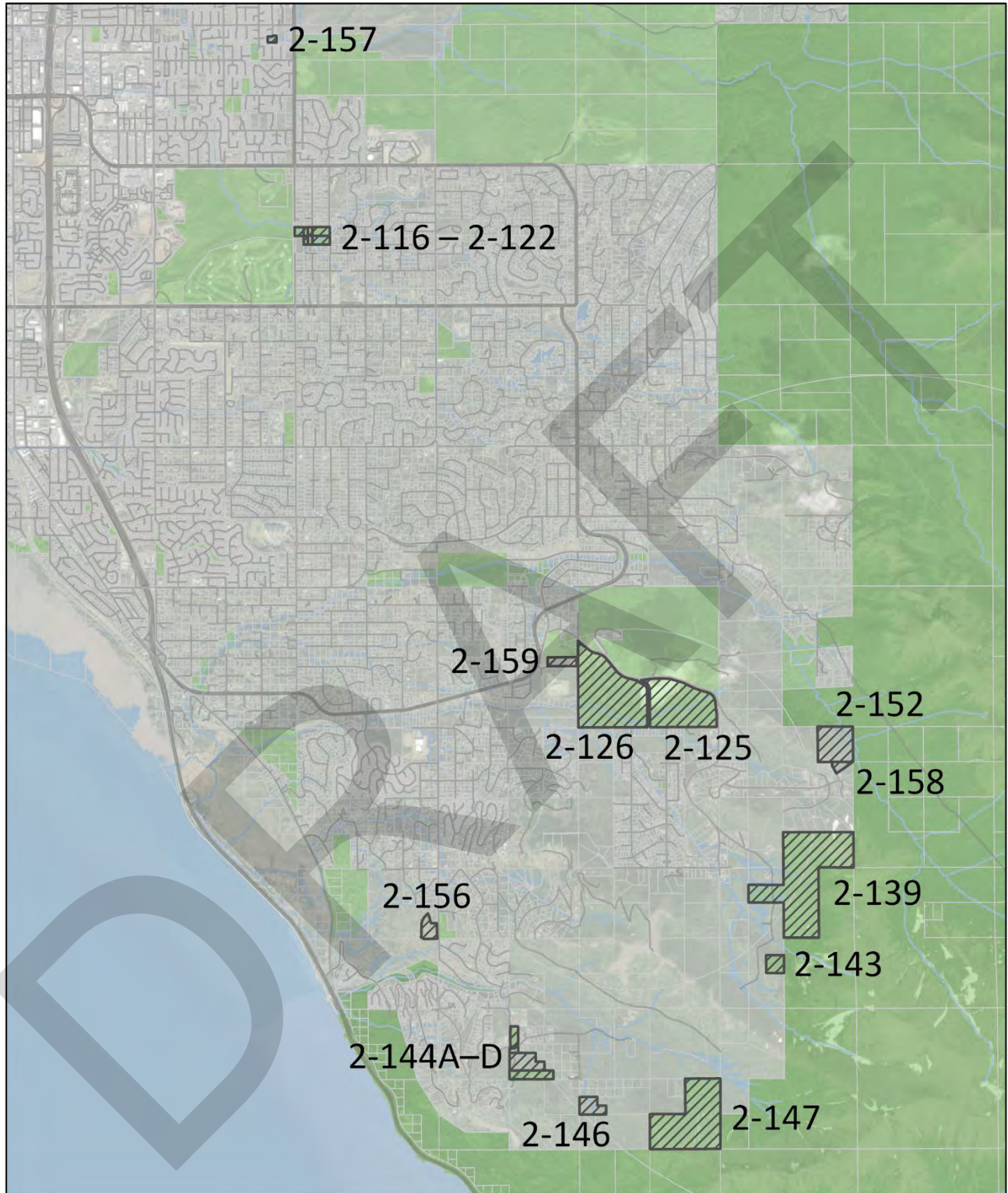




HLB Property Region 1

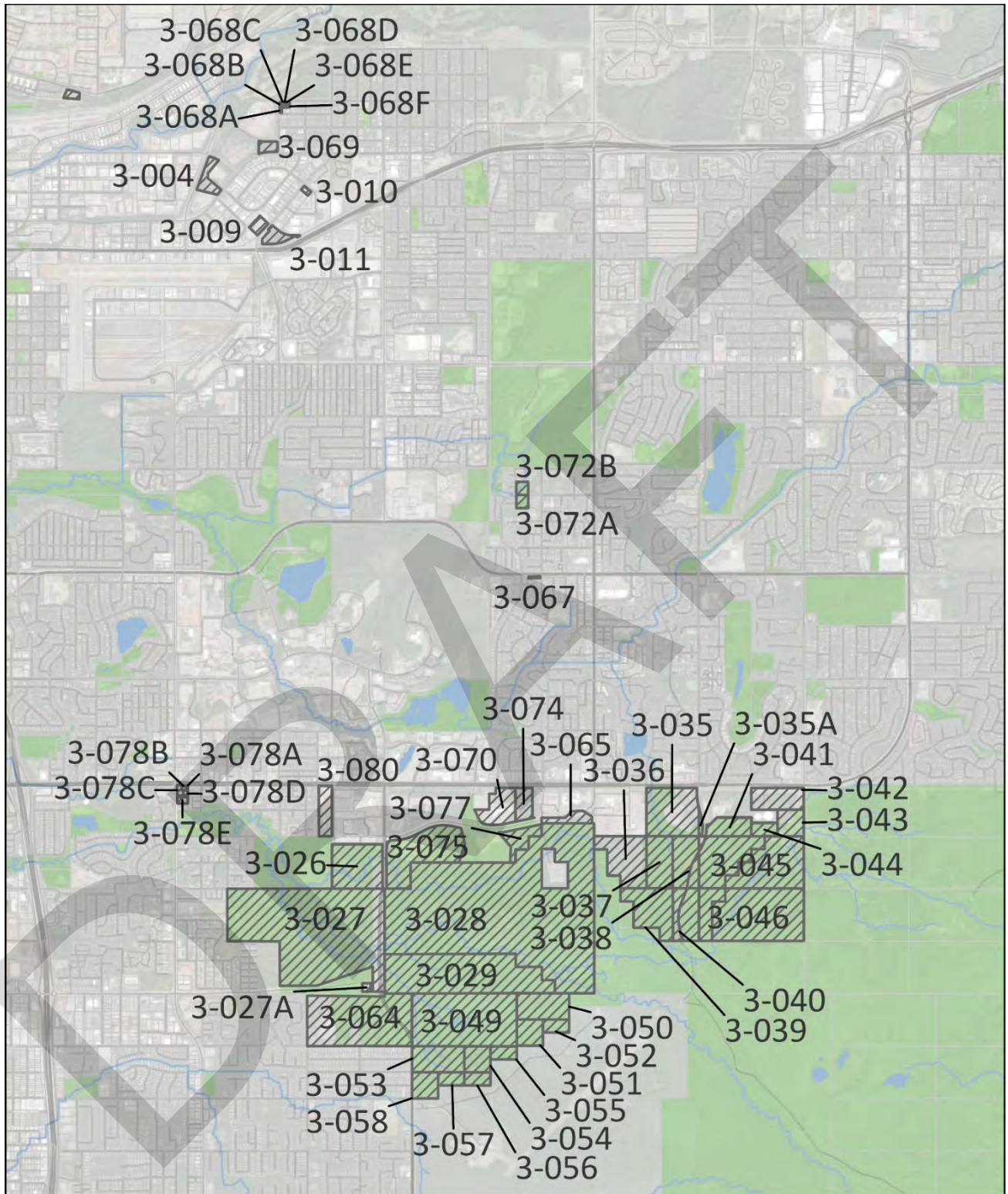
Chugiak Eagle River Parcels

0 2 4 6 Miles



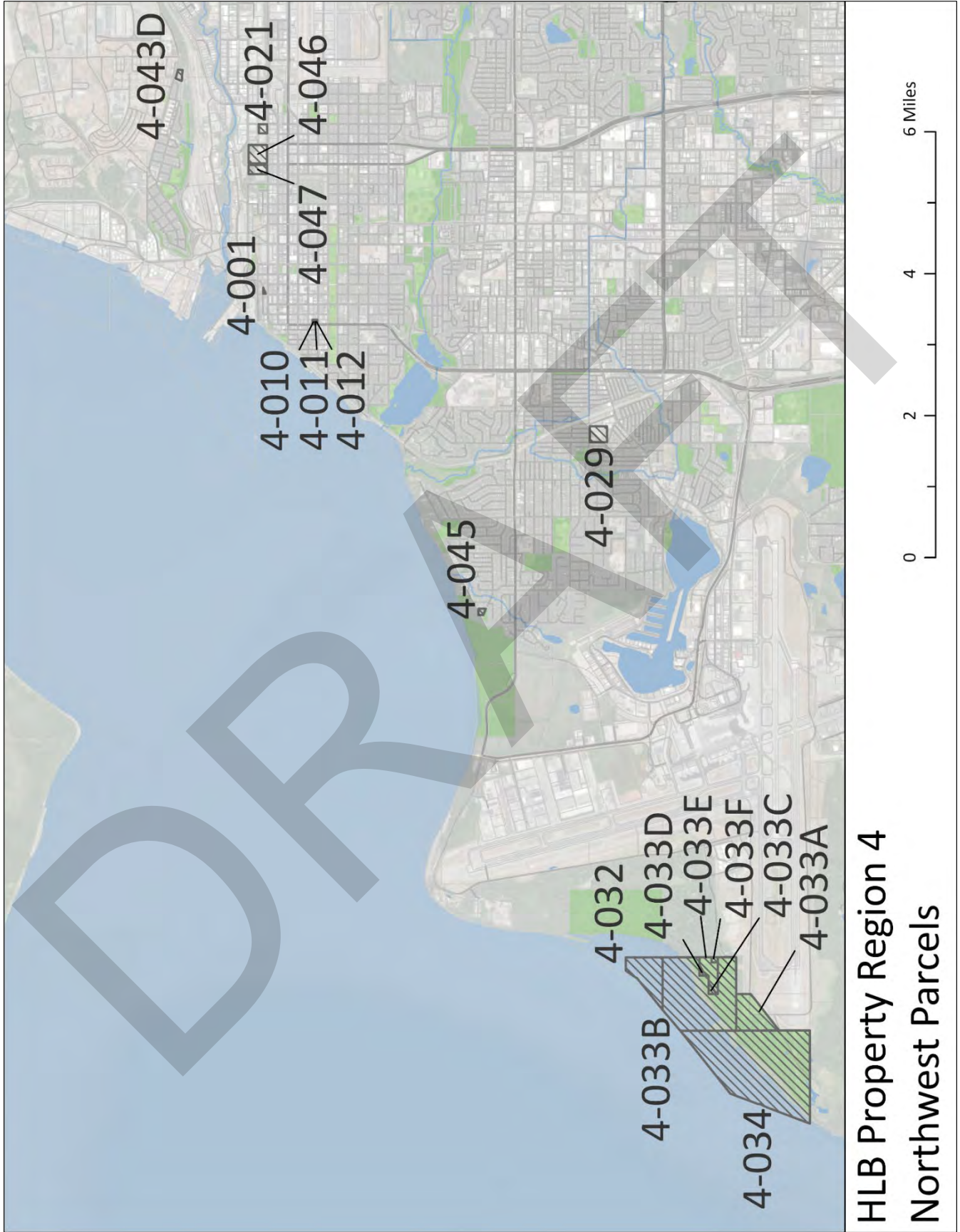
HLB Property Region 2 Southeast Parcels

0 1 2 Miles

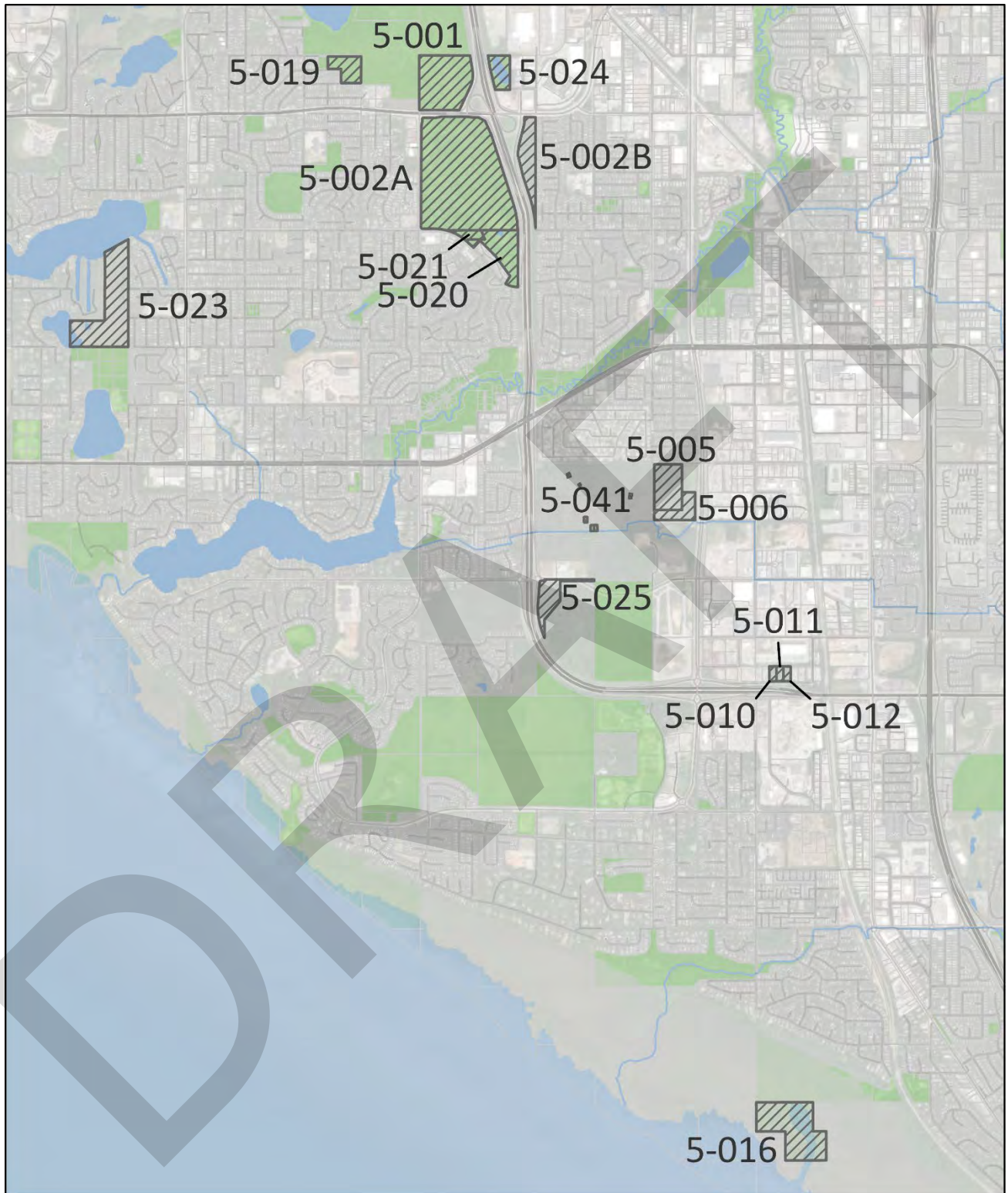


HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

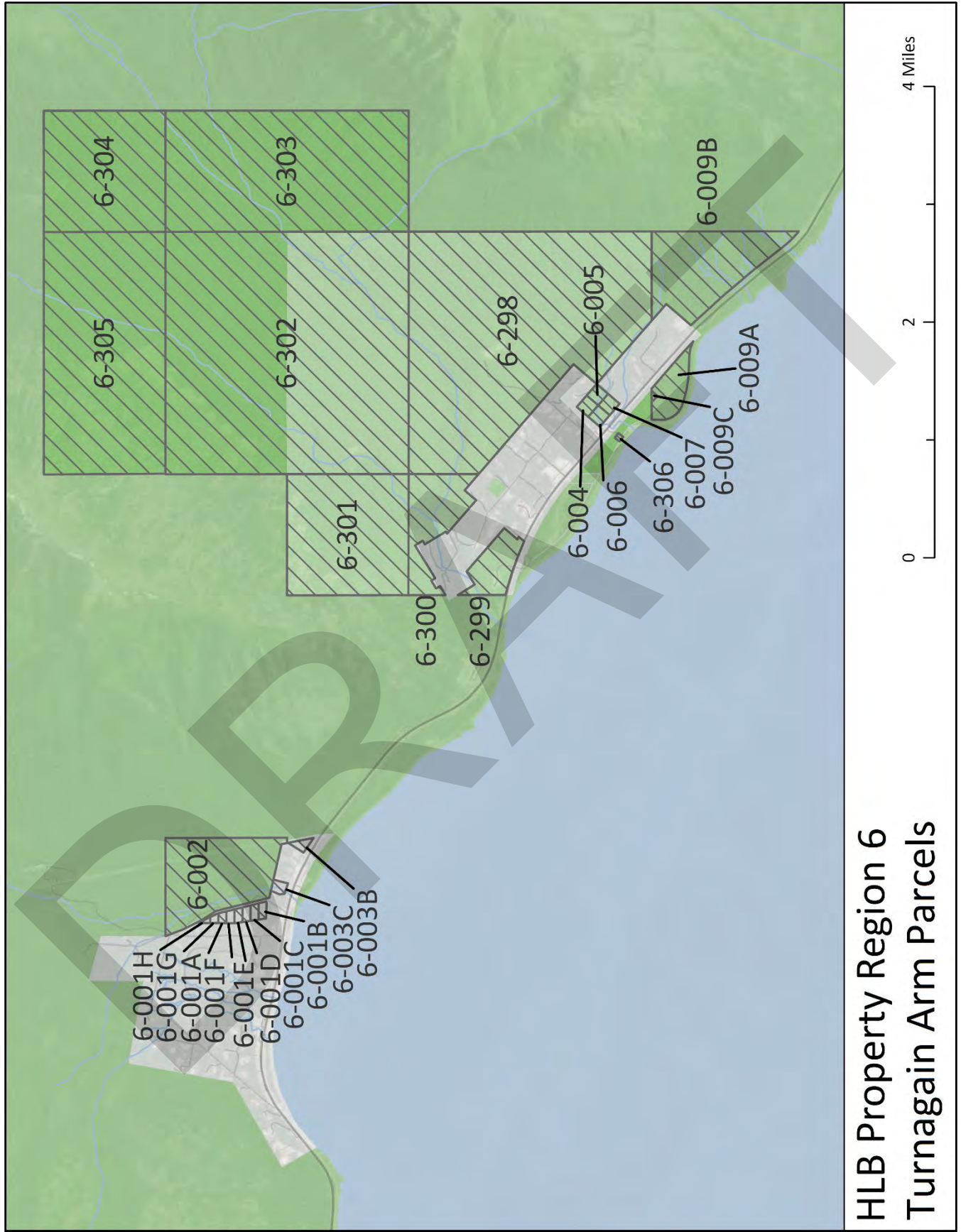


HLB Property Region 4 Northwest Parcels

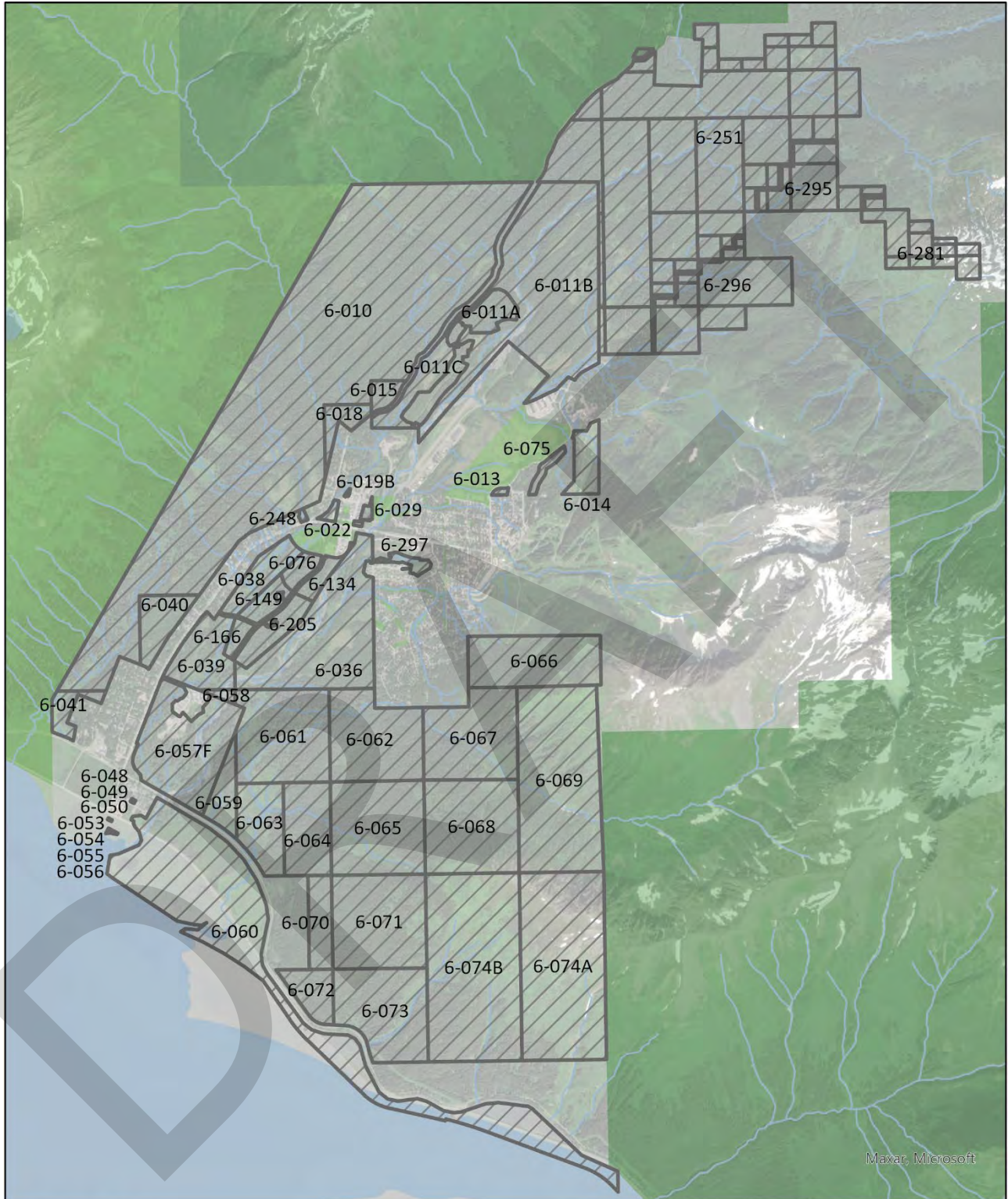


HLB Property Region 5 Southwest Parcels

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

MEMBERSHIP ORGANIZATION
BYLAWS
OF
Federation of Community Councils

-

Article I – Name and Purpose

Section 1. Name

The name of this organization shall be Federation of Community Councils, Inc.

Section 2. Purpose

The purpose of this organization shall be to support and foster neighborhood engagement. The organization shall maintain nonprofit status to fulfill its purpose and operate exclusively in furtherance of charitable and educational purposes within the meaning of the Internal Revenue Code 501(c)(3) and Alaska Statue 10.20.005.

Article II – Offices

Section 1. Registered Office and Registered Agent.

The registered office shall be located at 1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503 and may be changed by a resolution of the Board of Directors and filed with the State of Alaska.

Section 2. Principal Office.

The principal office of the Corporation in the State of Alaska shall be located in 1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503. The Corporation may have other offices, either within or outside the State of Alaska, as determines by the Board of Director.

Article III – Membership

Section 1. Membership Eligibility.

The Corporation shall have members. Membership is open to all Community Councils recognized under Anchorage Municipal Code section 2.40. Each member Community Council, hereafter known as Member Council, shall have one vote which shall be exercised by the designated representative of each such council, hereafter known as Member. The Member shall be the Member Council chair, unless otherwise outlined in each such Member Council's bylaws. Members cannot be elected officials.

Upon Assembly Ordinance marking the removal of recognition, Member Council's right to membership is immediately revoked. Upon Assembly Ordinance marking the recognition of a Community Council, they receive immediate membership and rights to voting.

Section 2. Seated Membership.

Members are considered seated if the Member Council has had one publicly noticed meeting within the past 12 months and has a chair elected or Member appointed. Member Councils will be notified one month prior to the annual meeting if their Member is considered unseated.

Section 3. Authority of Membership.

The Membership of the Corporation shall have authority to elect and remove Directors and to vote on any proposal of merger, consolidation, or dissolution of the Corporation.

Article IV – Meetings of the Membership

Section 1. Annual Meeting.

An annual meeting of the Membership shall be held in February or no later than March 30th of each year for the purpose of electing Directors and for the transaction of any other authorized business of the Membership.

Section 2. Special Meetings.

Special meetings of the Membership may be called by the presiding officer of the Board of Directors, the Board of Directors, or by no less than one-fifth of the Membership.

Section 3. Manner of Meeting.

Meetings may held in person, electronically, or both, in accordance with local and state laws.

Section 4. Notice of Meetings.

Written notice stating the place, day and hour of any meeting of the Membership shall be delivered either by mail or electronically, to each Member and Member Council entitled to vote at the meeting, not less than ten nor more than fifty days before the date of the meeting by or at the direction of the Chair, or the Secretary, or the Officers.

In case of a special meeting, or when required by statute or by these Bylaws, the purpose or purposes for which the meeting is called shall be stated in the notice.

Section 5. Quorum.

More than 50 percent of the seated voting Members shall constitute a quorum. If a quorum is not initially present, a majority of the Members present may postpone the convening of the meeting later on the same day at the same location without further notice. Once a quorum has been established, no departure of a Member or Members shall defeat the quorum, and the Membership may conduct business.

Section 6. Alternates.

Members may appoint an alternate (also known as a proxy or designee). The alternate shall be submitted by written notice, delivered personally or by electronic means to organization staff at least 24 hours in advance of the meeting. Alternate must align with Member Council bylaws or be an elected officer of the Member Council.

Section 7. Manner of Acting.

At a meeting at which a quorum is present the majority of the votes represented at the meeting is the act of the Membership.

Article V – Board of Directors

Section 1. General Powers.

The affairs of the Corporation shall be managed by its Board of Directors, hereafter known as Directors.

Section 2. Number, Tenure, and Qualifications.

The number of Directors shall be at least seven and no more than eleven members. Directors shall hold office for a two-year term and until his or her successor shall have been elected and qualified. No amendment of these Bylaws reducing the number of Directors shall reduce the terms of any incumbent Director.

The number of Directors who are Non-Members, at the time of their election, shall not exceed one-third of the total number of Directors. Non-Member Directors must have attended a general meeting of the Member Council in which they hold membership within the past six months. If a Director is a Member at the time of their election, they can remain Member Director for the duration of their term, even if they no longer hold an elected or appointed seat on their Member Council.

As far as practical, the Board of Directors shall aim to be as geographically diverse as possible. The number of Directors from a particular Member Council may not exceed two.

Section 3. Term Limits. No individual may serve more than three consecutive terms as Director. Directors can serve again after sitting out for one term length. The Directors shall serve staggered terms. Commencing in _____, the Directors shall draw lots for a one-year term and a two-year term. Each director will serve the term drawn. All subsequently elected directors shall be elected to a two-year term and shall serve until their successor has been elected and qualified.

Section 4. Regular Meetings.

The Board of Directors must hold regular meetings at least quarterly. Notice of those meetings shall be given at least two weeks in advance by mail or electronic notice.

Section 5. Special Meetings.

Special meetings of the Board of Directors may be called by or at the request of the Chair, the presiding officer, or one-third of the total number of Directors. The persons to call a special meeting shall specify a place for holding the special meeting.

Section 6. Notice of Special Meetings.

Notice of any special meeting of the Board of Directors shall be noticed at least 48 hours in advance by mail or electronic notice.

Section 7. Quorum.

A majority of the Directors on the Board of Directors shall constitute a quorum for the transaction of business at any meetings of the Board. If a quorum is not initially present, a majority of the Directors present may postpone the convening of the meeting later on the same day at the same location without further notice.

Once a quorum is established, the Board may continue to conduct business despite the withdrawal of a Director or Directors.

Section 8. Manner of Acting.

The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these Bylaws.

Section 9. Vacated Directors

Directors who fail to attend two consecutive meetings or four meetings within the term the position is considered vacated.

Upon consideration of a position as vacant and there being less than the minimum number of Directors, the Board of Directors can appoint someone to fulfill the length of the term.

Section 10. Resignation

Directors may resign by notice to any Officer, the Board of Directors, and/or organization staff by mail or electronic notice.

Section 16. Removal.

A vote of two-thirds by the Board of Directors can temporarily suspend a director for cause. The suspended director can appeal the decision within 30 days, in writing. A special meeting of the members would be called to ratify the removal. The Board of Directors can rescind the suspension within 30 days. The suspension would become permanent after 30 days without appeal or recension.

Any or all directors may be removed at any time by action of the majority of the total members at special or annual meetings of the membership.

Section 10. Vacancies.

Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors. A Director elected to fill a vacancy shall be from the membership and elected for the unexpired term of his or her predecessor in office. In a case where there is less than the minimum number of Directors, the vacancy shall be filled at the next meeting or at the next annual meeting of the Membership, whichever occurs first. In a case where there are more than the minimum number of Directors, the Board of Directors may appoint to fill the vacancy.

The Board of Directors may only appoint Directors to fill vacancies, not to add additional Director seats beyond the elections from the Membership.

Section 11. Public Office.

Directors must resign immediately from the Board of Directors when that director formally declares candidacy or is elected or appointed to municipal, state, or federal office. Formal declaration means submitting a press release, or filing a notice of intent to run for office, or forming a campaign committee, or soliciting funds.

Elected officials at the municipal level are defined as the Mayor, Assembly members, and School Board members and are not eligible to serve on the Board of Directors.

Section 12. Compensation.

Directors shall not receive salaries or compensation for their services.

Section 13. Standards of Conduct for Directors.

- I. Directors shall support the mission and purpose of the organization.
- II. A director shall perform his or her duties, including the duties as a member of a committee: (1) in good faith; (2) with the care of an ordinarily prudent

person in a like position would exercise under similar circumstances; and (3) in a manner the Director reasonably believes to be in the best interests of the Corporation.

III. In performing his or her duties, a director is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by:

- A. one or more officers or employees of the Corporation whom the director reasonably believes to be reliable and competent in the matters presented;
- B. legal counsel, public accountants or other persons as to matters the director reasonably believes are within the person's professional or expert competence; or
- C. a committee of the Board of which the director is not a member, as to matters within its purview, if the director reasonably believes the committee merits confidence.

A director is not acting in good faith under subsection (III) if the director has pertinent knowledge concerning the matter being discussed or voted on that is important for the board to know, but they fail to disclose it.

Section 14. Conflicts of Interest.

A director shall disclose all conflicts of interest and may not act in matters in which he or she has a substantial and material conflict of interest.

- I. Conflicts of Interest are defined as when a director or a member of his or her immediate family:
 - A. has an economic interest in a transaction which is the subject of proposed action by the Corporation and the economic interest is adverse, competitive, potentially adverse or potentially competitive to the interest of the Corporation;
 - B. is a member or holds a significant interest in another entity that is the subject of the proposed action by the Corporation; is a member of the Board of Directors (or other governing body), or an officer or manager of another entity that is the subject of the proposed action by the Corporation; or,
 - C. is a party to or a potential party to threatened or pending litigation or administrative proceedings in which the position is adverse to that of the corporation.

However, a Director does not have a Conflict of Interest where the interest of the Director or his or her immediate family is no different than that of Members of the Corporation generally or of other Directors.

II. Determination of Substantial and Material Conflict of Interest.

- A. When a Director has a potential Conflict of Interest, the Director shall notify the Board of Directors before the Board considers the matter with respect to which the actual or potential conflict exists, of all material facts concerning the nature of the Conflict of Interest. The existence of a Conflict of Interest shall be recorded in the minutes of the meeting of the Board of Directors.
- B. The Board shall determine if a particular Director has a substantial and material Conflict of Interest under this Section. The Chair can make a motion of recommendation, which can be confirmed by assent of the Board. The Director with a Conflict of Interest shall not participate in the discussion of the conflict, other than to answer clarifying questions regarding the conflict, and shall abstain from voting on the issue of the conflict while the disinterested Directors discuss and vote on the conflict. However, the Director may be counted in determining the presence of a quorum at the meeting at which the Board of Directors considers the matter giving rise to the conflict.
- C. The Membership may void an Action of the Board of Directors when the action included participation of a Director with a Conflict of Interest, upon a showing that (i) the vote of the disinterested Directors present at the meeting and voting, would have been insufficient to take the challenged action without the inclusion of the vote of the Director who had the Conflict, and (ii) the action taken was unfair to the Corporation.

III. Disqualification of Director.

- A. If a majority of the voting Directors votes that a substantial and material Conflict of Interest exists, then the Director shall be disqualified from discussing or voting on the matter in which he or she has a substantial and material Conflict of Interest.

Section 15. Rules of Procedure.

The Board of Directors shall use Robert's Rules of Order, revised current edition, to conduct meetings except where they conflict with provisions of these bylaws.

Article VI – Officers

Section 1. Officers.

The Officers of the Corporation shall be elected from and by the Board of Directors, and shall be a Chair (President), a Vice Chair, a Secretary, and a Treasurer. The Board of Directors may elect or appoint, at any meeting, other necessary officers and assistant officers and agents and designate their duties. The officers have the authority and perform the duties prescribed by the Board of Directors. Any two or more offices may be held by the same person, except the offices of Chair and Secretary. Any Officer who leaves the Board will no longer be eligible to serve as an officer.

Section 2. Election and Term of Office.

The Officers of the Corporation shall be elected every year by the Board of Directors at the regular annual meeting of the Board of Directors. If the election of officers is not held at the Annual Meeting, the election shall be held as soon thereafter as conveniently possible. Each Officer shall hold office until his or her successor has been duly elected and qualified.

Section 3. Vacancies.

A vacancy in any office, for any reason, may be filled by the Board of Directors at any regular or special meeting for the unexpired portion of the term.

Section 4. President.

The President, hereinafter known as the Chair, shall be the principal officer of the Corporation and shall preside at all meetings of the Membership and of the Board of Directors; may sign, with the Secretary or any other proper officer of the Corporation, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution is expressly delegated by the Board of Directors or by these Bylaws or by statute to some other officer or agent of the Corporation; and, in general, shall perform all duties incident to the office of Chair and other duties as may be prescribed by the Board of Directors.

The Chair should make every effort to attend meetings in person. If the Chair is unable to attend the meeting in person, then the Vice Chair shall preside in their stead. If the Vice Chair is unavailable to preside in person, the Chair can appoint a Director as temporary presiding officer.

Section 5. Vice Chair.

In the absence of the Chair or in event of his or her inability or refusal to act, the Vice Chair shall perform the duties of the Chair and, when so acting, shall have all the

powers of, and be subject to all the restrictions upon, the Chair. The Vice Chair shall perform such other duties as assigned by the Chair or by the Board of Directors.

Section 6. Secretary.

The Secretary is responsible for the oversight of the minutes of: the meetings of the Membership and of the Board of Directors and committees having any of the authority of the Board of Directors; see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; be custodian of the corporate records of the Corporation; keep a register of the name and contact information of each Member; and in general perform all duties incident to the office of Secretary and other duties as assigned by the Chair or by the Board of Directors.

Section 7. Treasurer.

The Treasurer is responsible for all funds and securities of the Corporation: receive and give receipts for funds due and payable to the Corporation from any source whatsoever; deposit all such funds in the name of the Corporation in the banks, trust companies or other depositories selected by the Board of Directors; and in general perform all the duties incident to the office of Treasurer and other duties as assigned by the Chair or by the Board of Directors.

Section 8. Removal.

Any officer elected or appointed by the Board of Directors may be removed by the vote of a majority of the members of the Board of Directors whenever in its judgment the best interests of the Corporation would be served thereby.

Article VII -- Committees

Section 1. Committees.

There are two standing committees - Finance and Board Development.

The Board may create ad hoc committees that it deems necessary. Other committees not having and exercising the authority of the Board of Directors in the management of the Corporation may be established by resolution of the Board.

The resolution creating the committee shall specify the purpose and scope of the committee; any additional rules, and the responsibility of the appointment of members, if appointment is not done by the Chair.

Committees can include members who are not Directors, so long as the Chair of the committee is a Director.

Any committee member may be removed, without cause stated, by the person or persons authorized to appoint the member whenever, in the judgment of the appointing authority, the best interests of the Corporation is served by the removal.

Section 2. Chairperson.

One member of each committee shall be appointed chairperson by the appointing authority.

Section 3. Quorum.

Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 4. Finance Committee.

The Finance Committee is responsible for monitoring the financial status of the Corporation, and reporting to the Board. The Finance Committee will do the following:

- I. At each regular meeting of the Board, report to the Board on the current financial condition of the Corporation.
- II. Insure the integrity of the Corporation's financial records, which it shall do by:
 - A. Examining the accounting records and financial statements of the organization;
 - B. Reviewing the results of any audits or reviews, as well as any recommendations pertaining to accounting practices, policies and procedures, and making appropriate recommendations to the Board;
 - C. Periodically reviewing the adequacy and effectiveness of the Corporation's internal systems of controls and financial reporting procedures and making reports about these reviews to the Board; and
 - D. Making any further investigations to inform itself as to the conduct of the Corporation's financial affairs.
- III. The Finance Committee shall consist of at least the treasurer. At least one committee member shall have accounting or other equivalent experience and expertise.

Section 5. Board Development Committee.

The Board Development Committee is responsible for the corporate health and effectiveness of the Board. Its responsibilities include:

- I. Identifying and recommending to the Board the optimum mix of Board members.

- II. Board development, which includes training new Board members as well as ongoing Board training and evaluation.
- III. Reviewing the Corporation's Bylaws and practices and recommending any changes it deems appropriate related to Board structure or operations.
- IV. Reviewing the ad hoc committees every two years and provide recommendations to the Board of Directors for renewal or dissolution.

Article VIII – Contracts, Checks, Deposits and Gifts

Section 1. Contracts.

The Board of Directors may authorize any officer or agent of the Corporation, in addition to the officers expressly authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, Etc.

All checks, drafts or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation, shall be signed by the officer or agent of the Corporation and in a manner determined by resolution of the Board of Directors.

Section 3. Deposits.

All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

Section 4. Gifts.

The Board of Directors or its designee may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation so long as the contribution, bequest, or devise is consistent with the gift acceptance policy adopted by the Board of Directors. In the absence of a gift acceptance policy, the Board shall exercise due diligence in determining that acceptance of the contribution, gift, bequest, or devise is in the best interest of the Corporation.

Article IX – Books and Records

The Corporation shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Membership, Board of Directors and committees having any of the authority of the Board of Directors, and shall keep at its

registered or principal office a record giving the names and contact information of the Members entitled to vote.

All books and records of the Corporation may be inspected by any Member, or his or her agent or attorney, for any proper purpose at any reasonable time.

The Board of Directors shall set a records retention policy. In the absence of a records retention policy, the Board shall exercise due diligence in determining record retention in the best interest of the Corporation.

Article X – Fiscal Year

The fiscal year of the Corporation shall begin on the 1st day of January and end on the 31st day of December in each year.

Article XI – Indemnification

Section 1. Insurance.

The Board of Directors shall purchase Directors and Officers insurance and General Liability Insurance.

Section 2. Former Officers, Directors, Etc.

The indemnification provisions of this Article shall be extended to a person who has ceased to be a director/Director, officer, employee or agent as described above and shall inure to the benefit of the heirs, personal representatives, executors and administrators of such person.

Article XII – Seal; Shares of Stock; Loans

Section 1. Seal. The Corporation shall have no seal.

Section 2. Shares of Stock. The Corporation may not issue shares of stock nor pay dividends.

Section 3. Loans. The Corporation may not make loans to its officers or Directors.

Article XIII – Waiver of Notice

Whenever any notice is required to be given under the provisions of the Alaska Nonprofit Corporation Act or under the provisions of the Articles of Incorporation or the Bylaws of the corporation, a waiver, in writing signed by the person or persons entitled to such notice, whether before or after the time stated, shall be deemed equivalent to the giving of notice.

Article XIV – Amendments to Bylaws

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by a two-thirds of the Directors present at any regular meeting or at any special meeting. Bylaw changes shall not be introduced and voted on in the same meeting.

In emergency circumstances, emergency bylaws may be adopted for no more than 40 days and then must be adopted permanently through the regular process or removed. Emergency circumstances are defined in AS 26.23.900.

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned Secretary of _____ does hereby certify that the above and foregoing Bylaws were duly adopted [amended] by the Board of Directors on the ____ day of _____, 2025.

Chair

Secretary

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**

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

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

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

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

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

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

THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

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

B. The solid waste disposal utility shall collect a surcharge on all waste delivered to solid waste transfer or disposal facilities to finance these 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)