

APPENDIX 8

Trail Easements and MOA/MOUs

The Girdwood Parks and Recreation Department and the Girdwood Trails Committee work with many different land managers in the Girdwood Valley - the MOA Heritage Land Bank, Alaska State Parks, Alaska Department of Natural Resources, and the US Forest Service. These relationships are governed by Memoranda of Agreement, Memoranda of Understanding, and various easements. One of the Trails Committee's major goals is to protect the Valley's trail system from future encroachment by recording easements.

TRAILS THAT HAVE PROTECTION

Abe's Trail: Trail Easement granted to GBOS for MOA property, 2012-037296-0
Land Use Permit #32093 (2018-2022)

Alyeska Highway Pedestrian Corridor: easement MOA Girdwood Service Area

Arlberg Bike Path: HLB Easement

Beaver Pond Trail: Easement granted to GBOS for HLB property 2012-037296-0 (50')
DNR Land Permit 2018-2022

Bird-to Gird Bike Path: Chugach State Park

California Creek Trail: Easement granted to GBOS for HLB property 2012-037296-0
Land Use Permit #32093 (2018-2022)

Crow Pass Trail: USFS

Earnagain: 25' pending; Bikewood has an easement through HLB?

Hightower/Egloff Bike Path: Intra-government permit for a public use easement is granted to MOA Project Management & Engineering

Iditarod National Historic Trail, Lower: easement MP 0-5 has HLB easement, ADL#24059

Max's Mountain Trail: segment on privately held land is dedicated by plat (2004); other landowners are HLB and DNR

Moose Meadow: HLB dedicated park, managed by Girdwood Parks & Recreation

Nordic 5K Loop: GNSC has an easement through HLB, 2009

North Face—Alyeska Resort/private

Small House: 25' pending; Bikewood has an easement through HLB?

Snowcat Trail—HLB & DNR Revocable Permit to CPG, no easement

Two Cents: 25' pending; Bikewood has an easement through HLB?

Upper Meadows near Arlberg Parking Lot: Conservation Easement #2015-039963-0, 2015, owned by Heritage Land Bank

Virgin Creek Falls: Privately owned segment dedicated by plat (2004); No HLB easement

Winner Creek Extension: Girdwood Parks and Recreation dedicated park land?

Winner Creek Trail: USFS has easement from HLB and maintains the trail through inter-government agreement ADL 228890-L, ADL 230887

Winner Creek Trail Upper: easement in place, ADL 228890-L, ADL 230887.

TRAILS THAT HAVE NO PROTECTION:

Athasbascan Environmental Physics Trail: ASD

Deb's Way: AWWU utility easement and DOT

Eagle Glacier Access: USFS

Iditarod National Historic Trail, Middle and Upper: no easement M5-9

Joe Danich Trail, Upper and Lower: DOT, HLB and Alaska RR

Max's Mountain: no easement on public land (USFS?); Skilling easement to be changed

Ragged Top: USFS and HLB (Chugach State Park?)

Shortcut Davos to Alyeska Bike Path: AWWU utility easement

Stumpy's Summer Trail: HLB and DOT airport land

Stumpy's Winter Trail: HLB

Tiny Creek Trail: ASD and Chugach Electric

Virgin Creek Trail, Lower: HLB

Wagon Trail: HLB, DNR and Alaska RR

Abe's Trail, Beaver Pond trail (up to Chugach State Park boundary) and California Creek Trail (up to Chugach State Park boundary) easement:

A
L
A
S
K
A

2012
2012-037296-0

Recording Dist: 301 - Anchorage
7/6/2012 3:13 PM Pages: 1 of 3



Please return to:
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

TRAIL EASEMENT

Anchorage Recording District

The GRANTOR, Municipality of Anchorage, Heritage Land Bank, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650, for good and valuable consideration, conveys and warrants to the Municipality of Anchorage, GRANTEE, and to its successors and assigns a perpetual non-exclusive, relocatable easement fifty (50) feet in width, across the following described lands:

Heritage Land Bank Parcels: Parcel 6-010, described as Tract A, Lot 10, Plat 81-149, Sections 4, 5, 7, 8, 17 and 18, Township 10N, Range 2E, Seward Meridian, Parcel 6-040 described as Tract 18A, Section 18, Township 10N, Range 2E, Seward Meridian, and Parcel 6-041 described as Tract 19A, Section 19, Township 10N, Range 2D, Seward Meridian, as illustrated on Exhibit 1,

to construct, reconstruct, maintain, repair, operate, improve, and update upon and over the above-described lands for Abe's Trail and Beaver Pond Trail and that part of California Creek Trail outside the State of Alaska Department of Natural Resources easements as described in State of Alaska Patent 5451 and associated decision documents, together with the right:

1. Of ingress and egress to said lands as may be reasonably necessary for the purposes described above,
2. To cut, trim, remove and control the growth of trees, shrubs, and other vegetation on, above, or adjoining said lands, which is necessary in the sole good faith judgment of GRANTEE, and
3. To move the trail within the easement area for the purposes of improving the trail location with respect to environmental and geologic features of the trail corridor.

All improvements are placed on the property at the GRANTEE's expense and are relocatable at the GRANTOR'S option. The failure of the GRANTEE, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of such rights.

GRANTEE shall not assign or transfer the rights conveyed under this easement to any other party,

except with the GRANTOR'S express permission, which shall not be unreasonably withheld. The easement area is relocatable upon thirty (30) days notice from the GRANTOR, its successors or assigns, and at GRANTOR'S cost.

This easement is not intended to convey or create any direct or indirect rights or privileges to any entities that are not parties to this document.

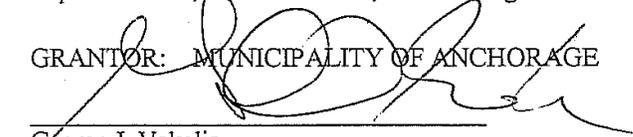
Upon written notice to the GRANTEE, which states the purpose of access and entry, the GRANTOR, its successors and assigns, reserves the right of access and entry for any contractor of the Municipality, subcontractors and their respective agents and employees as well as such other persons as may be designated from time to time in writing by the GRANTOR.

GRANTOR shall be entitled to the full and complete non-exclusive use of the easement area in a manner consistent with the grant of easement to GRANTEE. GRANTEE shall not allow any lien to be filed against the lands subject to this Easement by anyone supplying labor or materials for any improvements by or for the benefit of GRANTEE.

GRANTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law which are now in effect or may later be adopted by any governmental authority applicable to the Easement Area and GRANTEE's use thereof.

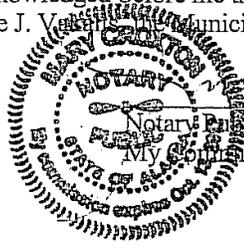
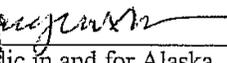
This document is integrated and embodies the full agreement of the parties. Venue is in the Superior Court, State of Alaska, at Anchorage.

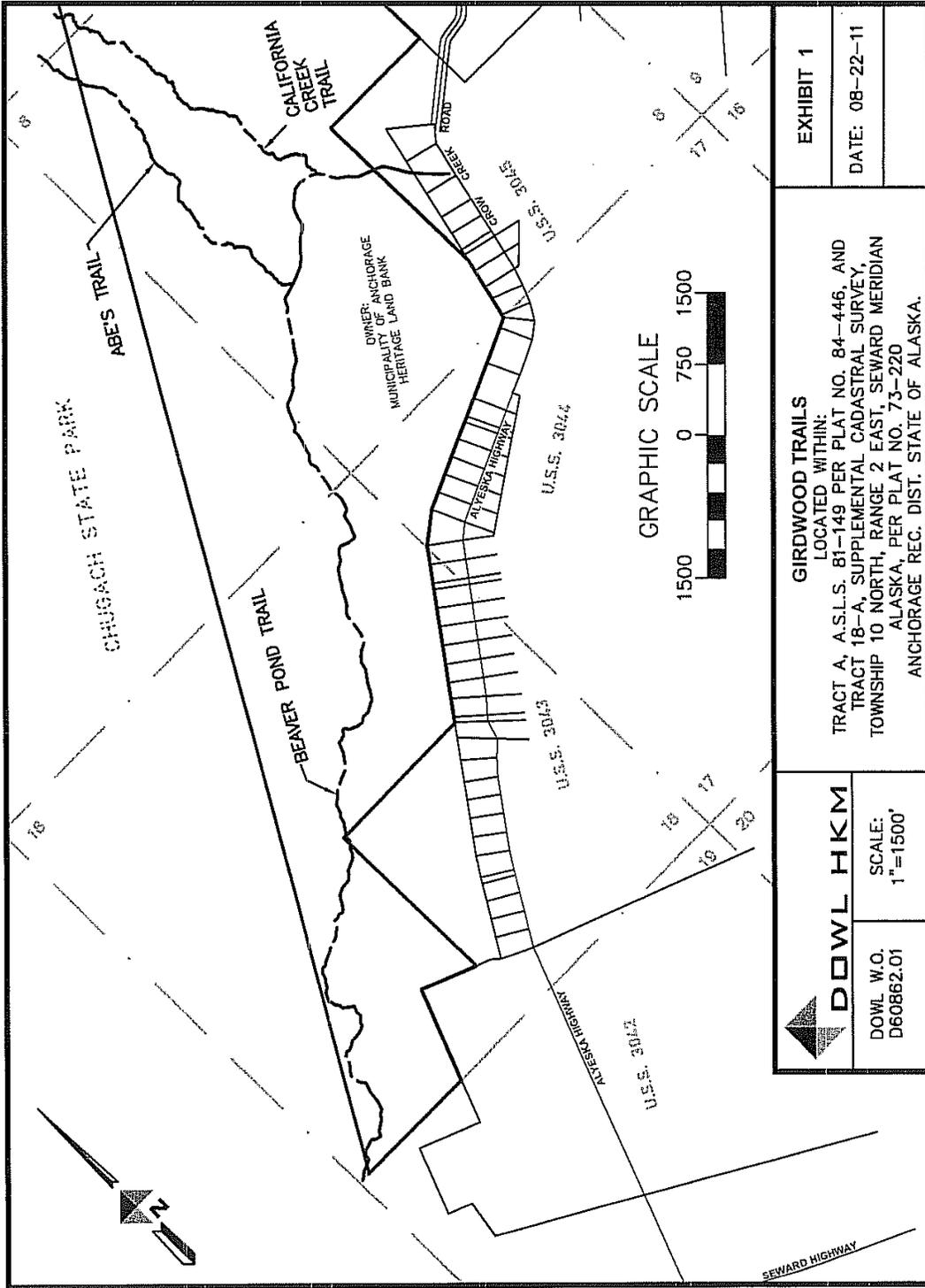
GRANTOR: MUNICIPALITY OF ANCHORAGE


George J. Vakalis
Municipal Manager

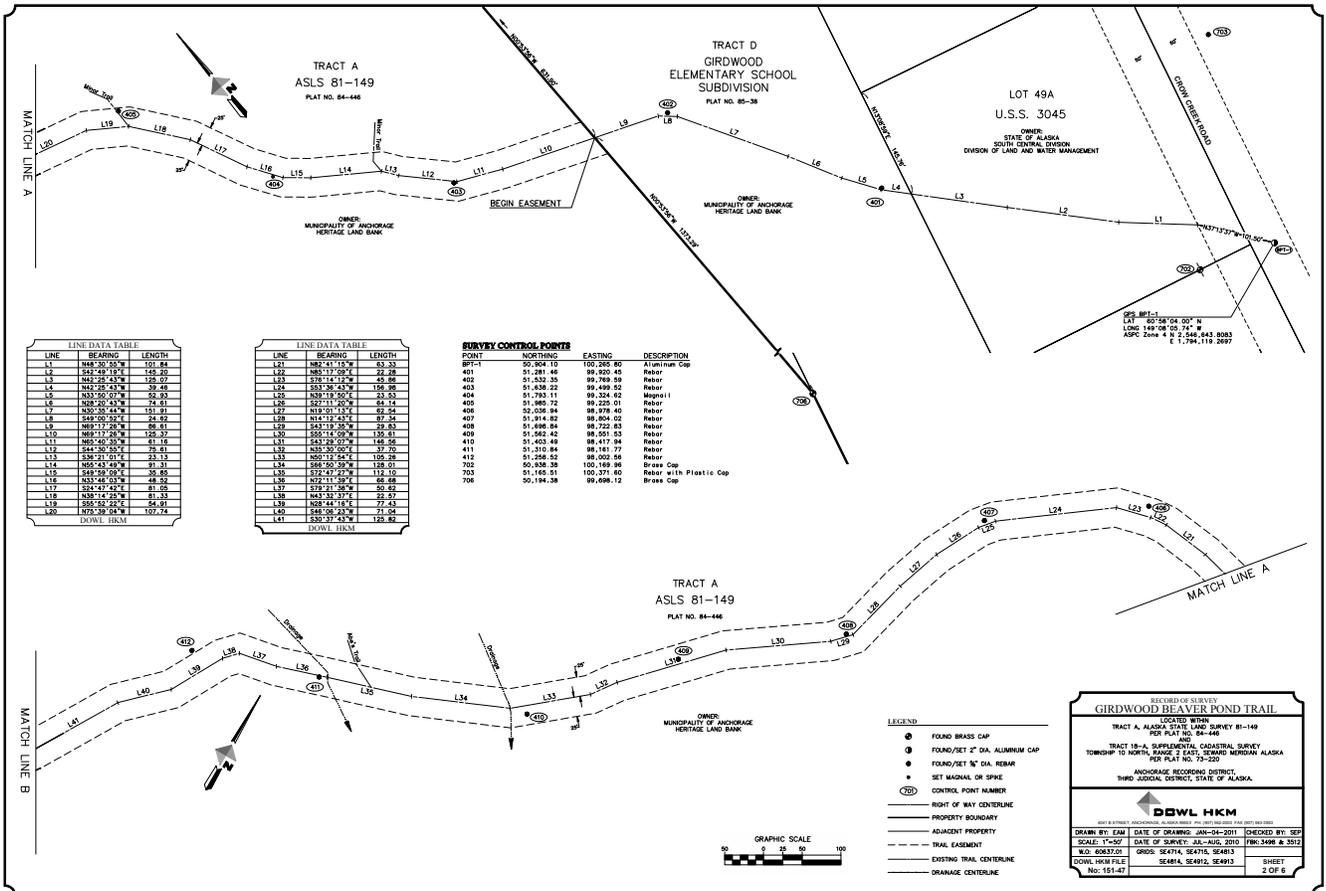
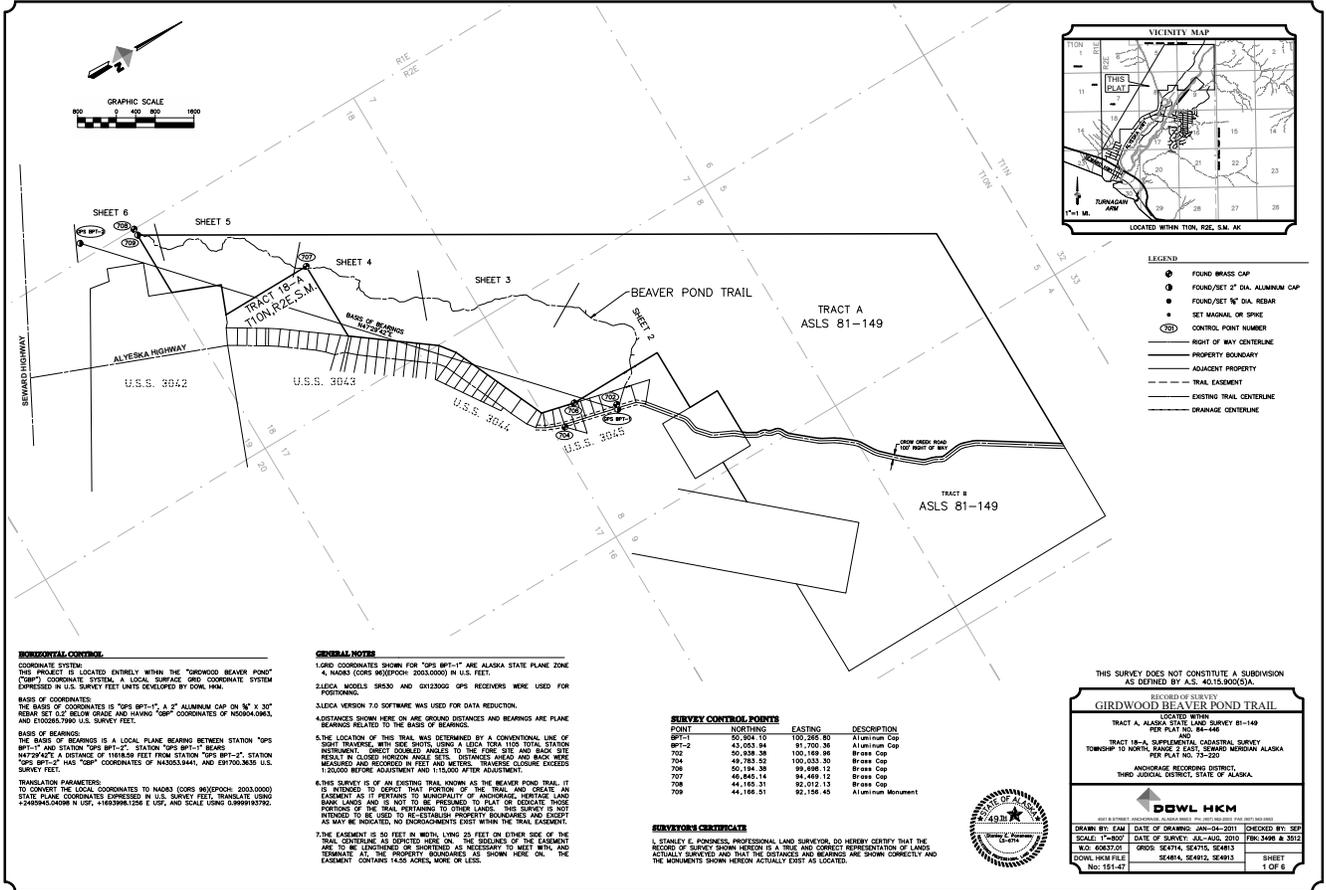
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

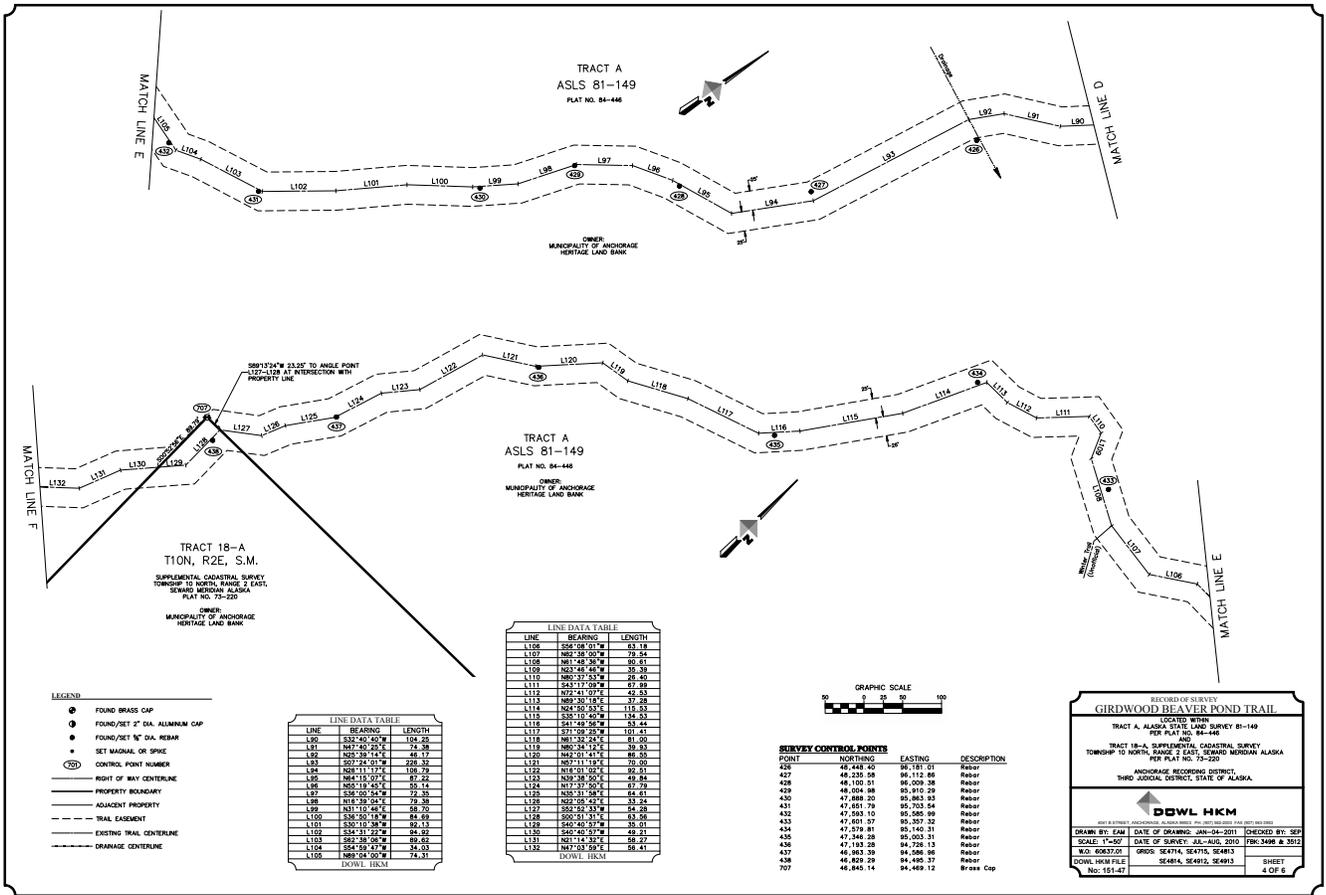
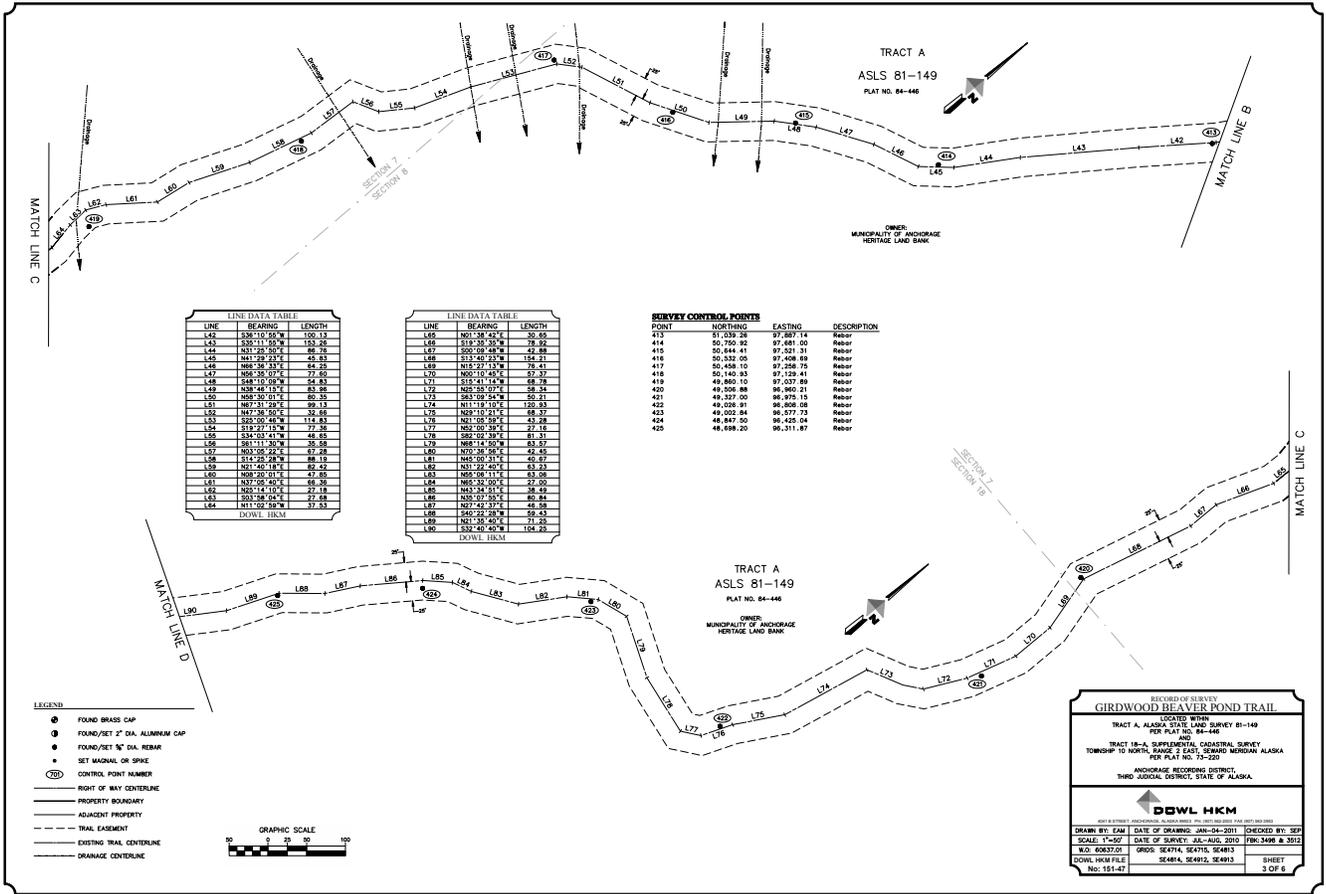
The foregoing instrument was acknowledged before me this 20th day of June, 2012, by George J. Vakalis, Municipal Manager for Anchorage.

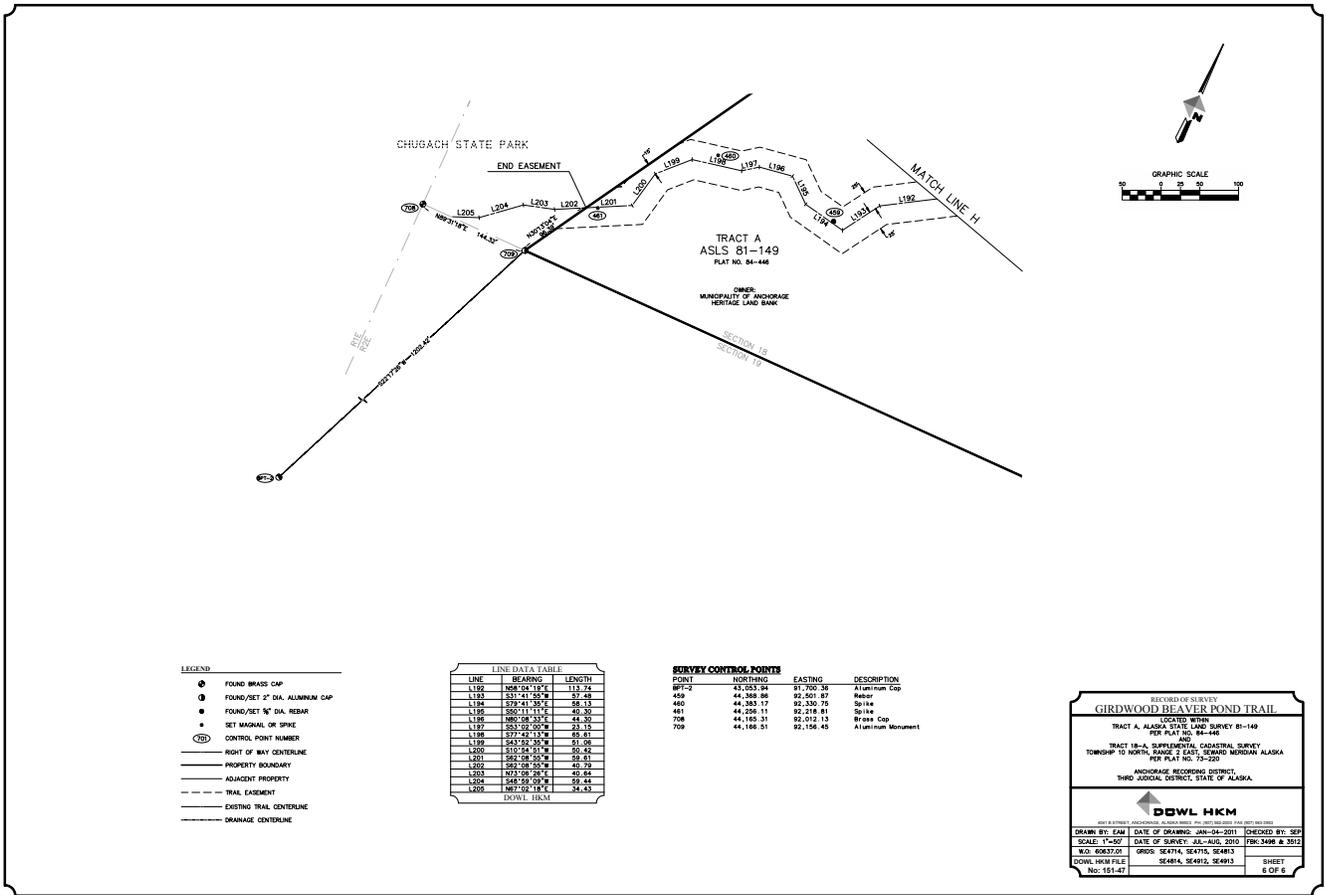
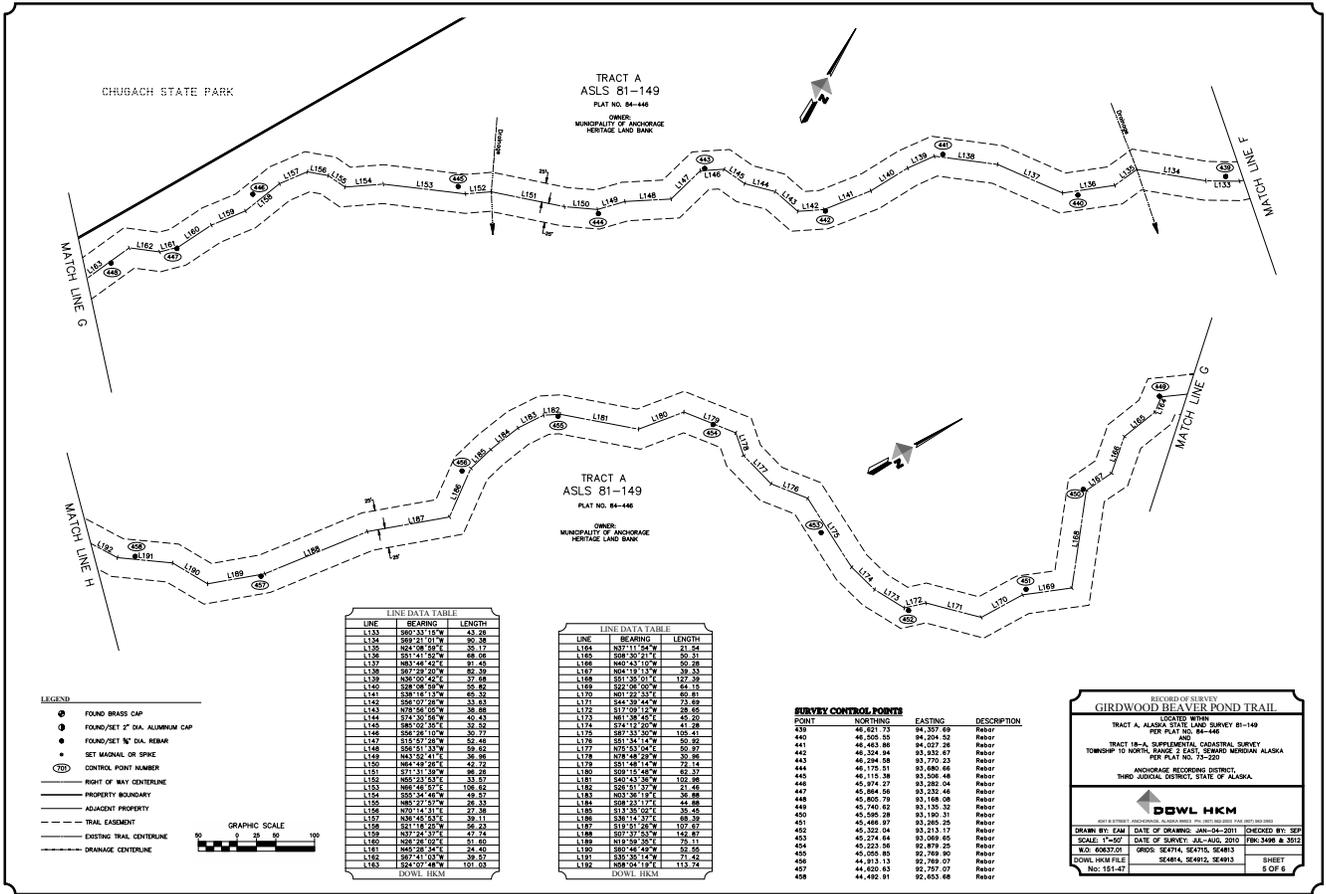


Notary Public in and for Alaska
My Commission Expires: 10-13-2012



 DOWL HKM DOWL W.O. D60862.01		EXHIBIT 1	
		DATE: 08-22-11	
GIRDWOOD TRAILS LOCATED WITHIN: TRACT A, A.S.L.S. 81-149 PER PLAT NO. 84-446, AND TRACT 18-A, SUPPLEMENTAL CADASTRAL SURVEY, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN ALASKA, PER PLAT NO. 73-220 ANCHORAGE REC. DIST. STATE OF ALASKA.			
SCALE: 1" = 1500'			









MUNICIPALITY OF ANCHORAGE

Real Estate Department

Designation of Management Authority

DATE: August 1, 2025
TO: Mayor Suzanne LaFrance
THRU: Rebecca Windt Pearson, Municipal Manager
THRU: Lance Wilber, Director
Planning, Development & Public Works
THRU: Kyle Kelley, Girdwood Valley Service Area Manager
Girdwood Parks & Recreation
FROM: Tiffany Briggs, Director
Real Estate Department
SUBJECT: Withdrawal from HLB Inventory, Placement into Real Estate General Inventory and Designation of Management Authority to Parks and Recreation Department

Pursuant to AMC 25.40.015B, and as authorized by Assembly Ordinance 2025-75, the Municipality of Anchorage Real Estate Department may withdrawal from Heritage Land Bank Inventory and place into Real Estate General Inventory, real property known as HLB Parcel 6-075 (PID# 075-041-28), legally described as Tract F, Alyeska Subdivision Prince Addition (Plat 87-131). This transfer is for the purposes of conservation and park use. Pursuant to AMC 25.10.050, the mayor may designate management authority of this property to the Girdwood Parks and Recreation Department.

Authority Conveyed

The above listed agency is given authority and responsibility for day-to-day management of the described parcel(s). This authority includes:

1. The use, development and improvement of the lands to advance the purposes of the agency; and
2. The issuance of revocable land use permits or licenses pursuant to AMC 25.10.060(c), provided that
 - (a) the permit or license can be terminated on thirty (30) days' notice; and
 - (b) the site restored to its prior condition within thirty (30) days after notice to vacate is issued;

Authority Retained by Real Estate Services

The Real Estate Services Division retains authority and responsibility for any action which conveys a permanent interest in the subject property. This authority includes:

1. The disposal of any interest in property by sale, lease, exchange, or other means; and
2. The disposal of natural resources on municipal property including gravel and trees of greater than 6 inches in diameter; and
3. The issuance of any license, permit, sublease, use agreement, grant or other document which commits municipal real property and the resources thereon irrevocably, i.e. which allows activities, alterations and improvements of a permanent nature that cannot be removed and the site restored within thirty days; and
4. The responsibility for all projects, such as utility lines, streets and trails, committing portions of the assigned parcels to alterations and improvements which also involve properties not assigned to the agency.

Approval

In view of the foregoing and in accordance with AMC 25.40.015B and AMC 25.10.050, the real property known as HLB Parcel 6-075 (PID# 075-041-28), and legally described as Tract F, Alyeska Subdivision Prince Addition (Plat 87-131), is withdrawn from HLB Inventory, and placed into Real Estate General Inventory with management authority assigned to the Girdwood Parks and Recreation Department, subject to the conditions stated in AO 2025-75 and herein.

Recommended By:

Tiffany Briggs

Tiffany Briggs, Director
Real Estate Department

Concur:

Lance Wilber

Lance Wilber, Director
Planning, Development & Public Works

Concur:

Kyle Kelley

Kyle Kelley
Girdwood Valley Service Area Manager
Girdwood Parks and Recreation

Concur:

Mark W. Spafford

Rebecca Windt Pearson, Municipal
Manager

Concur:

Suzanne LaFrance

Suzanne LaFrance, Mayor

08/04/2025 | 11:07:35 PM AKDT

Date

INTRAGOVERNMENTAL AUTHORIZATION (IGA)

HERITAGE LAND BANK PERMIT NO. 2008-22

KNOW ALL MEN BY THESE PRESENTS, that the Heritage Land Bank, hereinafter called GRANTOR, whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650 grants to the Parks and Recreation Department, hereinafter called GRANTEE, whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650, authorization to design, construct and maintain a portion of the Winner Creek Trail within Tract F, Alyeska Subdivision—Prince Addition (Plat No. 87-131, Anchorage Recording District), HLB Parcel No. 6-075 in Girdwood, Alaska, said parcel depicted on attached EXHIBIT A. This AUTHORIZATION shall commence upon execution and shall not expire.

Only such rights to use the land described above shall be acquired as necessary for the design, construction, and maintenance of the trail, in accordance with applicable trail design and construction standards, and the rights granted by the IGA shall be subordinate to all valid existing rights, including, but not limited to easements that may exist. GRANTEE'S contractors, subcontractors, and assignees shall maintain in good standing the insurance required by the Risk Management Office of the Municipality of Anchorage, including a Comprehensive General Liability policy of insurance in the minimum amount of \$2,000,000. Said policy shall include endorsements for bodily injury, property damage liability, premises and operations, contractual liability, and personal injury.

GRANTEE agrees to

- a) in consultation with the U.S. Forest Service, negotiate in good faith with Alyeska Resort for a survey to establish the final trail alignment and for construction of the trail, including but not limited to planning, design, permitting, materials, and labor;
- b) obtain GRANTOR's concurrence with an agreement so negotiated;
- c) obtain an as-built survey of the trail and provide it to GRANTOR within 6 months of construction; and,
- d) conduct or cooperate in any and all permitting and public noticing necessary to provide for GRANTEE's proposed use of the property.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this 26 day of November, 2008.



William M. Mehner, Executive Director
Heritage Land Bank, GRANTOR



R. Jeff Dillon, Director
Parks and Recreation Department, GRANTEE

REV	DATE	DESCRIPTION

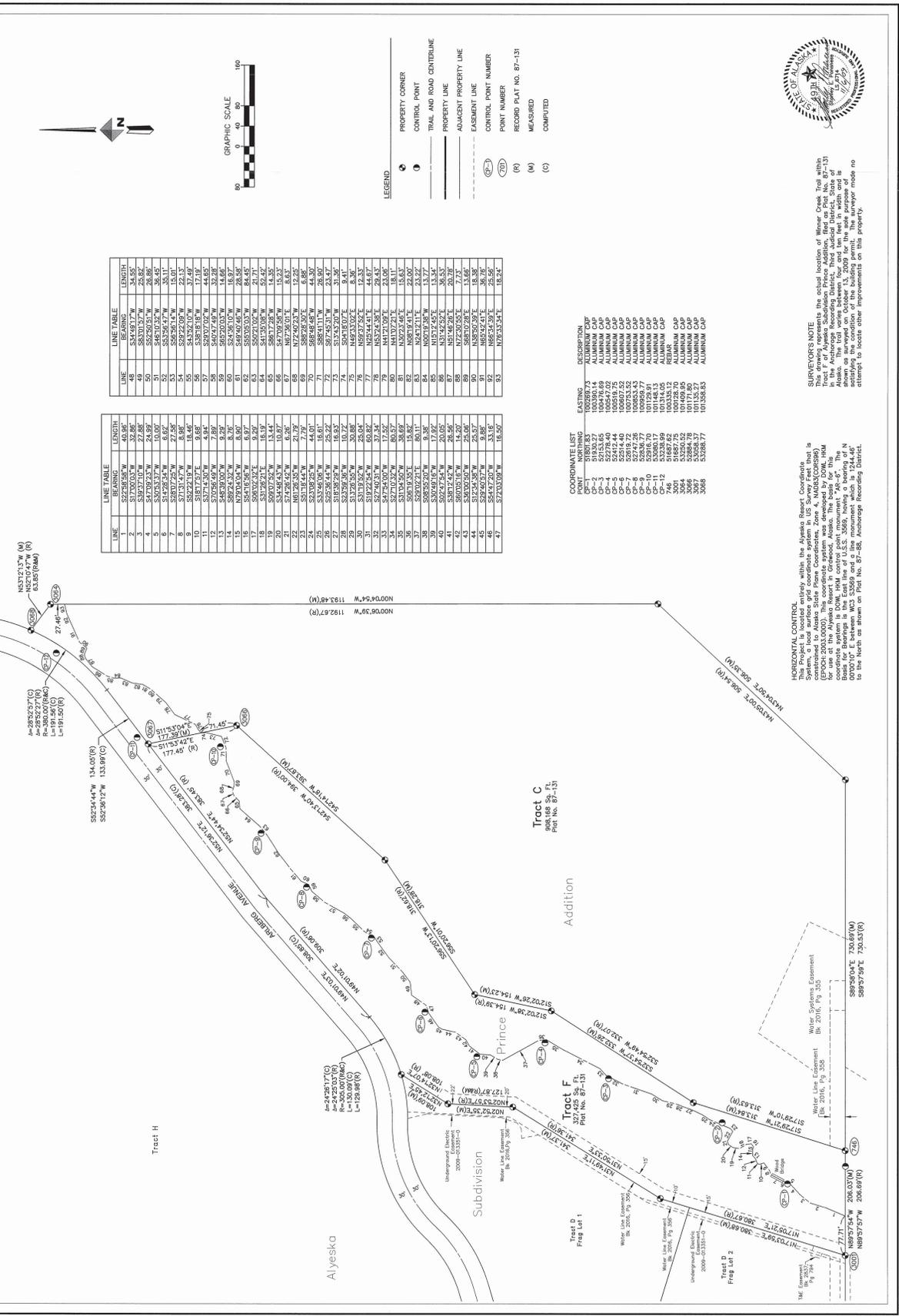
PROJECT NUMBER: 0903
 SHEET: 1 of 1
 DATE: 5 NOV 2009
 W.O. NO.: 090446
 REF. DIM.: 2424
 LOCATION: SE 4717
 SURROUND: TOWN

Tracts C & F, Alyeska Subdivision Prince Addition
 WINNER CREEK TRAIL
 LOCATION SURVEY

Checked by: SP
 Date: 5 NOV 2009
 W.O. NO.: 090446
 REF. DIM.: 2424
 LOCATION: SE 4717
 SURROUND: TOWN

1 of 1
 SHEET
 SCALE: 1"=60'
 METR. 1:6000
 FILE NO. 151-15

Client: DOWL HKM
 Address: Anchorage, Alaska 99503
 Phone: (907) 952-2000
 Fax: (907) 943-3933



SURVEYORS NOTE
 This project is located entirely within the Alyeska Resort Coordinates System, a local coordinate system based on the Alaska Albers (NAD83) projection (EPSG:2003-2003). The coordinate system was developed by DOWL HKM (2003-2003) and is based on the Alyeska Subdivision Prince Addition, filed as Plat No. 87-131 in the State of Alaska. The tool varies between four and ten feet in width and is situated on the west side of the 132000 for the sole purpose of an attempt to locate other improvements on this property.

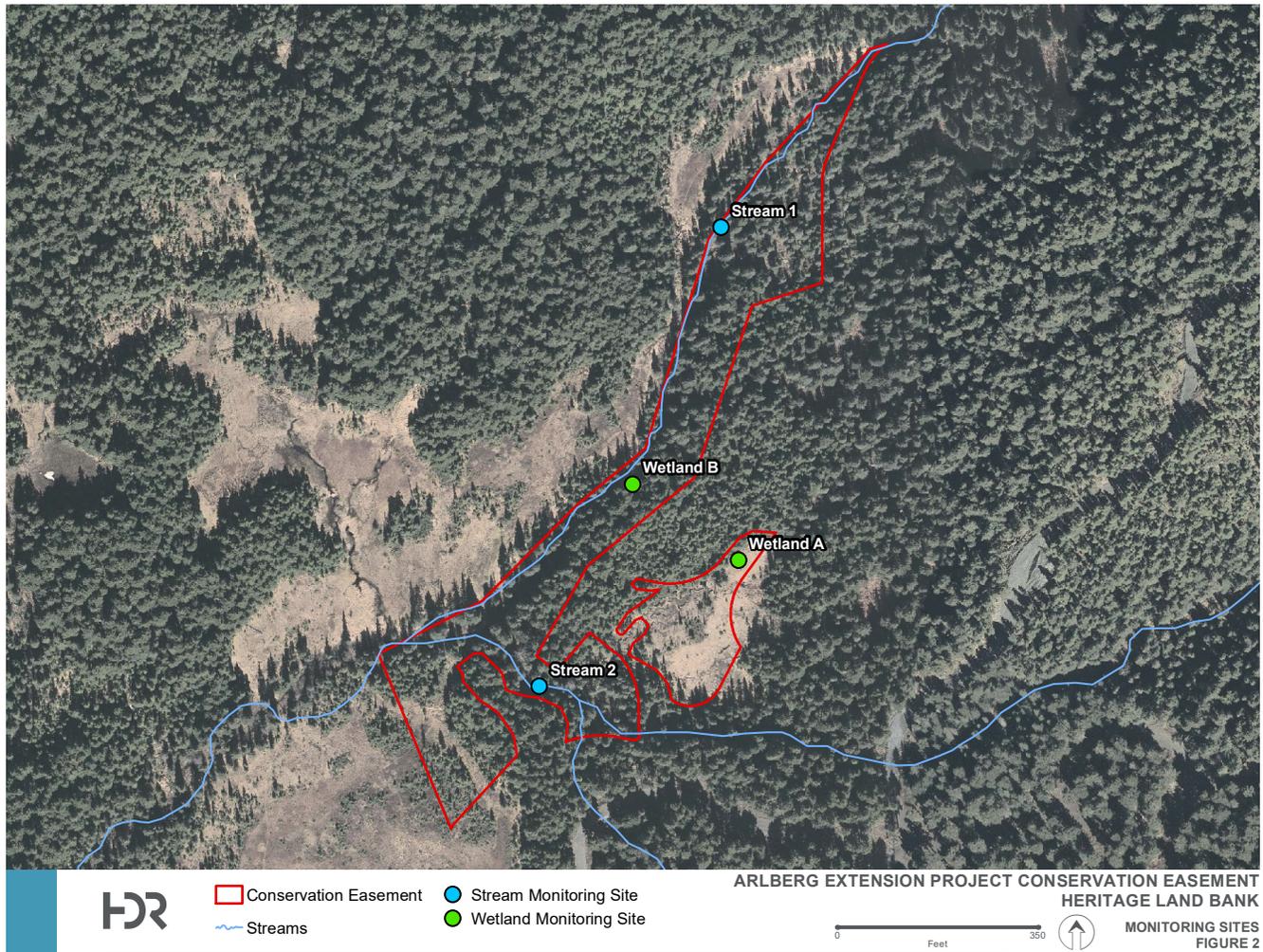
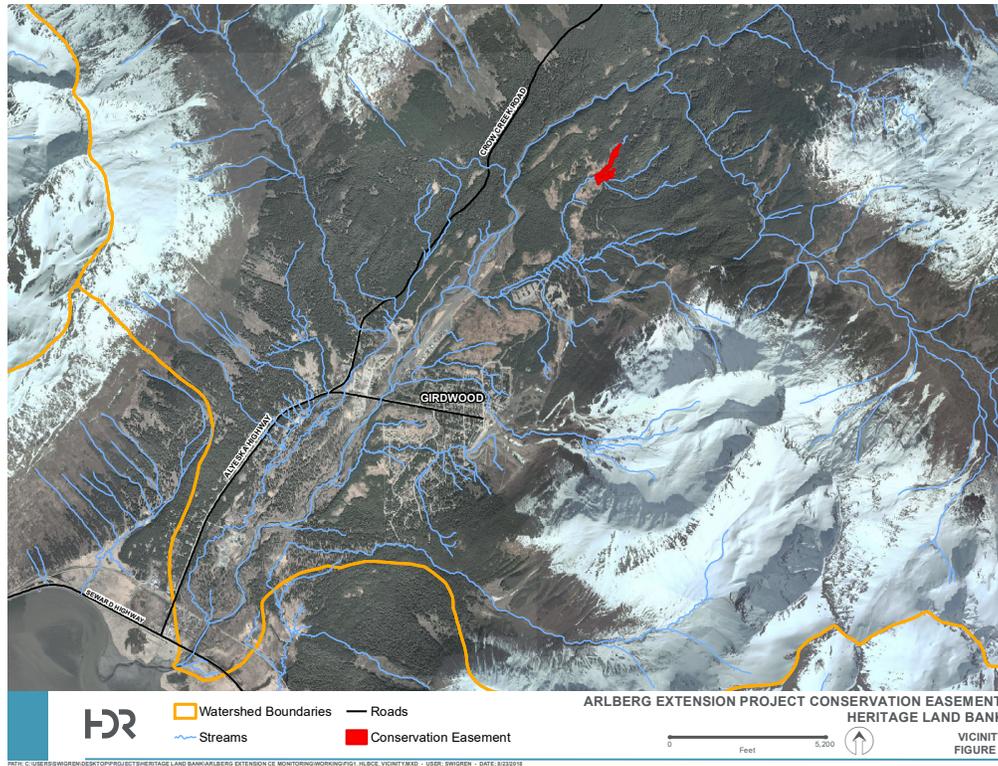
HORIZONTAL CONTROL
 This project is located entirely within the Alyeska Resort Coordinates System, a local coordinate system based on the Alaska Albers (NAD83) projection (EPSG:2003-2003). The coordinate system was developed by DOWL HKM (2003-2003) and is based on the Alyeska Subdivision Prince Addition, filed as Plat No. 87-131 in the State of Alaska. The tool varies between four and ten feet in width and is situated on the west side of the 132000 for the sole purpose of an attempt to locate other improvements on this property.

Tract C
 688 S. F.
 Plat No. 87-131

Tract F
 1022 S. F.
 Plat No. 87-131

Tract H
 282 S. F.
 Plat No. 87-131

Arlberg Extension Upper Meadows Conservation Easement area:



Project Overview

The Municipality of Anchorage (MOA) Arlberg Extension Project (U.S. Army Corps of Engineers [USACE] Permit POA-2012-759) included construction of a 1,400-foot extension of Arlberg Avenue from the intersection with Northface Road. The project also included the installation of utilities (water, sewer, gas, electric, lighting, and communications), a 16-foot wide pedestrian pathway, a 10-foot wide drainage ditch, and parking for approximately 20 vehicles. The project impacted 1.82 acres of high value wetlands and eight streams, three of which are anadromous. Compensatory mitigation was provided by preserving 5.5 acres of wetlands, including four fish streams, under a conservation easement owned by the Heritage Land Bank (HLB) on September 3, 2015 (Easement #2015-039963-0). The conservation easement is located at approximately 60.98175° North latitude and 149.08894° West longitude (Figure 1).

The performance standards and monitoring requirements for the conservation easement are described below and in the Permittee-Responsible Mitigation Plan (DOWL 2014). This report documents the results of the first year of monitoring following the establishment of baseline performance standards at the Arlberg Extension Project Conservation Easement. DOWL HKM (DOWL) completed the baseline assessment of the conservation easement in September 2015 (DOWL 2015). HDR wetland scientists Simon Wigren (PWS #2669) and Lynn Spencer, as well as Shelley Rowton from HLB, conducted the monitoring site visit on July 31, 2020.

Based on the data collected during the monitoring site visit, HDR has determined that the preservation site is meeting performance standards because it does not contain any invasive plant species, there are no signs of illegal use of the property, and wetland functional performance has not changed from baseline conditions. As the site is meeting performance standards, there are no recommendations for corrective or remedial actions at this time.

Performance Standards

The initial monitoring plan is in effect for at least five years. In order to be eligible for transfer to the long-term management plan, the site will have to have completed the five-year monitoring plan, and must meet its performance standard for at least the last two successive years. DOWL conducted a baseline assessment of the conservation easement site on September 4, 2015. Four monitoring locations were established by DOWL (Table 1 and Figure 2) in order to make direct comparisons of wetland functional performance between annual monitoring events. Results from subsequent assessments that are lower than the baseline level, as determined by Anchorage Wetland Assessment Method (AWAM) and Waterway Assessment Method for Anchorage (WAMA) scores, would require remedial actions in consultation with the USACE District Engineer.

In accordance with the Permittee Responsible Mitigation Plan (DOWL 2014), the wetland health and function within the conservation easement was evaluated using the AWAM and WAMA techniques. The AWAM and WAMA evaluate four specific wetland functions: hydrology, habitat, species occurrence, and social function, in order to provide a hierarchy of values for wetland units based upon their functional performance.



Invasive and noxious plant species that appear within Chapter 11 of Alaska Administrative Code (11 AAC 34.020) and are found on the mitigation site will initiate a management plan to control or eliminate their spread. The Alaska Exotic Plant Information Clearinghouse sampling protocol and data sheets are to be used for site surveying if invasives are found.

Table 1. Baseline Monitoring Locations		
Monitoring Site	Latitude (NAD83)	Longitude (NAD83)
Wetland A	60.98223	-149.08699
Wetland B	60.98267	-149.08804
Stream 1	60.98388	-149.08712
Stream 2	60.98175	-149.08894

Summary Data

The objective of the monitoring site visit conducted by HDR was to:

- Collect photos at established locations (Appendix A);
- Assess the health of the wetland and streams using the AWAM and WAMA in relation to the baseline conditions (Appendix B);
- Document the presence and extent of invasive species;
- Document uses of the property that are not consistent with Conservation Easement #2015-039963-0; and
- Ensure that proper signage of the easement boundary is displayed.

The entire conservation easement was covered on foot to search for invasive plant species and signs of illegal uses of the property, neither of which were observed during the field visit. Metal signs are clearly visible along the Nordic ski trails adjacent to the conservation easement to inform trail users of the boundaries of the easement. The results of the AWAM/WAMA evaluations compared to the baseline performance standards are summarized in Table 2.

Table 2. Summary of 2020 Monitoring Scores Compared to Baseline									
Monitoring Site	Assessment Used	2015 Baseline Scores				2020 Monitoring Scores			
		HYD	HAB	SPP	SOC	HYD	HAB	SPP	SOC
Wetland A	AWAM	92	81	85	52	92	81	85	54
Wetland B									
Stream 1	WAMA	55	88	22	28	55	88	22	29
Stream 2									

HYD = Hydrology, HAB = Habitat, SPP = Species Occurrence, SOC = Social

Functional scores for the social function increased slightly because HLB has mapped wetlands in the area surrounding the conservation easement and studied their functional capacity (HDR 2017). Performance of other functions has not changed since the DOWL baseline assessment.

Summer Trails Projects

- Glacier Creek Bridge on Winner Creek Trail
- California Creek Bridge replacement (Town Center to Crow Creek Rd Crossing)
Funding received and permitting complete. Kyle is ordering materials now for project.
- Middle Iditarod NHT
RTP \$80,000 reimbursement has been submitted, plan then is to move funds from materials to labor and hire AK Trails for additional work in 2026. MAP grant application submitted, this would provide additional funding for YEP and stewardship projects. If secured, MAP grant would kick in early in 2026 and extend into 2027. Funding focus is on stewardship aspect of the project.
- Beaver Pond Trail
Continuation of drainage and trail tread improvements.
- Connector trails from Alyeska Highway to Lower Davos Rd.
Additional drainage work

Group discusses work parties to be scheduled for April/May as community is available at that time to do work.



March 2026 Report Girdwood Trails Committee

Updates and other business:

Girdwood Parks Master Plan is now underway. www.girdwoodparksplan.com.

Girdwood Valley Trails Management Plan. Current version is posted on the GTC page. Barb Crews has initiated review of this document with the goal of updating it to match the Girdwood Trails Master Plan.

Girdwood Trails Master Plan. Adopted version is posted on the GTC page. [GirdwoodTrailsPlan_February2024.pdf](#)

Girdwood Comprehensive Plan. Final version was formally adopted in early April 2025.

Financial report: \$123,037.49. Increase reflects reimbursement from RTP grant. Balance does not include specified donations.

Trail Projects: Status of GVSA Trails projects:

- Bridge replacement over California Creek adjacent to Town Square Park/Crow Creek Road funded by private donation. **IN PROGRESS. Delay with permitting, project construction 2026**
- Trail work and trailhead signage on the Lower Virgin Creek Trail (a social trail that connects Virgin Creek Road to Danich Trail). **PENDING**
- Bidding for Suspension bridge to replace the Hand Tram funded by a variety of sources. Build expected in 2026 to provide time for material acquisition. **OUT TO BID NOW, closing FEB 12.**
- Tread and drainage work on the Middle Iditarod National Historic Trail between the school and USFS Boundary co-funded by GVSA and RTP and possible MAP Grant

Grants Status report:

National Forest Foundation MAP Grant: GPR applied for MAP grant for work on Middle INHT. 1:1 Matching grant.

Anchorage Park Foundation Challenge Grant: APF grants open now, applications due in April. GTC applying for interper signs for the new interper center as part of the new suspension bridge construction.

Alaska Community Foundation: Girdwood Parks and Rec applied for Trail Care grant and was awarded \$1000 for chainsaw and tools in 2025. Completed reporting and closed grant Dec 2025.

State of Alaska, Capital Budget: Thank you to Alaska Trails for including the suspension bridge to replace the Hand Tram in their requests for funding of the State of Alaska. State has awarded \$1.2M for this project as part of Alaska Long Trail Funding.

Rasmuson Tier II Grant: GVSA has been awarded funding for this project.

Recreational Trails Program Grant (RTP): GTC did not apply for RTP in 2025. 2024 grant was awarded for the Middle INHT. Delays pushed it to 2025, wrapping up project in 2026, ongoing reimbursements.

Dugan Family donation for trails signs on Middle Iditarod Trail and bench at the 5K parking are nearing completion. Remaining is the trail sign that will be produced and placed.

Dugan Family donation for work on MINHT starting in 2026.

Private funder has donated funds for new bridge to connect Crow Creek Road to town center behind ACS building.

Trail Map Project: Summer map project complete and printed. Winter map project is under way.

Trails Commercial Use Permits: 2026 permits are being issued by Girdwood Parks and Recreation. Any business operating commercially on Girdwood public land and trails should have a permit issued locally. Contact for requesting permits is girdwoodpermits@anchorageak.gov 907-343-8373. Report operators without permits to Kyle Kelley: kyle.kelley@anchorageak.gov 907-343-8374. 2025 permit user report and payments are due in Jan 2026.