

Application for Alternative Equivalent Compliance

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



| PETITIONER* | | | PETITIONER REPRESENTATIVE (if any) | | |
|---|-------------|--------------|---|-------------|--------------|
| Name (last name first) Glacier City Development, LLC | | | Name (last name first) Allie Gordy | | |
| Mailing Address PO Box 274 | | | Mailing Address 5401 Cordova Street, STE 301 | | |
| City Girdwood | State AK | Zip 99587 | City Anchorage | State AK | Zip 99518 |
| Contact Phone – Day 907-351-6636 | | Evening | Contact Phone – Day 907-344-5478 | | Evening |
| E-mail glacierecitydevelopment@gmail.com | | | E-mail agordy@sparkak.com | | |

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

| PROPERTY INFORMATION | | | |
|---|-------------|----------------|----------------|
| Property Tax #(000-000-00-000): 075-031-41 | | | |
| Site Street Address: 339 Hightower Road, Girdwood, AK 99587 | | | |
| Current legal description: (use additional sheet if necessary) GIRDWOOD ELEMENTARY SCHOOL, TR E3 | | | |
| Zoning: gC-8 | Acreage: .5 | Grid #: SE4715 | Plat #: 950035 |

| ALTERNATIVE EQUIVALENT REQUESTED | |
|---|---|
| <input type="radio"/> 21.06.030D Height Transitions | <input type="radio"/> 21.07.110 Residential Design Standards |
| <input type="radio"/> 21.07.060F Pedestrian Amenities | <input type="radio"/> 21.07.120 Large Commercial Establishments |
| <input type="radio"/> 21.07.080 Landscaping, Screening & Fences | <input checked="" type="radio"/> 21.09.080 Building Design Standards (Girdwood) |
| <input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment | <input type="radio"/> 21.11.070G Urban Design Amenities |

| SUBMITTAL REQUIREMENTS | |
|---|---|
| 1 copy required: | <input checked="" type="checkbox"/> Signed application <input checked="" type="checkbox"/> Plans showing proposed alternative <input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met. |
| (Additional information may be required.) | |

I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Allison K Gordy

Jul 24, 2024

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

Date

Allison K Gordy
 Print Name

| | | | |
|--------------|------|------------------------|---------------------------------|
| Accepted by: | Fee: | Case Number: 2024-0090 | Decision Date Admin: 08/13/2024 |
|--------------|------|------------------------|---------------------------------|

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation(s):

- | | | |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks | <input type="checkbox"/> Community Facility |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | | |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: _____

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

- Rezoning - Case Number: _____
- Preliminary Plat Final Plat - Case Number(s): _____
- Conditional Use - Case Number(s): _____
- Zoning variance - Case Number(s): _____
- Land Use Enforcement Action for _____
- Building or Land Use Permit for TOWNHOUSES DEVELOPMENT MASTER PLAN - Case Number: 22-0017 and 24-0022
- Wetland permit: Army Corps of Engineers Municipality of Anchorage

ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

July 17, 2024

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

Subject: Girdwood Development – AEC Application Narrative

21.07.010D.6 AEC Approval Criteria:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.*
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.*
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.*

This application is a request for approval of Alternative Equivalent Compliance requests for the commercial building portion of the Glacier City Center Development in Girdwood, Alaska. Below is a description of the project as well as how the AEC's meet the AEC approval criteria as outlined in 21.07.010D.6

The owners of the Glacier City Center Development are developing a small commercial building in the southeast corner of the site, as outlined in the Development Master Plan, most recently amended in Planning and Zoning case 2024-0022. The 4,048 SF building will contain a tasting room, eatery, coffee shop, and mechanical mezzanine. The size of the building is a result of site constraints, a desire to maintain a pedestrian scale development along Hightower Road, and the previously approved and modified Development Master Plan (Case 2022-0017 and Modification 2024-0022). The zoning for the parcel is gC-8 (New Townsite North Commercial). The goal of the AEC requests are to illustrate equivalent alternative compliance with section 21.09.080.F Building Design Standards. The AEC requests below only pertain to this commercial building, not the entire development.

AEC 1: 21.09.080.F.2.d. Scale and Size.

No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall.'

The east and west walls of the building are 46'-0" in length. The west wall has a recessed entry that steps back 3'-0" from the face of the façade to allow protected access to the utility room. The east wall also has a recessed door that steps back 3'-0" from the face of the building to create a similar protected entry in the café.

This alternative meets the standards listed above in the following ways:

- a. The intent of the Building Style, Massing, and Size section of the Girdwood Land Use Regulations (21.09.080.F.2.a and b.) is to ensure new commercial buildings in Girdwood are of an appropriate appearance and scale that reflects this long standing residential character of the mountain community. The proposed alternative design meets the intent of the design standard by creating building modulation as indicated by the above code, while ensuring the functional use of the building is not encumbered by creating programmatic pinch points in a limited footprint by providing an inset of 3'-0". The 3'-0" door alcoves also provide a human scale with their soffit heights at 8'-0".
- b. The proposed alternative achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core commercial center at a scale appropriate to a small community.
- c. The 3'-0" alcoves provide weather protection for these entries while creating less of a space for people to hide or hangout. This results in a safety benefit to the community that is equivalent or greater than compliance with the subject design standard.

AEC 2: 21.09.080.F.2.d. Scale and Size.

For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plan of the building side shall equal at least one-third of the building side length.

The north and south walls are 80'-0" in length. The building is broken into three structural bays along this length; the first bay is 28'-6" wide, the second 27'-6", and the third 24'-0". To maximize the use of the 3,655 SF first floor while still modulating the building, the central bay is framed by 3'-0" deep, 1'-6" wide exterior fins that extend to a roof overhang of the same depth. The exterior material changes from metal to a wood-look material between the fins, further differentiating the central volume of the building. The proposed solution creates a clear change in the primary wall plane and volume of the building of more than one-third the length of the building ($80 / 3 = 26'-8"$).

This alternative meets the standards listed above as follows:

- a. The proposed alternative meets the intent of the design standard by providing 3'-0" fins that break up the north and south building elevations at the central volume of the building for one-third of the building length, creating visual modulation required by 21.09.080.F.2.d. without incurring excessive costs associated with jogged foundations, and more complex structural systems. By modulating the building on the exterior, we are providing more usable commercial space on the interior of the limited footprint building while still volumetrically separating the building façade from the primary wall plane. The 3'-0" building fins meet the intent of items 21.09.080.F.2.a & b to the maximum extent feasible by maintaining a residential character, avoiding blank walls, and creating a building that appears to be an aggregation of smaller, simpler forms, rather than one large form.

- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by perpetuating Girdwood's small-town atmosphere and expanding the town core as a commercial center at an appropriate scale.
- c. The 3'-0" fins provide a benefit to the community by allowing better and less obscured access to building entrances, less places for people to hide, and a more human scale change to the face of the building.

AEC 3: 21.09.080.F.4.a. Porches, Entrances, Arcades, and Roofed Walkways.

A key element of Girdwood mountain style for commercial, community and resort buildings is the use of porches with shed roofs to define entrances. To the maximum extent feasible, all buildings shall utilize porches constructed in accordance with the following standards.

- a. *Landing Height. Where landings are used, they shall be a minimum of eight inches higher than adjacent walkways or streets.*
- d. *Arcades and Roofed Walkways*
 - vii. *Elevation above Grade. Arcaded walkways shall be elevated at least eight inches above grade.*

The building is intended to have a wheelchair accessible sidewalk connecting all required building entrances/exits, the required arcade along Hightower Road, and the MOA sidewalk along the Hightower Road right of Way. The primary entrance of the café is on the east side of the building along the arcade, while the primary entrance of the rest of the tenant space is on the north toward the parking area. The primary entrance on the north wall will consist of a covered entry that is 12'-0" wide by 8'-0" deep, exceeding the 8' width required in 21.09.080.F.4.c. The landing at the door will be 8" higher than the adjacent street and sidewalk in the Right-Of-Way at Hightower Road. To maintain connectivity from the landing to the arcade, the arcade sidewalk will maintain the same elevation as the landing. Both landings will be greater than 8" above the adjacent street and sidewalk at Hightower Road.

This alternative meets the AEC standards of approval as follows:

- a. As stated in 21.09.080.F.2.a&b. the intent of incorporating porches and arcades is to maintain the mountain town feel of Girdwood. By providing entry landings that are 8" above Hightower Road and the ROW sidewalk, covered entrances, and a fully accessible connection between all site elements and the building, we are meeting this standard to the maximum extent feasible.
- b. The proposed alternative also achieves the goals stated in Chapter 5 and Chapter 7 of the Girdwood Area Plan by enhancing Girdwood's central commercial core through improved walkability and pedestrian access to local trails and sidewalks from the building site. By providing equal access to all individuals regardless of their mobility, the design is improving walkability and pedestrian access through passive design.
- c. This proposed alternative benefits the community by providing multiple, clear access points to the building and a continuous, accessible path of travel to all required entrances for all individuals.

AEC 4: 21.09.080.F.2.f.iii(A) Glass Windows.

Except for the gC-4 district, commercial buildings shall have a high percentage of glass windows with interior views in the facades, as specified below.

(A) Retail/bar/restaurant uses at ground floor: at least 50 percent glass.

The use of the building is restaurant/bar. Per 21.09.080.F.2.f.iii(A), the North, East, and South facades all contain 50% glazing or more. On the north and south facades, 50% glazing is achieved via windows at the ground level with additional glazing at the mezzanine level to allow for adequate space for structural shear support, while allowing natural light in the mechanical mezzanine and two-story central volume of the building. Because the west side of the building serves back of house uses, including a common utility room, a future commercial kitchen, and the bar service area, no glazing is required on the west façade. The west elevation also houses the necessary exterior mounted utility gear such as the gas meter and electrical service gear.

This alternative meets the AEC standards of approval as follows:

- a. The intent of the design standard is to provide maximum glazing in restaurant, retail, and bar uses. The proposed alternative of utilizing windows above the ground floor on the north and south faces of the building to achieve 50% glazing meets the design standard by providing daylighting and views in the restaurant/bar portions of the building, while allowing adequate room for structural shear walls. Additionally, the relocation of required glazing above the ground floor allows the building to avoid a cost prohibitive steel moment frame in a standard wood framed structure. Per 21.09.080.F.2.a&b., the proposed alternate maintains a mountain and residential building style that is appropriate for Girdwood's climate and mountain valley setting, maximizing daylight/views and highlighting the commercial use.
- b. The proposed alternative has no material impact on the Girdwood Area Plan goals.
- c. The proposed alternative benefits the community by providing even more inviting glazing on the north and south facades, highlighting the use of the space and providing better views of the valley from within.

Dear Community Council:

Attached are Anchorage Assembly Resolutions regarding marijuana licenses within your boundary which is scheduled for action and/or public hearing.

The Regular Assembly Meeting is scheduled for 5:00 p.m. on August 13, 2024 at the Loussac Library Assembly Chambers located at 3600 Denali Street.

Please respond prior to the regular meeting scheduled on August 13, 2024 if the Community Council is in support of, neutral, or in opposition of the attached Anchorage Assembly Resolutions, or you may attend the meeting to speak at the public hearing. **Please include the name of the business in the subject line when submitting comments.**

If you have any concerns related to any of the attached Anchorage Assembly Resolutions, please send them directly to wwmas@muni.org.

If you have any concerns or issues with the above referenced establishment(s) we recommend contacting the Municipal Clerk's Office, Municipal Code Enforcement, and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.

- *Submit documentation regarding concerns of issues to the Clerk – MuniLicenses@anchorageak.gov*
- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email amco.enforcement@alaska.gov*

If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information regarding the possible criminal activities associated with the premises.

- *File a complaint with Anchorage Police Department - [file your report here](#).*



Thank you,
Mandy Honest
Business License Official

Municipality of Anchorage
Municipal Clerk's Office
907-343-4316

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

Submitted by: Assembly Chair Constant
Prepared by: Municipal Clerk's Office
For reading: August 13, 2024

**ANCHORAGE, ALASKA
AR No. 2024-XXX**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY STATING ITS WAIVE**
2 **OF PROTEST TO THE RENEWAL OF STATE OF ALASKA MARIJUANA LICENSE FOR**
3 **CULTIVATION FACILITY; ALASKA RUSTIC, #10239; RETAIL ESTABLISHMENT; THE**
4 **HERBAL CACHE, #19277; AND AUTHORIZING THE CLERK TO TAKE CERTAIN**
5 **ACTION.**

6
7 (Turnagain Arm & Girdwood Community Councils)
8

9 **WHEREAS**, the Municipal Clerk has received notice of the State of Alaska marijuana
10 license renewal deemed complete by the Alcohol and Marijuana Control Office (AMCO) for
11 the following establishments:

- 12 • Alaska Rustic, #10239
- 13 • The Herbal Cache, #19277

14
15 **WHEREAS**, at the Special Assembly Meeting of April 18, 2023, the Assembly passed AO
16 2023-46, As Amended, which changed the license period of municipal marijuana licenses
17 from one-year to two-year (biennial) license periods; and

18
19 **WHEREAS**, the above listed establishments are not due for the renewal of their municipal
20 marijuana license this year and so they are recommended for waive of protest; and

21
22 **WHEREAS**, the Assembly must enter any protest to AMCO within 60 days following the
23 date the AMCO director sent notice of the deemed complete state renewal application; and

24
25 **WHEREAS**, the Municipal Clerk received a copy of the State of Alaska application on July
26 16, 2024 and has determined the last day for the Assembly to file a protest is on or after
27 September 14, 2024; and

28
29 **WHEREAS**, the Assembly Meeting on September 10, 2024, is the last scheduled regular
30 meeting of the Anchorage Assembly prior to the expiration of the protest period.

31
32 **NOW, THEREFORE**, the Anchorage Assembly resolves:

33
34 **Section 1.** The Anchorage Assembly hereby authorizes the Municipal Clerk to provide
35 written notice to AMCO that the Assembly has no objection to the renewal of the State of
36 Alaska marijuana licenses for the above establishments.

37
38 **Section 2.** This resolution shall be effective upon passage and approval.
39

40
41 PASSED AND APPROVED by the Anchorage Assembly this _____ day of

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,

THE GIRDWOOD BOARD OF SUPERVISORS HEREBY RESOLVES TO HONOR GBOS MEMBER GUY WADE

WHEREAS, Guy Wade was appointed in fall 2021 and elected to service in GBOS Seat C in the April 2022 GVSA Elections; and

WHEREAS, during his tenure, Guy Wade has served contentedly as the liaisons for Fire Department, Parks and Recreation, and Public Safety and Road & Utilities; and

WHEREAS, during this service, critical issues took place and continued, which required significant time and attention, including:

- continued COVID-19 Pandemic, which increased participation in all community meetings virtually
- longstanding discussion with the Municipality of Anchorage regarding the contract for services and appropriate funding for Girdwood Fire and Rescue's EMS areawide funding,
- fall storm of 2021, when an atmospheric river produced flooding throughout Girdwood and washed out Ruane Road, a critical and vital access to essential Municipal utilities,
- proposed Holtan Hills development, which motivated immense community involvement, many additional meetings for months and extended time and attentive energy,
- continued years of work, process, and ultimate approval of the Girdwood Trails Plan,
- recent final process and ultimate support of the Girdwood Comprehensive Area Plan, and

WHEREAS, Guy led this community and board toward special sessions with the Alaska Humanities Forum, to nurture equality and equity discussions within Girdwood; and

WHEREAS, Guy has prioritized his time on GBOS by giving issues analytic and thoughtful approach, drawing on his past experience working in remote Alaska and in the lower 48, participating and volunteering locally, while raising a family in Girdwood; and

WHEREAS, Guy has maintained composure and professionalism throughout his tenure as both a reliable board member and an attentive individual, giving his time serving the community; and

WHEREAS, Guy has additionally volunteered in other capacities through non-profit boards, coaching youth sports, and mentorship by maintaining recreation-based activity regularly.

THEREFORE, BE IT RESOLVED that the Girdwood Board of Supervisors thanks Guy Wade for his hard work, welcoming company, and realistic approach to subjects in his years of service on the Girdwood Board of Supervisors.

PASSED AND APPROVED by the Girdwood Board of Supervisors on this 19th day of August 2024.

Briana Sullivan
GBOS Co-Chair

Mike Edgington
GBOS Co-Chair

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,

Girdwood Board of Supervisors Resolution of Gratitude to Scott and Wesley Gerrish Library Staff

Whereas, the Scott and Wesley Gerrish Library staff went above and beyond on Saturday, July 20, when the Seward Highway was closed due to a serious vehicle accident that closed the highway from noon until after 6:30PM, unexpectedly filling Girdwood's public parks, playgrounds and trails; and

Whereas, contrary to any other sunny Saturday, an extraordinary number of visitors entered the Girdwood Library to find entertainment from the Gerrish Library's computers, books, and children's toys as well as enjoying the library lawn; and

Whereas, a group of about 12 students and 3 caregivers arrived at the Gerrish Library seeking available space to safely entertain the children during the afternoon pending highway reopening; and

Whereas, Ambler Stephenson, Gerrish Library's quick-thinking employee, suggested they use the Girdwood Community Room, and set up a variety of activities including puzzles, games and a movie for the group which kept the children entertained until library closing.

THEREFORE, the Girdwood Board of Supervisors thanks the Gerrish Library for their extra accommodation, flexibility, creativity, welcome space, and impromptu activities, which showcase one of Girdwood's best-loved and important public assets, the Scott & Wesley Gerrish Library.

PASSED AND APPROVED by the Girdwood Board of Supervisors on this 19th day of August 2024.

Briana Sullivan
GBOS Co-Chair

Mike Edgington
GBOS Co-Chair

Hello,

The **Heritage Land Bank Advisory Commission** will be holding a meeting on **Thursday, August 22, 2024 at 1:30PM**. This will be a hybrid meeting with in-person, online, and telephone options.

To join online via Microsoft Teams [click this link to enter the meeting](#).

To join via telephone call 907-519-0237 and use conference ID 987 366 530#

Or join in-person at the Permit & Development Center, Conf. Room 170, 4700 Elmore Road, Anchorage, Alaska 99507. Follow green signs from the main lobby to find the correct conference room.

The meeting agenda [is available online here](#). There are **two action items and public hearings on this agenda**. The first is regarding the withdrawal and **transfer of HLB Parcel 6-075 to Girdwood Parks and Recreation**, and the second is regarding a **disposal by easement of portions of HLB 6-251 and 6-296 to Bikewood**, a mountain biking trails project in Girdwood.

Community members may provide public comment during each public hearing or under Items or Persons Not on the Agenda. **Anyone wishing to provide public comment via email, telephone or Teams must email hlb@anchorageak.gov by 5:00 pm the day before the meeting**. In the email, please provide your name, phone number, and the subject line should read "HLBAC Public Comment." All members of the public on the Teams Meeting shall be muted until called on to speak. Those wishing to speak in-person do not need to sign up prior to the meeting. Should you need additional assistance or special modifications to participate, or **if you have questions, please call the HLB office at 343-7536 or email hlb@anchorageak.gov**.

Please visit www.muni.org/HLB for more details. More information will be posted as the meeting date approaches.

Thank you!

HLB Staff



Heritage Land Bank

Real Estate Department | Municipality of Anchorage

4700 Elmore Road, Anchorage, AK 99507

(907) 343-7536 | www.Muni.org/HLB

HLB@AnchorageAK.gov

Status of Proposed Development Projects in Girdwood

Updated 7/18/2024

| Description | Location | Developer | Status | Link | Public Comments or Hearing | MOA Process |
|---|---|-------------------------------|--|------|---|---|
| Holtan Hills | North of Girdwood School | CY Investments | Platting complete and land transferred. Unclear if a consultant will be appointed. | | Future planning applications | No municipal planning application yet. Expecting Conditional Use / Planned Unit Development application in late 2024 |
| Alyeska Village | Alyeska Resort | Pomeroy | Approved Area Master Plan and Phase 1 Development Master Plan. | | Future HLB Advisory Commission and Assembly for land transfer | Land transfer for phase 4 will need to go before HLBAC and be approved by Assembly. DMP for phases 2, 3 & 4 will require PZC public hearing |
| Remote Avalance Mitigation storage & heliport | Old Gravel Pit @ Seward MP89 | AK DOT | Initial community meeting. Original plan for CUP has changed to a re-zone. May delay until adoption of new Comprehensive Plan to avoid extra step. | | Future Planning & Zoning Hearing | No municipal planning application yet. Expecting re-zoning application in Fall 2024 |
| ENSTAR gasline | Between wastewater plant and Virgin Creek Drive | ENSTAR | No DNR permit issued yet. | | Possible presentation at future GBOS meeting? | Permit through State DNR. No MOA involvement |
| Hotel & Retail Store | Off Alyeska Hwy behind Brewery | Glacier View LLC (Tim Cabana) | ACE Permit POA-2023-00206 & state DEC permit issued | | None | No municipal planning application yet |
| Multifamily Housing | Off Alyeska Hwy east of bridge | Glacier View LLC (Tim Cabana) | ACE Permit POA-2023-00206 & state DEC permit issued | | None | MOA permits 21-005 and 22-001 |
| Lodge and associated facilities | Girdwood Airport | Glacier Valley Lodge LLC | Lease of land only approved by AK DOT on April 8, 2024 subject to several provisions. Construction will require separate Airport Building Permit. | | Part of any future planning applications | AK DOT hold the position that any development on state airport land is not subject to MOA Land Use requirements. The MOA disagrees. |
| Alyeska-Seward Highway Intersection | Alyeska-Seward Hwy junction | AK DOT | Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later) | | None | Using Context Sensitive Solution (CSS) process |



AUGUST 2024 FIRE REPORT

August Incidents: 13

- (to 8/16)
- Commercial Alarm: 1
- Gas leak outside: 1
- Extinguished Fire: 1
- Vehicle Fire: 1
- Hazmat Spill: 1
- Citizen/Agency Assist: 1
- Motor Vehicle Accident: 1
- EMS: 6

July Incidents: 47

- Outside Fires: 3
- Smoke Structure 1
- Fire follow-up 1
- Commercial Alarm: 4
- Citizen/Agency Assist: 4
- Electrical: 1
- Motor Vehicle Accident: 4
- EMS: 23
- Mud/Water Rescue: 2
- Man Down: 1
- Whittier Medical: 1
- Lift Assist: 1
- Cat in tree: 1



Both refurbished Medic Units now in service



Hosted AT&T FirstNet trial August 8



Participating in Anchorage International Airport Mass Casualty Exercise



Busy July! But not due to Forest Fair!



Tsunami brochure which includes Girdwood and Portage evacuation zones being finalized by State



New Member Open House Wednesday 630-8pm



August 2024

CMR

Whittier Police Department

Whittier Police 2024 Statistics - **Girdwood ONLY**

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec |
|-------------------------------------|-----|-----|-----|-----|------|------|------|-----|------|-----|-----|-----|
| Traffic / DUI / Parking | 29 | 22 | 35 | 61 | 53 | 64 | 71 | | | | | |
| Area and Business Security Check | 143 | 113 | 164 | 129 | 144 | 108 | 188 | | | | | |
| Suspicious Activity | 5 | 1 | 1 | 10 | 7 | 4 | 4 | | | | | |
| Property Crimes (Theft / Vandalism) | 1 | 3 | 7 | 5 | 7 | 10 | 8 | | | | | |
| Assault / Disorderly Conduct | 12 | 3 | 9 | 18 | 9 | 8 | 11 | | | | | |
| Drug Problem (Sale / Possession) | | | | | | | | | | | | |
| Civil Problem / Citizen Assist | 7 | 7 | 4 | 8 | 6 | 10 | 20 | | | | | |
| Welfare Check / Alarm Drop | 8 | 11 | 7 | 8 | 10 | 12 | 16 | | | | | |
| Animal Control / Wildlife | | 1 | 2 | 1 | | 3 | 3 | | | | | |
| Agency Assist | 3 | 2 | 1 | 5 | 6 | 9 | 8 | | | | | |
| Other | 5 | 2 | 6 | 16 | 12 | 10 | 11 | | | | | |
| Monthly Sub Total | 213 | 165 | 236 | 261 | 254 | 238 | 340 | | | | | |
| Annual Running Total | 213 | 378 | 614 | 875 | 1129 | 1367 | 1707 | | | | | |

Whittier Public Safety Statistics - **Whittier ONLY**

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov |
|-------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|
| Traffic / DUI / Parking | 1 | 3 | 7 | 3 | 27 | 42 | 63 | | | | |
| Area and Business Security Check | 12 | 18 | 19 | 16 | 41 | 50 | 77 | | | | |
| Suspicious Activity | | 2 | | 2 | 4 | 1 | | | | | |
| Property Crimes (Theft / Vandalism) | 1 | | 1 | | 5 | 1 | 5 | | | | |
| Assault / Disorderly Conduct | 3 | 11 | 3 | | 2 | 5 | 6 | | | | |
| Drug Problem (Sale / Possession) | | | 1 | | | | | | | | |
| Civil Problem / Citizen Assist | 1 | 8 | 8 | 4 | 5 | 14 | 11 | | | | |
| Welfare Check / Alarm Drop | 1 | 3 | 2 | 3 | 6 | 20 | 4 | | | | |
| Animal Control / Wildlife | | | | 1 | 1 | 4 | 13 | | | | |
| Fire / EMS | 5 | 5 | 4 | 4 | 10 | 25 | 22 | | | | |
| Other | 5 | 3 | | | 8 | 14 | 15 | | | | |
| Monthly Sub Total | 29 | 53 | 45 | 33 | 109 | 176 | 216 | | | | |
| Running Annual Total | 29 | 82 | 127 | 160 | 269 | 445 | 661 | | | | |

Annual

General:

Whittier police continued to step-up enforcement on code violations in Whittier, including parking and camping violations. We urge all residents and visitors to please park and/or camp in designated areas in Whittier.

Whittier Police have also increased traffic and speed enforcement in both Whittier and Girdwood.

There has been an increase in bear activities throughout Whittier, especially in the harbor area. We urge all residents and visitors to exercise caution while traveling about Whittier. Boat owners and campers should ensure all food and trash items as safely secured or properly disposed of.

Failure to properly secure your trash or food items may result in a bear breaking into your area and causing damage to your property. Additionally, individuals may be cited.

A recent question has been brought up regarding the Whittier Law Enforcement presence while the cruise ship is in the City of Whittier, and the on-duty officer is not in Whittier.

If a law enforcement response is needed at the cruise ship, and the on-duty officer is not available, the Whittier Police Department has an on-call police officer that is available for emergency response.

We have rarely needed any law enforcement actions on any cruise ships in the last couple of years.

Any other specific questions on law enforcement response, will be handled on a case by case basis.

Of Interest:

The City of Whittier had put up a second tsunami site in Whittier. The site is located at the head of the bay by the new cruise ship terminal. After the site was erected, temporary power was placed at the site to test the equipment. We can report that the site test was successful. This site will be in full operation once permanent power is placed at the second site.

Our first tsunami warning site, at the P12 building) also received its annual maintenance and checkup. We were able to change the daily chimes to sound at noon daily and have weekly Friday afternoon "Tsunami Warning Audible Test".

Additionally, the daily noon chimes decibel has been reduced.

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



DATE: August 19, 2024
TO: Girdwood Board of Supervisor
FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation
SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report



There has been some weather to contend with! The plants have been watered!

Our summer parks caretakers, John and Luke have been working on brushing trails and completed the tee boxes at the disc golf course, in conjunction with the Anchorage Disc Golf Association, along with many other projects around town.

Our campground host, Ashley, is overseeing activities in the park and at the campground.

Mutt Mitts, trash and park sweep are handled by summer staff. If you see anything that needs attention, please contact Kyle kellekkt@muni.org or Margaret tylerms@muni.org.



Trails: Trails Committee resumed meetings in August and will review new trail maps in upcoming meetings.

Winner Creek Trail Bridge at Glacier Creek:
We're working on construction documents so that the project can go out to bid this fall. Fundraising will continue with support from local community efforts and staff chasing grant opportunities. A kickoff for this effort was at Alyeska Resort for their Solstice and Mountain Bike Park Opening in June. Between the two events, over \$2,000 will be donated to the bridge project.



Parks & Amenities: Busy days in the parks and playgrounds as summer vacation winds to a close in the Anchorage area. We'll be deadheading, transplanting and buttoning up garden beds in September, and plan to leave the campground open until Labor Day, although use is strongly weather-dependent.

- *Campground*: Tent campground is open.
- *Annual Beautification*: Planters look amazing now!
- *Playground*: Open.
- *Lions Club Park*: Working on funding to add a pavilion
- *Disc golf*: Open.
- *Library/Community Center*: Library is open TUE-SAT 10-6
- *Tennis Courts*: OPEN!
Pickleball court lines have been painted at the Girdwood School! Join FVCS Pickleball group to use the nets and equipment!
- *Soccer field*: OPEN!
- *Sladen J Mohl Ball Field*: OPEN! Play ball!
- *Skate Park*: Skate park is OPEN!

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

GBOS Non-profit Grants: 2025 Application Cycle is OPEN! Applications are due FRI September 13 at 3PM.

Other Grants:

Land and Water Conservation Fund (LWCF) Grant –GVSA applied for LWCF funding for the Lions Club Park Pavilion, match is 1:1, with match funding coming from municipal, Lions Club, and other private sources. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. This project was recommended to the National Park Service for approval. We anticipate hearing about this grant in the summer 2024.

Recreational Trails Program Grant (RTP): GTC/GVSA applied for RTP funding for the Middle Iditarod National Historic Trail, match is 90:10 with match coming from GTC and MOA funds. RTP grant request is \$179,745.00, match is \$19,970.00 for a project costing \$199,715.00. This project was recommended to the Director of Department of Parks and Outdoor Recreation for approval. Staff has completed follow up requested from Federal Highways Administration and is awaiting notification.

2025 RTP cycle is now open. GVSA is planning to apply for projects related to the suspension bridge.

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

National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately \$220,000.

KMTA Grant: There is likely not a KMTA Grant round in 2024.

Alaska Community Foundation: Girdwood Parks and Rec received \$2032 Anchorage Trail Care Fund grant for trail tools!

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up! GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIINprZEjhbVPIJOIEA>

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

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

Parks and Rec: www.muni.org/gpr.

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp

PSAC: www.muni.org/gpsac

GHEC:

www.muni.org/gbos-ghec

Links and info:

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

Information on the ASD activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](https://AnchorageSchoolDistrict.org)

Heritage Land Bank information: www.Muni.org/HLB

Roads

Road Status: After the recent wet spell, the collector roads were regraded, and calcium was reapplied for dust suppression. The typical wet period of summer has begun for Girdwood, so we will grade the roads as needed, and additional calcium will be added as required. The summer drainage project have begun by Western. Depending on funding, we'll tackle what priority projects we can accomplish in 2024. The Purchasing Department has approved the purchase of gravel for the maintenance yard. We will take delivery in the late summer/early fall.

Major project updates:

Ruane road fish passage culvert replacement. We've located the funding for this project along with AWWU funding for Girdwood improvements being managed by the EPA. We have applied with the EPA to request the funds and coordinate that effort with AWWU. The funding designated for the project is \$1.6 million, and it will require a 20% match.

The new fish culvert at Davos Road and Alyeska Creek has completed bidding for construction, and the winner was Caliber Construction out of Anchorage. Depending on when the Assembly approves the bid and the lead time to get the new box culvert for the fish passage, the goal is to complete the project this summer/early fall, but it could be pushed to spring 2025. Below is the bid abstract for the project.

Preliminary Bid Abstract

| | VENDOR | Local Vendor | BASE BID |
|---|---------------------------|--------------|-----------------|
| 1 | Caliber Construction | | \$ 668,665.00 |
| 2 | Granite Construction | | \$ 950,670.00 |
| 3 | Bristol Prime Contractors | | \$ 850,269.00 |
| 4 | American Landscaping | | \$ 998,495.00 |
| 5 | Drennon Construction | | \$ 1,275,586.00 |
| 6 | Western Construction | | \$ 701,980.00 |
| 7 | BC Excavating | | Non Responsive |
| Department's and/or Engineer's Estimate | | | \$ 522,760.00 |

Expenses and Budget:

Undesignated Fund Balance - Girdwood Service Area: \$390,542.05 as of August 16, 2023.

Girdwood Valley Service Area 2024 Mill Rate: 5.36 of 6 mills

Roads: Road Expenditures by Month:

| <u>Month</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
|------------------------|--------------------|--------------------|--------------|
| January | \$81,466.17 | \$62,791.19 | \$51,162.50 |
| February | \$75,435.50 | \$32,793.17 | \$50,612.50 |
| March | \$43,523.63* | \$45,857.72 | \$96,425.00 |
| April | \$18,723.00 | \$31,161.25 | \$60,296.50 |
| May | \$68,628.00 | \$34,288.75 | \$33,003.75 |
| Remaining Flood Repair | \$112,529.20 | | |
| June | \$1,682.40 | \$20,791.25 | |
| July | \$1,818.35 | \$173,075.00 | |
| August | \$3,500.00 | \$146,100.00 | |
| September | \$33,872.25 | \$22,991.00 | |
| October | \$105,700.00 | \$10,090.50 | |
| November | \$35,353.73 | \$55,686.25 | |
| <u>December</u> | <u>\$42,085.81</u> | <u>\$66,042.50</u> | |
| Total thru December: | \$696,269.27 | \$701,668.85 | \$291,500.25 |

Public works operation 2024 budget expended for 2023: \$859,274.42 of \$1,509,392.00 =57%

2024 Capital Roads Project fund (406): \$1073.56

2024 Davos Fish Culvert Project: \$894,164.16

Parks:

2024 Expended Budget: \$298,801.08 of \$515,546.00 =57%

2024 Capital Park Project (406) Reserve Fund available: \$840,830.82

2024 Winner Creek Trail Suspension Bridge funds = \$357,068.70

2024 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00

2024 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2024 Expended Budget: \$400,147.38 of \$811,334.00 = 49%

Fire:

2024 Expended Budget: \$966,838 of \$1,811,271.00 = 53%

2024 Fire Undesignated Capital fund (406) = \$223,317.20

Upcoming meetings to set:

Anchorage Municipal League Parliamentary Procedure Training 6PM Oct 8 2024 trending

Grace K. Greene

gracekgreene@gmail.com | 907.223.8538

Executive Profile: Over 20 years of leadership experience, culture transformation, strategic growth, succession planning, team building, organizational structure and alignment, functional collaboration, team accountability, ownership and outcome driven, business transformation, continuous improvement and bottom line performance. Experience in public and private sector, family owned and publicly traded business. Girdwood Resident and small business owner. USMC Veteran and combat helicopter pilot.

Experience

- **CEO, LifeMed Alaska, Anchorage, AK Nov 2022 - present**
- **Co-Owner, Chugach Properties, Girdwood, AK - Present**
- **SVP, Hub Group Dedicated, Oak Brook, IL, June 2022 - Sept 2022**
- **SVP, Hub Group Trucking, Oak Brook, IL, Sept 2021 - May 2022**
- **President, TOTE Maritime Alaska, August 2018 to August 2021**
- **Vice President and Alaska General Manager, TOTE Maritime Alaska, November 2013 to July 2018**
- **Aviation and Marine Logistics Planer, Shell Exploration and Production Company, February 2012 to November 2013**
- **Consultant, Booz Allen Hamilton, October 2009 to January 2012**
- **Consultant, Deloitte (Legacy BearingPoint), December 2008 to October 2009**
- **Wealth Manager, Morgan Stanley, July 2008 to December 2008**
- **Officer and Aircraft Commander, United States Marine Corps**
 - **Three Combat Deployments in support of Operation Iraqi and Enduring Freedom**

Education

-United States Naval Academy: BS in Oceanography.

Community Involvement:

- **American Heart Association, Alaska Chapter:** 2025 Chair of Anchorage Go Red for Women
- **Covenant House Alaska:** Board of Directors
 - 2 time emcee of the annual Fire and Ice Gala Fundraiser
- **Tacoma Mayor's Business Advisory Council** Member
- **Anchorage Economic Development Corporation:** Vice Chair, Board of Directors and Executive Committee Member, Chair of the Business and Economic Development Committee
- **Providence Hospital Foundation:** Board of Directors, Secretary, Revenue Committee,
 - Area of Greatest Need Committee
- **Alaskans for Litter Prevention and Recycling (ALPAR),** Board Vice President,
 - Transportation Committee
- **Girdwood 2020:** Board of Directors, Revenue Committee, Communications Committee
- Member of US Senator Dan Sullivan's US Military Academy Nomination Review Board
- **Anchorage Mayor's Charity Ball** 2017 and 2018 Chair

Recognitions:

- Inducted into the Anchorage Athena Society, Class of 2018
- 2017 Recipient of the Inaugural Denali Award, given by the Alaska Business Hall of Fame and sponsored by Junior Achievement and Alaska Business Magazine, to a member of the community

who demonstrates professional excellence and leadership in her field and a profound commitment to the community.

- Cover Story for Alaska Business Monthly – June 2017
- Member of the 2016 Class of Alaska's Top 40 Under 40

From: [Kellie Okonek](#)
To: [Girdwood Board of Supervisors](#)
Subject: GBOS Seat C
Date: Monday, August 12, 2024 10:48:49 AM

[EXTERNAL EMAIL]

Hello,

My name is Kellie Okonek, and I would like to be considered for the vacant spot on GBOS.

If I listed the things I love most in this world, Girdwood definitely makes my list. I've lived here for nearly 20 years and consider it my forever home. And the longer I live here, the more I love it, and the more I want to see it thrive. I believe we're at an interesting time culturally and there's a substantial amount of development pressure in the greater Anchorage area as well as resort communities at large. What makes Girdwood great is our unique character and stunning natural landscape... And I believe that we can develop in such a way that we enhance this quality rather than, quite literally, bulldoze over it.

A chemical engineer by degree, my first career was in oil and gas operations. I excel at strategic planning, regulatory compliance, and effective action. My second career is in the coaching and leadership development space, working to bring the most out of people and teams. It's the blend of these skill sets that I offer to the community of Girdwood to assist in leading through this time of transition.

Thank you for your consideration.

Kellie

Sean R. Marx

125 White Pass Lane, PO Box 1021, Girdwood, AK 99587 | 907-759-1095 | sean.marx@colorado.edu | <https://www.linkedin.com/in/seanrmarx>

Objective

- I am seeking a Mayoral appointment to the Girdwood Board of Supervisors, Seat C, for the Municipality of Anchorage, with the term running from August 2024 through April 2025. Additionally, I intend to stand as a candidate in the Spring 2025 election.

Education

B.S. EDUCATION | PENN STATE UNIVERSITY | UNIVERSITY PARK, PA

MBA coursework, first year graduate studies
NCAA intercollegiate student-athlete Penn State Football

FBI ACADEMY | SPECIAL AGENT TRAINING | QUANTICO, VA

800-hours federal law enforcement and intelligence training in fundamentals of law, behavioral science, report writing, forensic science, advanced investigative interviewing, and intelligence techniques focused on intricacies of counterterrorism, counterintelligence, weapons of mass destruction, cyber, and criminal investigations; training includes intensive physical fitness, defensive tactics, practical application exercises, and the use of firearms.

U.S. Government Security Clearance: Top Secret//Sensitive Compartmented Information (TS//SCI)

PARK RANGER LAW ENFORCEMENT ACADEMY | SKAGIT VALLEY COLLEGE | MOUNT VERNON, WA

750-hours environmental enforcement and experiential problem-based training in natural, cultural, and historic resources protection methods, contemporary law enforcement tactics, legal information for visitor protection, emergency medical response and wildland fire suppression.

Academic Honors graduate maintaining 3.69/4.0 overall GPA

Skills & Abilities

CORPORATE AND INVESTMENT BANKING – MIDDLE OFFICE SHARED SERVICES AND OPERATIONS

- As part of a team, entered critical market data used to derive key inputs to pricing, risk and PnL models for equity derivatives products; monitored daily and intraday pricing for PnL reconciliation and reports
- Provided intraday PnL support, end of day estimated and T+1 official PnL reporting; worked with traders on PnL calculation and position to resolve discrepancies that improve risk systems and architecture
- Assisted in production of accurate and informed PnL explain, risk drilldowns and portfolio stress testing
- Gained understanding of the full set of traded products and markets in the Equity Derivatives portfolios

CONSULTATIVE AND ENTERPRISE BUSINESS SALES

- Specialized in territory management to include B2B sales, marketing, and order fulfillment supply chain
- Worked with a range of products to include medical devices, consumer durables, specialty beverage
- Maintained knowledge of industry specific products and solutions

- Established and maintained excellent customer relationships and rapport

CASE MANAGEMENT AND TEAM LEADERSHIP

- Experience in leading a team, delegation, training, mentoring, and campaign management support
- Goal setting and strategic planning to ensure territory, company, and employee success
- Prioritized and managed groups of clients and potential clients employing investigative strategies
- Established and maintained positive relationships with customers and colleagues

CUSTOMER SERVICE

- Provided excellent support utilizing product knowledge, problem solving, and clear communication skills
- Utilized flexibility and adaptability responding to emergent client requests and business opportunities
- Successfully structured and facilitated a competitive conversion of orthopedic medical devices
- Maintained a people-first attitude while engaging with customers
- Followed up with customers to ensure objectives were met

SUPERVISOR AND INSTRUCTOR

- Effectively and efficiently defined student learning objectives based on skill sets and performance goals
- Developed and communicated student-centric plan to achieve successful instructional outcomes
- Maintained safety of students while teaching in a dynamic and austere learning environment
- Established positive, ongoing relationships with individual students and family private clients
- Set goals, motivated students, used active listening skills, practiced empathy, and utilized emotional intelligence during teaching sessions

Experience

U.S. FEDERAL BUREAU OF INVESTIGATION | WASHINGTON, DC | SPECIAL AGENT

BANK OF AMERICA SECURITIES LLC | 9 W 57TH ST, NEW YORK, NY | TRADER SUPPORT

J.P. MORGAN SECURITIES LLC | 60 WALL ST, NEW YORK, NY | MIDDLE OFFICE ANALYST

JACKSON HOLE AIRPORT BOARD | JACKSON, WY | SEASONAL STAFF

PRIVATE MARKET ASSETS | JACKSON, WY | VC RISK CONSULTANT (INDIVIDUAL ENTREPRENEUR)

JACKSON HOLE MOUNTAIN SPORTS SCHOOL | TETON VILLAGE, WY | PROFESSIONAL SKI INSTRUCTOR

WHOLE FOODS MARKET | JACKSON, WY | SPECIALTY BUYER-WINE, SPIRITS, BEER

PHILIPS HEALTHCARE | NASHVILLE, TN | PATIENT MONITORING ANALYTICS SUPPLY CHAIN

ZIMMER BIOMET | WASHINGTON & PENNSYLVANIA | FULFILLMENT LEAD AND SALES ASSOCIATE

U.S. NATIONAL PARK SERVICE | WYOMING & ALASKA | PARK RANGER AND NATIONAL PARK STAFF

U.S. VETERAN HEALTH ADMINISTRATION | PENNSYLVANIA | MEDICAL SUPPORT ASSISTANT

BLACK & DECKER DEWALT | NORTH CAROLINA & PENNSYLVANIA | TERRITORY SALES MANAGER

UNITED STATES NAVY | CALIFORNIA & RHODE ISLAND | ACTIVE-DUTY MILITARY SERVICE

SUPERVISOR | GIRSDWOOD, ALASKA | MOUNTAIN SPORTS SCHOOL ALYESKA RESORT (PRESENT)

LOCAL OPERATIONS MANAGER | GIRSDWOOD, ALASKA | PROPERTY MANAGEMENT (PRESENT)

CLERK PART-TIME | GIRSDWOOD, ALASKA | CROW CREEK MERCANTILE (PRESENT)

Certifications

- 2022 Goldman Sachs Career Pivot Series participant | Goldman Sachs New York
- Park Ranger Law Enforcement Academy | Skagit Valley College
- Kononklijke Philips N.V. | Supply Chain Sales Fulfillment CRM | Patient Monitoring Systems
- USIC Counterintelligence Operations | FBI Counterintelligence Training Program
- Total Knee Reconstruction Training | Salesforce Lightning CRM | Zimmer Biomet
- J.P Morgan Securities Markets Training | Understanding Equity Derivatives
- Corporate Sales and Marketing Training Program | Black & Decker DeWalt
- PSIA/AASI certified Alpine Ski and Snowboard Instructor

Sean R Marx

PO Box 1021

Girdwood, Alaska 99587

sean.marx@colorado.edu

907-759-1095

July 28, 2024

Mayor Suzanne LaFrance

Municipality of Anchorage

GBOS PO Box 390

Girdwood, Alaska 99587

Dear Mayor LaFrance,

I am writing to express my enthusiastic interest in the Mayoral appointment to Seat C on the Girdwood Board of Supervisors, for the term from August 2024 through April 2025. I am also keen to stand as a candidate in the Spring 2025 election. With a robust blend of expertise and an unwavering commitment to public service, I am confident that my background will contribute significantly to the Board and the Girdwood community.

My career journey includes pivotal roles across three Federal Government agencies, JP Morgan Securities, Corporate and Investment Bank (CIB), and honorable service in the United States Navy. Notably, my work as an FBI Special Agent augmented to special mission units (SMUs) supporting Joint Special Operations (JSOC) operations has provided me with extensive experience in national security, interagency coordination, and community engagement. Additionally, my career has been marked by numerous community and volunteer service awards from organizations such as the Veteran Affairs, Jackson Hole Chamber of Commerce, and Whole Foods Market, reflecting my dedication to integrity and excellence in service.

My commitment to public service is deeply rooted and has been continuously demonstrated through various leadership roles, including serving as a paid intern with the Obama for America (OFA) campaign in 2008. This experience ignited my passion for political advocacy and laid the foundation for my career. As a Special Agent with the FBI, I honed skills in resilience, adaptability, and strategic decision-making. Leading diverse

teams within the U.S. Intelligence Community, I have collaborated with individuals from various backgrounds, focusing on collaboration, goal setting, and celebrating achievements.

I am eager to contribute my strategic insights and organizational skills to the Girdwood Board of Supervisors and am open to serving in any capacity that best supports Alaskans and the Municipality of Anchorage. My candidacy is driven by a profound desire to secure a prosperous future for Girdwood residents and to advocate for policies that promote prosperity, safety, and accountability within our community.

Thank you for considering my application for the Mayoral appointment. I look forward to discussing how my background and skills align with the Girdwood Board of Supervisors' needs. Please find my resume attached for your review.

Sincerely,

Sean R. Marx

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-022**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE GIRDWOOD AREA PLAN WITH THE GIRDWOOD COMPREHENSIVE PLAN.

(Case 2024-0074)

WHEREAS, a request has been received from Imagine! Girdwood to adopt the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, and

WHEREAS, notices were published and a public hearing was held on July 15, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Anchorage Planning and Zoning Commission:

A. The Commission makes the following findings of fact:

1. With the conditions of approval, this request meets all the Comprehensive Plan amendment approval criteria per Anchorage Municipal Code (AMC) 21.03.070C.2.
2. The Commission has heard repeatedly about the need for housing in Girdwood. We know that community members want housing in Girdwood, and it is our role to help the community achieve that within the scope of this plan.
3. The language in the plan prescribes 100-foot vegetative buffers. The intention of these was not necessarily a straight line. We do not have specific terrain information. In hearing from the community during public testimony, it is clear a visual buffer keeping the Girdwood character is the intention. This is an encumbrance for a future developer or landowner and 100 feet is excessive. The vegetative buffers may be more feasible as a plan guidance. The petitioner and staff expressed a willingness to work on this area of the plan to come to an agreement.
4. The plan talks about the difference between low-density and mixed-density and some of the impacts that would occur in areas where the views are extremely important to some of these homes. The intent of mixed-density versus low-density has more to do with form and height standards than just upping the units. The community was concerned about losing the character of those areas near the base of the mountain and wanted to keep the style similar to what is there currently.
5. The Commission commends Imagine! Girdwood, the Girdwood Board of Supervisors, and all the organizations that have taken a tremendous amount of time to put the Plan together. The update is very much needed.

6. This is a recommendation, and there will be opportunities to testify before the Assembly before a decision is made.

B. The Commission recommends APPROVAL of the *Girdwood Comprehensive Plan* to update the *Girdwood Area Plan* as an element of the Comprehensive Plan, with the following amendments:

1. To work with the Department to resolve the planning considerations for vegetative buffers and potential future parkland.
2. Update land use designations throughout the document:
 - a. Area #1. Change land use designation from “Open Space” to “Mixed-use” for the area northeast of the airport that is zoned GRST-2 and had a land use designation of “Resort” in the 1995 I, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011).
 - b. Area #2. Change land use designation from “Open Space” to “Low-density Residential” for Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 Girdwood Area Plan, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062).
 - c. Area #3. Change land use designation from “Open Space” to “Mixed-use” for the area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149).
 - d. Area #4. Remove the land use category of “Commercial Recreation Reserve” from the document and place these areas instead into the “Commercial Recreation” category.
 - e. Area #5. Change land use designation of “Open Space” with “Potential Future Park Land” planning consideration to “Park Land” for Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075). Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.
 - f. Area #6. Align land use designations to boundaries of platted tract boundaries.
3. Add a new sentence under the “Mixed-Use” section: “Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques.” (Page 3-13)

4. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON'T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
5. Update Implementation Action for Goal T5.1 to read: Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development [ADJACENT TO THE AIRPORT]. (Page 4-16)
6. Make all technical edits in the document identified in Table 1. These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 15th day of July, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 5th day of August, 2024. This written recommendation of the Planning and Zoning Commission is final.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2024-0074)



Girdwood Comprehensive Plan – status of Municipal adoption process

July 19, 2024

Context

Broadly, the Municipal adoption process for the Girdwood Comprehensive Plan has two steps:

1. Review and recommendation by the Planning and Zoning Commission
2. Action by the Anchorage Assembly to adopt the plan

The first of these two steps has been completed.

Importantly, the Planning and Zoning Commission provides a formal recommendation to the Assembly, not a decision. *Commission recommendations to the Anchorage Assembly are not appealable.* The Assembly will make an independent decision and may follow, reject or amend the PZC recommendation or make their own changes.

Planning and Zoning Commission review

On July 15, 2024, the Planning and Zoning Commission (PZC) held a public hearing on recommendation for adoption of the Girdwood Comprehensive Plan (GCP) as an amendment to the Municipality of Anchorage Comprehensive Plan.

The PZC's role in a Comprehensive Plan amendment is to provide a recommendation to Anchorage Assembly. This might be a simple recommendation of adoption, but typically it is a recommendation of adoption with amendments.

A Planning Staff report was released on July 9 and included eleven recommendations for changes to the GCP.

At the July 15 PZC meeting, Planning Staff introduced two additional recommended changes (#2f & #2g) and updated one previous change recommendation (#5). The Planning Department presentation and additional recommended changes are included as Attachments.

PZC heard public testimony, moved the Planning Dept recommendations, then debated five amendments, two of which passed, one failed to reach the required Yes votes and two failed on a simple majority. The amended motion was passed.

The final status of the individual Planning Dept recommended changes are shown in the table below.

| Recommended Changes from Planning | Planning Dept Ref # | Consistent with GCP? |
|---|---------------------|----------------------|
| Remove "Vegetative Buffers" | 1a | No |
| Remove "Potential Future Park Land" | 1b | No |
| Change "Mitten"/Forest Loop (Area #1) to Mixed-Use | 2a | No |
| Change Virgin Creek (Area #2) to Low-density Residential | 2b | No |
| Change South Townsite (Area #3) to Mixed Use | 2c | No |
| Remove Commercial Recreation Reserve (Area #4) | 2d | No |
| Winner Creek extension to Park (Area #5) | 2e | Yes |
| Update land use polygons to follow updated HH platting | 2f | Yes |
| Change most of Alyeska Basin from low to mixed density | 2g | No |
| Explicitly call out "Tsunami Risk" in Old Girdwood mixed use | 3 | Yes |
| Adjust language about road paving | 4 | Yes |
| Adjust language for airport development (updated) | 5 | Yes |
| Technical edits | 6 | Yes |

Items crossed through were voted down by PZC.

The last column "Consistent with GCP?" is the Project team's judgment of whether the recommended change is in line with the GCP approved by the Girdwood community or substantially different. Rows are shaded based on the value in this column.

Next steps

These recommendations will be formally accepted as a PZC resolution at their August 5 meeting and transmitted to the Assembly. Note again that the resolution is a recommendation from PZC so the Assembly can follow the recommended changes, reject them or make their own.

It typically takes 6-8 weeks from PZC decision to Assembly introduction, so we expect the Girdwood Comprehensive Plan to be introduced to the Assembly in September. The Assembly will likely hold a work session on the plan a week or so before a scheduled public hearing and vote.

Discussion

The Planning and Zoning Commission rarely sees new or replacement comprehensive plans. In fact this is only the second case since the Land Use code was updated in 2012. There are some aspects of PZC procedures which are appropriate for almost all of the cases before them but are obstructive to a constructive discussion and understanding of new policy directions. Policy changes are the core purpose of an updated Comprehensive Plan.

Even though the format of the meeting had some problems, it was an informative discussion between Planning staff, the GCP project team, those providing public testimony and the Commissioners. Most of the recommended changes from PZC were in line with the community vision & goals, representing an improvement to the plan.

However, four of the PZC recommendations – all modifications to the Land Use map – are substantial changes from the community supported Plan. In fact these specific changes have been previously considered and rejected during an extensive community engagement process. They were discussed during multiple public meetings and addressed by public comments from the Girdwood community and other stakeholders (see Appendix 3 of the plan).

While we value the time, consideration and comments from the Planning and Zoning Commissioners and believe that their efforts will lead to a stronger adopted plan, we are focused on bringing the Girdwood Comprehensive Plan to the Anchorage Assembly and sharing Girdwood's forward-looking vision for a thriving community.

Imagine!Girdwood Board of Directors

ATTACHMENTS

A - Updated language for recommendation #5

B - Additional recommendation #2g

C - Planning staff presentation at July 15, 2024 PZC meeting, including additional recommendation #2f

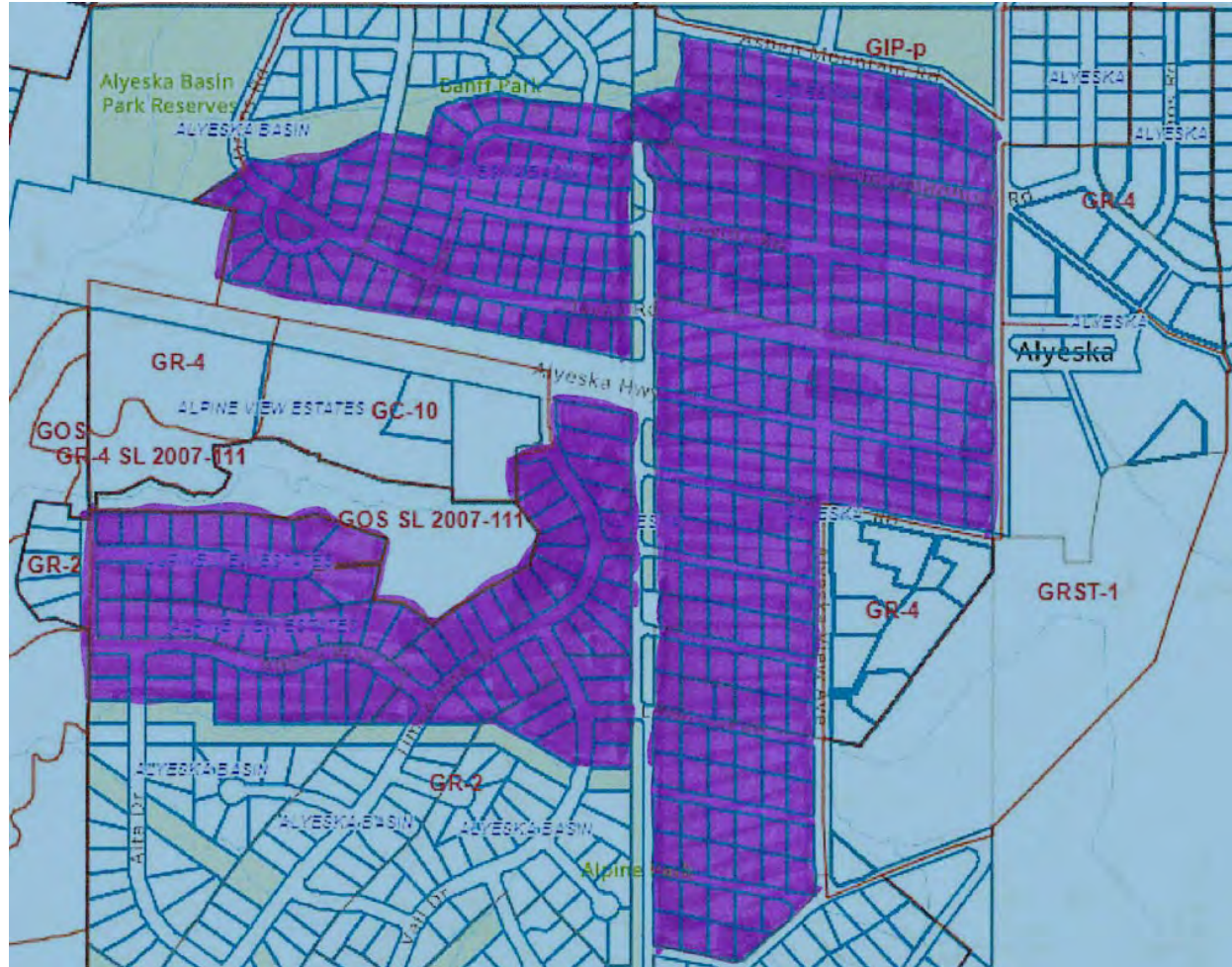
Planning Dept proposed amendment #5 (updated)

Update Implementation Action for Goal T5.1 to read:

“Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development.”

(Page 4-16)

(new) 2.g.



Area #7. Change land use designation from “Low-density Residential” to “Mixed-density Residential”

Staff Report Presentation

Case 2024-0074: *Girdwood Comprehensive Plan*

July 15, 2024
PZC Public Hearing

1

21.03.070C.2. Comprehensive Plan Amendments – Approval Criteria

- a. The proposed amendment is necessary in order to address one or more of the following:**

The criterion is met.

- i. A change in projections or assumptions from those on which the comprehensive plan is based;**
- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**
- iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**
- iv. Identification of errors or omissions in the comprehensive plan.**











2

Recommended Amendments from Staff Report

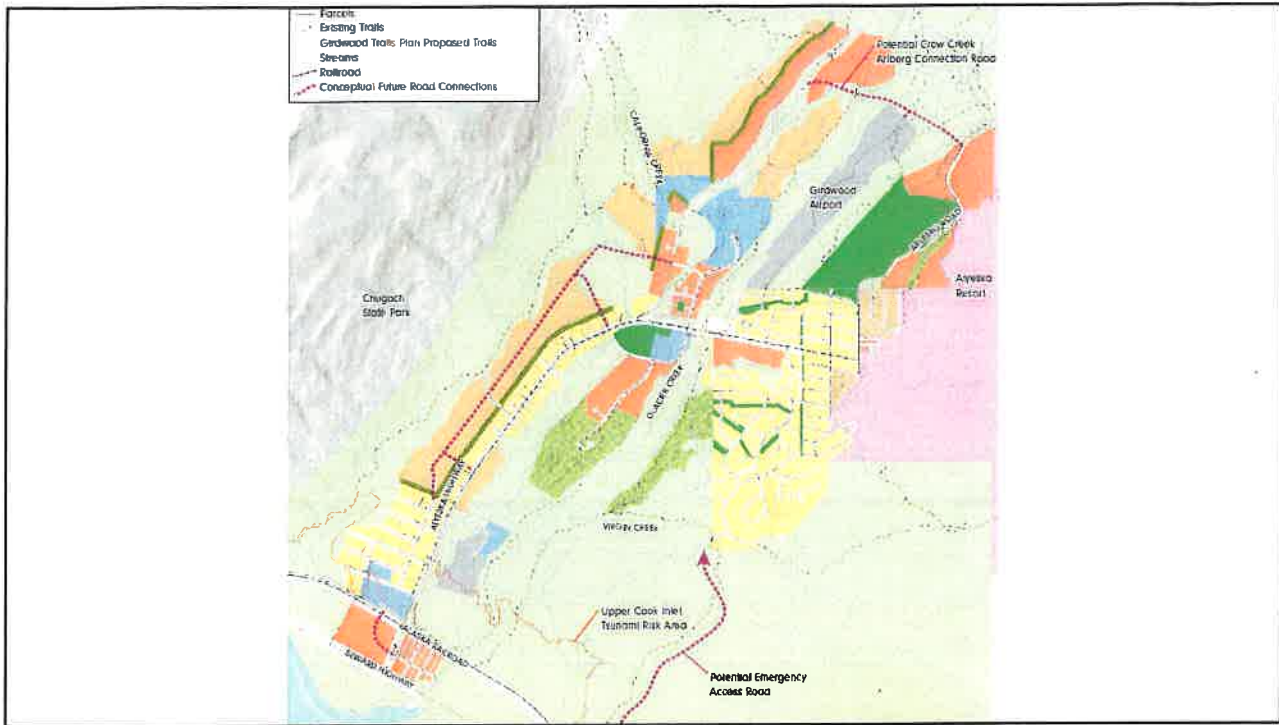


5

1.a. and 1.b.

- Planning Considerations
-  Potential Future Dedicated Park Land
 -  Upper Cook Inlet Tsunami Inundation Risk
 -  Vegetative Buffers
 -  Roads
 -  Parcels
 -  Existing Trails
 -  Girdwood Trails Plan Proposed Trails
 -  Streams
 -  Railroad
 -  Conceptual Future Road Connections

6



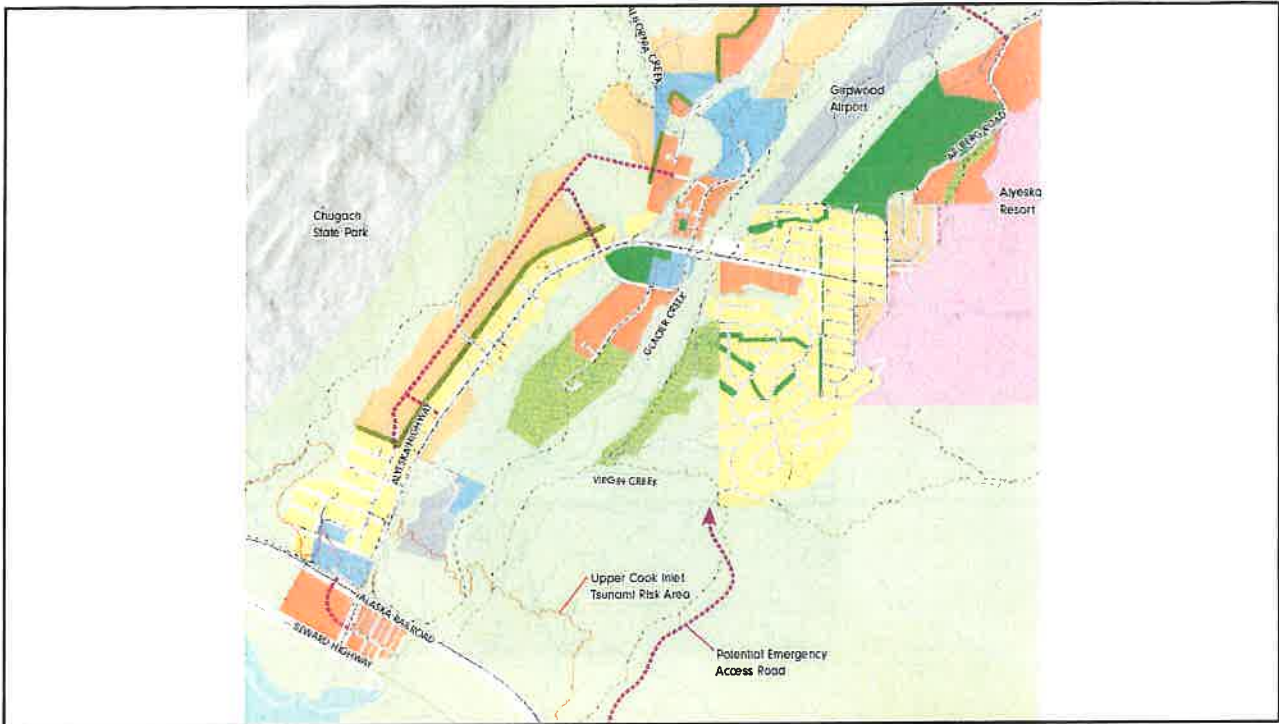
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2.b.

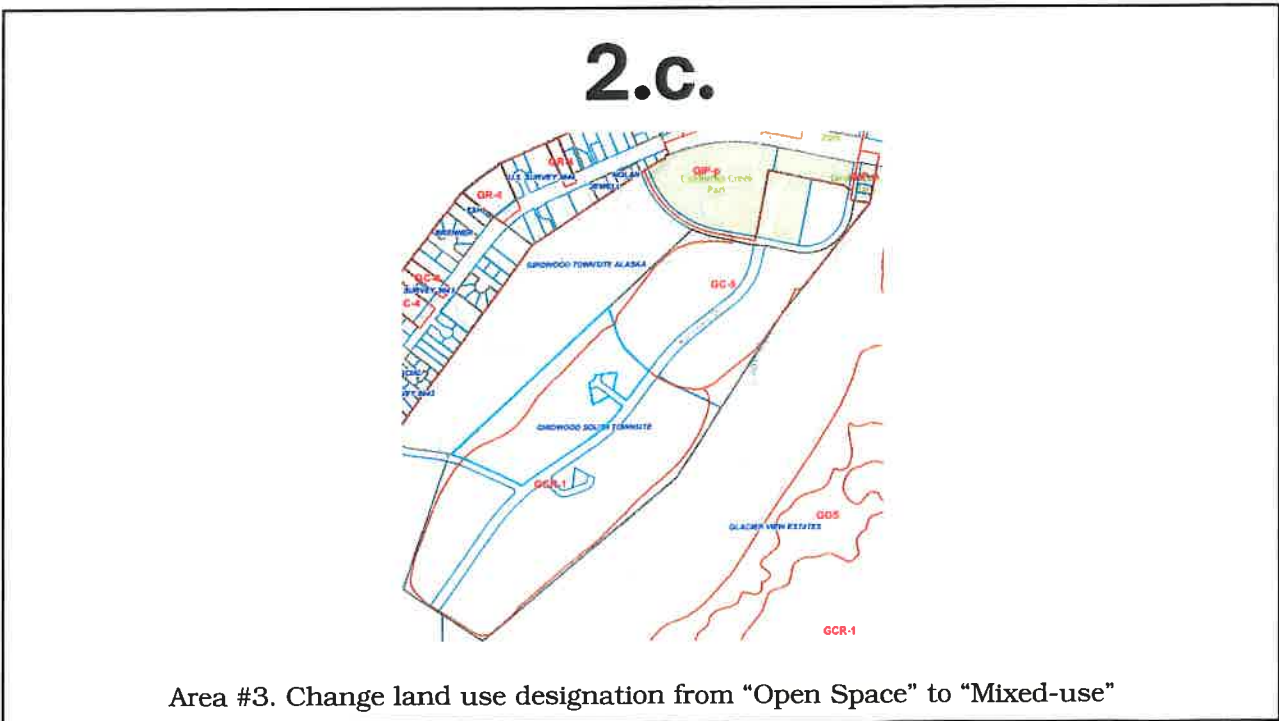


Area #2. Change land use designation from “Open Space” to “Low-density Residential”

10



13



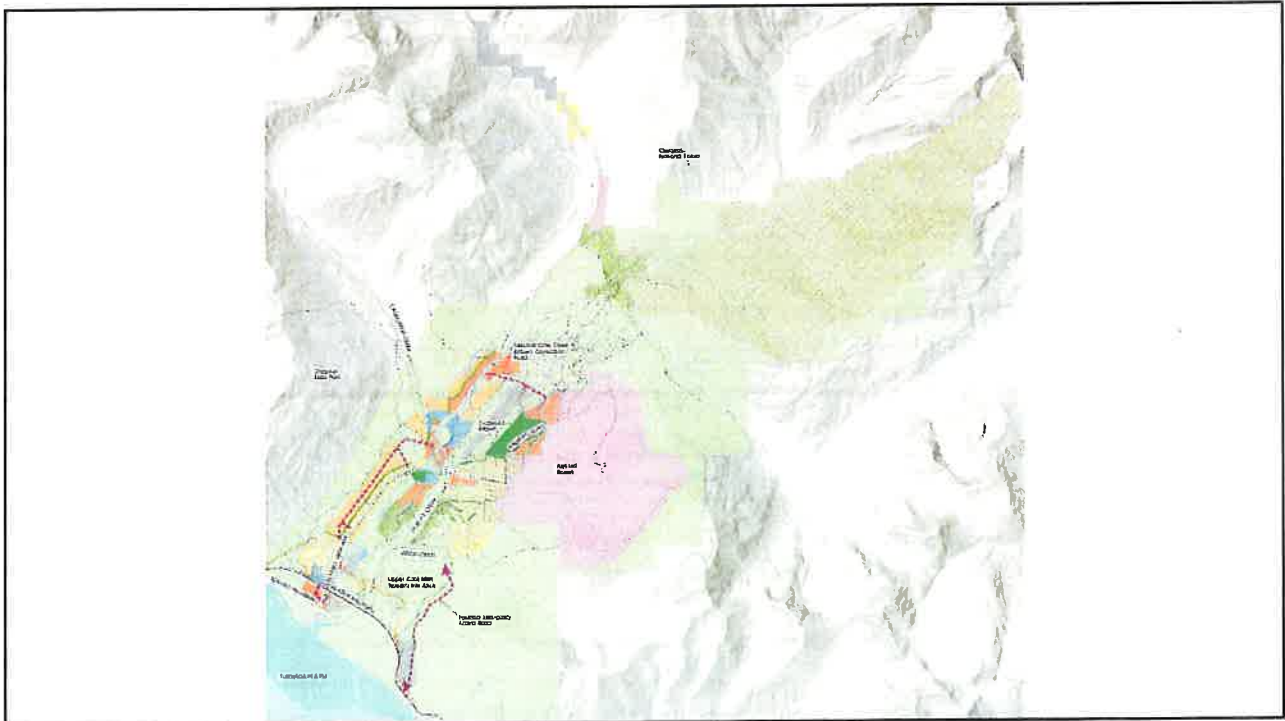
Area #3. Change land use designation from "Open Space" to "Mixed-use"

14

2.d.

Area #4. Remove "Commercial Recreation Reserve" and place these areas into "Commercial Recreation"

17



18

3.

Add a new sentence under the "Mixed-Use" section: "Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques." (Page 3-13)

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4.

Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON'T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)

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Additional Amendments for PZC Consideration (not in Staff Report)



25

(new) 2.f.

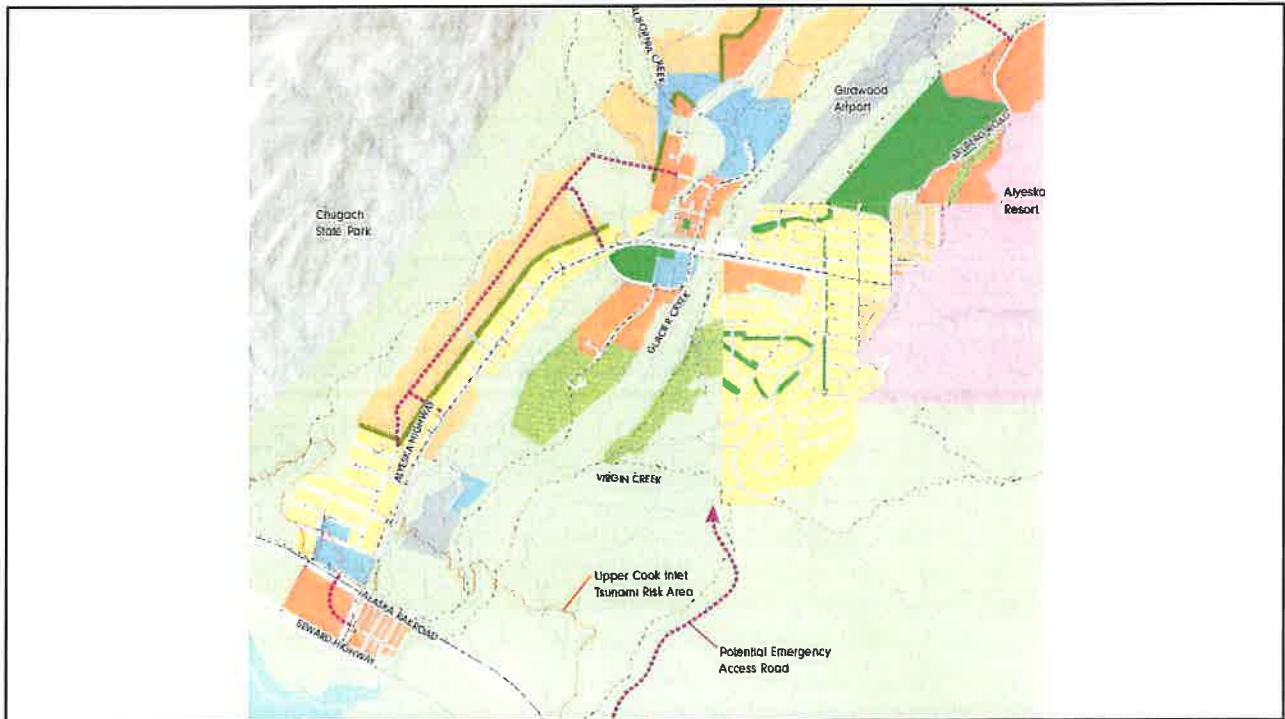


Area #6. Align land use designations to boundaries of platted tract boundaries.

26



29



30

Amendments are consistent with *Anchorage Assembly Housing Action Plan*:

- Strategy A.9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.
- Strategy E.10. Work on recommendations to address Girdwood's unique housing challenges in the updated *Girdwood Comprehensive Plan* and future housing plans.

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Amendments are consistent with *Alyeska Area Master Plan Modification and Development Master Plan*:

- Approved by the Planning and Zoning Commission (PZC Case 2024-0061) to construct Glacier Creek Village, which will have a variety of new housing types that range from apartments to single-family homes as well as commercial space and community uses.

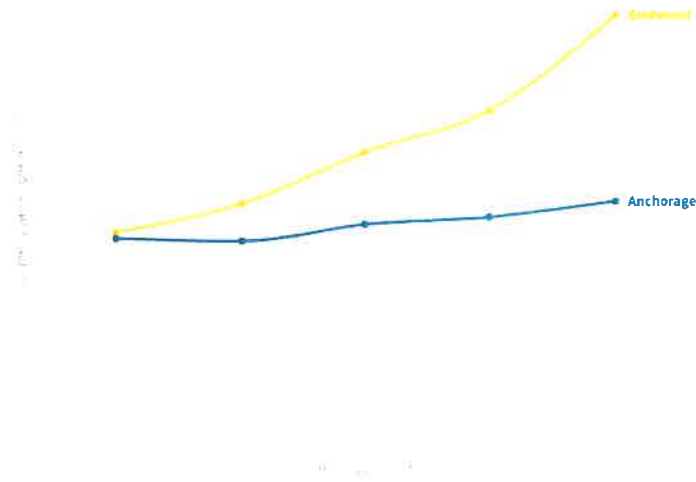
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Article Cited in Staff Report



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Average housing appraisal 2017-2021



Source: [Municipality of Anchorage Open Data](#)

● Anchorage

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Update: Activity after the Planning and Zoning Commission meeting

The Planning and Zoning Commission recommended that Huddle and the Planning Department meet to discuss two issues:

- 1) the representation of Future Parks on the Land Use map, and
- 2) how vegetative buffers will be implemented

That meeting occurred and there was agreement on two changes to the *representation* on the map without changing functional content.

1. Future Parks will not be represented on the main Land Use Map, but captured on a separate map in Section 3 of the plan. In the future the Land Use Map will be amended as parks are created.
2. Vegetative buffers will be represented on the Land Use map as a dashed line rather than a solid "area", so it is clear they are not a primary land use category. The narrative will be expanded slightly to better explain their purpose and clarify that the buffers are to maintain *established mature trees* and other vegetation, not for replanting of new vegetation . An implementation action will be added to Section 4 to list various methods for dedicating the buffers e.g. through easements, separate parcels, deed restrictions etc.

Girdwood Valley Service Area Housing Goals

Vision:

Girdwood has good-quality, stable, affordable housing for residents across the community's income distribution while maintaining the characteristics of the outdoor recreation community.

Housing Goals:

1. Increase the supply of safe, affordable housing units for sale and for rent
2. Diversity the housing market: housing types, sizes, price points, locations, accessibility, and ownership models
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units
4. Reduce housing development cost burden
5. Streamline municipal process to achieve Girdwood Comprehensive Plan Goals
6. Increase Girdwood local control and management of public land

Strategies and implementation timeline metric are to be discussed at a future meeting.

Discussed at GBOS GHEC Joint Meeting 5/31/24

Using Whitefish, MT as an example, provide a complete housing implementation plan for Girdwood, AK.

Using Whitefish, MT as an example, here's a comprehensive housing implementation plan for Girdwood, AK, taking into account its limited local governance authority within the Anchorage municipality:

Girdwood Housing Implementation Plan

1. Needs Assessment and Strategic Planning

- Conduct a thorough housing needs assessment to determine the current and projected housing requirements for Girdwood.
- Develop a Strategic Housing Plan, similar to Whitefish's, outlining specific goals and strategies to address housing needs over the next 5-10 years.

2. Establish a Housing Task Force

- Form a dedicated Housing Task Force or Committee to oversee the implementation of the housing plan.
- Include representatives from local businesses, residents, and the Girdwood Board of Supervisors.

3. Funding and Resources

- Explore funding options, including: Proposing a property tax levy specifically for affordable housing initiatives

4. Zoning and Land Use Updates

- Review and update zoning regulations to promote affordable housing development: Allow multi-family and mixed-use developments in appropriate zones

5. Development Partnerships

- Identify publicly-owned land suitable for affordable housing development.

- Partner with non-profit housing organizations or developers to create workforce housing projects.

6. Incentive Programs

- Develop incentives for developers and property owners, such as: Density bonuses for including affordable units.

7. Rental Assistance and Conversion Programs

- Explore a rental assistance program for immediate relief to workers struggling with housing costs.
- Consider implementing a rental conversion program to incentivize long-term rentals over short-term vacation rentals.

8. Community Engagement and Education

- Host regular community meetings and workshops to gather input and keep residents informed about housing initiatives.
- Develop educational resources about available housing programs and assistance.

9. Monitoring and Adaptation

- Establish key performance indicators to track the progress of housing initiatives.
- Conduct annual reviews of the housing plan and make adjustments based on changing needs and market conditions.

10. Collaboration with Anchorage Municipality

- Work closely with the Anchorage municipal government to align Girdwood's housing strategies with broader regional planning efforts.
- Advocate for policies and resources that support Girdwood's specific housing needs within the larger municipal framework.

By adapting strategies from Whitefish's successful approach and tailoring them to Girdwood's unique situation, this plan provides a comprehensive framework for addressing the community's housing challenges. The focus on partnerships, diverse funding sources, and flexible zoning can help Girdwood create more affordable and workforce housing options despite its limited governance authority.

Whereas the Girdwood is looking to both better regulate the licensing and utilization of short-term rentals in the Girdwood Valley Service Area, the Girdwood Housing and Economic puts forth the following framework for consideration:

- Overlay Concept
 - o Regulations will be disclosed under Title 21, Chapter 9
 - o Application will be equal across the Girdwood Valley Service Area with no property subject to different rules

- Registration
 - o \$100 annual registration fee paid for each individual short-term rental;
 - o The tracking of the registration fee using an online third party vendor;
 - o Requirement for a contact residing in Alaska available 24/7/365 to respond to issues within 6 hours

- License Display
 - o A requirement for the owner posts its short-term rental license prominently inside the premises for guests to see;

- Penalties for infractions at licensed STR
 - o Infractions based on violations of laws of the Municipality of Anchorage
 - o Offenses noted below shall be within a 2 year time frame
 - o \$100 penalty for a first time offense;
 - o \$500 penalty for a second time offense;
 - o \$1,000 penalty for a third time offense;
 - o Potential for appeals process
 - o Removal of license for a fourth time offense.

- Penalties for infractions at unlicensed STR
 - o A warning notice is sent requiring 14 days to respond
 - o \$1,000 upfront penalty for those who run a short-term rental without the required license.
 - o Additional penalty accrues at \$100 per day after the date of the upfront penalty

- Exemption
 - o Fees and penalties will not apply to homeowners who rent for less than 14 days per year. Licenses are required and need to be displayed.

A motion in support of the exclusion of the Girdwood Valley Service Area from the proposed 3% Municipal Sales Tax due to the unique economic conditions of Girdwood

WHEREAS, The Proposed 3% Sales Tax is intended to be split between public-use projects and a reduction in property taxes under the tax cap on a 1% and 2% split respectively; and

WHEREAS, Girdwood is a unique ski resort and outdoor recreation community within the Municipality of Anchorage that significantly contributes to the local economy & Municipality Budget through tourism, hospitality services, and the nightly bed tax; and

WHEREAS, the proposed municipality-wide sales tax aims to reduce property taxes, which would disproportionately benefit second-home owners and investment property short-term rental operators, rather than the local residents and workforce of Girdwood; and

WHEREAS, an estimated 77% of the property's in Girdwood are considered 'dark,' where the owner is not a primary or full-time resident and/or it is rented out for short-term use; * and

WHEREAS, property rent would likely not be reduced for long-term renters in the Girdwood Valley, disproportionately impacting the working and middle-class residents of Girdwood; and

WHEREAS, the Girdwood Valley Service Area budget may see a reduction in revenue as it remains unclear how our service area would continue to maintain expected revenues with a sales tax and how a 1-to-1 reimbursement is defined; As such, service reductions may be required to our local services such as road development & maintenance, snow removal, capital improvements, parks & recreation, police, and fire; and

WHEREAS, a sales tax is regressive in nature and would disproportionately impact the working and middle-class residents of Girdwood, many of whom are employed in the service industry and rely on their disposable income for daily necessities & transportation; and

WHEREAS, despite the list of certain exclusions, the introduction of a sales tax in Girdwood would place an undue financial burden on these residents, exacerbating economic disparities; and

WHEREAS, a reduction in property taxes is unlikely to support the local community directly, as the benefits would skew towards non-resident property owners rather than full-time residents who are integral to the functioning of Girdwood's hospitality industries; and

WHEREAS, Girdwood contributes an estimated \$4 million per year to the Anchorage Nightly Bed Tax and sees very little benefit from this large sum due to its charter-defined equal split between Visit Anchorage, the Dena'ina/Egan Center Fund, and the General Fund; *** and

WHEREAS, the proposed 1% dedication of the sales tax towards public projects would almost certainly not be spent in the Girdwood Valley, and project proposals from the Girdwood Valley would very likely not receive funding; and

WHEREAS, Girdwood residents would disproportionately underutilize any project funded or constructed in the Anchorage Bowl;

THEREFORE, BE IT RESOLVED, that the Municipality of Anchorage should exclude the Girdwood Valley Service Area from the proposed 3% sales tax, recognizing the unique economic and social dynamics of the community and prioritizing the financial well-being of its workforce and residents.

Sources:

* 77% of homes are calculated to be unoccupied by full-time residents as outlined in the GHEC Program Matrix Worksheet muni.org/gbos

*** GHEC Program Matrix Worksheet muni.org/gbos