

Application for Dimensional Variance

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Brogan, Casey and Kirsten		Name (last name first) Hurst, Jeremy	
Mailing Address 2937 Yale Drive		Mailing Address PO Box 738	
Anchorage, AK 99508		Girdwood, AK 99587	
Contact Phone – Day 907-952-5513	Evening 907-952-5513	Contact Phone – Day 907-891-6111	Evening 907-891-6111
E-mail cobrogan@gmail.com		E-mail jeremy@49thstarsurveying.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): 07602230000		
Site Street Address: 241 Higher Terrace, Girdwood		
Current legal description: (use additional sheet if necessary) Lot 17, Block 21, Alyeska #3		
Zoning: GR2	Acreage: 0.34	Grid #: SE4916

PETITIONING FOR
Two variances to MOA Building Setbacks for one existing structure that is located on the property. One variance is for the 25-foot steam setback and the other for the 20-foot front setback (see Variance Narrative).

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Zoning Board of Examiners and Appeals for administrative reasons.

Signature Owner Representative 7/16/24
Date
(Representatives must provide written proof of authorization)

Jeremy Hurst
 Print Name

Accepted by: <i>Anita Gupta</i>	Poster & Affidavit: 151	Fee: \$710.00	Case Number: 2024-0091	Meeting Date: ZBEA: 10/10/2024
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CODE CITATIONS	
AMC 21. 06.030.C.1.b	09.060 TABLE 21.09-5 P.H, 8/20/24
AMC 21. 07.020.9.b.ii	07.020.B.9.b.ii

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS <small>(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)</small>	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original)
16 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The need for the variance, including when the need for the variance was discovered <input checked="" type="checkbox"/> The effect of granting the variance <input checked="" type="checkbox"/> An analysis of how the proposal meets the variance standards below <input checked="" type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old) <input checked="" type="checkbox"/> Proposed plot plan or site plan, to scale (new construction) <input checked="" type="checkbox"/> Topographic map of site <input checked="" type="checkbox"/> Photographs
<small>(Additional information may be required.)</small>	

VARIANCE STANDARDS
<p>The Zoning Board of Examiners and Appeals may only grant a variance if the Board finds that all of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.</p> <ol style="list-style-type: none"> a. There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district; b. Because of these physical circumstances, the strict application of the code creates an exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance; c. The hardship is not self-imposed, special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience; d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code; e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies; f. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality; g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and h. The variance granted is the minimum variance that will make possible a reasonable use of the land.

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 APPRECIATION For

**Samatha Hicks, Nessa Cutler, Stuart Parry, Marco Rivera, Dylan Robinson, and Tom Cubit
in providing service as Girdwood community firefighters and emergency medical technicians.**

WHEREAS, a number of long serving Girdwood firefighters moved on to new professional careers and educational opportunities in 2024; and

WHEREAS, Samatha Hicks, Nessa Cutler, Stuart Parry, Marco Rivera, Dylan Robinson, and Tom Cubit, collectively served the community of Girdwood with over 24 years of community fire and emergency medical service; and

WHEREAS, these individuals stepped up to volunteer to be trained to serve and save the lives of their fellow Girdwood community members over many years of service.

THEREFORE, the Girdwood Board of Supervisors expresses appreciation for the fire community service of Samatha Hicks, Nessa Cutler, Stuart Parry, Marco Rivera, Dylan Robinson, and Tom Cubit.

PASSED AND APPROVED this 16th day of September, 2024.

Briana Sullivan
GBOS Fire Dept Chair

**Municipality
of
Anchorage**



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Jennifer Wingard, Brian Burnett,

**Girdwood Board of Supervisors
RESOLUTION OF APPRECIATION**

For

RICHARD PARRY'S 50 YEARS OF FIRE SERVICE IN THE MUNICIPALITY OF ANCHORAGE

WHEREAS, Richard Parry started with Girdwood Fire Department September 1972; and

WHEREAS, Richard Parry had a successful career with Anchorage Fire Department as a firefighter, paramedic and EMS Battalion Chief from November 1982-February 2005; and

WHEREAS, Richard Parry rejoined Girdwood Fire in February 2005 as a Deputy Fire Chief and currently serves as an Engineer/Paramedic; and

WHEREAS, Richard Parry has served as a mentor to generations of firefighters and has inspired his children to also have careers in public safety for the Municipality of Anchorage; and

WHEREAS, Richard Parry has touched the lives of thousands of municipal residents through his compassionate paramedic care; and

WHEREAS, our community of Girdwood is a better place because of Richard Parry.

THEREFORE, the Girdwood Board of Supervisors expresses appreciation for the amazing 50th year of fire service Richard Parry has provided to the Municipality of Anchorage.

PASSED AND APPROVED this 16th day of September, 2024.

Briana Sullivan
GBOS Fire Dept Chair

Here are a few notes from our meeting last week. FI-- there were no HLB commissioner meetings held in June or July.

Monday 8/26/24

To The Girdwood Board of Supervisors and Girdwood Land use Committee

The Heritage Land Bank Advisory Commission held a meeting on **Thursday August 22, 2024** There were two **action items**.

A resolution was passed recommending approval of the withdrawal from HLB inventory and transfer of management authority of HLB parcel 6-075 to the Girdwood Parks and Recreation Dept. This is the narrow section of land that contains the Winner Creek extension trail

A second resolution was passed recommending the Anchorage Assembly approval of a relocatable 20 year public easement to Girdwood Mountain Bike Alliance (Bikewood) for portions of HLB parcels 6-251 and 6-296. This would allow Bikewood to construct additional mountain bike trails as outlined and approved in the Girdwood Trails plan.

Additional updates from the HLB Director include:

The Girdwood Industrial Park appraisal is out for contract and should be completed by end of September

CY Investments will be implementing the 20' ROW road clearing for Holtan Hills development. A public meeting consistent with the municipal protocols for a planned unit development has not yet been scheduled.

The next **Heritage Land Bank Advisory Commission** meeting is planned for **Thursday September 26th, 2024**. There are no action items scheduled at this time.

Respectfully,
Tim Charnon, HLB Commissioner

Status of Proposed Development Projects in Girdwood

Updated 9/13/2024

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Platting complete and land transferred. Initial clearing for ground study. No HLB consultant was selected from either RFP.		Community meeting before application. No date scheduled yet.	Expecting Conditional Use / Planned Unit Development application in Fall/Winter 2024
Alyeska Village	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Clearing in progress.		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	DNR issued permit for Section Line Easement. Currently in window for appeal.		Possible presentation by Enstar?	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. Lots now listed for sale.		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.		Requires several planning applications	AK DOT state that development on state airport land is not subject to MOA Land Use requirements. The MOA disagrees.
Dimensional Variance	Higher Terrace	Casey & Kirsten Brogan	Remodel of existing cabin within front setback & stream setback		Zoning Board of Examiners on 10/10	Planning application 2024-0091
Underground utility variance	Aspen Mountain Rd	Ellen Donohue	Variance due to high cost of underground utility under Alyeska Creek. Approved on 9/13		None	Planning application 2024-0101. Administrative process only
Dimensional Variance	Fernie Loop	Christopher Miller	Minor dimensional variance (1.2" into setback). Approved on 6/25		None	Planning application 2024-0085. Administrative process only
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

From: [B Sullivan](#)
To: [Tyler, Margaret S.](#); [Mike Edgington](#)
Subject: update for spreadsheet GBOS
Date: Monday, September 9, 2024 12:53:24 PM

[EXTERNAL EMAIL]

ENSTAR - I think the email we [all] received has stated the update necessary, but Sterling has communicated this:

DNR has issued a decision - Appeal process has a window of about 20 days

Enstar is not making any final decision until after the appeal process

Expectations for this year at this point is no construction this year

For the time being no updates.

Enstar will communicate when they have any information.

Please contact Public Communications for any questions:

Lindsay Hobson

Lindsay.Hobson@enstarnaturalgas.com

Briana



SEPTEMBER 2024 FIRE REPORT

August Incidents: 24

Commercial Alarm: 1
MCI/MVI:1
Gas leak outside: 1
Extinguished Fire: 1
Vehicle Fire: 1
Hazmat Spill: 1
EMS: 13
MCT:1
Bat in house: 2
Bear spray exposure: 1
Rec water evaluation: 1

September Incidents:

11 (to 9/10)
Commercial Alarm: 1
Citizen/Agency Assist: 2
Motor Vehicle Accident: 2
EMS: 6
Environmental exposure: 1



Badge Ceremony
Noon Sept 21



Received 6 new fall
member applications



Engine 41 replacement
delayed 1-2 years
(manufacturer delay)



50yrs of Fire Service by
Engineer/PM Rich Parry



Semi extraction from
Turnagain Arm
successful with Vulcan
and Jenwar Towing
Companies



ISO Insurance Evaluation
September 9. We are
currently a 2/4



Whittier Public Safety Statistics - Whittier ONLY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Traffic / DUI / Parking	1	3	7	3	27	42	63	29				
Area and Business Security Check	12	18	19	16	41	50	77	57				
Suspicious Activity		2		2	4	1		1				
Property Crimes (Theft / Vandalism)	1		1		5	1	5	6				
Assault / Disorderly Conduct	3	11	3		2	5	6	5				
Drug Problem (Sale / Possession)			1					1				
Civil Problem / Citizen Assist	1	8	8	4	5	14	11	9				
Welfare Check / Alarm Drop	1	3	2	3	6	20	4	8				
Animal Control / Wildlife				1	1	4	13	56				
Fire / EMS	5	5	4	4	10	25	22	27				
Other	5	3			8	14	15	8				
Monthly Sub Total	29	53	45	33	109	176	216	207				
Running Annual Total	29	82	127	160	269	445	661	868				
									Annual			

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



DATE: September 16, 2024
TO: Girdwood Board of Supervisors
FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation
SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

It's time to start shifting to fall and winter operations, but in the meantime, enjoy! The beautiful fuchsia tree and the shrubs have returned to the Municipal Greenhouse..Additional trash service and some of the rent-a-cans will also be returned for the season.

Our summer parks caretakers, John and Luke are with us through mid-October. This month they've been wrapping up projects, including this bench installation in memory of Edison Pasqual. It's a great addition to the improved bridge abutment at Glacier Creek. Thanks to DOT for their work on this project and to everyone who contributed to making this a special place.



Our campground host, Ashley, will be moving out toward the end of September.

Mutt Mitts, trash and park sweep will be handled by year round staff. For the winter. If you see anything that needs attention, please contact Kyle kellykt@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.

Parks & Amenities: We'll be wrapping up projects, cleaning up gardens and pulling plants to get ready for fall weather and hopefully lots of snow! Our annuals will be pulled as the weather gets cooler and as we have time to put the planters to bed for the season. Perennials will be replanted in community flower gardens to be enjoyed by all in the years to come.

- *Campground:* Tent campground is open until end of September.
- *Annual Beautification:* We'll be cleaning out planters for the season soon.

- *Playground:* Open, staff will be handling leaf removal.
- *Lions Club Park:* Working on funding to add a pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Open until weather causes us to remove the wind screens and nets.
- *Soccer field:* Open
- *Sladen J Mohl Ball Field:* Open!
- *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 closed FRI Sept 13 at 3PM.

GVSA Grants 2025	2025 Request	2024 Received
Challenge Alask	10,000	8200
Girdwood Art Institute	6625	6045
Glacier Valley Transit	6000	5400
KEUL Girdwood Community Club	8000	5575
Little Bears	11,524.59	9780
Turnagain Arm Mycological Society	2700	new
Total	44,850	35000

Hard-funded:

FVCS	25,000	25,000
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Other Grants: YAY! Progress to report!

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 has been accepted by the National Park Service and may begin in the next construction season, grant must be wrapped up by 2027.



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 by ORTAB but delayed in contracting in 2024. SOA is now completing the contracting phase, project can begin in spring 2024.

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

Rasmuson Foundation: GVSA received \$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/UCOUINInprZEjhbVPIJOIEA>

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 \(constantcontactpages.com\)](http://constantcontactpages.com)
Information on the ASD activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://Anchorage School District / Anchorage School District Homepage (asdk12.org))
Heritage Land Bank information: www.Muni.org/HLB

Roads

Road Status: Western completed significant drainage improvement work on the road system in August. This included new culverts, establishing new drainages, cleaning ditches, and resetting culverts that had heaved over time. In September and October, the plan is to finish drainage improvements on Old West and Gold in Old Town and a few other projects as funding allows. The stockpile of A-1 gravel was delivered this month and used for the Old Town project. AS&G was the winning bidder for our Winter E-chip for traction assistance, so it should be delivered in early October. The price for winter e-chip went up by \$10.00 a ton from 2023 costs.

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:

Month	2022	2023	2024
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	\$35,861.50
July	\$1,818.35	\$173,075.00	\$7,143.75
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	
December	\$42,085.81	\$66,042.50	
Total thru December:	\$696,269.27	\$701,668.85	\$334,505.50

Public works operation 2024 budget expended for 2023: \$923,703.00 of \$1,509,392.00 =61%
 2024 Capital Roads Project fund available (406): \$1073.56
 2024 Davos Fish Culvert Project: \$894,164.16

Parks:

2024 Expended Budget: \$323,014.64 of \$515,546.00 =63%
 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: \$537,446.58 of \$811,334.00 = 66%

Fire:

2024 Expended Budget: \$1,261,483.79 of \$1,811,271.00 = 69%

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

Upcoming meetings to set:

Anchorage Municipal League Parliamentary Procedure Training, Fall 2024

Budget Amendment - Edgington #1

Purpose: Expand directed recreation grants by adding Little Bears Playhouse and Glacier Valley Transit (GVT)

Background

In 202x GBOS voted to change from a competitive grant to a direct grant for Four Valleys Community School (FVCS). This gave FVCS more predictable funding and has been a success. This amendment proposes to do the same for GVT and Little Bears, both critical pieces of Girdwood infrastructure.

GVT provides free-at-the-point-of-use public transportation around Girdwood Valley for workers, visitors and recreational users. It is a critical piece of the community's infrastructure.

Little Bears provides the majority of childcare in Girdwood. This is also Like the entire childcare sector, funding is critical, so a direct grant will help funding predictability.

Amendment

Parks & Rec Budget

Fund	Description	2024 Line item Totals	2024 Detail		2025 Line item Totals	2025 Detail
540100	Donations to Non-profit orgs	\$60,000			\$60,000 \$65,000	
	FVCS Funding		\$25,000			\$25,000
				<i>Little Bears Funding</i>	-	<i>\$10,000</i>
				<i>GVT Funding</i>	-	<i>\$7,500</i>
	Competitive Grants		\$35,000		\$22,500	
	Non-Labor Total	\$189,178	\$189,178		\$204,178 \$209,178	\$204,178 \$209,178
	Net Balance	\$515,546	\$515,546		\$530,546 \$535,546	\$530,546 \$535,546
	Difference from 2024 to 2025 budget		\$15,000 \$20,000			

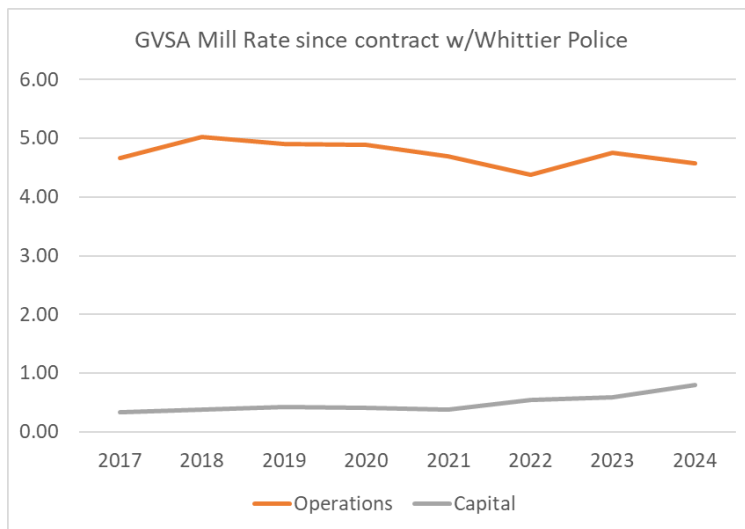
Budget Amendment - Edgington #2

Purpose: Set general policy to allocate a 1.0 mill rate for Girdwood capital investment

Background

In the past, the state capital budget and congressional spending paid for much of Girdwood's infrastructure improvement. Those funds have mostly dried up and bond funding through the MOA has not been a viable option due to repeated failure of the required areawide vote. So GVSA has increasingly put aside some of the tax revenue towards capital savings.

The capital savings amount within the budget has been increasing over the past several years and was at 0.8 mil in 2024. Even though the taxable assessment for Girdwood has gone up substantially (\$560m in 2017 to \$857m in 2024) this is still inadequate to meet our current priority capital projects.



To invest in the future of Girdwood, GBOS should adopt a general policy of allocating 1.0 mill to capital savings. To give future flexibility this would be through GBOS policy rather than code change and will remain under GVSA's 6.0 mill tax cap.

If adopted for 2025, this would represent an increase in annual property taxes of under \$21 per \$100,000 of taxable value.

Amendment

If assessments stayed at 2024 levels, then Girdwood capital investment of 1.0 mill would be \$857,074

	2025 Proposed	Amended
Fire Capital Debt	\$ 104,540	\$ 104,540
Fire CIP	\$ 74,000	\$ 97,017
Roads CIP	\$ 300,000	\$ 393,310
Parks & Rec CIP	\$ 200,000	\$ 262,207
	\$ 678,540	\$ 857,074

Mill Levy by Tax District - 2024 based on AO 2024-29 as Amended for GG and AO 2024-30 for ASD

	101 103 107	131 104	151 152	161 162	163	141 105	106	118, 119, 121, 122, 149	129	Levy w/o ASD, ERSL, LRSA's	Various Road Service Areas	Levy w/o ASD	School District (ASD)	Total Levy	Tax District
	Tax District	Area wide	Fire	Police	Parks & Rec	Anch Bid Safety	Girdwood Valley Levy	Various Rural Road Service Areas	Eagle River Street Lights & Service Areas		Various Limited Road Service Areas				
City/Anchorage	1	0.30	2.26	3.63	0.68	0.045	2.56	-	9.475	-	-	9.475	6.67	16.145	1
Hillside	2	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	-	6.915	6.67	13.585	2
Spennard	3	0.30	2.26	3.63	0.68	0.045	2.56	-	9.475	-	-	9.475	6.67	16.145	3
Girdwood Valley	4	0.30	-	-	-	-	5.36	-	5.660	-	-	5.660	6.67	12.330	4
Glen Alps SA w/o Fire	5	0.30	-	3.63	-	-	2.75	-	6.680	-	-	6.680	6.67	13.350	5
Spennard w/o Building Safety	8	0.30	2.26	3.63	0.68	-	2.56	-	9.430	-	-	9.430	6.67	16.100	8
Stuckegain Heights w/o Parks & Rec	9	0.30	2.26	3.63	-	-	-	-	6.190	-	-	6.190	6.67	14.110	9
Eagle River	10	0.30	2.26	3.63	1.01	-	-	2.10	9.300	-	-	9.300	6.67	15.970	10
Municipal Landfill w/o ERPRSA	11	0.30	2.26	3.63	-	0.045	-	-	6.235	-	-	6.235	6.67	12.905	11
Canyon Road (Glen Alps SA)	12	0.30	2.26	3.63	0.68	0.045	2.75	-	9.665	-	-	9.665	6.67	16.335	12
Muni/Outside Bowl w/o APD (w Turnagain Arm Police)	15	0.30	2.26	3.63	0.68	0.045	-	-	0.490	-	-	0.490	6.67	7.160	15
Muni/Outside Bowl with Police	16	0.30	-	3.63	-	-	-	-	3.930	-	-	3.930	6.67	10.600	16
Upper O'Malley LRSA	19	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	2.00	8.915	6.67	15.585	19
Talus West LRSA	20	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	0.80	7.715	6.67	14.385	20
Rabbit Ck View/Rabbit Ck Hts LRSA w/ APRSA	21	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	2.50	9.415	6.67	16.085	21
Chugiak Fire Service Area	22	0.30	1.00	3.63	1.01	-	-	2.10	8.040	-	-	8.040	6.67	14.710	22
Rabbit Ck View/Rabbit Ck Hts LRSA w/o APRSA	23	0.30	2.26	3.63	-	-	-	-	6.190	-	2.50	8.690	6.67	15.360	23
Birch Tree/Elmore LRSA	28	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	28
Eagle River Valley RRSAs w/o Fire	30	0.30	-	3.63	1.01	-	-	2.10	7.040	-	-	7.040	6.67	13.710	30
South Goldenvue Area RRSAs	31	0.30	2.26	3.63	0.68	0.045	-	1.80	8.715	-	-	8.715	6.67	15.385	31
Section 6/Campbell Airstrip LRSA	32	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.25	8.165	6.67	14.835	32
Skyranch Estates LRSA	33	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.30	8.215	6.67	14.885	33
Valli-Yue Estates LRSA	34	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.40	8.315	6.67	14.985	34
Mountain Park Estates LRSA	35	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.00	7.915	6.67	14.585	35
SRW Homeowners LRSA	36	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	36
Mountain Park/Robin Hill LRSA	37	0.30	2.26	3.63	0.68	0.045	-	1.30	8.215	-	-	8.215	6.67	14.885	37
Raven Woods/Bubbling Brook LRSA	40	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	40
Upper Grover LRSA	41	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.00	7.915	6.67	14.585	41
View Point	42	0.30	-	3.63	-	-	2.56	-	6.490	-	-	6.490	6.67	13.160	42
Bear Valley LRSA	43	0.30	2.26	3.63	-	-	-	-	6.190	-	1.50	7.690	6.67	14.360	43
Villages Scenic Parkway LRSA	44	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.00	7.915	6.67	14.585	44
Sequoia Estates LRSA	45	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	45
Eaglewood Contributing RSA	46	0.30	2.26	3.63	1.01	-	-	0.42	7.620	-	-	7.620	6.67	14.290	46
Gateway Contributing RSA	47	0.30	-	3.63	1.01	-	-	0.32	5.260	-	-	5.260	6.67	11.930	47
Paradise Valley South LRSA	48	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.00	7.915	6.67	14.585	48
ER Street Lights SA w/ Anchorage Fire	50	0.30	2.26	3.63	1.01	-	-	2.10	9.300	0.20	-	9.500	6.67	16.170	50
ER Street Lights SA w/ Chugiak Fire	51	0.30	1.00	3.63	1.01	-	-	2.10	8.040	0.20	-	8.240	6.67	14.910	51
Rockhill LRSA	52	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	52
Totem LRSA	53	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.00	7.915	6.67	14.585	53
Lakehill LRSA	54	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.50	8.415	6.67	15.085	54
South Goldenview RRSAs w/o Fire	55	0.30	-	3.63	-	-	1.80	-	5.730	-	-	5.730	6.67	12.400	55
Bear Valley LRSA w/o Fire	56	0.30	-	3.63	-	-	-	-	3.930	-	1.50	5.430	6.67	12.100	56
Homestead LRSA	57	0.30	2.26	3.63	0.68	0.045	-	-	6.915	-	1.30	8.215	6.67	14.885	57
Eagle River Valley RRSAs w/ ERSL w/o Fire	58	0.30	-	3.63	1.01	-	-	2.10	7.040	0.20	-	7.240	6.67	13.910	58
Rabbit Ck View/Rabbit Ck Hts LRSA w/o APRSA w/o Fire	59	0.30	-	3.63	-	-	-	-	3.930	-	2.50	6.430	6.67	13.100	59

Note: District 6 was subsumed to District 18; Districts 14 & 18 were subsumed to District 3. District 7 was subsumed to District 2.
 District 11 is the Anchorage Landfill. District 36 is new from 2005. April 6, 2010, Mt. Park/Robin Hill LRSA voted to become a RRSAs (District 37).
 District 57 was created in 2014 for new Homestead LRSA.
 District 58 was created in 2016 for Eagle River Valley with Eagle River Street Light Service but without Fire Service.
 District 59 was created in 2023 for Rabbit Ck View/Rabbit Ck Hts LRSA without Anchorage Parks and without Anchorage Fire

**2024 Girdwood Property Tax Structure for all Municipal Services
(Tax District 4)**

Based on an example house with an Assessed Value of \$877,500.00 and
Taxable value of \$802,500.00 from owner occupy exemption/credit

2024 Tax Due		\$10,819.59
Residential Exemption		-\$924.75
Total Due		\$9,894.84

Tax Type	Percentage of property tax	Mill Rate	Distribution
Area Wide	2.40%	0.3	\$240.75
Anchorage School District	54.30%	6.67	\$5,352.68
Girdwood Service Area Services	43.30%	5.36	\$4,301.41
Total Girdwood Property Tax	100.00%	12.33	\$9,894.84

**2024 Girdwood Valley Service Area Department Cost breakdown
(example per \$802,500 home assessed value)**

Girdwood Service Area Tax Breakdown	Percentage of property tax	2024 Budget Totals	Mill Rate	2024 GVSA Distribution
Street Maintenance	33.0%	\$1,509,492.00	1.761	\$3,268.75
Fire	39.6%	\$1,811,271.00	2.113	\$3,922.24
Police	17.8%	\$811,411.00	0.947	\$1,757.08
Housing and Economic Development	1.1%	\$50,000.00	0.058	\$108.27
Parks and Recreations	11.3%	\$515,546.00	0.602	\$1,116.40
Program generated revenues	-2.8%	-\$128,333.00	-0.150	-\$277.90
Total	100.00%	\$4,569,387.00	5.331	\$9,894.84

2025 Estimated GVSA Mill Rate

2025 Mill rates estimate based on 2024 assessments
(example per \$802,500 home assessed value)

Girdwood Service Area Tax Breakdown	Percentage of property tax	Proposed Budget Totals	Mill Rate	Difference from 2024 to 2025
Street Maintenance	32.42%	\$1,547,253.00	1.805	\$37,761.00
Fire	40.33%	\$1,924,534.00	2.245	\$113,263.00
Police	17.13%	\$817,411.00	0.954	\$6,000.00
Housing and Economic Development	1.69%	\$80,600.00	0.094	-\$30,600.00
Parks and Recreations	11.12%	\$530,546.00	0.619	\$15,000.00
Program generated revenues	-2.69%	-\$128,333.00	-0.150	\$0.00
Total	100.00%	\$4,772,011.00	5.568	\$141,424.00

* 1 mill = \$100.00 per \$100k property of value

*Taxes to be Collected in SA _____ x 1,000 = Mill Rate
Service Area Assessed Value

*Program Generated revenues (gained interest) and Final 2025 property valuations can lower the Mill rate

What do Property Taxes Pay for?

<p>Area Wide Services</p>	<p>* Emergency Medical Services (EMS), Libraries, Animal Control, Street Signage & Striping, Treasury, Legal, Administration, Seward Highway Policing, Land Use & Right of Way enforcement, Cemetery Operations, Public Bus system (including grant to GVT)</p> <p>* These services are paid by all property taxpayers equally & provided throughout the entire Municipality</p> <p>*In certain years, non-property tax strong revenues (i.e., fuel tax, tobacco tax, bed tax) produce enough funds that it can give a rebate back to property taxpayers</p>
<p>Anchorage School District Services:</p>	<p>*K-12 Primary and Secondary Education and associated services</p> <p>*ASD services are paid by all property tax payers equally and provided throughout the entire Municipality</p>
<p>Girdwood Valley Service Area (GVSA):</p>	<p>*Police, Fire, Parks & Rec and Street Maintenance</p> <p>*Girdwood Services are paid only by Girdwood Property tax payers and these funds collected are only used for Girdwood Services listed above</p>

How do we compare?

<p>Girdwood's Tax District 4 as compared to other Muni Tax Districts</p>	<p>*In 2024, Girdwood has the 5th lowest Mill Levy overall compared to all tax districts.</p> <p>*Girdwood has the lowest Mill levy compared to other tax districts with similar government services. (Fire, police, parks, & road maintenance)</p> <p>* Reference 2024 approved Mill Levy Chart attached</p>
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		FIRE 2024		2024 Comments	
	LABOR	\$ 829,567	\$ 899,245	100% Station Officer x3, FF1 x 3 50% C41, C42, AO, ENG/ALS x3 , POC firefighters plus 3%COLA increase	
	Retirement Contribution	\$ 36,000	\$ 36,000	12 FTE @\$3,000 retirement contribution	
	Health Insurance	\$ 92,440	\$ 137,600	split 50/50 with ems	
	Labor Total	\$ 958,007	\$ 1,072,845		\$ 114,838.00 increase
	NON-LABOR				
	Office Supplies	\$ 2,500	\$ 2,000.00		
	Operating Expenses	\$ 43,075	\$ 47,000.00		
	Fuel	\$ 18,000	\$ 12,000.00		
	Uniforms	\$ 8,000	\$ 5,000.00		
	Repair and Maint	\$ 9,500	\$ 5,000.00		
	Professional Services	\$ 50,500	\$ 54,000.00	includes firefighter medicals, legal fees, financial services	
	Communications	\$ 10,000	\$ 10,000.00		
	Travel Expenditures	\$ 5,000	\$ 5,000.00		
	Insurance	\$ 46,000	\$ 46,000.00	split 50/50 with ems, workers compensation, liability insurance	
	Training	\$ 28,000	\$ 28,000.00		
	Non-Labor Total	\$ 220,575	\$ 214,000	\$ (6,575.00)	decrease
540640	Total	\$ 1,178,582	\$ 1,286,845		
511380	Vehicle maintenance	\$ 30,000	\$ 35,000		\$5,000.00 increase
580640	Capital Contributions	\$ 74,000	\$ 74,000		

	Engine 41 Capital Loan Payment	\$ 104,540	\$ 104,540	
580010	Bond Principal			
580020	Bond Interest			
580030	Bond Fiscal Agent Fee			
Direct Cost Total		\$ 1,387,122	\$ 1,500,385	\$113,263.00 increase
	IGC's			
600740	IGC AFD Operations management	\$ 93,522	\$ 93,522	IGC's Based on current 2024 costs
600750	IGC Office of Fire Chief	\$ 20,731	\$ 20,731	
600770	IGC AFD Finance	\$ 11,905	\$ 11,905	
600780	IGC AFD Data Systems	\$ 25,851	\$ 25,851	
600790	IGC AFD Shop	\$ 218,807	\$ 218,807	
601010	IGC Facilites - Girdwood	\$ 47,560	\$ 47,560	
601470	IGC PW Communication s	\$ 14,761	\$ 14,761	
601650	IGC Fire Comm Non-911	\$ 12,012	\$ 12,012	
	Total for IGC's	\$ 445,149	\$ 445,149	
406370	Fire Service Fees			
	Revenue Accounts	-\$21,000.00	-\$21,000.00	
Overall Total		\$ 1,811,271.00	\$ 1,924,534.00	
				EMS Funding comes from Areawide Tax Funding
	Mill Rate estimate	2.25		Fire Funding comes from Girdwood Service Area Tax Funding

Difference between 2023 and 2024 Fire Budget	\$ 113,263.00	
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		2023	2024	2025	% of the Budget	2025 comments
1000	Personnel Services					
501010	Straight Time Labor	181,014.00	183,534.00	185,500.00		3% Cost of living increase
501040	Annual Leave	2,813.00	2,894.00	2,950.00		
501080	Retirement	38,278.00	39,544.00	40,000.00		
501090	Life Insurance	82.00	82.00	82.00		
501100	Medical/Dental	52,200.00	53,304.00	54,000.00		
501105	FICA/Medicare Taxes	13,310.00	13,750.00	14,000.00		
501115	Employee Assistance	48.00	48.00	48.00		
501130	Unemployment Insurance	348.00	359.00	369.00		
501140	Long Term Disability	272.00	413.00	440.00		
	Labor Total	\$288,365.00	\$293,928.00	\$297,389.00	19.18%	
2000	Non-Labor					
511010	Office Supplies	2,000.00	2,000.00	3,000.00		Resupply General Office Supplies
511170	Fuel	2,800.00	2,800.00	3,000.00		MOA Work truck
511380	Repair and Maintenance Supples	66,000.00	66,000.00	80,000.00		Road Maintenance Supplies (i.e. Salt, Sand, culverts, RAP)
530360	Repair and Maintenance Contracted	12,000.00	12,000.00	32,000.00		Street light maintenance and Catchbasin cleaning
540150	Advertising					
540170	Communication	800.00	800.00	0.00		Phones
540260	Computer SW License	0.00	0.00			
540300	Fleet Rental	5,352.00	21,847.00	21,847.00		MOA Work Trucks
540640	Contractual Svcs	700,000.00	700,000.00	700,000.00		Winter and Summer road contract maintenance
550010	Public Utility Services	40,000.00	40,000.00	40,000.00		CEA - Street lights, electric at Maintenance Yard
	Non-Labor Total	\$ 828,952	\$ 845,447	\$ 879,847	56.76%	

580530	Contribution to Captial	\$ 200,000	\$ 300,000	\$ 300,000	19.35%
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Total Direct Costs	\$ 1,317,317	\$ 1,439,375	\$ 1,477,236	
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Inter Government Charges (IGC)					Department of Management and Budget sets the IGC's
600050	IGC Ombudsmen	\$614.00	\$1,141.00	\$1,141.00	
601420	IGC Resource Management Admin	\$55,000.00	\$55,000.00	\$55,000.00	
601880	IGC SAP Captial Recovery	\$2,379.00	\$2,379.00	\$2,379.00	
601890	IGC SAP Support Center	\$4,405.00	\$4,353.00	\$4,353.00	
601900	IGC-OECD GIS Licensing	\$174.00	\$212.00	\$212.00	
605530	General Liability	\$2,616.00	\$2,476.00	\$2,476.00	
605540	Workers Compensation	\$7,876.00	\$7,456.00	\$7,456.00	
6000	IGC Total	\$73,064.00	\$73,017.00	\$73,017.00	4.72%

Subtotals	\$ 1,390,381	\$ 1,512,392	\$ 1,550,253	100.01%
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9000	Revenues	\$ 3,000	\$ 3,000	\$ 3,000	
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Total Cost	\$ 1,387,381	\$ 1,509,392	\$ 1,547,253	
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Difference from 2024 to 2025 Budget \$ 37,861
Mill Rate Estimate 1.81

		2024 Line Item Totals		2024 Detail		2025 Line Item Totals		2025 Detail	2025 comments
	Labor	\$43,599.00	23.05%			\$43,599.00	21.35%		
501010	Seasonal Park Caretaker			\$41,271.00				\$41,271.00	2 Parks Caretake II seasonal positions
501040	Annual Leave			\$644.00				\$644.00	
501105	FICA/Medicare Taxes			\$1,641.00				\$1,641.00	
501130	Unemployment Insurance			\$43.00				\$43.00	
	Labor Total			\$43,599.00				\$43,599.00	
511000	Operating Supplies	\$39,678.00	20.97%			\$40,178.00	19.68%		
	Campground Maintenance Supplies			\$1,000.00				\$1,000.00	Campsite Maintenance
	Park Improvements			\$2,000.00				\$2,000.00	Trash bags, mutt mitts
	Skate Park			\$5,000.00				\$5,000.00	Gravel, Paint, Hardware, Power washer
	Hand Tram			\$3,000.00				\$5,000.00	rebuild ramps.
	Tennis Courts			\$500.00				\$0.00	General maintenance to keep terminals safe
	Ball Field			\$2,000.00				\$2,000.00	Surface repair & maintenance
	Tree Removal			\$5,000.00				\$5,000.00	Infield dirt, Aerate and reseed field, general repairs
	Disc Golf			\$4,000.00				\$4,000.00	Mitigate hazardous trees
				\$1,000.00				\$1,000.00	Weed wacking, general maintenance

540100	Donation to Non-profit Org	\$60,000.00	31.72%		\$60,000.00	29.39%		
	FVCS Funding			\$25,000.00			\$25,000.00	Partnership Funding to FVCS to assist in providing recreation programs for the Girdwood service area
	Grants			\$35,000.00			\$35,000.00	
	GBOS Grant: KEUL							
	GBOS Grant: Girdwood Art Institute							
	GBOS Grant: Little Bears							
	GBOS Grant: Challenge AK							
	GBOS Grant: Glacier Valley Transit							
540150	Advertising	\$1,000.00	0.53%	\$1,000.00	\$1,000.00	0.49%	\$1,000.00	maps, signs, grant ads, Milepost ad etc
540640	Contractual Service to Others	\$24,000.00	12.69%		\$36,500.00	17.88%		
	Invasive Weeds Work			\$5,000.00			\$5,000.00	may be used to leverage RAC grant funding
	Porta Potties			\$9,000.00			\$18,000.00	
	4 Weeks Trail Work with SCA			\$10,000.00			\$13,500.00	SCA or Alaska Trails trail crew for 10 days
550080	Public Utility Services	\$22,000.00	11.63%	\$22,000.00	\$24,000.00	11.75%	\$24,000.00	Enstar, dumpsters, Chugach

560010	Insurance	\$400.00	0.21%	\$400.00	\$400.00	0.20%	\$400.00	Volunteer coverage
	Non-Labor Total	\$189,178.00	36.69%	\$189,178.00	\$204,178.00	38.48%	\$204,178.00	
580530	Contributions to Others							
	Girdwood Parks Capital Improvement fund	\$200,000.00	38.79%	\$200,000.00	\$200,000.00	37.70%	\$200,000.00	Add to Parks captial improvement fund
	Total Non-labor Cost	\$432,777.00	83.95%	\$432,777.00	\$447,777.00	84.40%	\$447,777.00	
	Inter-Government Charges (IGC)							
600320	IGC Purchasing services			\$4,449.00			\$4,449.00	
600360	IGC Payroll			\$279.00			\$279.00	
600370	IGC Accounts Payable			\$1,399.00			\$1,399.00	
600460	IGC Rev Mgmt-Cash Receipts							
601010	IGC Facilities - Girdwood			\$8,014.00			\$8,014.00	
601040	IGC Facilities - Areawide			\$56,292.00			\$56,292.00	
601880	SAP Captial recovery			\$3,289.00			\$3,289.00	
601890	SAP Support Center IGC			\$6,018.00			\$6,018.00	
605023	IGC Horticulture			\$3,998.00			\$3,998.00	

605023	IGC General Liability			\$142.00			\$142.00	
605540	IGC Workers Compensation			\$1,989.00			\$1,989.00	
6000	IGC Total	\$85,869.00		\$85,869.00	\$85,869.00		\$85,869.00	
	Subtotal	\$518,646.00		\$518,646.00	\$533,646.00		\$533,646.00	
	Revenues accounts	\$3,100.00		\$3,100.00	\$3,100.00		\$3,100.00	
	Balance	\$515,546.00		\$515,546.00	\$530,546.00		\$530,546.00	
	Difference from 2024 to 2025 Budget			\$ 15,000				
	Mill Rate estimate (Based on 2024 Assessments)			0.62				

Girdwood Housing and Economic Fund
GBOS Final Budget Meeting

	Non-Labor	2023	2024	2025	2025 Comments
510900	Housing & Economic Contractual Other		50,000.00		
	STR regulation support				
	Overhead / IGC			3000	
	3rd party contract			39600	
	Planning			0	
	Pre-development work			75000	
Revenue	STR permit fees (370 @ \$100)			-37000	
	Direct Cost Total	0.00	50,000.00	80,600.00	
	Mill rate estimate	0.094			

Girdwood Police Budget
2025 - Draft
Final Budget Meeting

		2022	2023	2024	2025	2025 Comments
	Non-Labor					
530380	Whittier Police contract	675,000.00	793,044.00	793,044.00	793,044.00	Year 3 of 3 for police contract
530380	CPI increase	33,075.00				Under new contract no CPI increase
540280	Rental of ACS building	6,000.00	6,000.00	6,000.00	12,000.00	Substation rental increase for tenant improvements payback
540640	Car Towing and misc police items	10,000.00	12,000.00	12,000.00	12,000.00	Towing cars, Wildlife disposal, signs, PSA's
	Inter Government Charges (IGC)					
	600320	321				
	600370 IGC Accounts Payable	24.00	279.00	367.00	367.00	
	Direct Cost Grand Total	\$ 724,420	\$ 811,323	\$ 811,411	\$ 817,411	
	Mill Rate Estimate				0.95	
	2024 to 2025 Difference	\$			6,000	

	Roads CIP	Parks CIP	Fire CIP	Fire Capital Debt Service	Total by year
2017	\$0.00	\$75,000.00	\$100,000.00	\$12,345.00	\$187,345.00
2018	\$60,000.00	\$76,000.00	\$72,345.00	\$1,175.00	\$209,520.00
2019	\$25,000.00	\$150,000.00	\$74,121.00	\$5.00	\$249,126.00
2020	\$25,000.00	\$150,000.00	\$74,121.00		\$249,121.00
2021	\$25,000.00	\$150,000.00	\$74,121.00		\$249,121.00
2022	\$125,000.00	\$125,000.00	\$74,000.00	\$80,000.00	\$404,000.00
2023	\$200,000.00	\$100,000.00	\$74,121.00	\$80,000.00	\$454,121.00
2024	\$300,000.00	\$200,000.00	\$74,000.00	\$104,540.00	\$678,540.00
Proposed 2025	\$300,000.00	\$200,000.00	\$74,000.00	\$104,540.00	\$678,540.00
	\$1,060,000.00	\$1,226,000.00	\$690,829.00	\$369,080.00	

Girdwood Captial Funds 406100 to 406900 as of 8-31-2023

Notes

Department: Fire		
Fund	Amounts Available	2023 Contribution have not been applied
Undesignagted Captial Fund FG00014	\$223,317.20	\$74k contribution to be made from the 2023 Operating budget -\$201,531 down payment on new E41 - \$150k E41 Contingency reserve
FG203001	800,000.00	Engine 41 Loan payment to be made
Loan Debt payment fund		\$80k from Undesignated account for 2024 Loan Payment contribution, need GBOS approval to move funds -\$80k contribution to be made from the 2023 operating budget -\$104,500 Loan payments in 2024 proposed
Total Available	\$223,317.20	
Department: Girdwood P&R		
Fund	Amounts Available	2024 Contribution have been applied
Glacier Creek Bridge Design	\$205,925.06	
Glacier Creek Bridge Construction	\$500,000.00	2025 construction
Undesignagted Captial Fund GR19001	\$409,830.82	Move \$69k to Roads for the Alyeska Creek culvert project at Davos Road
Girdwood Community Room Fund GR14003	\$47,896.12	A/V upgrades completed in 2023
Total	\$1,163,652.00	
Department: Street Maintenance		
Fund	Amounts Available	2024 Contribution applied to Davos Fish project

Undesignated Capital Fund PF 000015	\$18,440.24	\$200k contribution to be made from the 2023 Operating budget
Gravel Stockpile	\$45,600.00	
PW 14054 Alyeska Cr @ Mt Hood Fish Pass	\$94.93	Fund and construct 2025?
PW14055 Alyeska Cr @ Davos Fish Pass	\$847,486.00	Construct 2024
Total	\$911,621.17	
Department: Cemetery		
Fund	Amounts	
Cemetery Pre-Development fund	\$2,365.72	
Total	\$2,365.72	
2024 Capital Funding Contribution		
	Amount	
Girdwood Fire Department	\$178,540.00	The contributions will be transferred out of the 2023 operating budgets in 4th quarter
Girdwood Parks and Recreation Department	\$200,000.00	
Girdwood Street Maintenance Department	\$300,000.00	
Total	\$678,540.00	

Girdwood Captial Funds 406100 to 406900 as of 8-31-2023

Department: Fire	
Fund	Amounts Available
Undesignagted Captial Fund FG00014	\$223,317.20
FG203001	800,000.00
Loan Debt payment fund	
Total Available	\$223,317.20
Department: Girdwood P&R	
Fund	Amounts Available
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Fund	Amounts
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Total	\$2,365.72
2024Capital Funding Contribution	Amount
Girdwood Fire Department	\$178,540.00
Girdwood Parks and Recreation Department	\$200,000.00
Girdwood Street Maintenance Department	\$300,000.00
Total	\$678,540.00

Notes

2023 Contribution have not been applied
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-\$201,531 down payment on new E41
- \$150k E41 Contingency reserve
Engine 41 Loan payment to be made
\$80k from Undesignated account for 2024 Loan Payment contribution, need GBOS approval to move funds
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-\$104,500 Loan payments in 2024 proposed
2024 Contribution have been applied
2025 construction
Move \$69k to Roads for the Alyeska Creek culvert project at Davos Road
A/V upgrades completed in 2023
2024 Contribution applied to Davos Fish project
\$200k contribution to be made from the 2023 Operating budget
Fund and construct 2025?
Construct 2024

The contributions will be transferred out of the 2023 operating budgets in 4th quarter

**2024 Girdwood Property Tax Structure for all Municipal Services
(Tax District 4)**

Based on an example house with an Assessed Value of \$877,500.00 and
Taxable value of \$802,500.00 from owner occupy exemption/credit

2024 Tax Due		\$10,819.59
Residential Exemption		-\$924.75
Total Due		\$9,894.84

Tax Type	Percentage of property tax	Mill Rate	Distribution
Area Wide	2.40%	0.3	\$240.75
Anchorage School District	54.30%	6.67	\$5,352.68
Girdwood Service Area Services	43.30%	5.36	\$4,301.41
Total Girdwood Property Tax	100.00%	12.33	\$9,894.84

**2024 Girdwood Valley Service Area Department Cost breakdown
(example per \$802,500 home assessed value)**

Girdwood Service Area Tax Breakdown	Percentage of property tax	2024 Budget Totals	Mill Rate	2024 GVSA Distribution
Street Maintenance	33.0%	\$1,509,492.00	1.761	\$3,268.75
Fire	39.6%	\$1,811,271.00	2.113	\$3,922.24
Police	17.8%	\$811,411.00	0.947	\$1,757.08
Housing and Economic Development	1.1%	\$50,000.00	0.058	\$108.27
Parks and Recreations	11.3%	\$515,546.00	0.602	\$1,116.40
Program generated revenues	-2.8%	-\$128,333.00	-0.150	-\$277.90
Total	100.00%	\$4,569,387.00	5.331	\$9,894.84

2025 Estimated GVSA Mill Rate

2025 Mill rates estimate based on 2024 assessments
(example per \$802,500 home assessed value)

Girdwood Service Area Tax Breakdown	Percentage of property tax	Proposed Budget Totals	Mill Rate	Difference from 2024 to 2025
Street Maintenance	33.15%	\$1,643,563.00	1.918	\$134,071.00
Fire	39.28%	\$1,947,551.00	2.272	\$136,280.00
Police	16.48%	\$817,411.00	0.954	\$6,000.00
Housing and Economic Development	1.63%	\$80,600.00	0.094	-\$30,600.00
Parks and Recreations	12.06%	\$597,753.00	0.697	\$82,207.00
Program generated revenues	-2.59%	-\$128,333.00	-0.150	\$0.00
Total	100.00%	\$4,958,545.00	5.785	\$327,958.00

* 1 mill = \$100.00 per \$100k property of value

*Taxes to be Collected in SA _____ x 1,000 = Mill Rate
Service Area Assessed Value

*Program Generated revenues (gained interest) and Final 2025 property valuations can lower the Mill rate

What do Property Taxes Pay for?

<p>Area Wide Services</p>	<p align="center">* Emergency Medical Services (EMS), Libraries, Animal Control, Street Signage & Striping, Treasury, Legal, Administration, Seward Highway Policing, Land Use & Right of Way enforcement, Cemetery Operations, Public Bus system (including grant to GVT)</p> <p align="center">* These services are paid by all property taxpayers equally & provided throughout the entire Municipality</p> <p align="center">*In certain years, non-property tax strong revenues (i.e., fuel tax, tobacco tax, bed tax) produce enough funds that it can give a rebate back to property taxpayers</p>
<p>Anchorage School District Services:</p>	<p align="center">*K-12 Primary and Secondary Education and associated services</p> <p align="center">*ASD services are paid by all property tax payers equally and provided throughout the entire Municipality</p>
<p>Girdwood Valley Service Area (GVSA):</p>	<p align="center">*Police, Fire, Parks & Rec and Street Maintenance</p> <p align="center">*Girdwood Services are paid only by Girdwood Property tax payers and these funds collected are only used for Girdwood Services listed above</p>

How do we compare?

<p>Girdwood's Tax District 4 as compared to other Muni Tax Districts</p>	<p align="center">*In 2024, Girdwood has the 5th lowest Mill Levy overall compared to all tax districts.</p> <p align="center">*Girdwood has the lowest Mill levy compared to other tax districts with similar government services. (Fire, police, parks, & road maintenance)</p> <p align="center">* Reference 2024 approved Mill Levy Chart attached</p>
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Dear Girdwood Board of Supervisors:

As President of the Board of Directors of Glacier Valley Transit, I am expressing strong support of Budget Amendment – Edginton #1 which moves Glacier Valley Transit from the competitive process of Parks & Rec to a direct grant of \$7500 per year.

Glacier Valley Transit is an essential and very needed transportation system that transports over 73000 riders annually. Many of our local community members are dependent on Glacier Valley Transit in their daily lives. Glacier Valley Transit is used by visitors, as well.

In addition to donations, grants, business sponsorships & a service contract with Alyeska Resort, Glacier Valley Transit would greatly benefit from another fixed source of funding.

The Board of Directors of Glacier Valley Transit appreciates your continued support of public transportation in Girdwood.

Thank you very much & sincerely,

Carol Makar



GLACIER VALLEY TRANSIT

September 11, 2024

Dear Girdwood Board of Supervisors:

On behalf of Glacier Valley Transit, I would like to express strong support for Budget Amendment - Edgington #1. This amendment moves Glacier Valley Transit from the competitive Parks and Recreation Non-Profit Grant process to a direct grant of \$7500 annually.

Glacier Valley Transit provides free, safe & reliable public transportation to residents and visitors in the Girdwood Valley. Last year GVT transported over 73000 local & visiting riders to work, local businesses, trailheads, the ski hill, local services, and events in the valley.

GVT is largely funded by FTA 5311 rural transportation grant funding. This grant requires GVT to raise approximately \$120000 to \$150000 in matching funds through onboard donations, business sponsorships, small grants from People Mover and Girdwood Parks and Rec & a service contract with Alyeska Resort. The service contract with the resort and the Municipality of Anchorage grant are annual committed fixed funding amounts. GVT's other funding streams fluctuate from year to year & are impacted by the number of visitors to the valley.

Glacier Valley Transit would benefit greatly from another committed fixed source of funding.

GVT appreciates your continued support of public transportation in Girdwood.

Sincerely,

Dawn Johnson
Executive Director
Glacier Valley Transit

		FIRE 2024		2024 Comments
	LABOR	\$ 829,567	\$ 899,245	100% Station Officer x3, FF1 x 3 50% C41, C42, AO, ENG/ALS x3 , POC firefighters plus 3%COLA increase
	Retirement Contribution	\$ 36,000	\$ 36,000	12 FTE @\$3,000 retirement contribution
	Health Insurance	\$ 92,440	\$ 137,600	split 50/50 with ems
	Labor Total	\$ 958,007	\$ 1,072,845	\$ 114,838.00 increase
	NON-LABOR			
	Office Supplies	\$ 2,500	\$ 2,000.00	
	Operating Expenses	\$ 43,075	\$ 47,000.00	
	Fuel	\$ 18,000	\$ 12,000.00	
	Uniforms	\$ 8,000	\$ 5,000.00	
	Repair and Maint	\$ 9,500	\$ 5,000.00	
	Professional Services	\$ 50,500	\$ 54,000.00	includes firefighter medicals, legal fees, financial services
	Communications	\$ 10,000	\$ 10,000.00	
	Travel Expenditures	\$ 5,000	\$ 5,000.00	
	Insurance	\$ 46,000	\$ 46,000.00	split 50/50 with ems, workers compensation, liability insurance
	Training	\$ 28,000	\$ 28,000.00	
	Non-Labor Total	\$ 220,575	\$ 214,000	\$ (6,575.00) decrease
540640	Total	\$ 1,178,582	\$ 1,286,845	
511380	Vehicle maintenance	\$ 30,000	\$ 35,000	\$5,000.00 increase
580640	Capital Contributions	\$ 74,000	\$ 97,017	
	Engine 41 Capital Loan Payment	\$ 104,540	\$ 104,540	Increase per Supervisor Edginton admendment
580010	Bond Principal			
580020	Bond Interest			
580030	Bond Fiscal Agent Fee			

Direct Cost Total		\$ 1,387,122	\$ 1,523,402	\$136,280.00 increase
	IGC's			
600740	IGC AFD Operations management	\$ 93,522	\$ 93,522	IGC's Based on current 2024 costs
600750	IGC Office of Fire Chief	\$ 20,731	\$ 20,731	
600770	IGC AFD Finance	\$ 11,905	\$ 11,905	
600780	IGC AFD Data Systems	\$ 25,851	\$ 25,851	
600790	IGC AFD Shop	\$ 218,807	\$ 218,807	
601010	IGC Facilites - Girdwood	\$ 47,560	\$ 47,560	
601470	IGC PW Communications	\$ 14,761	\$ 14,761	
601650	IGC Fire Comm Non-911	\$ 12,012	\$ 12,012	
	Total for IGC's	\$ 445,149	\$ 445,149	
406370	Fire Service Fees			
	Revenue Accounts	-\$21,000.00	-\$21,000.00	
	Overall Total	\$ 1,811,271.00	\$ 1,947,551.00	
				EMS Funding comes from Areawide Tax Funding
	Mill Rate estimate	2.27		Fire Funding comes from Girdwood Service Area Tax Funding
	Difference between 2023 and 2024 Fire Budget	\$	136,280.00	

		2023	2024	2025	% of the Budget	2025 comments
1000	Personnel Services					
501010	Straight Time Labor	181,014.00	183,534.00	185,500.00		3% Cost of living increase
501040	Annual Leave	2,813.00	2,894.00	2,950.00		
501080	Retirement	38,278.00	39,544.00	40,000.00		
501090	Life Insurance	82.00	82.00	82.00		
501100	Medical/Dental	52,200.00	53,304.00	54,000.00		
501105	FICA/Medicare Taxes	13,310.00	13,750.00	14,000.00		
501115	Employee Assistance	48.00	48.00	48.00		
501130	Unemployment Insurance	348.00	359.00	369.00		
501140	Long Term Disability	272.00	413.00	440.00		
	Labor Total	\$288,365.00	\$293,928.00	\$297,389.00	18.09%	
2000	Non-Labor					
511010	Office Supplies	2,000.00	2,000.00	3,000.00		Resupply General Office Supplies
511170	Fuel	2,800.00	2,800.00	3,000.00		MOA Work truck
511380	Repair and Maintenance Supplies	66,000.00	66,000.00	80,000.00		Road Maintenance Supplies (i.e. Salt, Sand, culverts, RAP)
530360	Repair and Maintenance Contracted	12,000.00	12,000.00	32,000.00		Street light maintenance and Catchbasin cleaning
540150	Advertising					
540170	Communication	800.00	800.00	0.00		Phones
540260	Computer SW License	0.00	0.00			
540300	Fleet Rental	5,352.00	21,847.00	21,847.00		MOA Work Trucks
540640	Contractual Svcs	700,000.00	700,000.00	700,000.00		Winter and Summer road contract maintenance
550010	Public Utility Services	40,000.00	40,000.00	40,000.00		CEA - Street lights, electric at Maintenance Yard
	Non-Labor Total	\$ 828,952	\$ 845,447	\$ 879,847	53.53%	

580530	Contribution to Captial	\$ 200,000	\$ 300,000	\$ 393,310	23.93%	per Supervisor Edgington admendment
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Total Direct Costs	\$ 1,317,317	\$ 1,439,375	\$ 1,570,546
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Inter Government Charges (IGC)		Department of Management and Budget sets the IGC's			
600050	IGC Ombudsmen	\$614.00	\$1,141.00	\$1,141.00	
601420	IGC Resource Management Admin	\$55,000.00	\$55,000.00	\$55,000.00	
601880	IGC SAP Captial Recovery	\$2,379.00	\$2,379.00	\$2,379.00	
601890	IGC SAP Support Center	\$4,405.00	\$4,353.00	\$4,353.00	
601900	IGC-OECD GIS Licensing	\$174.00	\$212.00	\$212.00	
605530	General Liability	\$2,616.00	\$2,476.00	\$2,476.00	
605540	Workers Compensation	\$7,876.00	\$7,456.00	\$7,456.00	
6000	IGC Total	\$73,064.00	\$73,017.00	\$73,017.00	4.45%

Subtotals	\$ 1,390,381	\$ 1,512,392	\$ 1,643,563	100.01%
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9000	Revenues	\$ 3,000	\$ 3,000	\$ 3,000	
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Total Cost	\$ 1,387,381	\$ 1,509,392	\$ 1,640,563
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Difference from 2024 to 2025 Budget \$ 131,171
Mill Rate Estimate 1.91

		2024 Line Item Totals		2024 Detail	2025 Line Item Totals		2025 Detail	2025 comments
	Labor	\$43,599.00	23.05%		\$43,599.00	20.84%		
501010	Seasonal Park Caretaker			\$41,271.00			\$41,271.00	2 Parks Caretake II seasonal positions
501040	Annual Leave			\$644.00			\$644.00	
501105	FICA/Medicare Taxes			\$1,641.00			\$1,641.00	
501130	Unemployment Insurance			\$43.00			\$43.00	
	Labor Total			\$43,599.00			\$43,599.00	
511000	Operating Supplies	\$39,678.00	20.97%		\$40,178.00	19.21%		
	Campground Maintenance Supplies			\$1,000.00			\$1,000.00	Campsite Maintenance
	Park Improvements			\$2,000.00			\$2,000.00	Trash bags, mutt mitts
	Skate Park			\$5,000.00			\$5,000.00	Gravel, Paint, Hardware, Power washer
	Hand Tram			\$3,000.00			\$5,000.00	rebuild ramps.
	Tennis Courts			\$500.00			\$0.00	General maintenance to keep terminals safe
	Ball Field			\$2,000.00			\$2,000.00	Surface repair & maintenance
	Tree Removal			\$5,000.00			\$5,000.00	Infield dirt, Aerate and reseed field, general repairs
	Disc Golf			\$4,000.00			\$4,000.00	Mitigate hazardous trees
	Trails- Materials			\$1,000.00			\$1,000.00	Weed wacking, general maintenance
	Trails- Winter grooming equipment			\$5,000.00			\$4,000.00	Improved signage and materials to build new bridges/drainages/trend
	Maintenance Tools			\$1,178.00			\$5,000.00	Grooming Maintenance (parts, tools)
							\$1,178.00	Screws, drill set, hand saws, misc. tools and parts

	Soccer Field Reseed			\$5,000.00			\$5,000.00	Aerate and reseed 50,750 square feet
511170	Fuel	\$3,000.00	1.59%	\$3,000.00	\$3,000.00	1.43%	\$3,000.00	trails grooming and power maintenance equipment
511380	Repair & Maint Supplies	\$4,500.00	2.38%		\$4,500.00	2.15%		
	Playground improvements			\$4,000.00			\$4,000.00	Estimated repairs following assessment of the playground
	Beautification			\$500.00			\$500.00	Soil, fertilizer, stakes, gloves
530360	Repair & Maint Contracted	\$34,100.00	18.03%		\$34,100.00	16.30%		
	Window cleaning Contract			\$600.00			\$600.00	facility windows
	Turf & Trash Contract			\$33,500.00			\$33,500.00	Lawn maintenance, seeding and fertilizer
540060	Participant Support	\$500.00	0.26%	\$500.00	\$500.00	0.24%	\$500.00	Supplies for volunteer efforts
540100	Donation to Non-profit Org	\$60,000.00	31.72%		\$65,000.00	31.07%		
	FVCS Funding			\$25,000.00			\$25,000.00	Partnership Funding to FVCS to assist in providing recreation programs for the Girdwood service area
	GVT Funding						\$7,500.00	per Supervisors Edgington admendment

580530	Contributions to Others							
	Girdwood Parks Capital Improvement fund	\$200,000.00	38.79%	\$200,000.00	\$200,000.00	37.35%	\$262,207.00	Add to Parks captial improvement fund
	Total Non-labor Cost	\$432,777.00	83.95%	\$432,777.00	\$452,777.00	84.54%	\$514,984.00	
	Inter-Government Charges (IGC)							
600320	IGC Purchasing services			\$4,449.00			\$4,449.00	
600360	IGC Payroll			\$279.00			\$279.00	
600370	IGC Accounts Payable			\$1,399.00			\$1,399.00	
600460	IGC Rev Mgmt- Cash Receipts							
601010	IGC Facilities - Girdwood			\$8,014.00			\$8,014.00	
601040	IGC Facilities - Areawide			\$56,292.00			\$56,292.00	
601880	SAP Captial recovery			\$3,289.00			\$3,289.00	
601890	SAP Support Center IGC			\$6,018.00			\$6,018.00	
605023	IGC Horticulture			\$3,998.00			\$3,998.00	
605023	IGC General Liability			\$142.00			\$142.00	
605540	IGC Workers Compensation			\$1,989.00			\$1,989.00	
6000	IGC Total	\$85,869.00		\$85,869.00	\$85,869.00		\$85,869.00	

	Subtotal	\$518,646.00		\$518,646.00	\$538,646.00		\$600,853.00
	Revenues accounts	\$3,100.00		\$3,100.00	\$3,100.00		\$3,100.00
	Balance	\$515,546.00		\$515,546.00	\$535,546.00		\$597,753.00
	Difference from 2024 to 2025 Budget						
		\$		82,207			
	Mill Rate estimate (Based on 2024 Assessments)						
				0.70			

Here is a menu of topics that are covered in AML's Newly Elected Officials (NEO) training when it comes to *meetings* that I believe fits your needs.

Meetings

Types of Meetings

Open Meetings Act

Quorum

Agenda

Decorum in Debate

Parliamentary Procedures

Voting

Tips for a Successful Meeting

I'd also like to rope in one of our attorneys to be there too. It sounds like there is a mix of newer and returning board members. In that way, we can hop between the introductory type of information and real-world scenarios. I'd recommend budgeting about \$500 for the time.

I'm happy to discuss further and looking forward to meeting you and the board!

v/r

Melody Nibeck, Program Coordinator

Alaska Municipal League

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*

Resolution 2024-08 Of the Girdwood Board of Supervisors

A Resolution of the Girdwood Board of Supervisors in support of the Girdwood Comprehensive Plan as Presented

Whereas, Imagine! Girdwood was formed in 2019 to complete a rewrite of the Girdwood Comprehensive Plan (GCP), and operates under the financial sponsorship of Girdwood Inc. (501(C)(3)), and in April 2021, the Anchorage Assembly formally authorized Imagine! Girdwood to develop an update of the nearly 30 year old Girdwood Area Plan; and

Whereas, professional planners were essential for a plan of this scope and Imagine! Girdwood worked closely with Long-Range Planning at the Municipality of Anchorage and contracts with Huddle AK for project management and technical services with additional technical services sub-contracted to Agnew:: Beck; and

Whereas, this plan has been made possible by grants, donations, and gifts in kind from supportive organizations; and

Whereas, Imagine! Girdwood has dedicated its vision and mission to creating a framework for the future of Girdwood and to fund a completed, transparent, inclusive rewrite of the GCP to guide Girdwood land use in an orderly and understandable process that is respectful of all views; and

Whereas, after nearly 50 public meetings and thousands of hours of work, Imagine! Girdwood produced a document with extremely significant public engagement; and

Whereas, the GCP was formally submitted to the Municipality on May 6, 2024 with both Girdwood's Land Use Committee and Girdwood Board of Supervisors voting unanimously to support the new plan with no additional comments; and

Whereas, a Planning Staff report was released on July 9, 2024 and included eleven recommendation for changes to the GCP; and

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

Whereas, at the July 15 PZC meeting, Planning Staff introduced two additional recommended changes (#2f & #2g) and updated one previous change recommendation (#5); and

Whereas, PZC heard public testimony, moved the Planning Dept recommendations, then debated five amendments, two of which passed with majority votes, thus the amended motion was passed; and

Whereas, in the judgment of the project team, 6 changes align with the community approved plan, however 4 changes were inconsistent with the GCP and thus rejected; and

Whereas, PZC made sound recommended changes in line with community vision and goals, representing improvement to the plan; and

Whereas, the remaining 4 changes by PZC to the land use map are inconsistent with the GCP and thus undesired by the community, therefore being substantial changes from the community-supported Plan, which were each items considered, discussed during multiple public meetings and addressed by public comments from the Girdwood community and other stakeholders, and rejected during this extensive community engagement process; and

Whereas, the 4 changes recommended by PCZ are in conflict with the values presented in the GCP of Open Space, which is named for an area with pure environmental characteristics that should be protected for existing and future recreation opportunity, are of high recreational and wildlife habitat value, are physically unsuitable for development, may be farther from the core of town; and

Whereas, changes also suggested conflict with the desire to encourage development concentrated closer to the town center of Girdwood over the next 10-20 years, not only for infrastructure coast considerations, but also for maintaining walkability; and

Whereas, one of the changes PCZ recommended was to change the 2a Forest Loop (Area #1) to Mixed-Use, which is specifically impactful to Trails efforts in the Girdwood Trails Plan (GTP), and is currently approved to be Open Space in the GCP, asserting an area with prized recreation and farther from the core of town; and

Whereas, the PCZ recommended to change 2b Virgin Creek (Area #2) to Low-density Residential, which is also opposite the community supported GTP and GCP, designating this area as Open Space in those plans, allowing for trails and protected area for undeveloped land including wetlands and floodplains, vital watershed and important wildlife habitat within creek greenbelt areas and temperate rain-forested areas, also being farther from town center; and

Whereas, the PCZ recommended to change 2c South Townsite (Area #3) to Mixed Use, while the community approved the area as Open Space for reasons previously stated and was intending to utilize Mixed-Use to expand districts within which residential uses are permitted while also allowing for more commercial opportunities dispersed in the valley, creating a walkable community; and

Whereas, the PCZ recommended to remove 2d Commercial Recreation Reserve (Area #4), which was designated as such in the GCP due to studies dating back over thirty years, indicating this area is promising for alpine skiing, features ongoing interest and planning work for the area in potential future development, and this designation is specifically intended to preserve the specialized area for development until a LUP map amendment designates it as an active land use category, as it is currently utilized for outdoor recreation and shall be allowed to continue; and

Whereas, the PZC had only seen one new or replacement Comprehensive Plan since 2012 and procedurally could change policy directions, which is a core purpose of an updated Comprehensive Plan; and

Whereas, GBOS sorely recognizes the housing crisis our town has experienced over the past few years, which greatly contributed to the energy by hundreds of thoughtful community members, contributing to the GCP, which ultimately realized Girdwood's goals and policies, which encourage more housing while also maintaining the scale and development pattern of existing neighborhoods; and

Whereas, the GCP noted a combination of tactics to increase housing availability including but not limited to “form-based” land use regulation and removing or increasing dwelling unit per acre (DUA) standards, all while encouraging the proximity to town core and utilities, with mindful approaches to the augmentation of healthy community planning within scope and forecasted growth; and

Whereas, the PCZ provides a formal recommendation to the Assembly; and

Whereas, the GBOS values the deliberation, contemplation, and comments from PZC and acknowledges such efforts will lead to a stronger adopted plan, however, we remain in support of Imagine! Girdwood and the Project Team, who are focused on supporting and sharing the GCP, a forward-looking vision for a thriving community in Girdwood.

THEREFORE, the GBOS objects to the 4 recommended changes to the GCP outlined above.

Passed on this XX day of October, 2024.

Briana Sullivan
GBOS Co-Chair



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

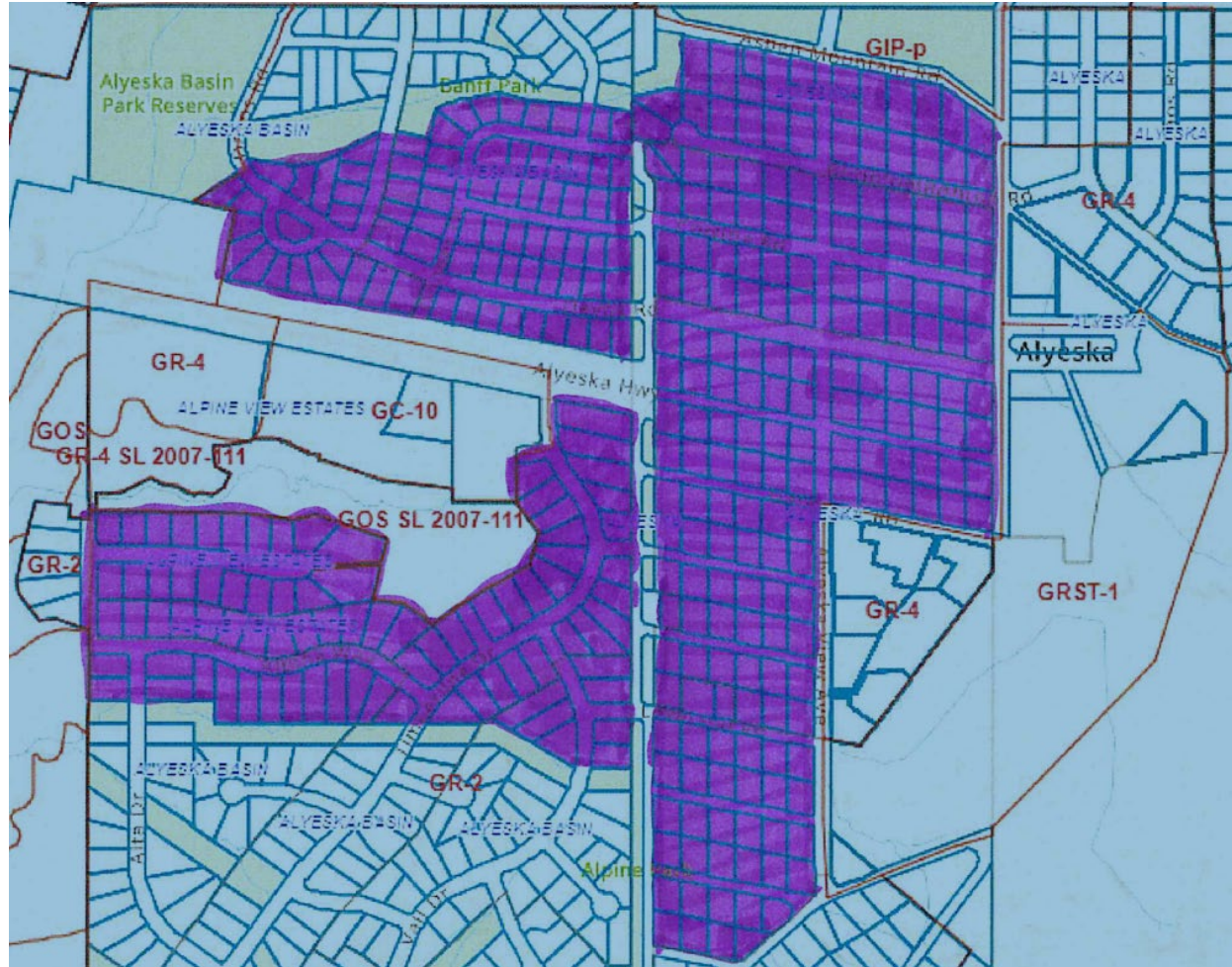
Planning Dept proposed amendment #5 (updated)

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



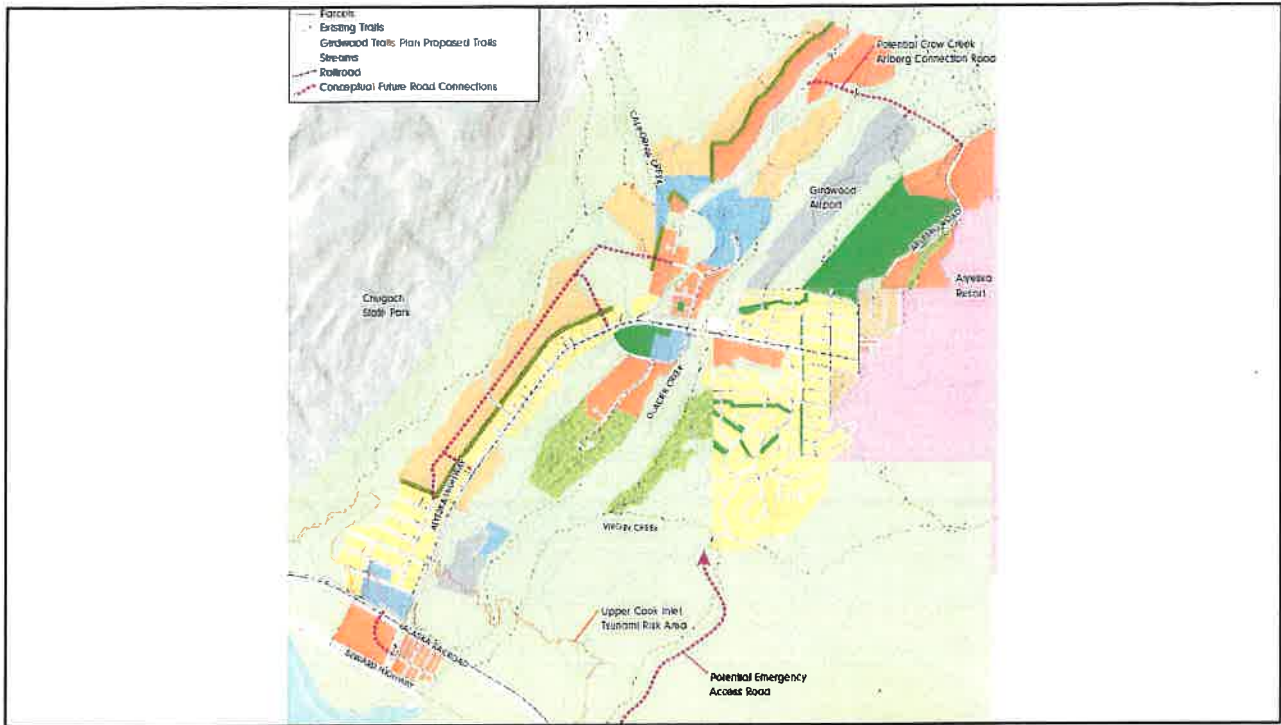
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1.a. and 1.b.

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



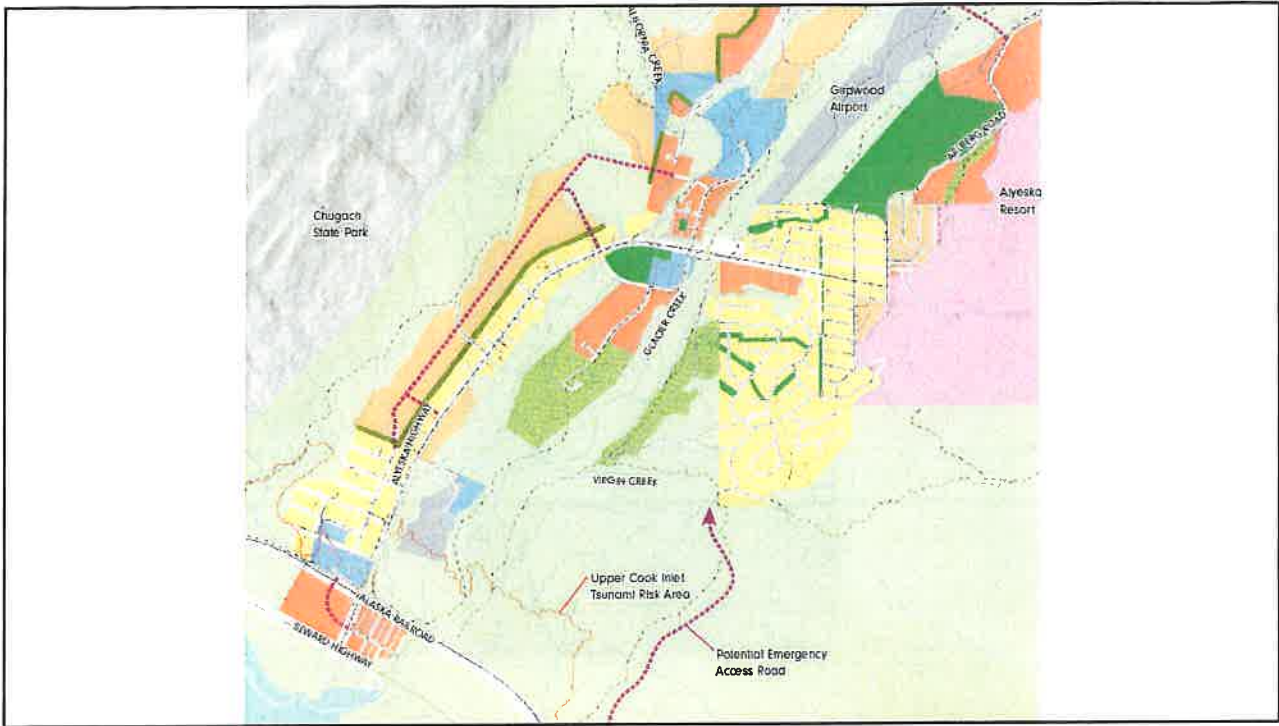
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2.b.

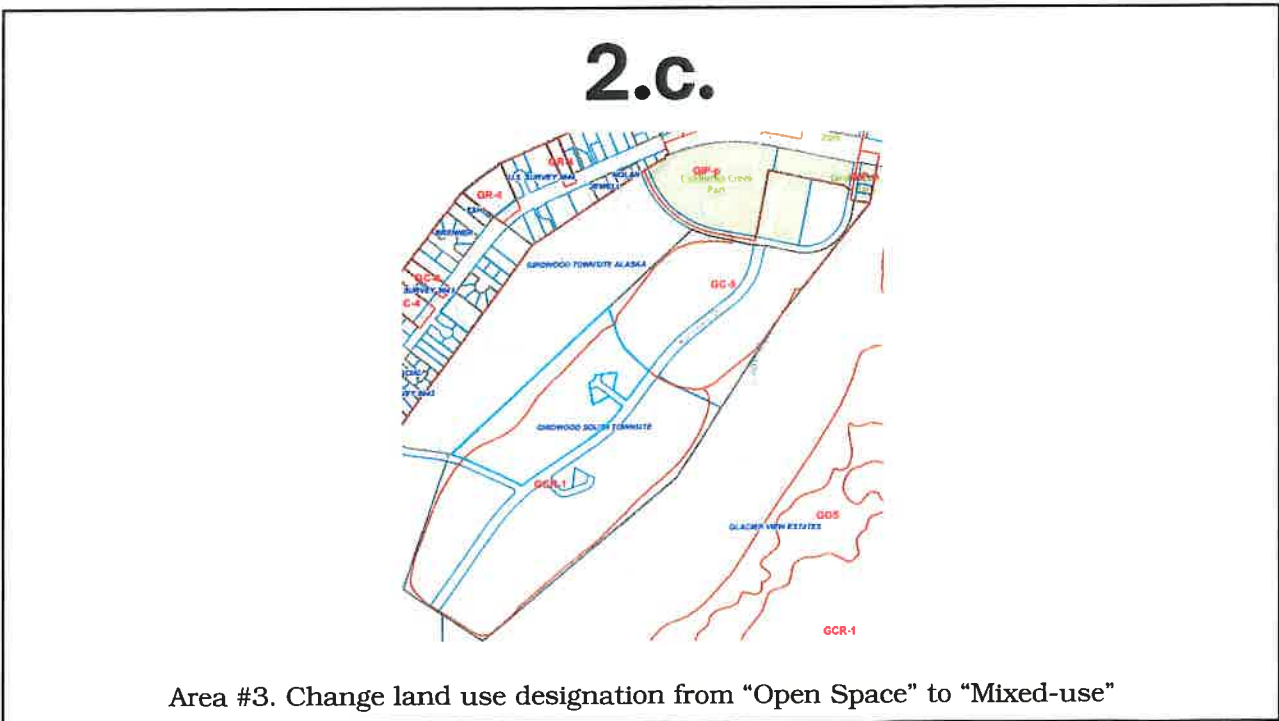


Area #2. Change land use designation from "Open Space" to "Low-density Residential"

10



13

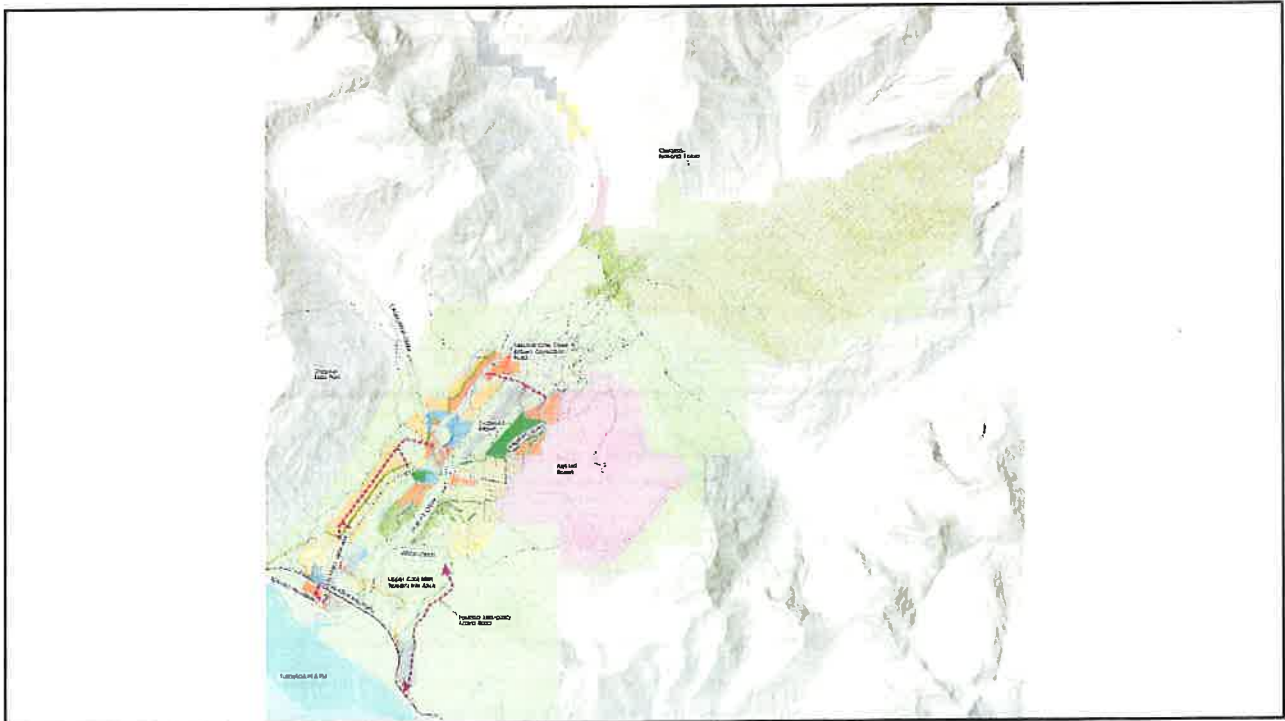


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2.d.

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)

21

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)

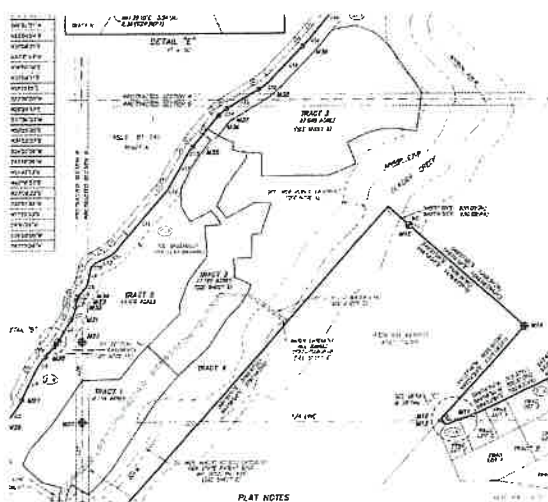
22

Additional Amendments for PZC Consideration (not in Staff Report)



25

(new) 2.f.

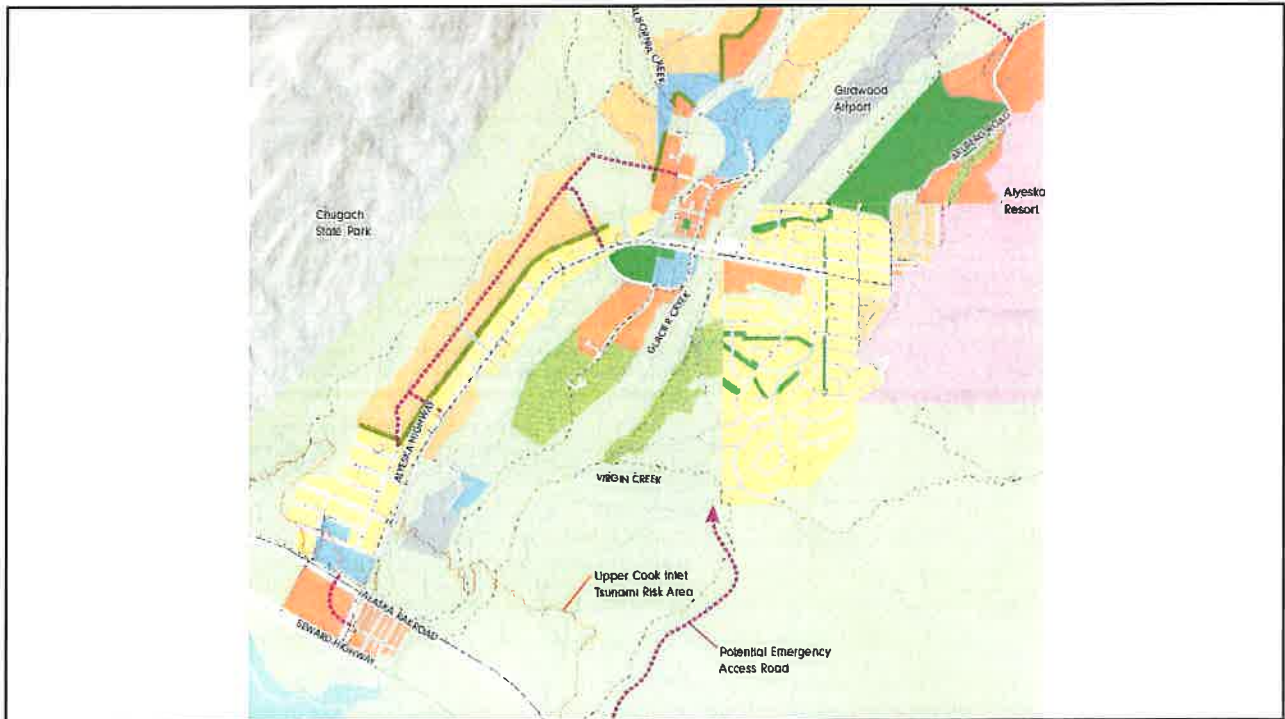


Area #6. Align land use designations to boundaries of platted tract boundaries.

26



29



30

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

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

33

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

- o 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.

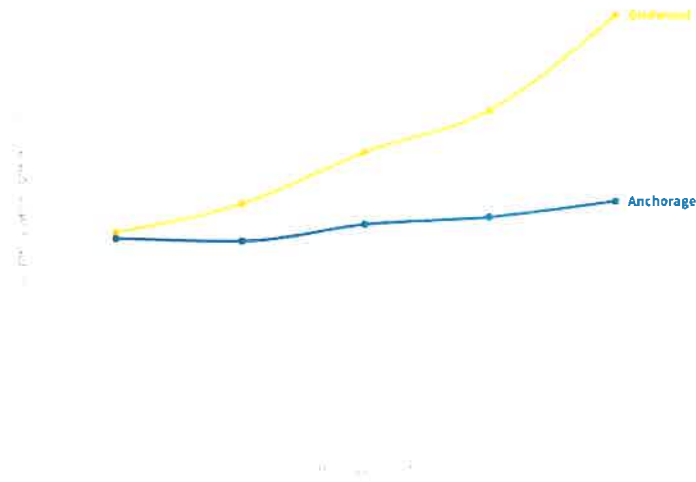
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Article Cited in Staff Report



37

Average housing appraisal 2017-2021



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

● Anchorage

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**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)

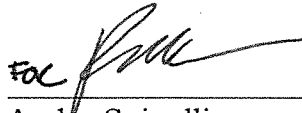
4. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON'T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
5. Update Implementation Action for Goal T5.1 to read: Revise current use standards in the airport district, remove use restrictions that 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)

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.

25.40.025 Heritage Land Bank disposals.

- A. The Heritage Land Bank advisory commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of Heritage Land Bank land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements.
- B. After the public hearing, the advisory commission shall submit a written finding and recommendation to the mayor and assembly, stating whether or not a proposed land disposal is in the best interest of the municipality, and consistent with the Heritage Land Bank's purpose and mission. The written finding shall identify the proposed land disposal, including details regarding its method, timing, and terms, its projected effects on the neighborhood and on public facilities, and other relevant information. All proposed land disposals shall also specify those terms and conditions necessary to ensure that the Heritage Land Bank receives the maximum overall benefit for the disposal of its land, including equivalent non-monetary public benefits, consistent with the municipality's best interests.
- C. The Heritage Land Bank shall determine which land or interests in land should be disposed of; consistent with section 25.40.020 and the comprehensive plan and implementing measures. If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land Bank shall complete a site specific land use study for the use of the land which has been adopted through the public process specified in this chapter. Each site specific land use study shall address; a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.

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.

Girdwood Waterline Extension Project

9/16/2024 Briefing

We have an opportunity to add to AWWU's capital project list and advocate for extension to mains water service along Alyeska Highway to Mine Roads and Old Girdwood. This would also include Fire Hydrants through those areas.

Why now?

Two big changes over the past couple of years.

- 1) Grant opportunities for water system improvements through 2022's Inflation Reduction Act and Infrastructure Investment and Jobs Act.
- 2) Changes in how AWWU charges customers for improvements.

AWWU now have a couple of ways to fund projects:

- *Levy on construction* - the traditional approach using capital funding
All property owners potentially served by a project pays assessments as soon as construction is finished *whether they connect or not*.
- *Levy on connection* - a new approach when a project is majority grant funded.
An assessment is calculated for each property potentially served based on actual costs of construction less grants. But payments only start when a property is connected to the system, which could be years or decades later, or never.

In other words, by using grants then no property owner has to pay for mains water service until they actually connect to the system.

The extension project would be split into 4 parts since they are eligible for different specific grants. The following list includes a very rough scale of project costs for each part.

- A. Transmission water line extension along Alyeska Highway from Egloff Rd to Hottentot Mine Rd (\$10-12m)
- B. Distribution water lines throughout the Mine Roads (\$6-8m)
- C. Transmission water line extension from Hottentot Mine Rd to Old Girdwood around Main St (\$3-4m)
- D. Distribution water lines through old Girdwood (\$1.5m)

Next Steps

- AWWU cost estimations by end of September
- GBOS Resolution - next meeting
- Informally gather water quality / quantity issues in Mine Roads & Old Girdwood
- Reach out across network to identify other potential grant sources

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

Glacier Creek Valley alluvial plane Stabilization to mitigate future flood damage.

IRA EPA Community Change Grant Application due by November 21, 2024

History

During the 1995 Girdwood Flood Disaster there was much damage to infrastructure, personal property and businesses in the Glacier Creek valley. Gravel and rock being carried down Glacier Creek were deposited in the alluvial plane raising its elevation and causing further flooding. During this emergency the GBOS, using heavy equipment, removed approximately 40,000 yd³ of gravel and rock from Glacier Creek protecting infrastructure and property from additional damage.

Agencies/entities with significant damages that requested FEMA infrastructure restoration financial assistance in 1995 include:

MOA-AWWU; MOA Glacier Creek; MOA-GFD; MOA-Trails; MOA Girdwood RSA; State of Alaska DOT--airport; State of Alaska DOT highway bridges; ADF&G; Alaska Railroad; Alyeska Resort; Private homes, 6 businesses, Chugach Electric, New Girdwood Townsite

Concept

1995 experience established the effectiveness of removing alluvium from the the flood plane as a means to mitigate risk of damage and economic activity. In addition, stabilizing the flood plane can provide consistency for fish propogation and management. The purpose of this effort is to develop a means to accomplish preemptive removal of this alluvial material to mitigate future risks.

Contract with Hydrology Professional

Establish Scope of Work that will be included in final grant application

- Work with Professional Hydrologist/Water engineering firm to:
 - Create a stable reach that will sustain/enhance the fishery,
 - Reduce riverine associated damage to infrastructure,
 - address the needs of the entities above to mitigate future damage,

- Some of this will be research, however, most of the scope/application will be field work to be undertaken with grant funds and may include:
 - Research published data or regional data
 - Find and measure a stable comparable reach from which to develop normalized criteria/ratios (flood flows, bankfull width, cross sectional area, depth, flood plain, etc.)
 - Collect and analyze sediment volumes and characterization. This will be driven by flood event (when bankfull flow event occurs)

- Identify bankfull flow elevations through the reach and perform topographic survey of reach and flood plain.
- Sediment data collection
- cross section when river topo survey being performed.
- Bankfull and flood plain identification include gravel bar sediment data collection.
- Topographic survey and map development

- Watershed/Regional Assessment
 - Develop Recommendations for desired channel features based on Biological Assessment and limiting factor analysis
 - Recommendations for channel features, habitat requirements and habitat budget with line items, performance dates

Note: The above are the parameters for the Scope of Work. The hydrological engineer will undoubtedly have recommendations or propose changes based on their expertise.

Deliverables:

Complete Alluvial Management Scope of Work

Submit Grant application

- Estimated cost \$5,000 to \$7,500.

From: [Spano, Liza M.](#)
To: abbottloopcommunitycouncil@gmail.com; ahccpresident@hotmail.com; dirksisson@gmail.com; b_schulte@yahoo.com; bearvalleycc@gmail.com; birchwoodcouncil@gmail.com; nicole_cupp@gmail.com; chugiakcouncil@gmail.com; downtown.c.council@gmail.com; eaglercommunitycouncil@gmail.com; juliekjessen@gmail.com; sinfamak@gmail.com; president@fairviewcommunity.org; [Girdwood Board of Supervisors](mailto:Girdwood_Board_of_Supervisors); mtntop74@gmail.com; ghccpres@gmail.com; carmelajwarfield@gmail.com; hccpresident@gmail.com; stoehnerkris@gmail.com; phil@mvhope.org; nscboard@googlegroups.com; northeastcommunitycouncil@gmail.com; OSOVcommunitycouncil@gmail.com; annr.rccc@gmail.com; rogersparks@gmail.com; kendrak874@gmail.com; slccpresident23@gmail.com; sfccakpresident@gmail.com; jthurber501; stephen.a.romanelli@gmail.com; spenardcc@gmail.com; zackary.gottshall@gmail.com; tuffys@gci.net; tccpresident@yahoo.com; taccpresident@proton.me; uaccpresident@gmail.com
Cc: [Community Councils](#); [Honest, Miranda L.](#)
Subject: Notice of Renewing Liquor Licenses for 2025-2026
Date: Wednesday, August 28, 2024 3:04:35 PM
Attachments: [2025-2026 MOA Alcohol License Renewals.xlsx](#)

Dear Community Council:

Notice:

On or before September 1 of each year, the Municipal Clerk is required to notify all Community Councils of liquor licenses located within their boundaries that will be reviewed by the Assembly for the upcoming liquor license renewals (AMC 2.30.120C). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the 2025-2026 liquor licenses which are anticipated to submit renewals and are sorted by community council for ease of review.

Public Hearings and Resolutions:

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

The request for a public hearing should be in the form of a resolution and preferably containing the following information: Number of community council member votes in favor of the request and the number of votes opposed; specific facts, including dates; and supporting documentation. **The resolution must be received no later than October 15, 2024.**

Please contact me if you have questions.

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

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

664	Speedway Express	36511 Seward Hwy 401 Crow Creek Rd, Girdwood	AK, Inc.	Girdwood
1551	Double Musky Inn Girdwood Brewing Company	2700 ALYESKA HWY	S & P Adventures, Inc.	Girdwood
5518			Girdwood Brewing Company, LLC Alyeska Resort Operations Limited Partnership	Girdwood
5210	Sakura Asian Bistro	1000 ARLBERG AVE 165 Hightower Rd, Girdwood		Girdwood
3558	Hightower Pub		Flight of Stairs, LLC Alyeska Resort Operations Limited Partnership	Girdwood
5211	Forte The Sundry Shop at	1000 ARLBERG AVE		Girdwood
3449	Alyeska	1000 ARLBERG AVE 174 Hightower Rd, Girdwood	Alyeska Resort Operations Limited Partnership	Girdwood
5758	Spoonline		Spoons, LLC Alyeska Resort Operations Limited Partnership	Girdwood
5953	Two Trees Bistro	1000 Arlberg Ave		Girdwood
6095	Glacier Lounge	1000 Arlberg Ave	Alyeska Resort Operations Limited Partnership	Girdwood
6101	Basecamp Eatery	194 Hightower Rd	Ski Bum Ventures, Inc.	Girdwood

Project Anchorage representative provided presentation to GBOS at the June Regular meeting.

Minutes are available here:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GBOS%20June%2017%202024%20minutes%20final.pdf>

Presentation materials are available in the meeting packet (page 3 -12)

[GBOS June 17 meeting packet rev.pdf \(muni.org\)](#)

Website for Project Anchorage:

<https://projectanchorage.com/>

Projects vetted in Girdwood for consideration for Project Anchorage consideration

Girdwood RV Park

Girdwood Cemetery

Girdwood Park Improvements:

Master Plan Effort

Pickleball, parking, dog park, soccer field, Skate Park, bathrooms

Glacier Creek Suspension Bridge(hand tram replacement)

Trails

New projects discussed 9.9:

Girdwood Arts & Rec project Phase 1: Tiny homes & rec projects listed above

Resolution of Support for Seeking Grant Funding to Extend Girdwood Water Service

WHEREAS, Anchorage Water and Wastewater Utility (AWWU) provides sewer service to almost all of lower Girdwood Valley and water service to a majority of residences in Girdwood Valley, and

WHEREAS, water service is limited to the section of the valley east of Glacier Creek and some of Girdwood Town Center, but does not serve properties to the west of California Creek, including much of Alyeska Highway, the Mine Roads and Old Girdwood, hereafter the “unserved area”; and

WHEREAS, housing and commercial property in the unserved area rely on wells or forego on-site water source; and

WHEREAS, there are no fire hydrants in the unserved area of Girdwood Valley, so the fire department has to rely on water tender shuttle service from sources such as Glacier Creek; and

WHEREAS, during fire suppression during a structure fire, having a constant fire water flow from a hydrant is preferable over drafting water into an engine from a portable water tank or a nurse tender operation with another apparatus, all of which is dependent upon water tankers bringing water from other hydrants in Girdwood; and,

WHEREAS, the lack of hydrants is the primary reason of a higher ISO Fire Suppression Rating Schedule of a 4 for the areas with no hydrants, leading to a higher insurance rate now and into the future; and

WHEREAS, new development in the unserved area is putting increasing pressure on the local aquifer and there have been increasing reports of unreliable and reduced well performance, and

WHEREAS, many wells in the Lower Valley are starting to reach end of service life requiring homeowners to invest in maintaining wells, and;

WHEREAS, wells can be impacted with sedimentation after even moderate earthquakes; and,

WHEREAS, AWWU has recently adopted a model of “levy on connection” for grant-funded capital projects, such that property owners only pay assessments when they choose to connect to a new system, and

WHEREAS, there are currently a historically large amount of grant opportunities available, many arising from the 2021 Infrastructure Investment and Jobs Act, 2022 Inflation Reduction Act, along with other State and Federal sources, and

WHEREAS, AWWU has produced a conceptual plan and cost estimate for Girdwood water system extension as Attachment A, split into multiple phases to allow maximum flexibility to respond to specific grant conditions.

THEREFORE, Girdwood Board of Supervisors supports working with AWWU to seek grant funding to extend the water system within Girdwood Valley to include Alyeska Highway, the Mine Roads, and Old Girdwood.

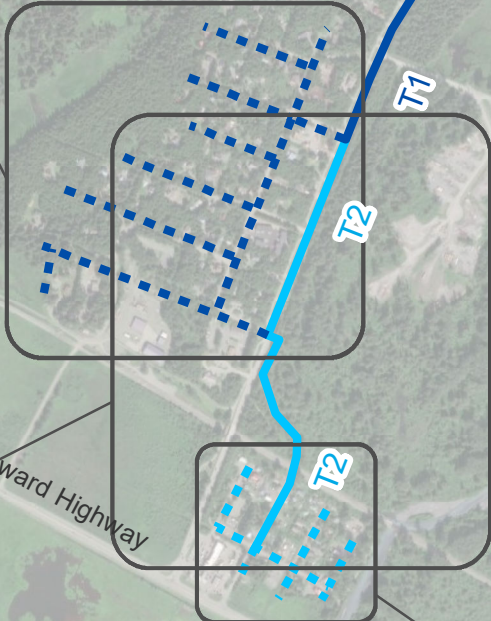
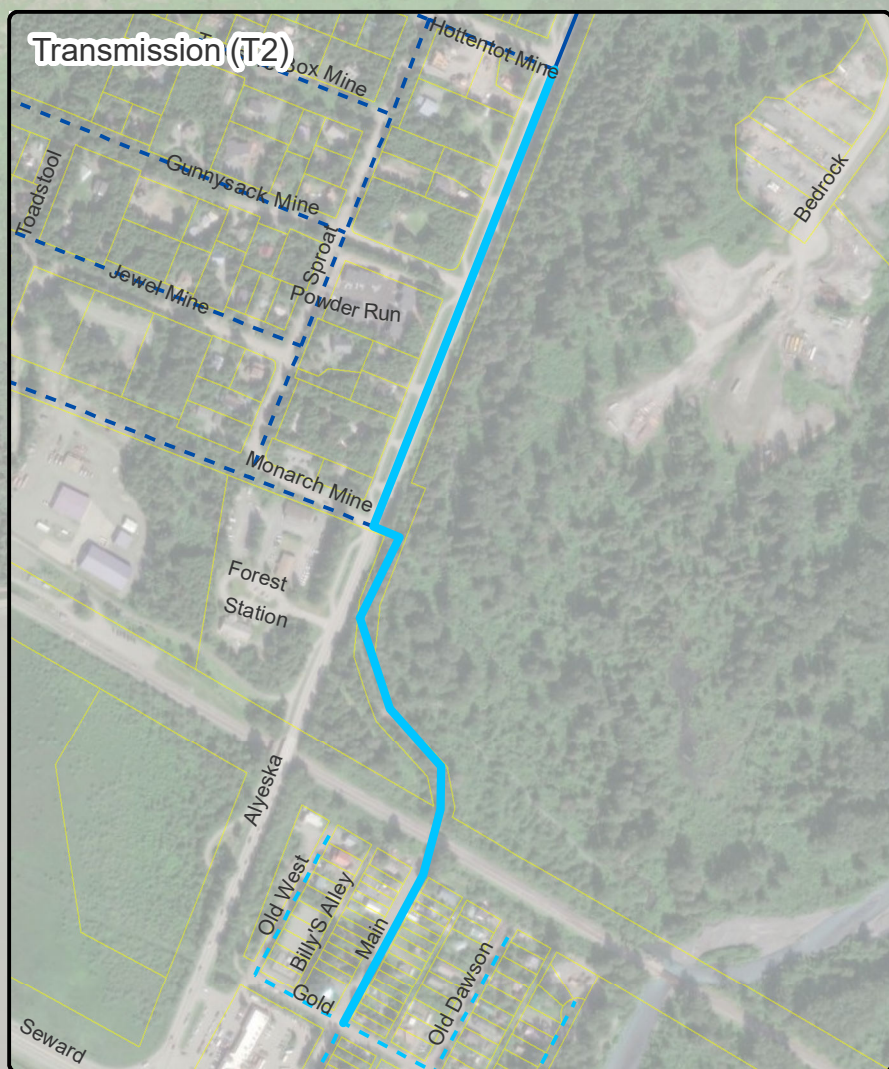
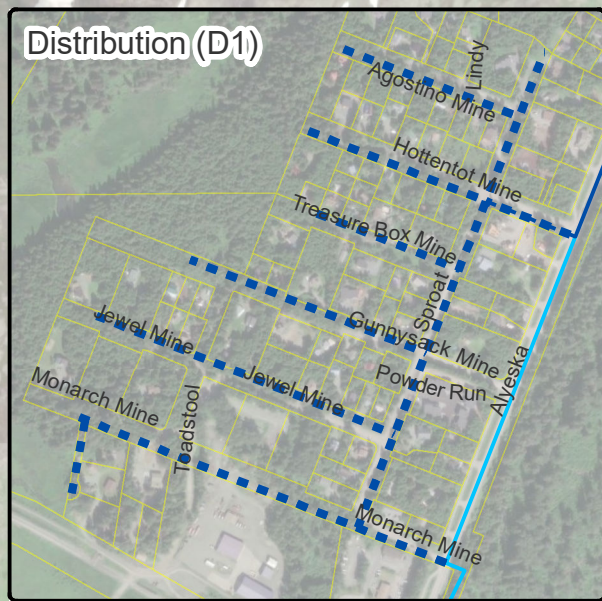
Passed and approved...

DRAFT



Girdwood Water Expansion

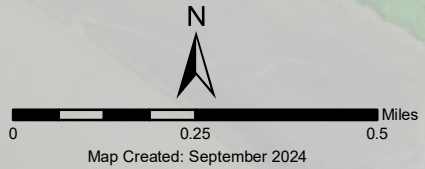
Anchorage Water and Wastewater Utility



Girdwood Water Expansion

- - - - Distribution D1
- - - - Distribution D2
- Transmission T1
- Transmission T2

Phase	Length (ft)	Unit Cost (per foot)	Phase Cost
Transmission 1	8,090	\$1,500	\$12,135,000
Distribution 1	9,720	\$800	\$7,776,000
Transmission 2	3,310	\$1,500	\$4,965,000
Distribution 2	2,930	\$800	\$2,344,000
Total Cost			\$27,220,000



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community