

Municipality of Anchorage



*P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

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

February 25, 2025

**GIRDWOOD BOARD OF SUPERVISORS
LETTER OF NON-OBJECTION
PLANNING AND ZONING COMMISSION CASE 2025-0021**

The Girdwood Board of Supervisors has no objection to planning case 2025-0021 Parks and Recreation Administrative Site Plan Review Thresholds.

This item was noticed for potential discussion at the Land Use Committee and GBOS meetings on February 10 2025 and February 25 2025 respectively.

Jennifer Wingard
GBOS Land Use Supervisor



Municipality of Anchorage
Planning Department
Memorandum



Date: January 17, 2025
To: Reviewing Agencies
Subject: Request for Comments — PZC Case No. 2025-0021, Parks and Recreation
Administrative Site Plan Review Thresholds

The Planning Department is seeking comments on the attached draft ordinance updating Title 21 relating to the financial thresholds that trigger an administrative site plan review for public park projects. The intent is to raise the threshold from \$500,000 to \$750,000.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 10, 2025, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2025-0021)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Planning Department.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-___

**AN ORDINANCE INCREASING THE FINANCIAL THRESHOLDS FOR A MAJOR
SITE PLAN REVIEW OF PARKS PROJECTS IN THE ANCHORAGE BOWL AND
TURNAGAIN ARM BY AMENDING THE USE-SPECIFIC STANDARDS IN
ANCHORAGE MUNICIPAL CODE 21.05.040, COMMUNITY USES.**

(Planning and Zoning Commission Case No. 2025-0021)

WHEREAS, the Municipality's system of parks and recreation areas is a valued asset and priority of the community; and

WHEREAS, the code section that regulates which types of park improvements must undergo different types of major or administrative reviews has not been updated in several years; and

WHEREAS, the cost of small-scale park improvements has increased with inflation, materials prices, and labor, and this compounds with longer review processes; and

WHEREAS, the Parks and Recreation Department already involves and presents projects to local community councils, including CAGs (community advisory groups), to help define/approve park development projects regardless of size; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Chapter 21.05 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

CHAPTER 21.05: USE REGULATIONS

*** *** ***

**21.05.040 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC
STANDARDS**

*** *** ***

G. Parks and Open Areas

*** *** ***

2. Park, Public or Private

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b. Use-Specific Standards in the Anchorage Bowl

*** *** ***

- ii. All development projects in municipal parks require a site plan review, as follows:

*** *** ***

(C) All development projects costing more than \$750,000 [\$500,000] or disturbing more than one acre of land and in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as community use area, special use area, or natural resource use area (over 30 acres) shall be approved by major site plan review in accordance with 21.03.180D. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

(D) All development projects costing \$750,000 [\$500,000] and disturbing one acre or less of land, and all development projects in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as neighborhood use area or natural resource use area (30 acres or fewer) shall be approved by administrative site plan review in accordance with 21.03.180C. Trails that are reviewed under section 21.03.190, Street and Trail Review, are exempt from this administrative site plan review. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

*** **

c. Use-Specific Standards in Turnagain Arm

- i. All master plans, and any development projects costing more than \$750,000 [\$500,000] in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by major site plan review in accordance with 21.03.180D.
- ii. All development projects costing \$750,000[\$500,000] or less in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by administrative site plan review in accordance with subsection 21.03.180C.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19; 2021-54, 6-22-21; AO 2021-89(S), 2-15-2022; AO 2024-24, 4-23-24)

Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0021)

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Girdwood Short-Term Rental Registration & Regulation Framework

Introduction

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

Objectives

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

Add New Allowed Use in Table 21.09-2: Table of Allowed Uses

Add a new row and applicable code sections to allow for “Short-Term Rental” under “Commercial” > “Visitor Accommodations”

Add “Permitted (P)” to all zoning districts within this table

Add New Chapter 9 Definitions

- | | |
|----------------|---|
| 21.09.050.D.12 | Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days. |
| 21.09.050.D.13 | Short Term Rental Operator: The owner or designated agent responsible for operating the STR. |
| 21.09.050.D.14 | Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR. |

Add New Short-Term Rental Regulation Provisions

The below section outlines example code that may be considered for development and adoption.

21.09.050.E.1 General Provisions

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
 - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
 - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
 - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

21.09.050.E.2 Registration

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

21.09.050.E.3 Enforcement, Fees and Penalties

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

Items Not Developed in this Code Change

Considerations within this framework that are not written include:

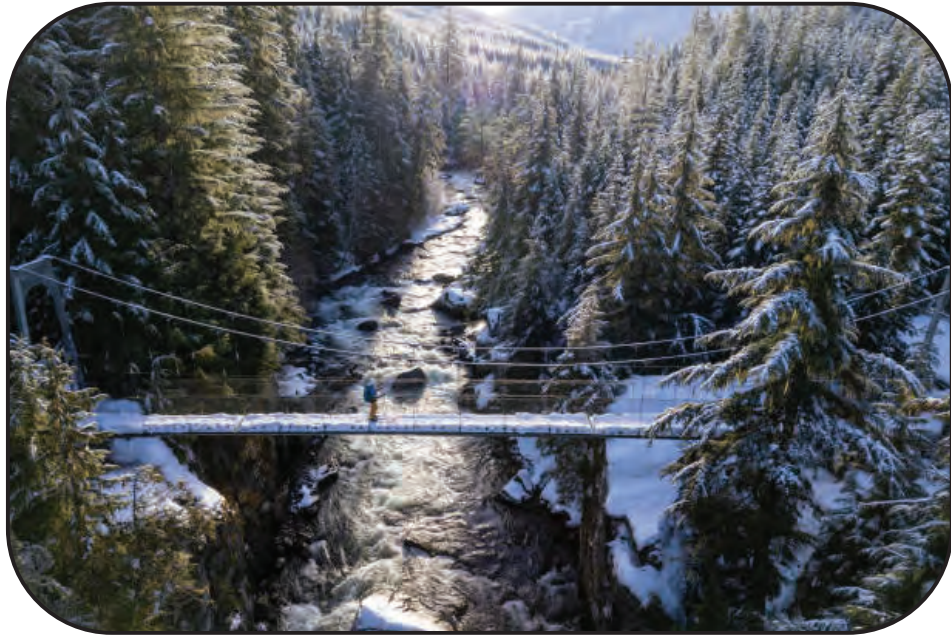
- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

Conclusion

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

Next Action

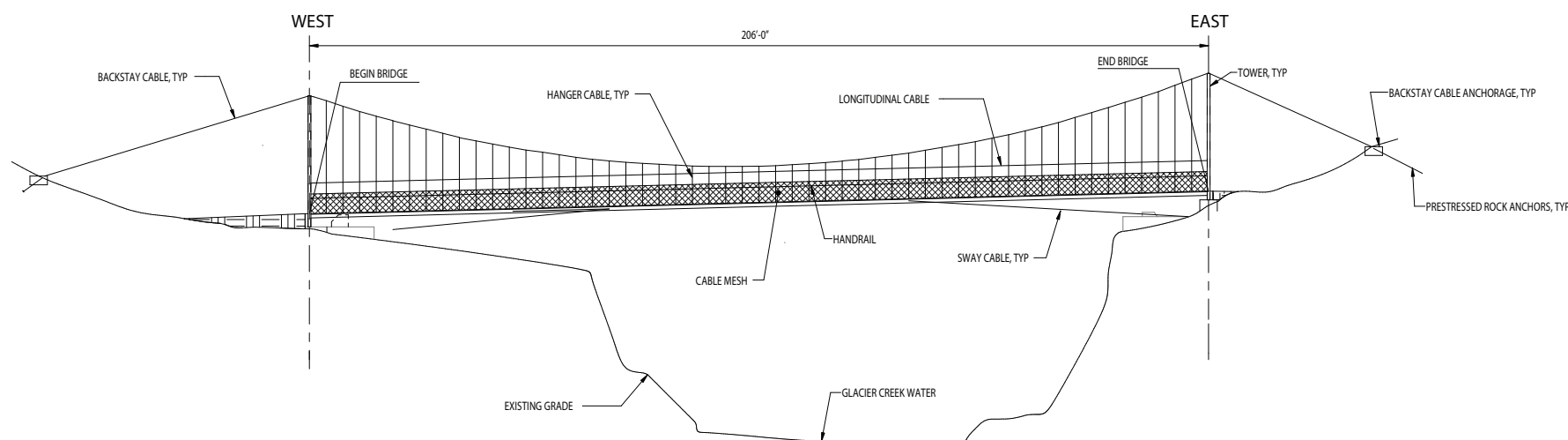
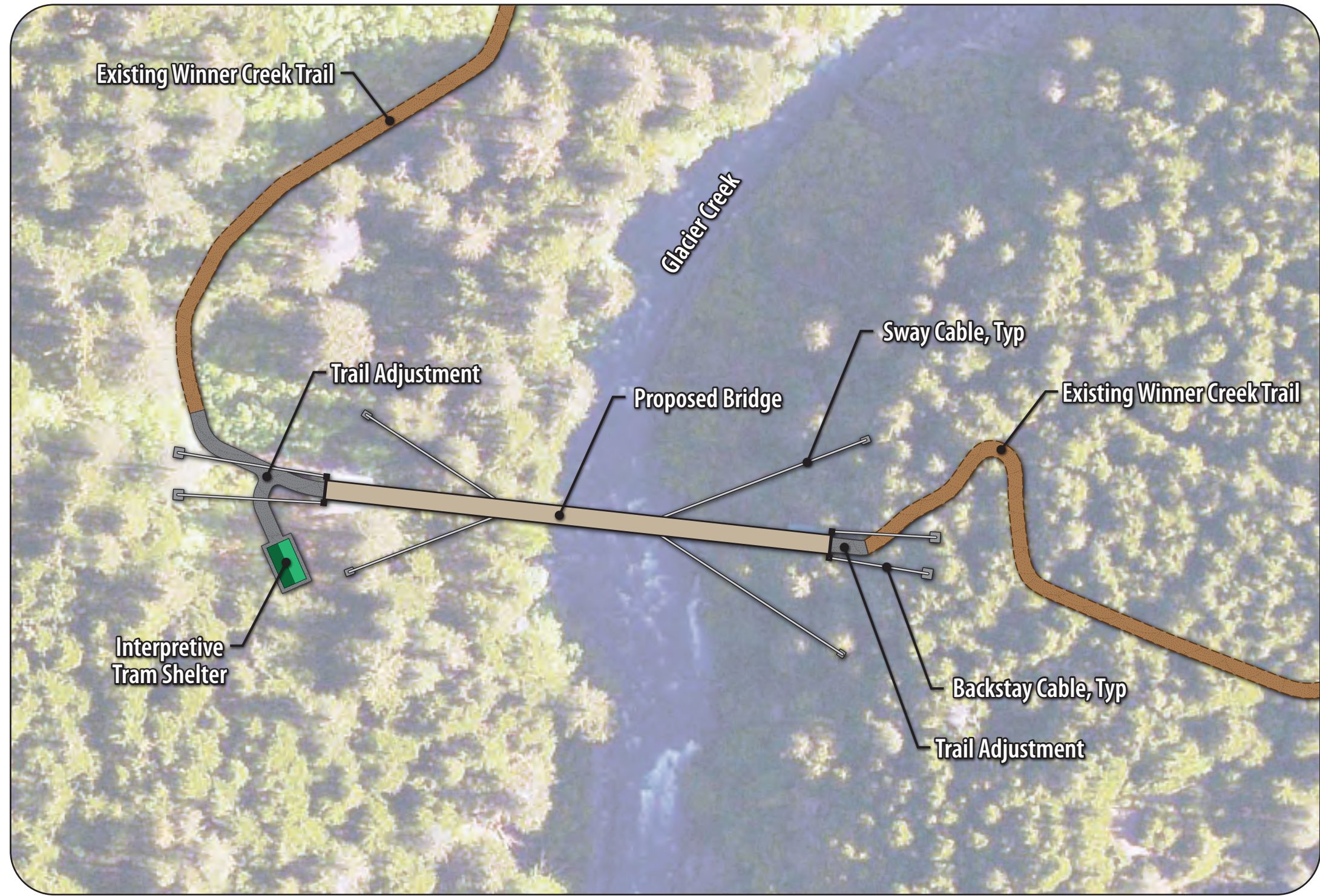
The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.



Example of proposed bridge



Example of proposed bridge



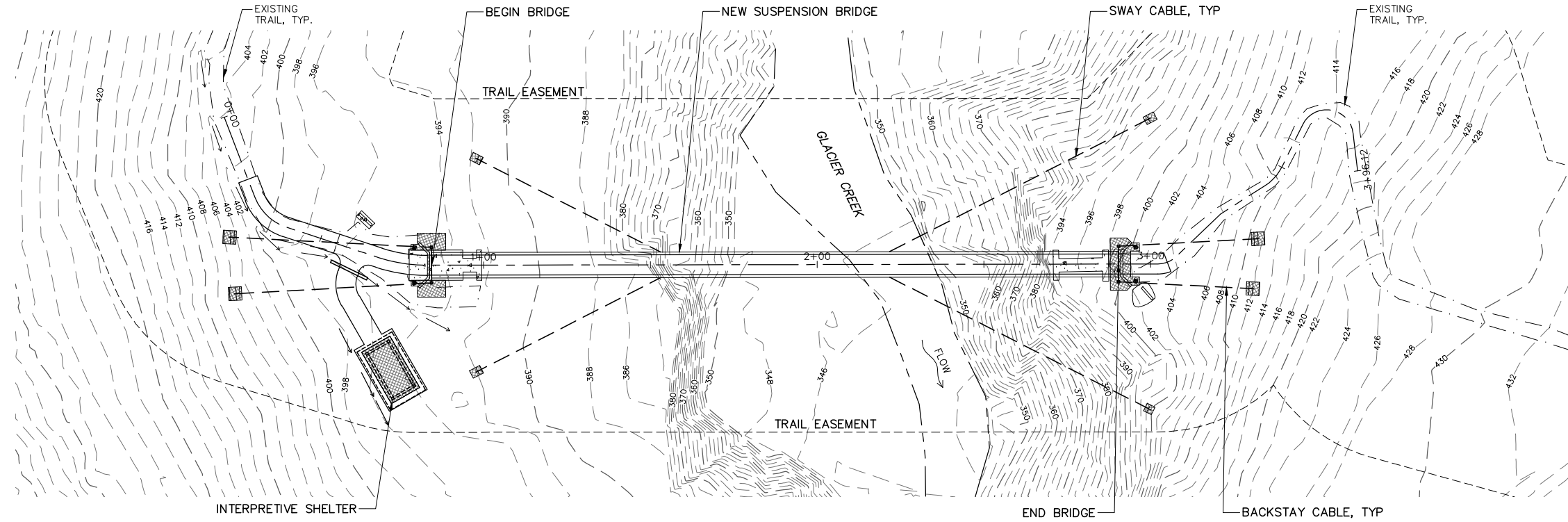
WINNER CREEK TRAIL BRIDGE AT GLACIER CREEK

GIRDWOOD, ALASKA

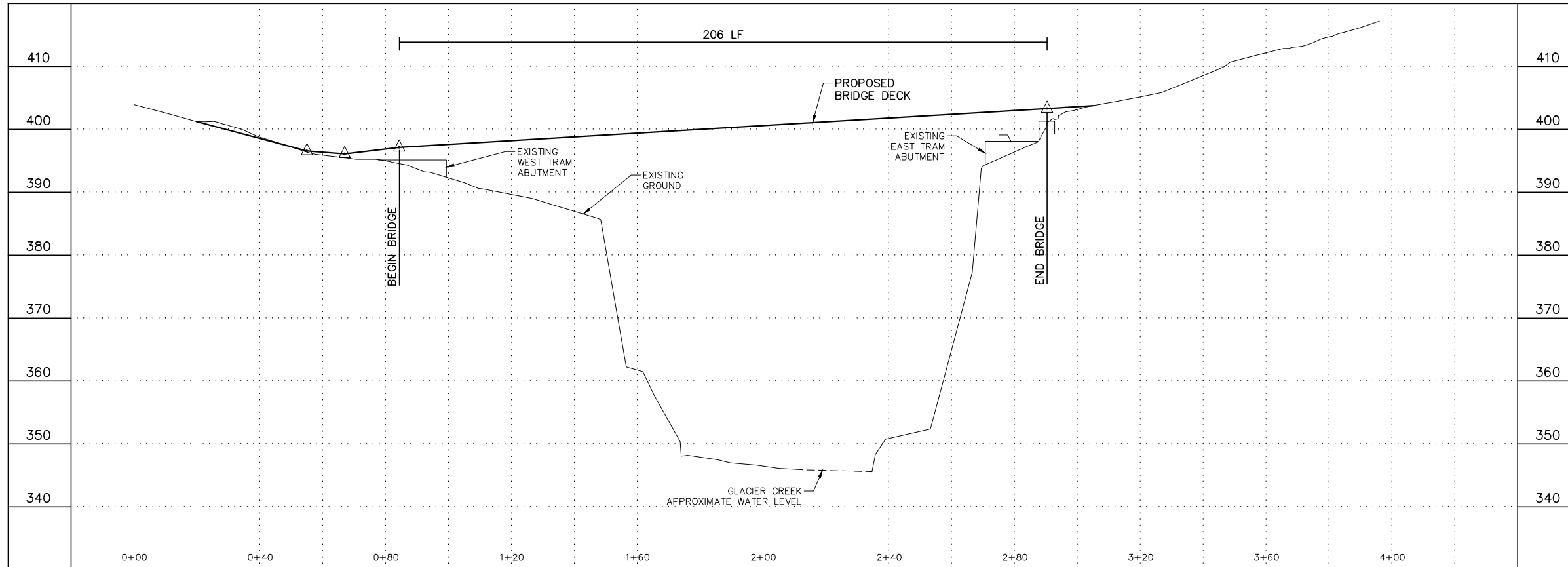


ReidMiddleton

tbc



WINNER CREEK TRAIL BRIDGE



Reid Middleton

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 PHONE (907) 522-6776
 FAX (907) 522-6779
 LICENSE NO. AECC0967

WINNER CREEK TRAIL
 BRIDGE AT GLACIER CREEK
 GIRWOOD, AK
 MUNICIPALITY OF ANCHORAGE

2025 Estimated Girdwood Valley Service Area (GVSA) Mill Rate

Girdwood Service Area Tax Breakdown	2025 CIP Current Contributions	2025 CIP Contributions 1st Qtr. Rev	% of property tax	Current Budget Totals	1st QTR Rev Proposed Budget Totals	Current Mill Rate	Mill Rate 1st qtr Rev	Difference from 2025 to 2025 1st qtr Rev
Street Maintenance	\$300,000.00	\$350,000.00	31.35%	\$1,547,321.00	\$1,597,321.00	1.781	1.660	\$50,000.00
Fire	\$178,540.00	\$178,540.00	39.27%	\$1,938,423.00	\$1,938,423.00	2.161	2.019	\$0.00
Police	\$0.00	\$0.00	16.56%	\$817,409.00	\$817,409.00	0.911	0.851	\$0.00
Housing & Economic Development	\$0.00	\$0.00	2.38%	\$117,600.00	\$117,600.00	0.131	0.123	\$0.00
Parks and Recreations	\$200,000.00	\$500,000.00	11.01%	\$543,424.00	\$843,424.00	0.620	0.880	\$300,000.00
Non-department IGC	\$0.00	\$0.00	0.50%	\$24,778.00	\$24,778.00	0.028	0.026	\$0.00
Program generated revenues	\$0.00	\$0.00	-1.07%	-\$52,729.00	-\$52,729.00	-0.059	-0.055	\$0.00
Total	\$678,540.00	\$1,028,540.00	100.00%	\$4,936,226.00	\$5,286,226.00	5.504	5.506	\$350,000.00

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

Current Mill Rate is based on a 2025 GVSA evaluation of \$896,814,455.00

1st Quarter Mill Rate is based on a 2025 GVSA evaluation of \$960,000,000.00

MOA Assessor office is estimating a 2025 GVSA evaluation of \$964,667,985.00

Girdwood Parks and Recreation
2025 Draft Budget
Final Meeting

		2024 Line Item Totals		2024 Detail	2025 Line Item Totals		2025 Detail	1st Qtr Revision 2025	2025 comments
	Labor	\$43,599.00	23.05%		\$48,756.00	23.62%			
501010	Seasonal Park Caretaker			\$41,271.00			\$43,984.00		2 Parks Caretake II seasonal positions
501040	Annual Leave			\$644.00			\$1,320.00		
501105	FICA/Medicare Taxes			\$1,641.00			\$3,364.00		
501130	Unemployment Insurance			\$43.00			\$88.00		
	Labor Total			\$43,599.00			\$48,756.00	\$48,756.00	
511000	Operating Supplies	\$39,678.00	20.97%		\$37,434.00	18.13%			
	Campground			\$1,000.00			\$1,000.00		Campsite Maintenance
	Maintenance Supplies			\$2,000.00			\$2,000.00		Trash bags, mutt mitts
	Park Improvements			\$5,000.00			\$5,000.00		Gravel, Paint, Hardware, Power washer
	Skate Park			\$3,000.00			\$5,000.00		rebuild ramps.
	Hand Tram			\$500.00			\$0.00		General maintenance to keep terminals safe
	Tennis Courts			\$2,000.00			\$2,000.00		Surface repair & maintenance
	Ball Field			\$5,000.00			\$5,000.00		Infield dirt, Aerate and reseed field, general repairs
	Tree Removal			\$4,000.00			\$4,000.00		Mitigate hazardous trees
	Disc Golf			\$1,000.00			\$1,000.00		Weed wacking, general maintenance
	Trails- Materials			\$5,000.00			\$4,000.00		Improved signage and materials to build new bridges/drainages/trend
	Trails- Winter grooming equipment			\$5,000.00			\$2,256.00		Grooming Maintenance (parts, tools)
	Maintenance Tools			\$1,178.00			\$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	1.45%	\$3,000.00		trails grooming and power maintenance equipment
511380	Repair & Maint Supplies	\$4,500.00	2.38%		\$4,500.00	2.18%			
	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	16.52%			
	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	31.49%			
	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		Hard Funded
	Little Bears Funding						\$10,000.00		Hard Funded
	Grants			\$35,000.00			\$22,500.00		
	GBOS Grant: KEUL								
	GBOS Grant: Girdwood Art Institute								
	GBOS Grant: Challenge AK								

Girdwood Parks and Recreation
2025 Draft Budget
Final Meeting

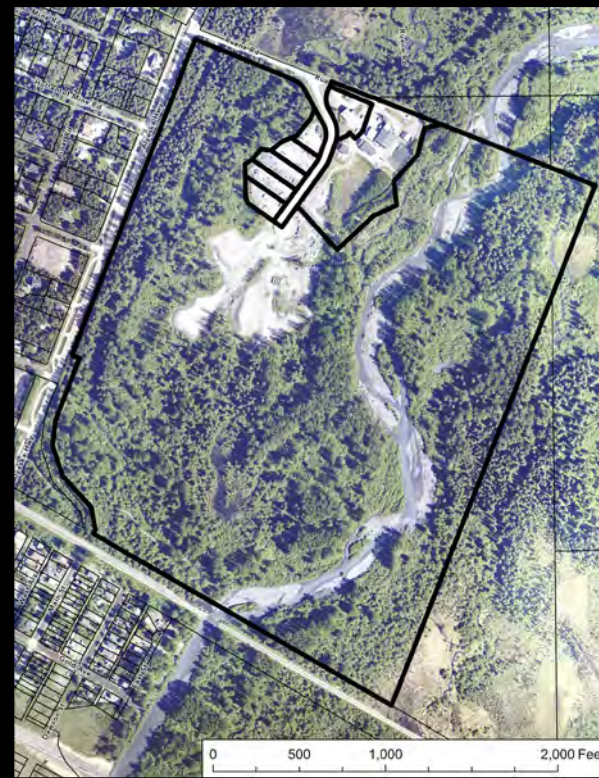
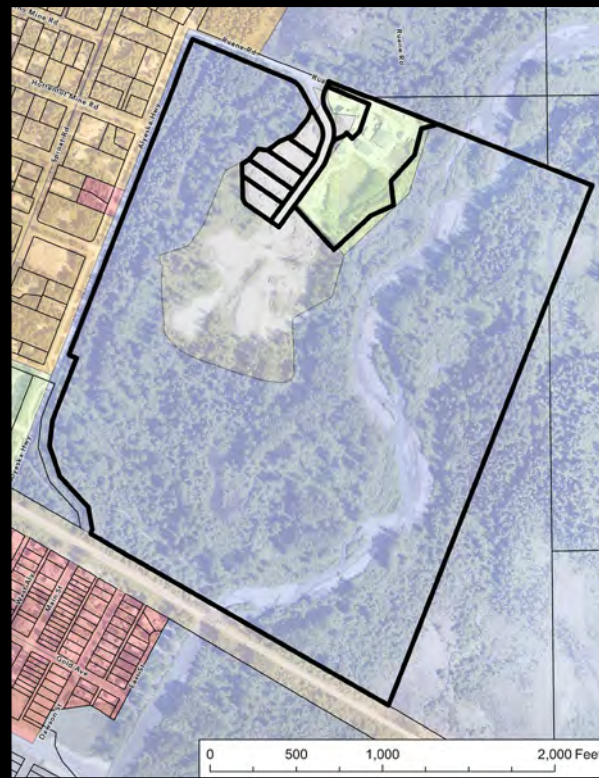
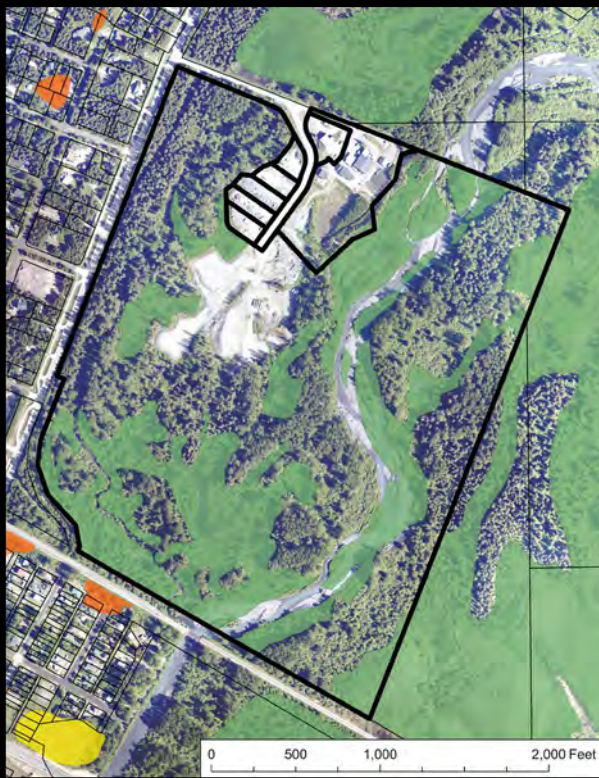
		2024 Line Item Totals		2024 Detail	2025 Line Item Totals		2025 Detail	1st Qtr Revision 2025	2025 comments
540150	Advertising	\$1,000.00	0.53%	\$1,000.00	\$1,000.00	0.48%	\$1,000.00		maps, signs, grant ads, Milepost ad etc
540640	Contractual Service to Others	\$24,000.00	12.69%		\$36,500.00	17.68%			
	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	11.63%	\$24,000.00		Enstar, dumpsters, Chugach
560010	Insurance	\$400.00	0.21%	\$400.00	\$400.00	0.19%	\$400.00		Volunteer coverage
	Non-Labor Total	\$189,178.00	36.69%	\$189,178.00	\$206,434.00	37.99%	\$206,434.00	\$206,434.00	
580530	Contributions to Others								
	Girdwood Parks Capital Improvement fund	\$200,000.00	38.79%	\$200,000.00	\$200,000.00	36.80%	\$200,000.00	\$500,000.00	Add to Parks captial improvement fund and Winner Creek Trail Bridge
	Total Non-labor Cost	\$432,777.00	83.95%	\$432,777.00	\$455,190.00	83.76%	\$455,190.00	\$755,190.00	
	Inter-Government Charges (IGC)								
600320	IGC Purchasing services			\$4,449.00			\$4,628.00		
600360	IGC Payroll			\$279.00			\$284.00		
600370	IGC Accounts Payable			\$1,399.00			\$1,393.00		
601010	IGC Facilities - Girdwood			\$8,014.00			\$8,792.00		
601040	IGC Facilities - Areawide			\$56,292.00			\$60,792.00		
601880	SAP Captial recovery			\$3,289.00			\$3,289.00		
601890	SAP Support Center IGC			\$6,018.00			\$6,054.00		
605023	IGC Horticulture			\$3,998.00			\$3,998.00		
605023	IGC General Liability			\$142.00			\$140.00		
605540	IGC Workers Compensation			\$1,989.00			\$1,964.00		
6000	IGC Total	\$85,869.00		\$85,869.00	\$91,334.00		\$91,334.00	\$91,334.00	
	Subtotal	\$518,646.00		\$518,646.00	\$546,524.00		\$546,524.00	\$846,524.00	
	Revenues accounts	\$3,100.00		\$3,100.00	\$3,100.00		\$3,100.00	\$3,100.00	
	Balance	\$515,546.00		\$515,546.00	\$543,424.00		\$543,424.00	\$843,424.00	
	Difference from 2024 to 2025 Budget			\$ 327,878					
	Mill Rate estimate (Based on 2024 Assessments)			0.88					

2025 Girdwood Street Maintenance Budget - GBOS Final Meeting

		2023	2024	2025	1st Qtr Revision 2025	% of the Budget	2025 comments
1000	Personnel Services						
501010	Straight Time Labor	181,014.00	183,534.00	185,500.00	185,500.00		3% Cost of living increase
501040	Annual Leave	2,813.00	2,894.00	2,950.00	2,950.00		
501080	Retirement	38,278.00	39,544.00	40,000.00	40,000.00		
501090	Life Insurance	82.00	82.00	82.00	82.00		
501100	Medical/Dental	52,200.00	53,304.00	54,000.00	54,000.00		
501105	FICA/Medicare Taxes	13,310.00	13,750.00	14,000.00	14,000.00		
501115	Employee Assistance	48.00	48.00	48.00	48.00		
501130	Unemployment Insurance	348.00	359.00	369.00	369.00		
501140	Long Term Disability	272.00	413.00	440.00	440.00		
	Labor Total	\$288,365.00	\$293,928.00	\$297,389.00	\$297,389.00	19.18%	
2000	Non-Labor						
511010	Office Supplies	2,000.00	2,000.00	3,000.00	3,000.00		Resupply General Office Supplies
511170	Fuel	2,800.00	2,800.00	3,000.00	3,000.00		MOA Work truck
511380	Repair and Maintenance Supples	66,000.00	66,000.00	80,000.00	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	32,000.00		Street light maintenance and Catchbasin cleaning
540150	Advertising						
540170	Communication	800.00	800.00	0.00	0.00		Phones
540260	Computer SW License	0.00	0.00				
540300	Fleet Rental	5,352.00	21,847.00	21,847.00	21,847.00		MOA Work Trucks
540640	Contractual Svcs	700,000.00	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	40,000.00		CEA - Street lights, electric at Maintenance Yard
	Non-Labor Total	\$ 828,952	\$ 845,447	\$ 879,847	\$ 879,847	56.76%	
580530	Contribution to Captial	\$ 200,000	\$ 300,000	\$ 300,000	\$ 350,000	19.35%	CIP increase to continue saving for the Mt. Hood culvert
	Total Direct Costs	\$ 1,317,317	\$ 1,439,375	\$ 1,477,236	\$ 1,527,236		
	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			

2025 Girdwood Street Maintenance Budget - GBOS Final Meeting

605540	Workers Compensation	\$7,876.00	\$7,456.00	\$7,456.00			
6000	IGC Total	\$73,064.00	\$73,017.00	\$73,017.00	\$73,085.00	4.72%	
	Subtotals	\$ 1,390,381	\$ 1,512,392	\$ 1,550,253	\$ 1,600,321	100.01%	
9000	Revenues	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000		
Total Cost		\$ 1,387,381	\$ 1,509,392	\$ 1,547,253	\$ 1,597,321		
	Difference from 2024 to 2025 Budget	\$ 87,929					
	Mill Rate Estimate	1.66					



HLBAC – Work Session

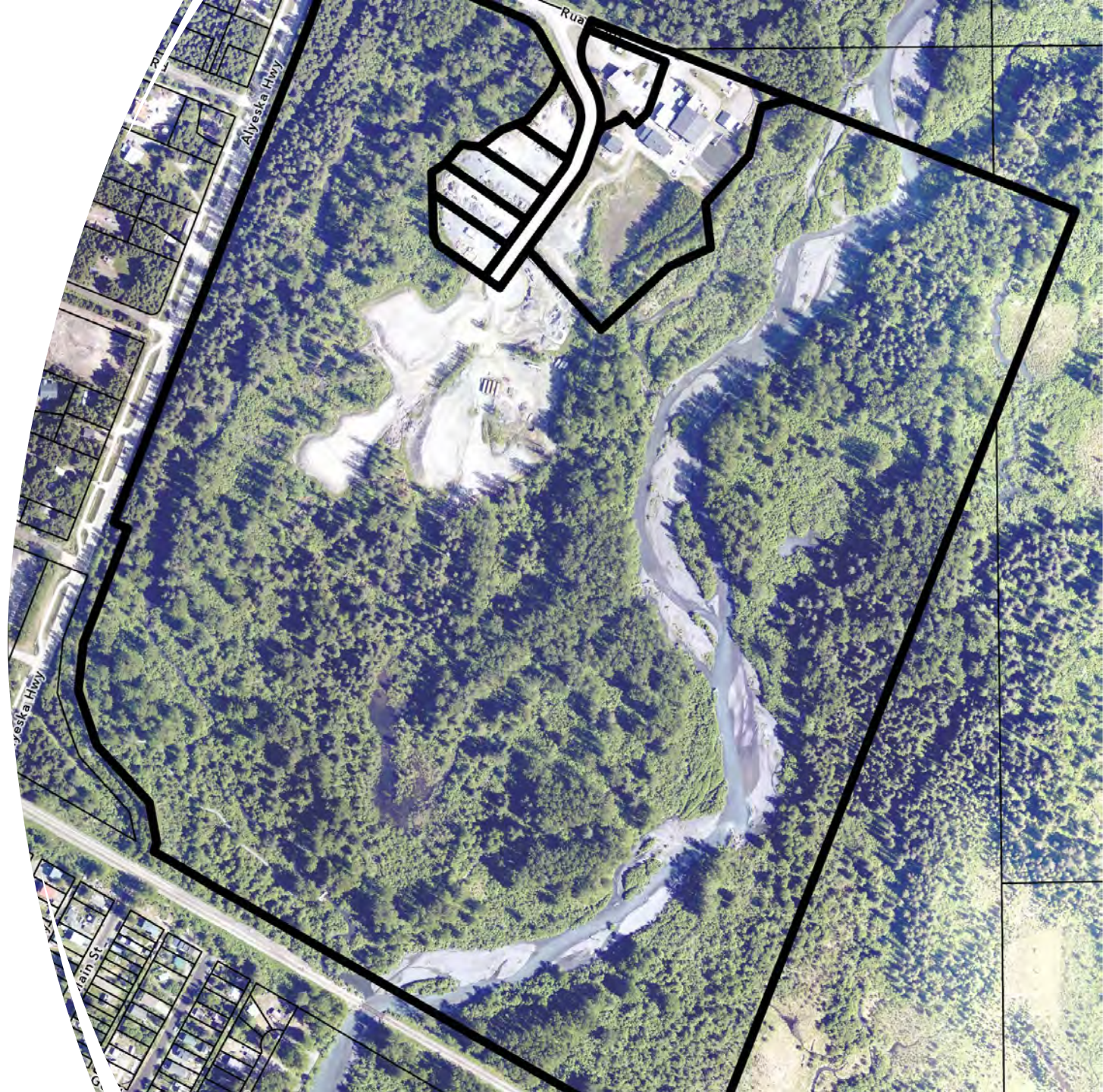
Girdwood Industrial Park Feasibility Study

October 24, 2024

Overview

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

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



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

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

Wetland impacts

Floodplain impacts

Rezoning

Overall process requirements
and associated timelines

Grant opportunities

Implications with material in
Phase II/III road base

Other miscellaneous items
(existing conditions/arctic pipe
needs)

Analysis - Criteria

2024 HLB Work Plan

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

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



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

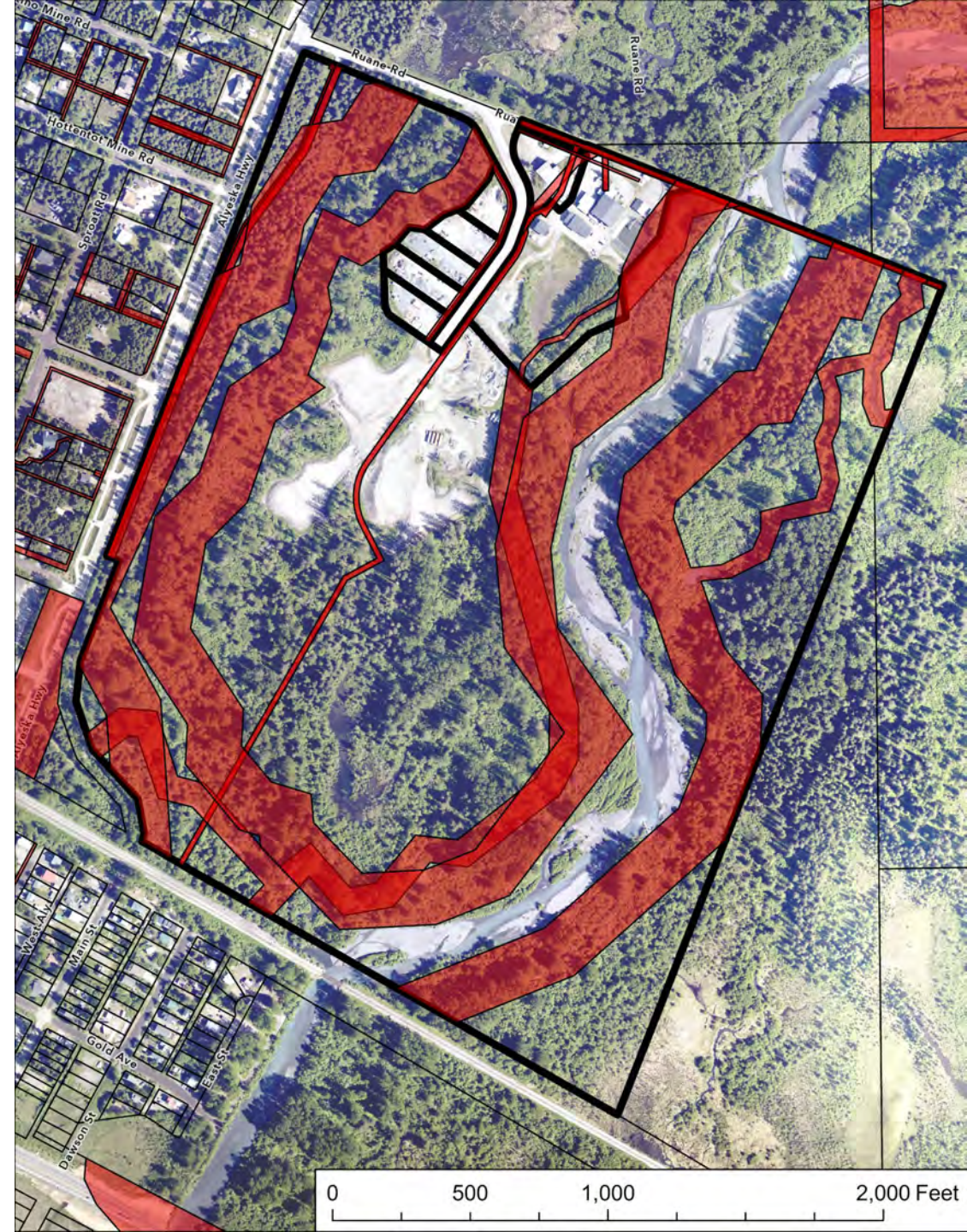
2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

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

Option 1 – Disposal of the property as-is.

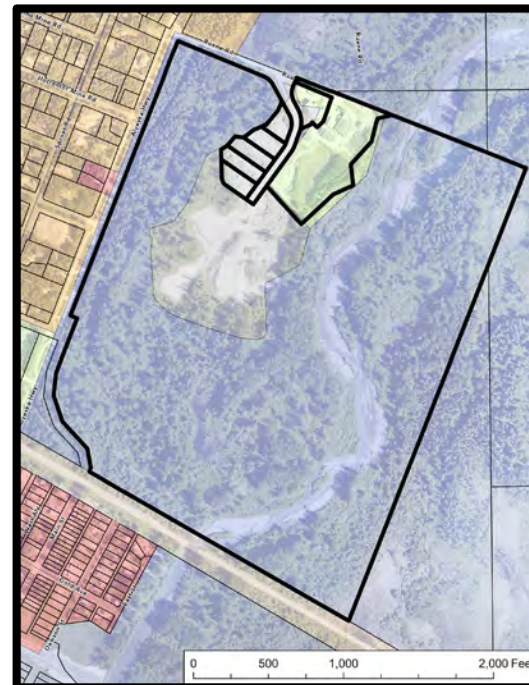
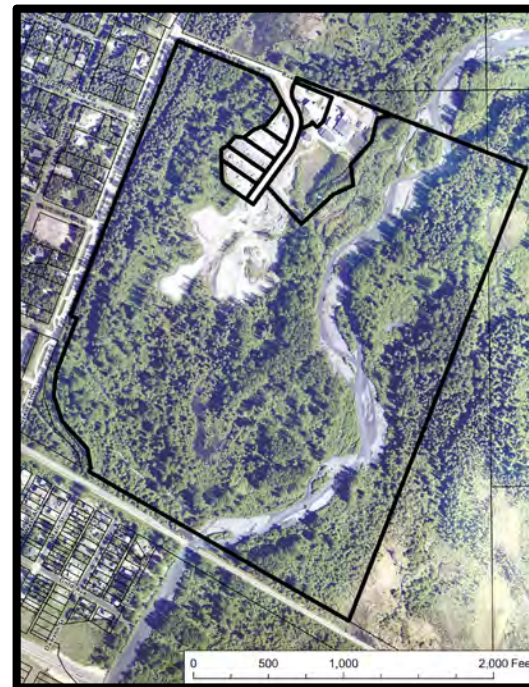
Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

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



Option 1 – Disposal of the property as-is.

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



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

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

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



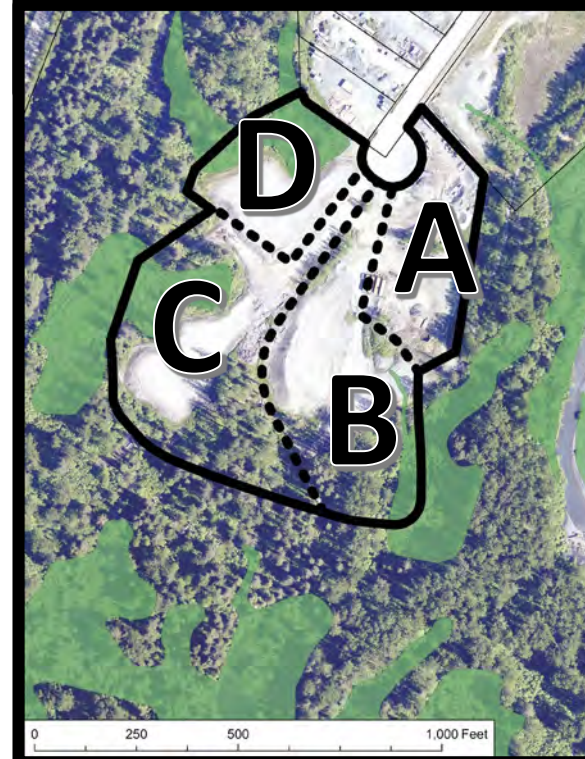
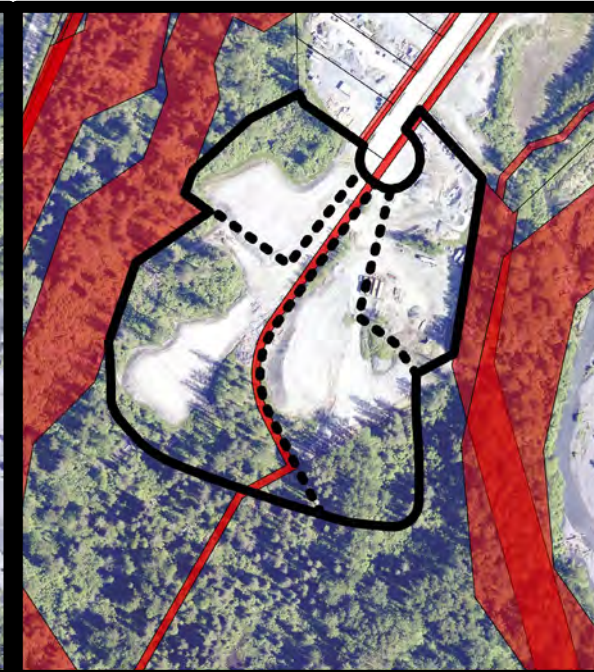
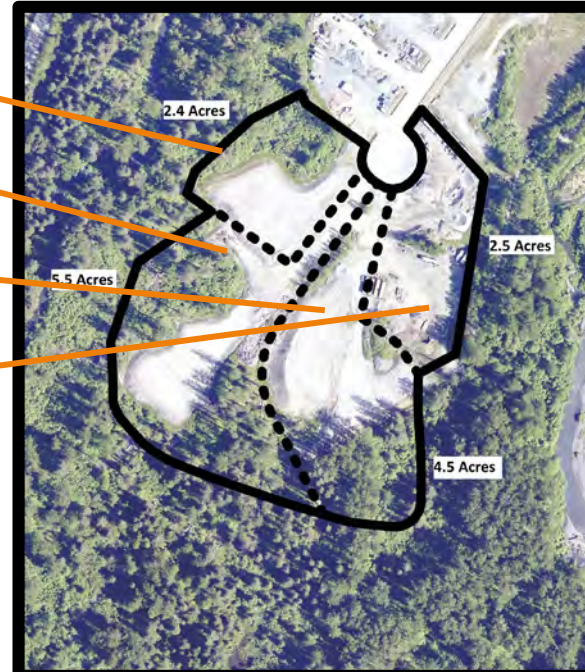
Option 2 - Disposal with platting of reconfigured lots

\$251,000

\$503,000

\$412,000

\$327,000

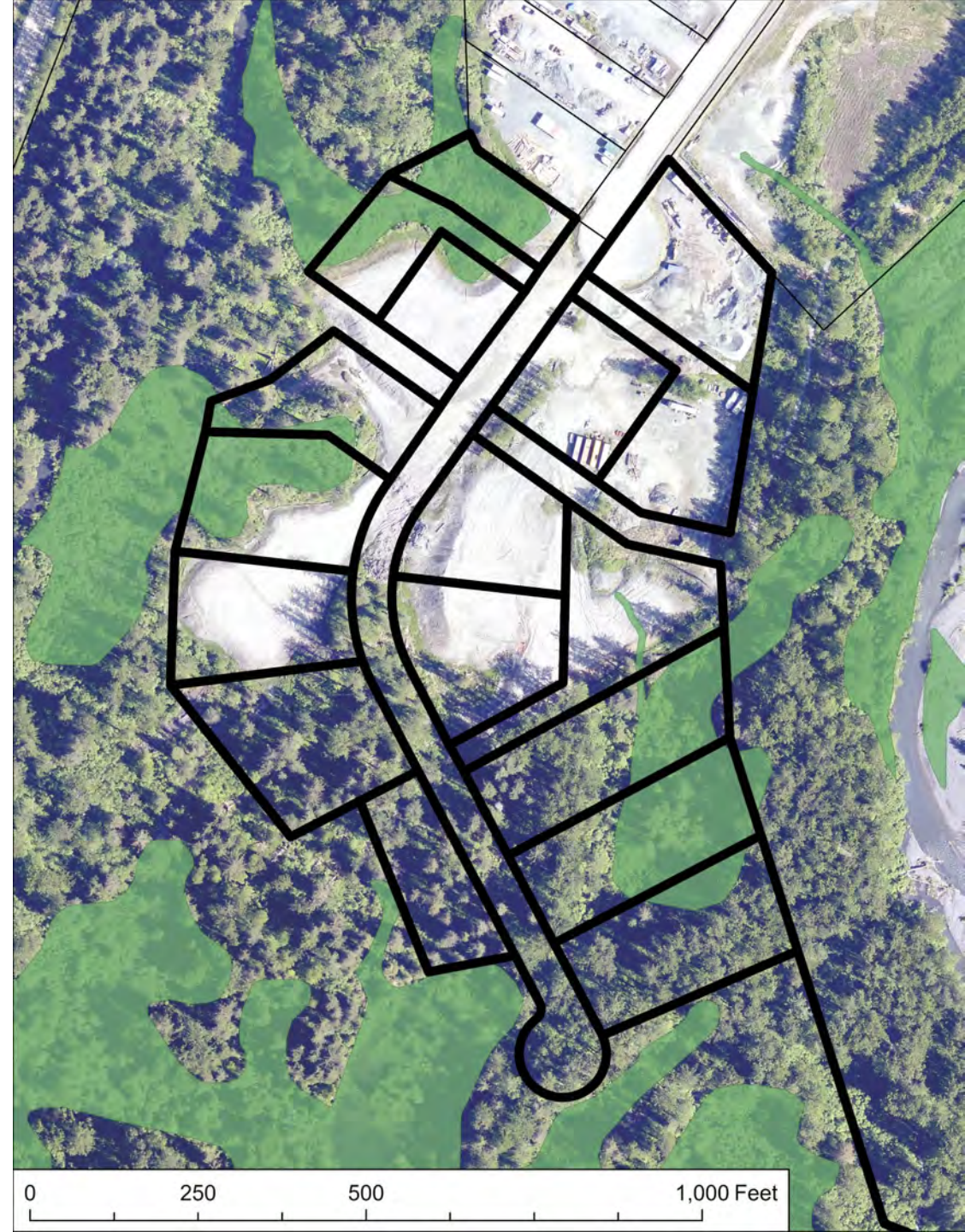


Anticipated Construction Costs	\$194,000
Appraisal 2024	\$1,493,000 (gross retail value) \$1,267,000 (prospective market value at completion)
Acres of Usable Land	14.9 acres (2.5 acres Class A wetlands)
Lots Created	4
Anticipated Income to HLB Fund	\$1,073,000 <i>*may be less if lot used by GVSA is withdrawn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

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

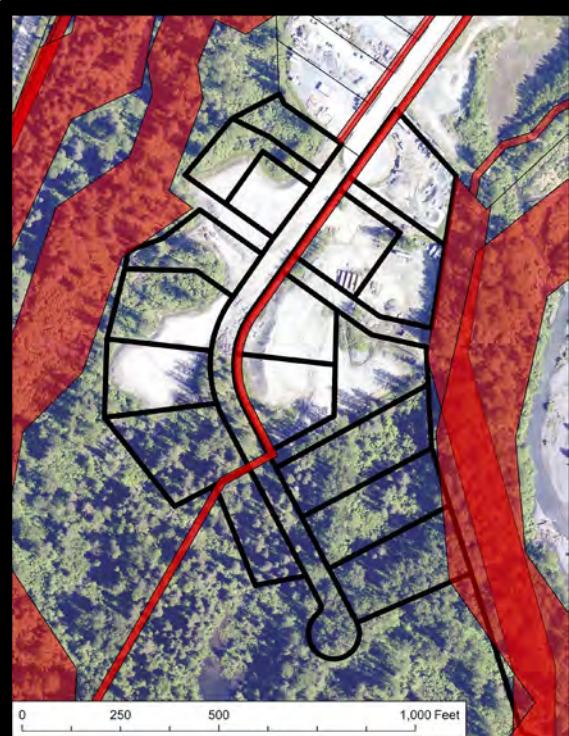
Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

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



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

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

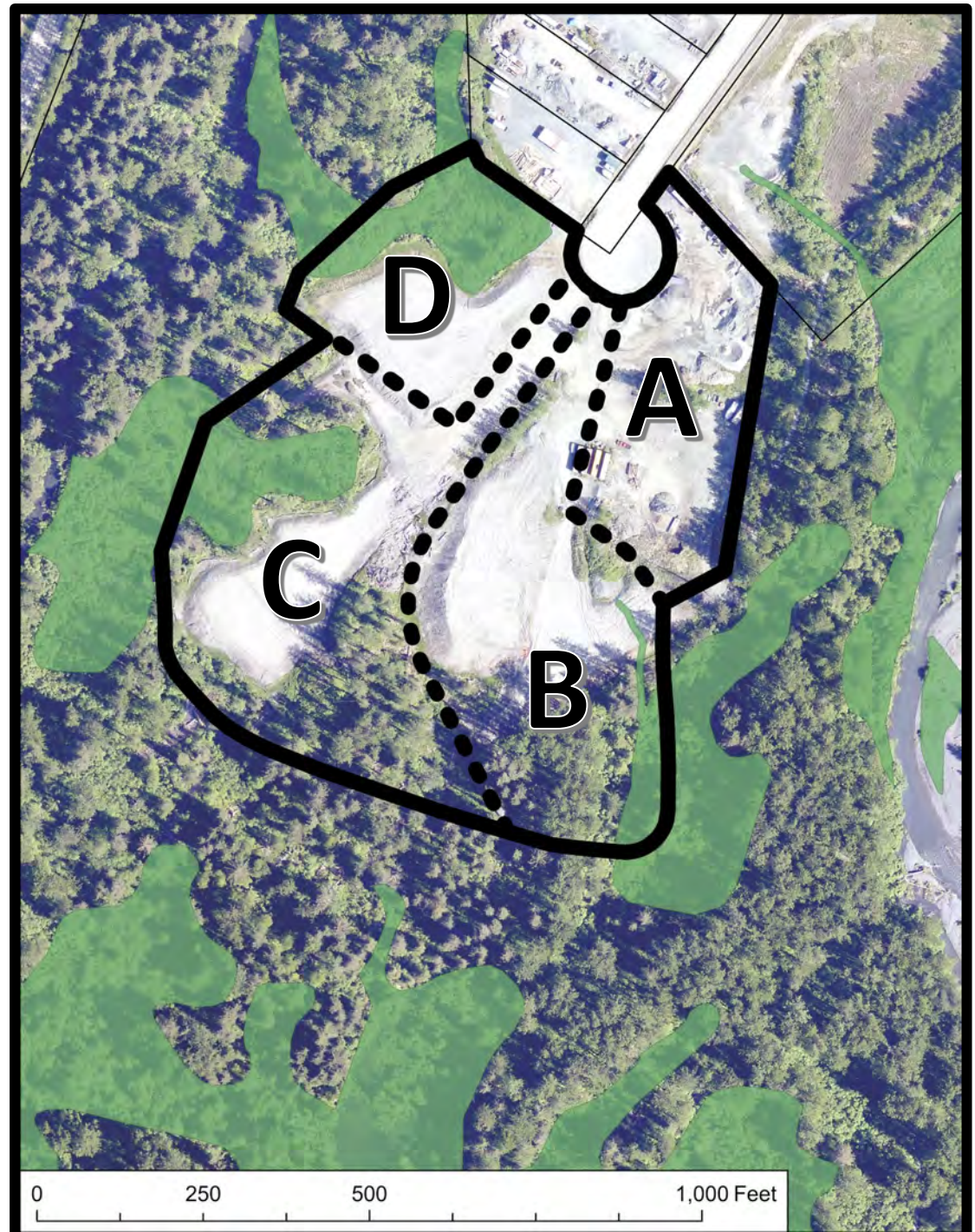


Anticipated construction costs

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

Staff Recommendation – Option 2

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



Next Steps

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





06/14/2024

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ALPENGLLOW MIXED USE DEVELOPMENT

204 Hightower Road, Girdwood, Alaska



Z ARCHITECTS LLC
commercial · planning · interiors · residential
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 PH 907.783.1090
 ZARCHITECTS@ALASKA.NET

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JEREMY A. HURST
GIRDWOOD, ALASKA
- Civil TRIAD ENGINEERING
GRANT MATTHEWS
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- Landscape EARTHSCAPE
ELISE HUGGINS
ANCHORAGE, ALASKA
- Structural ENNOVATIVE. LLC
JEFFREY S. ROBERTSON,
ANCHORAGE, ALASKA
- Mechanical T3 ALASKA
ALEC C. THOMSON
ANCHORAGE, ALASKA
- Electrical T3 ALASKA
SAMANTHA REDICK
ANCHORAGE, ALASKA



DATE:

Z ARCHITECTS LLC
commercial · planning · interiors · residential
 194 OLYMPIC MOUNTAIN LOOP
 GIRDWOOD AK, 99587
 (907) 783-1090
 LLC CORPORATE #10072843

PROJECT INFORMATION

THIS PROJECT IS A MIXED USE DEVELOPMENT WITH COMMERCIAL SPACE ON THE FIRST FLOOR AND SECOND FLOOR AND RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOOR.

ADDRESS

204 HIGHTOWER ROAD, GIRDWOOD AK 99587

LEGAL DESCRIPTION

NEW GIRDWOOD TOWNSITE
BLOCK 3, LOT 2

BUILDING AREA

FIRST FLOOR (COMMERCIAL & GARAGE)	5,548 SF
SECOND FLOOR (RESIDENTIAL & COMMERCIAL)	5,667 SF
THIRD FLOOR (RESIDENTIAL)	5,428 SF
TOTAL GROSS BUILDING AREA	16,643 SF

ZONING INFORMATION

ZONING: gC-9
 FLOOD ZONE: AE, X
 BASE FLOOD ELEVATION (BFE): 113 FT
 LOWEST FLOOR MINIMUM ELEVATION BFE +1': 114 FT
 BUILDING HEIGHTS ALLOWABLE: 35 FT
 FRONT YARD SETBACK: 16 FT MIN, 20 FT MAX⁶
 SIDE YARD SETBACK: 10 FT⁶
 REAR YARD SETBACK: 10 FT

DRAWING INDEX

- T1.1 COVER SHEET
- AS-BUILT SURVEY
- L1.0 DEVELOPMENT MASTER PLAN_LANDSCAPE ANALYSIS
- R1.1 RENDERINGS
- R1.2 RENDERINGS
- R1.3 RENDERINGS

ARCHITECTURAL

- A0.1 SITE PLAN - 2 LOTS
- A0.2 SITE PLAN
- A0.2 GENERAL NOTES AND ABBREVIATIONS
- A0.3 BUILDING CODE PLAN
- A0.4 ACCESSIBILITY DIAGRAMS
- A0.5 TYPE B DIAGRAMS
- A0.6 TOILET ROOM MOUNTING HEIGHTS
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A5.1 WALL TYPES
- A5.2 FLOOR AND ROOF TYPES
- A5.3 EXTERIOR WALL DETAILS
- A5.4 ROOF DETAILS
- A5.5 EXTERIOR RAILING DETAILS
- A5.6 INTERIOR STAIR/RAILING DETAILS

ARCHITECTURAL, CONT.

- A6.1 INTERIOR ELEVATIONS
- A7.1 WINDOW SCHEDULE
- A7.2 FINISH SCHEDULE
- A7.3 DOOR AND HARDWARE SCHEDULE

ALPENGLLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA

DESIGN DEVELOPMENT

COVER SHEET

JOB NO. 25-02

DRAWN BY: ET
 CHECKED BY: MAZ
 REVISIONS:

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T1.1

INTERIM DESIGN DEVELOPMENT
2-4-25



DATE:



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LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
DESIGN DEVELOPMENT

RENDERINGS

JOB NO. 25-02
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REVISIONS: MAZ

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WOONERF

1 IMAGES FROM THE MODEL
SCALE: NO SCALE

INTERIM DESIGN DEVELOPMENT
2-4-25

R1.2



DATE:



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LLC CORPORATE #10072843

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204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
DESIGN DEVELOPMENT

RENDERINGS

JOB NO. 25-02
DRAWN BY: XX.XX.XX
CHECKED BY: ET
REVISIONS: MAZ

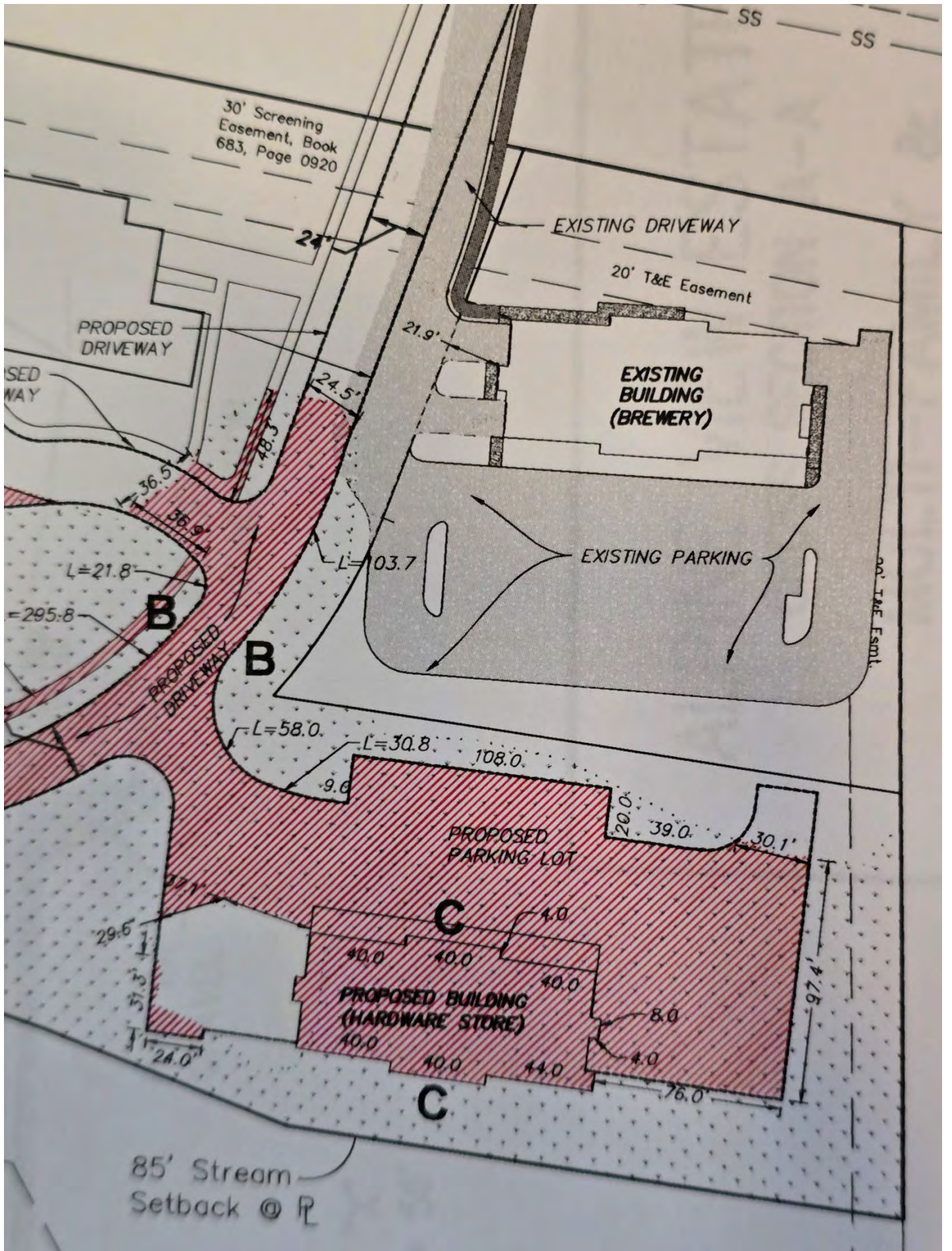
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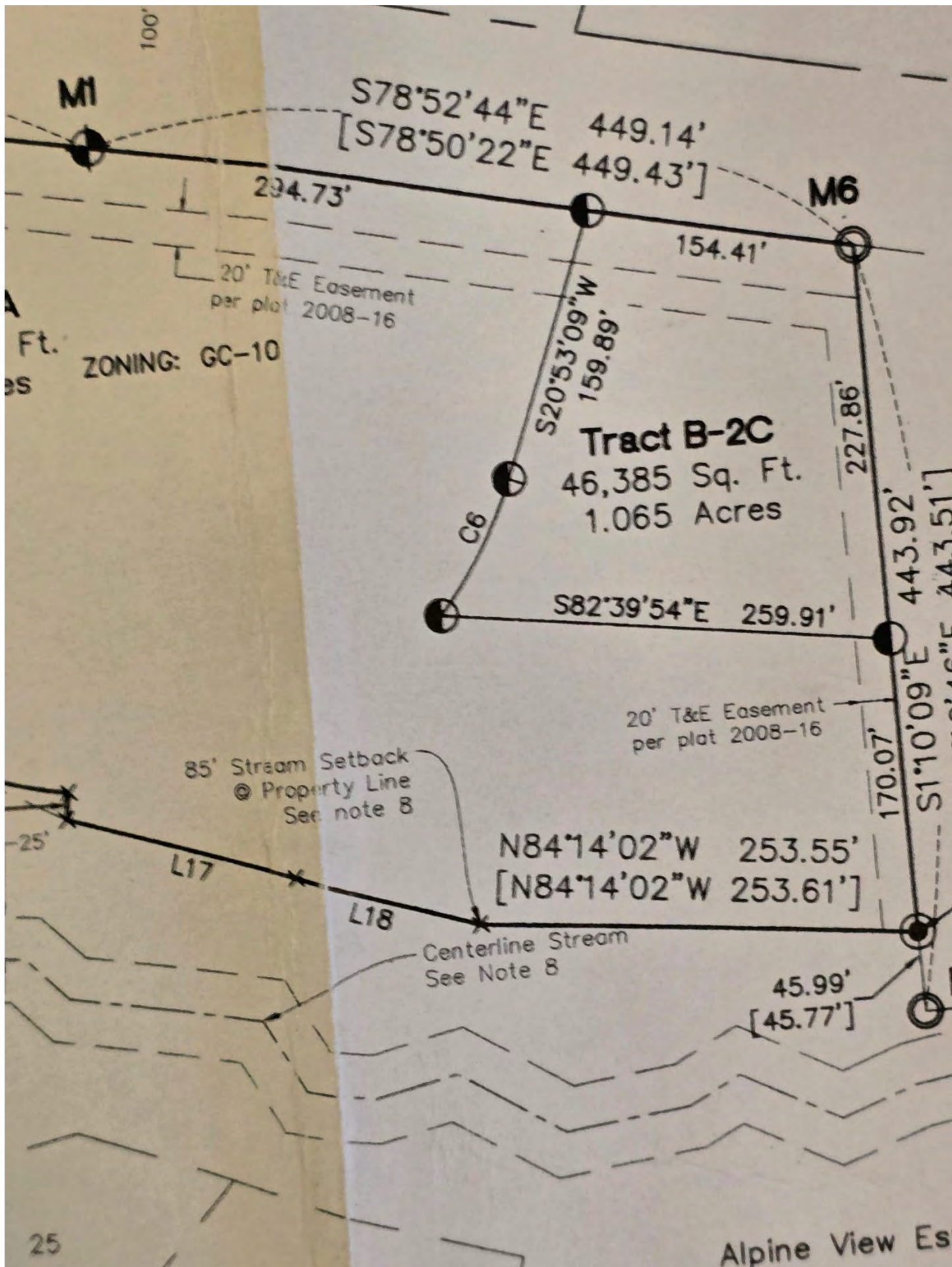


1 IMAGES FROM THE MODEL
SCALE: NO SCALE

INTERIM DESIGN DEVELOPMENT
2-4-25

R1.1





From: [Ski](#)
To: [Girdwood Board of Supervisors](#)
Subject: PSAC Seat D
Date: Thursday, February 6, 2025 3:40:18 PM

[EXTERNAL EMAIL]

Hello,

I am and have been interested in this important sub committee since its inception. I am formally submitting my name as a candidate for the PSAC Seat D which is currently vacant.

I have lived in Girdwood as a full time year round resident since 1989. I have served on numerous committees as a volunteer in the many different positions including seats as a board member. I am engaged as a community member regarding the many diverse and unique characteristics that help make Girdwood a treasured and valued part of Alaska.

I have a comprehensive understanding of challenges impacting our community as we continuing to grow. I am dedicated, trustworthy and I'd be proud to serve on this sub-committee.

Having lived here with my my family and raising my now adult daughter and 3 different dogs as an avid outdoors person who frequences the many different trails and roads systems that connect Alyeska Resort, town center and neighborhoods almost always on foot, I am aware of the safety issues that are critical to have in place for our valley to stay safe while enjoying the natural beauty that surrounds us.

As a past Forest Fair committee member for 20 years my official title was parade coordinator. My duties involved working with MOA special permitting, the Alaska State Troopers and numerous volunteers that provided a road closure from the Daylodge to the fire station during the busiest weekend in the summer and safety was our number one priority. We accomplished this without incident which provided a fabulously time for all.

I am a registered to voter in the Girdwood Valley Service Area and I am committed to the term for this seat through Spring of 2026. I believe I am an excellent candidate for a position on the PSCA committee. Along with the full support and encouragement of Tommy O'Malley, I also have numerous references that I am happy to share.

Thank you for your consideration,

Debra Croghan
POBOX 1165
Girdwood, Ak 99587
907 783-2515