

Status of Proposed Development Projects in Girdwood

Updated 7/18/2024

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



JULY 2024 FIRE REPORT

July Incidents: 30

- Outside Fires: 3
- Smoke Structure 1
- Fire follow-up 1
- Commercial Alarm: 3
- Citizen/Agency Assist: 3
- Electrical: 1
- Motor Vehicle Accident: 2
- EMS: 13
- Mud Rescue: 1
- Man Down: 1
- Whittier Medical: 1



Very busy June for call volume

Forest Fair: extra staffing, normal call volume

Participated in Alyeska Manager Safety meeting July 17

Will be hosting AT&T FirstNet trial August 8

New Water Rescue Boat arrived. Raised a little over \$7,000 in silent auction for water rescue boat along with Code Blue \$15,000 state grant

Refurbished medic units back in Anchorage, getting new gas fuel tank to support Areawide all gas ambulance fleet

Replacement Rescue 41 making its way to Alaska

June Incidents: 59

- Outside Fires: 2
- Gas Odor Structure: 1
- Vehicle Fire: 1
- Fire follow-up 1
- Fire Safety Eval: 2
- Citizen/Agency Assist: 1
- Motor Vehicle Accident: 5
- EMS: 37
- Water Rescue: 2
- Man Down: 1
- Lift Assist: 6



July 2024

CMR

Whittier Police Department

Whittier Police 2024 Statistics - **Girdwood ONLY**

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

Whittier Public Safety Statistics - **Whittier ONLY**

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

Annual

Personnel:

Officer Mark Hager's last shift with the Whittier Police Department was July 7th, 2024. Officer Hager served the City of Whittier and Girdwood for over 10 years of dedicated service. He will be missed. We all wish him the best as he continues his law enforcement journey to the State of Oregon.

Officer Bradley Adams is our newest officer. He started with the Whittier Police Department on July 8th, 2024. Bradley comes to the Whittier Police Department with approximately 3 years of service as a police officer in Alaska. Serving in both Southeast Alaska and Interior Alaska. Please help us to welcome him aboard.

General:

Whittier Police have participated in several events in both Whittier and Girdwood.

On July 4th, Officer Mark Hager led the Whittier's Independence Day Parade, while on duty officers conducted traffic control in Whittier.

And during the Independence Day weekend, we maintained presence in both Whittier and Girdwood for their annual Forest Fair.

Whittier police have also stepped-up enforcement on code violations in Whittier, including parking and camping violations. We urge all residents and visitors to please park and/or camp in designated areas in Whittier. We have transitioned from issuing written warnings to issuing citations.

Special Note:

During the Fourth of July activities in Whittier. Whittier Police Department partnered with Lazy Otter Café / Charters to issue out ice cream cone vouchers to children in Whittier riding bicycles while wearing their helmets.

I would like to acknowledge and thank Lazy Otter Café / Charters and the employees of the Whittier Police and Fire departments who donated the funds that made this kids programs work.

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



7DATE: July 22, 2024
TO: Girdwood Board of Supervisor
FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation
SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

Forest Fair festivities were swiftly cleaned up. Final walk-thru of the park will be later this week.

Thank you to Alyeska Resort for fundraising for the bridge to replace the hand tram at their solstice event and at the bike park grand opening! The two events raised \$2,067 in private donations for the bridge!



Thanks to the Library boosters and Heather Hall for the donation and planting of two spruce seedlings, which have been planted on the library lawn in memory of John and Carol Hall.



Our summer parks caretakers, John and Luke have shifted gears to trails work, weed whacking and assistance with a project to improve the tee boxes at the disc golf course, in conjunction with the Anchorage Disc Golf Association.

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

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

Trails: Trails Committee meeting in July was canceled so that folks can enjoy the holiday week and get out on the trails! Trails map subcommittee met and hopes to have a map to present at GTC at their August meeting.

Friends of Girdwood Trails plans trails work parties throughout the summer. We'll share information from them via Facebook and Trails Committee email.

Winner Creek Trail Bridge at Glacier Creek: Kyle initiated process to receive 100% construction documents. GVSA has applied for grant from the National Forest Foundation.

Fundraising will continue with support from local community efforts and staff chasing grant opportunities.

Parks & Amenities: Early July is pretty much consumed with Forest Fair Events from set up, event days and clean up. This is a monumental volunteer project. Thank you to the Forest Fair Committee for putting on such a great community event.

- *Campground:* Tent campground is open.
- *Annual Beautification:* Flower planting was June 12 and 13! Thanks to all our volunteers for doing such a great job! Sadly some of our plants have been stolen from planters in the last week.
- *Playground:* Open.
- *Lions Club Park:* Working on funding to add a pavilion
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* OPEN!
Pickleball court lines have been painted at the Girdwood School! Join FVCS Pickleball group to use the nets and equipment!
- *Soccer field:* Nets to be placed by FVCS soon.
- *Sladen J Mohl Ball Field:* OPEN! Play ball!
- *Skate Park:* Skate park is OPEN!

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

GBOS Non-profit Grants: 2025 cycle has been announced and posted. Applications available starting August 1. Applications are due FRI September 13 at 3PM.

Other Grants:

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

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

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

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

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

Anchorage Park Foundation: Anchorage Disc Golf Course Association received grant funding to improve the tee boxes in the Girdwood Disc Golf Course.



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

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up!

GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIINprZEjhbVPIJOIEA>

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

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

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

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp

PSAC: www.muni.org/gpsac

GHEC:

www.muni.org/gbos-ghec

Links and info:

Sen. Cathy Giessel's weekly newsletter: [Signup Form \(constantcontactpages.com\)](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: With the recent dry spell, the collector roads were regraded, and calcium was reapplied for dust suppression. The typical wet period of summer has begun for Girdwood, so we will grade the roads as needed, and additional calcium will be added as required. The summer drainage project will begin in August by Western. Depending on funding, we'll tackle what priority projects we can accomplish in 2024. The Purchasing Department has approved the purchase of gravel for the maintenance yard. We will take delivery in the late summer/early fall.

Major project updates:

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

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

Preliminary Bid Abstract

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

Expenses and Budget:

Undesignated Fund Balance - Girdwood Service Area: \$390,542.05 as of August 16, 2023.
Girdwood Valley Service Area 2024 Mill Rate: 5.36 of 6 mills

Roads: Road Expenditures by Month:

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

Public works operation 2024 budget expended for 2023: \$797,464.12 of \$1,509,392.00 =53%
2024 Capital Roads Project fund (406): \$1073.56
2024 Davos Fish Culvert Project: \$894,164.16

Parks:

2024 Expended Budget: \$271,076.14 of \$515,546.00 =53%
2024 Capital Park Project (406) Reserve Fund available: \$909,830.82
2024 Winner Creek Trail Suspension Bridge funds = \$357,068.70
2024 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00
2024 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

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

Fire:

2024 Expended Budget: \$975,615.05 of \$1,811,271.00 = 54%
2024 Fire Undesignated Capital fund (406) = \$227,717.20

Upcoming meetings to set:

Anchorage Municipal League Parliamentary Procedure Training, Fall 2024



Girdwood Comprehensive Plan – status of Municipal adoption process

July 19, 2024

Context

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

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

The first of these two steps has been completed.

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

Planning and Zoning Commission review

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

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

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

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

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

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

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

Items crossed through were voted down by PZC.

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

Next steps

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

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

Discussion

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

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

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

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

Imagine!Girdwood Board of Directors

ATTACHMENTS

A - Updated language for recommendation #5

B - Additional recommendation #2g

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

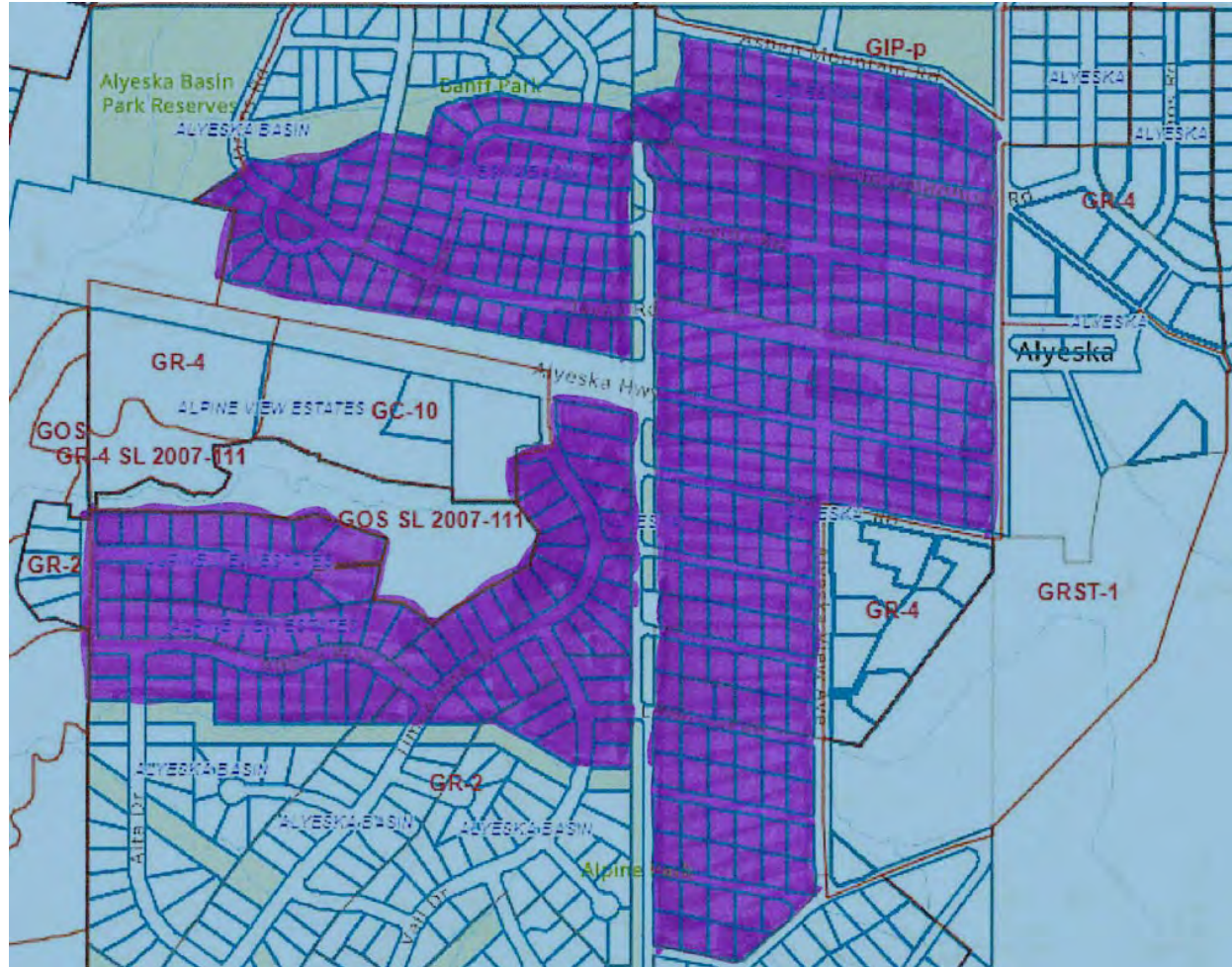
Planning Dept proposed amendment #5 (updated)

Update Implementation Action for Goal T5.1 to read:

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

(Page 4-16)

(new) 2.g.



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

Staff Report Presentation

Case 2024-0074: *Girdwood Comprehensive Plan*

July 15, 2024
PZC Public Hearing

1

21.03.070C.2. Comprehensive Plan Amendments – Approval Criteria

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

The criterion is met.

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











2

Recommended Amendments from Staff Report

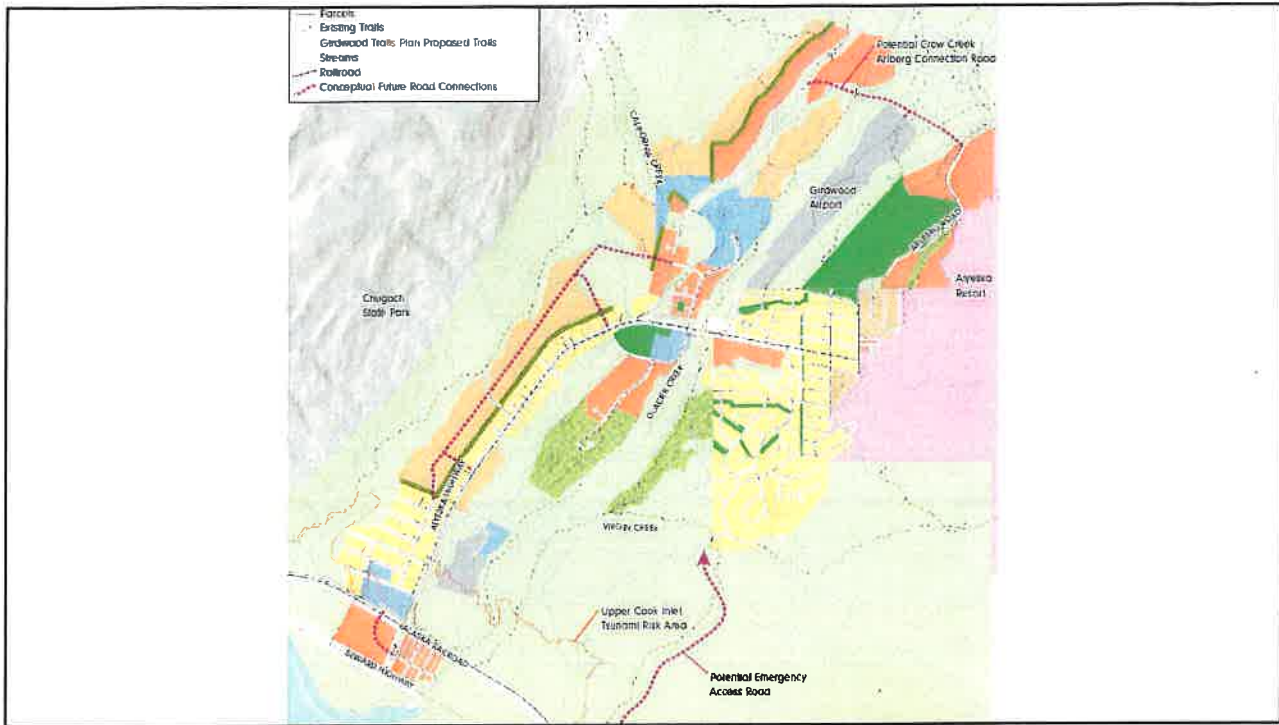


5

1.a. and 1.b.

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

6



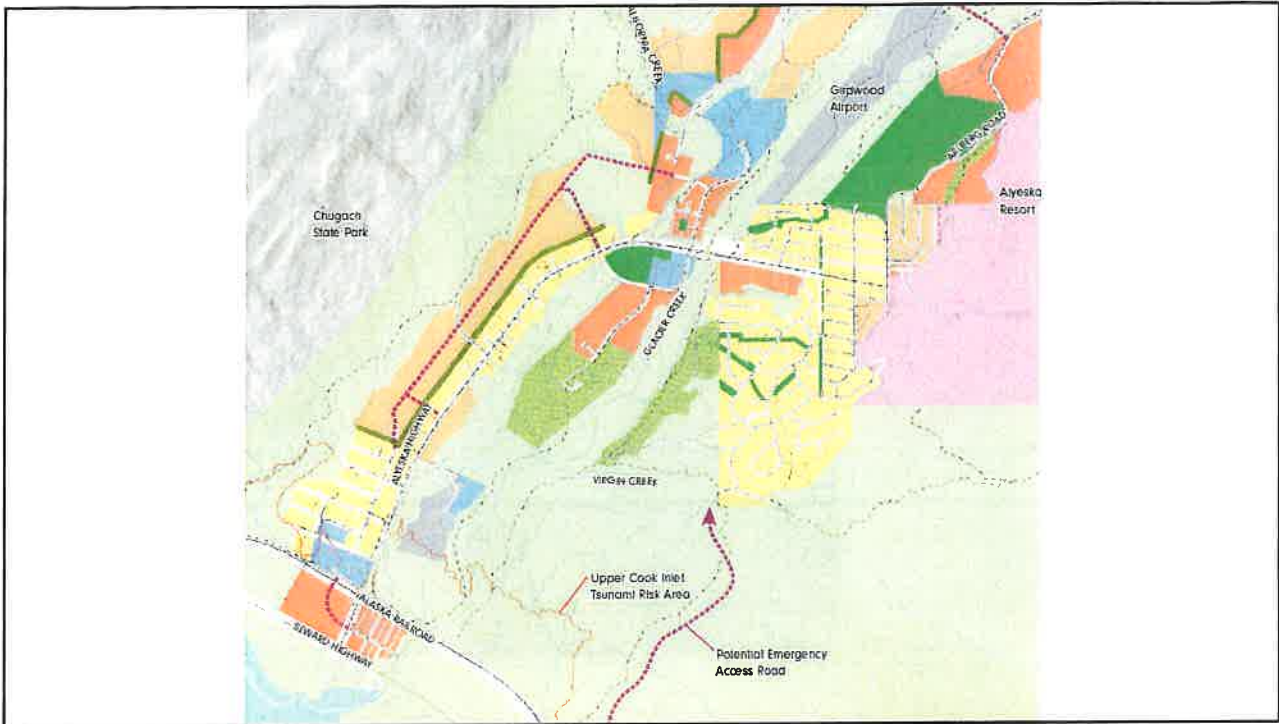
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2.b.

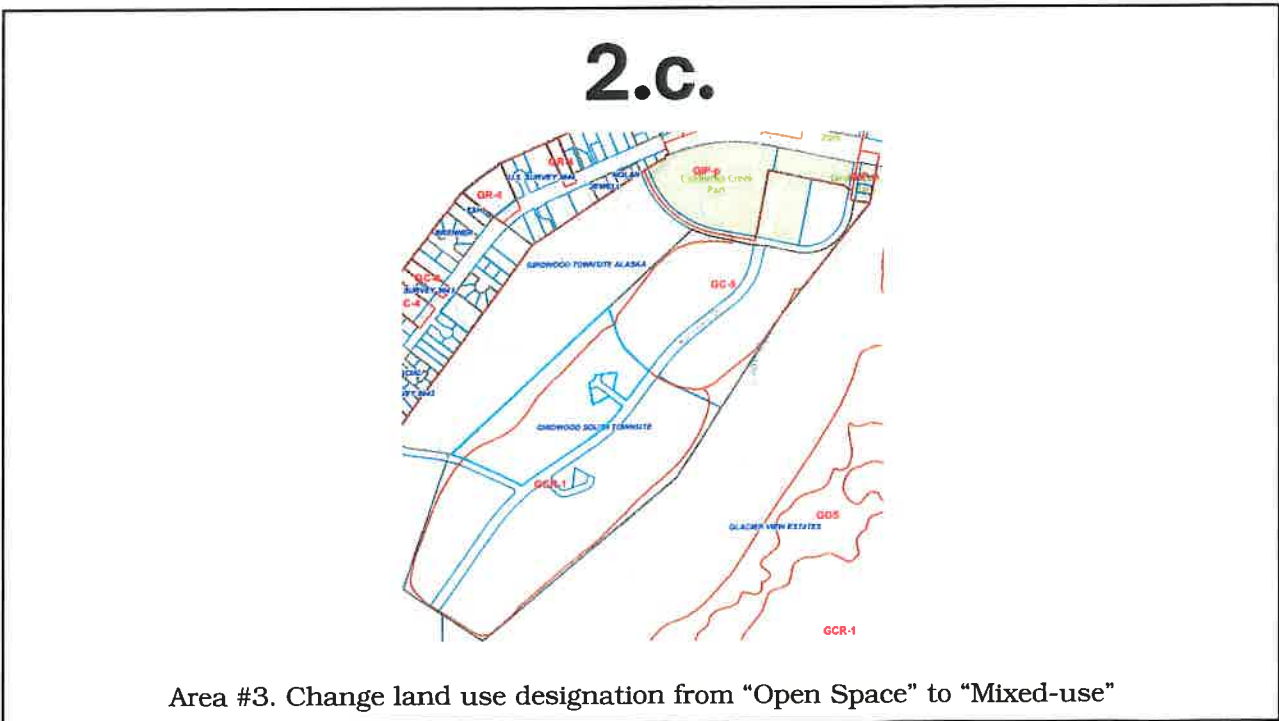


Area #2. Change land use designation from "Open Space" to "Low-density Residential"

10



13



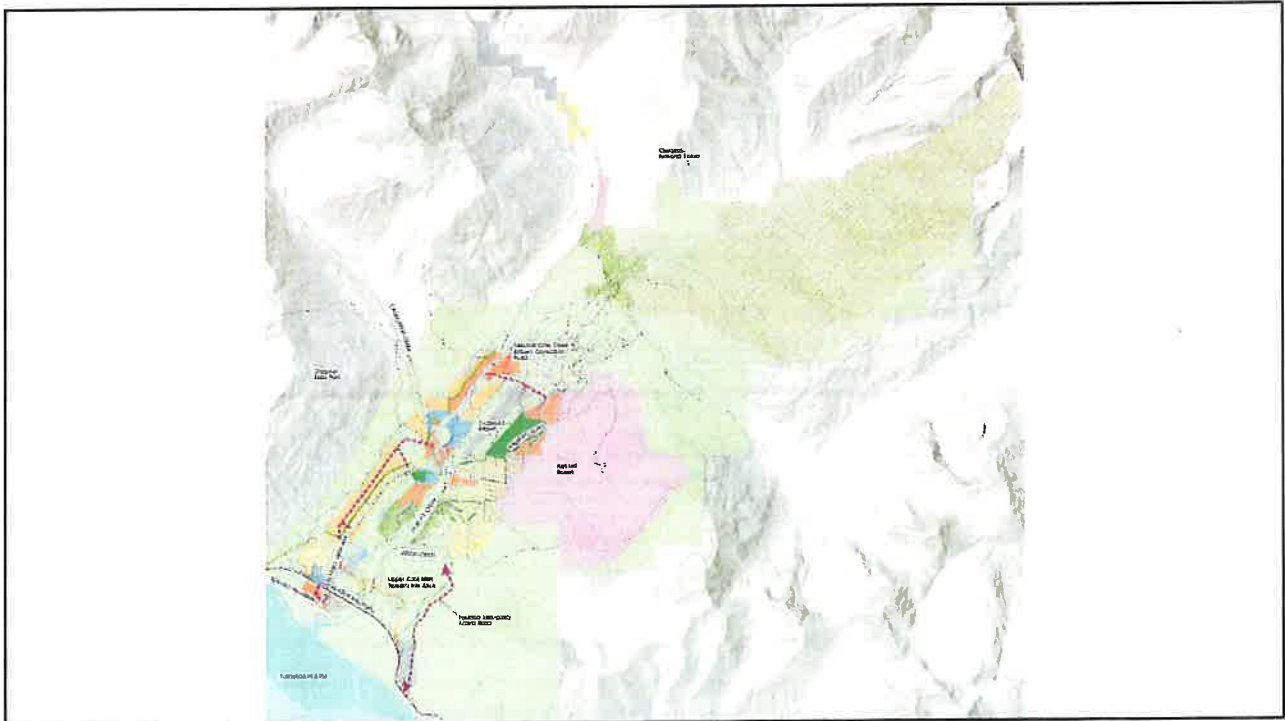
Area #3. Change land use designation from "Open Space" to "Mixed-use"

14

2.d.

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

17



18

3.

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

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.

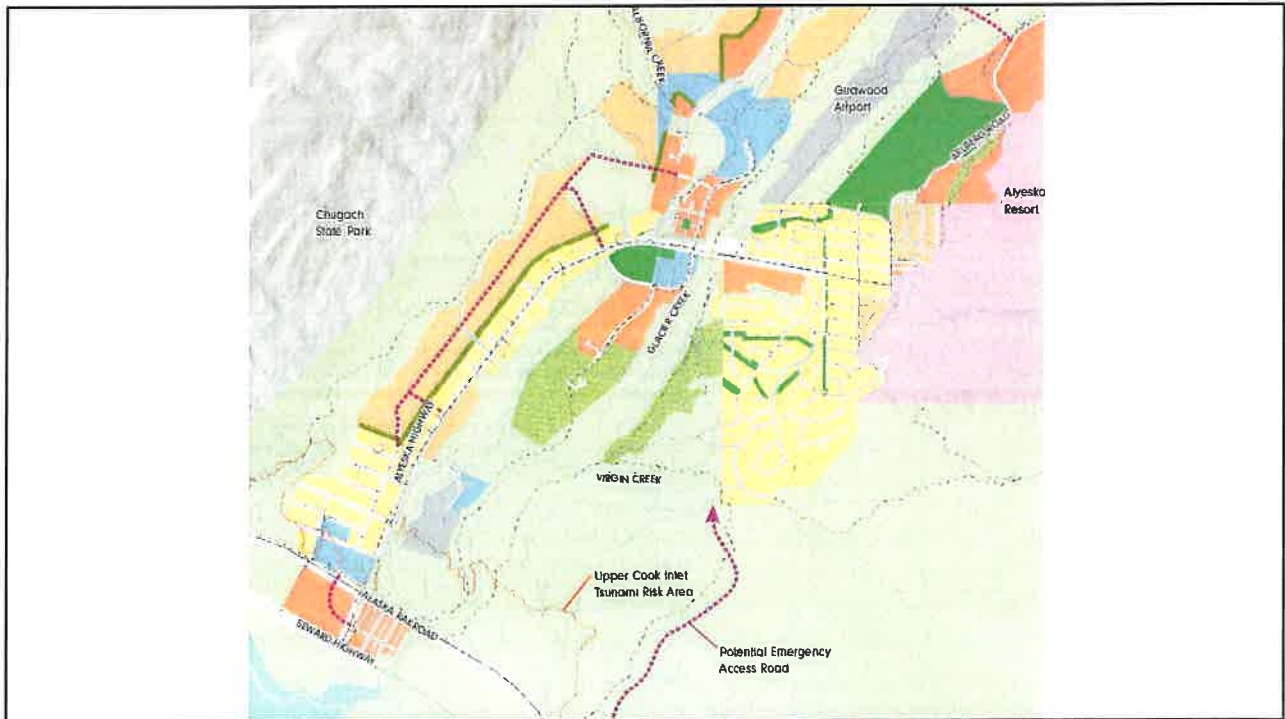


Area #6. Align land use designations to boundaries of platted tract boundaries.

26



29



30

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

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

33

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

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

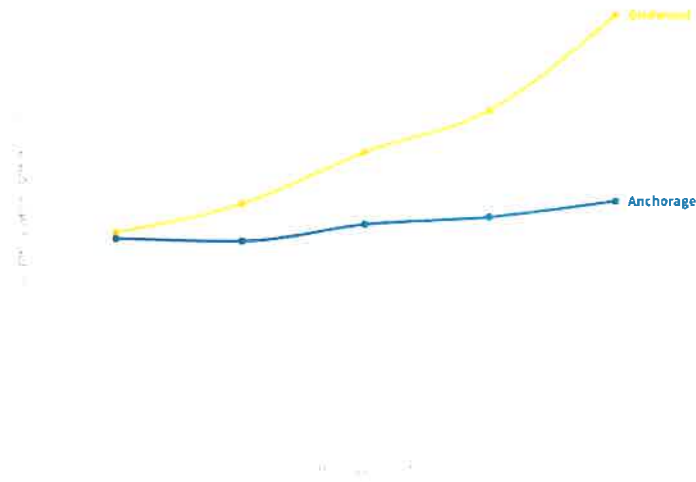
34

Article Cited in Staff Report



37

Average housing appraisal 2017-2021



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

● Fairbanks (2017)

38

From: [Mike Edgington \(GBOS\)](#)
To: [Jennifer Mirzard; Tyler, Margaret S.](#)
Subject: Text Amendment for Mixed Use in gC-2 (& gC-1)
Date: Thursday, July 18, 2024 12:39:26 AM
Attachments: [MixedUse_gC2_Ordinance_rev1.docx](#)

[EXTERNAL EMAIL]

Jennifer & Margaret,

The code for initiating a Text Amendment is shown below. After the passage of Prop 7 last year, we definitely fall under 21.03.210 B.1 so can initiate a text amendment. I have attached the proposed amendment in Ordinance form per 21.03.210 B.2.

Note: if we are going to use the GBOS supported GCP to justify a change to the use table for gC-2, then we should also make the same change in gC-1 since they are in the same Land Use Category. If the intent is to change gC-2 alone, then we will need to provide a different justification.

Thanks,

Mike,

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21.03.210 - Title 21—Text amendments.

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A.Purpose and scope. The assembly may amend the text of this title in accordance with the procedures set forth in this section. The purpose of text amendments is not to relieve particular hardships, nor to confer special privileges or rights on any person, but rather to make adjustments to text that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the municipality.

B.Procedure.

- 1.*Initiation.* A petition for amendment to the text of this title may be initiated by **any review or decision-making body.**
- 2.*Application submittal.* **Proposals for text amendments shall be in ordinance form and shall be filed with the director.**

1 ANCHORAGE, ALASKA
2 AO No. 2024-XX
3

4 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS
5 21.09.040 ZONING DISTRICTS AND 21.09.050 USE REGULATIONS TO PROVIDE
6 FOR ADDITIONAL MIXED-USE DEVELOPMENT WITHIN GIRDWOOD VALLEY
7

8 **WHEREAS**, Girdwood has an established severe shortage of workforce housing; and,
9

10 **WHEREAS**, businesses operating within Girdwood experience extreme difficulty hiring
11 and retaining staff due to the lack of workforce housing; and
12

13 **WHEREAS**, many Girdwood businesses own commercial lots which could be used as a
14 location for additional employee housing; and,
15

16 **WHEREAS**, eight of Girdwood's ten commercial land use zones allow mixed-use
17 dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not;
18 and,
19

20 **WHEREAS**, the Girdwood community has been engaged in extensive discussions about
21 land use, culminating in rewrite of the Girdwood Comprehensive Plan which has been
22 submitted as a Comprehensive Plan amendment, has been recommended for adoption
23 with amendments by Planning and Zoning Commission and will be scheduled for
24 Assembly action later this summer; and
25

26 **WHEREAS**, through the Girdwood Comprehensive Plan rewrite process, the Girdwood
27 community has determined that mixed-use development should be encouraged across
28 all commercial zoning, and does not support current restrictions on residential mixed-use
29 dwellings in the gC-1 and gC-2 zoning districts; and
30

31 **WHEREAS**, a comprehensive update of Girdwood Land Use code will be required after
32 adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be
33 simple regulatory changes to expand opportunities for workforce housing.
34

35 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**
36

37 **Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read
38 as follows (the remainder of the section is not affected and therefore not set out):
39

40 **21.09.040 – Zoning districts**

41 ...

42 C. *Commercial districts.*

43 ...

44 2. *Districts.*

45 ...
46

b. *gC-2 (Girdwood Station/Seward Highway Commercial) district.*

i. *Location.* The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii. *Intent.* The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. [BECAUSE OF THE PROXIMITY TO THE SEWARD HIGHWAY, RESIDENTIAL USES ARE NOT APPROPRIATE IN THIS DISTRICT.] Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii. *District-specific standards.* Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

Section 2. AMC Table 21.09-2 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards	
		gR1	gR2	gR2A	gR3	gR4	gR5	gC1	gC2	gC3	gC4	gC5	gC6	gC7	gC8	gC9	gC10	gl1	gl2	gRST1	gRST2	GA	GO		GS
Household Living	Dwelling, single-family detached	P	P	P	P	P	P			P	P	P	P							P	P				21.09.050 B.2.d. 21.09.080C.
	Dwelling, single-family attached	S			S	S														P	P				21.09.050 B.2.c 21.09.080D.
	Dwelling, two-family	P	P	P	P	P			P	P		P				P			P	P				21.09.050 B.2.f. 21.09.080D.	
	Dwelling, townhouse	S			S	S													P	P				21.09.050 B.2.e. 21.09.080E.	
	Dwelling, multiple-family (<4 dua)	P							P	P		P			P	P			P	P				21.09.050B.2.b. 21.09.080E.	
	Dwelling, multiple-family (4-8 dua)	C			S	S			S	S	S	S			S	S			S	S				21.09.050B.2.b. 21.09.080E.	
	Dwelling, multiple-family (>8-20 dua)				C	C			C	M	C			C	C				C	C				21.09.050B.2.b. 21.09.080E.	

Cody Rice

• codyrice1@yahoo.com • 907.632.8005

Experience

- **Alaska State Legislature, Speaker of the House** **Alaska**
 - *Professional Staff* *Apr 2023 – current*
 - Fiscal policy analysis for the Speaker and House Majority
- **UBS Evidence Lab** **NYC/Alaska**
 - *Data Strategist (Energy, Materials & ESG)* *Mar 2020 – Mar 2023*
 - Led a team responsible for all Energy and ESG data produced by UBS Evidence Lab
 - Responsible for development, enhancement, and marketing of multiple new datasets including several of the top-10 most downloaded datasets by buyside clients (out of 1,000+):
 - European Natural Gas Monitor – pipeline volumes, LNG imports and storage monitor
 - US Residential Migration Monitor – monthly migration trends using US Postal data
 - US LNG and refined products shipping export datasets
 - Global Oil & Gas Heat Signature Monitor – company-specific gas flaring volumes and macro activity monitor; matched Libya port re-opening with ~98% R²
 - Global Cyber Posture Monitor – company-specific time series data for benchmarking common vulnerabilities and exposures and time to resolution by severity
 - Global Traffic Congestion Monitor – vehicle traffic trends
 - US Midstream Rig Monitor – matched rig activity to nearby gas processing plants
 - US Utilities Weather Monitor – heating and cooling degree day trends by utility territory
 - US PFAS Exposure – PFAS sites matched to water company territories
 - Supported 30+ Equity Research Analysts as well as external buyside clients
 - Presenter at the 2022 UBS NYC Quant Conference: Global Cyber Posture Trends
- **Wood Mackenzie** **NYC/Houston**
 - *Research Director (Institutional Investor Service)* *Jun 2015 – Mar 2020*
 - Responsible for influencing the direction of energy research to appeal to asset managers as well as directly authoring content and fielding client questions across the energy value chain
 - Supported more energy buyside clients and associated revenue than any other analyst, generated more client interactions and credit usage than any other analyst
 - Most frequently requested speaker at Wood Mackenzie's NYC Energy Buyside Briefing
 - *Senior Analyst (Americas Upstream)* *Jul 2013 – Jun 2015*
 - Authored three of the top ten most-read reports in 2014, generating more than 10,000 client downloads (>150% of the average analyst)
 - Billed more consulting hours than any other Research Analyst (2014)
 - Identified and outlined a database process fix saving multiple days of analyst time annually
- **BP Alaska** **Anchorage, AK**
 - *Commercial Analyst – Reservoir Development* *Feb 2012 – Jul 2013*
 - Delivered economic and commercial support for a US\$100mm+ drilling program at Prudhoe Bay, including seeking approval from the region president
 - Prepared SEC and trustee reports relating to the Prudhoe Bay Royalty Trust (BPT)

- **Alaska Department of Revenue, Tax Division** **Anchorage, AK**
 - *Petroleum Economist* 2009 - 2012
 - Supervised creation of the Department's official 2012 oil production forecast
 - Deposed and testified under oath in a US\$100+ million property tax trial
 - Created an economic model of potential state revenue impacts from climate change legislation on oil and gas assets that was used to support policy decisions by the Governor and Congressional delegation
- **Alaska Department of Natural Resources, Division of Oil and Gas** **Anchorage, AK**
 - *Commercial Analyst* 2007 - 2009
 - Member of the Governor's cabinet-level gas pipeline team tasked with passing a gas pipeline bill and monetizing Alaska gas (~US\$40Bn project and 4.5Bcf/d+)
- **Alaska Legislature, Resources Committee Co-Chair** **Juneau, AK**
 - *Chief of Staff* 2003 - 2007
 - Held progressively more senior roles from Committee Aide to Chief of Staff
 - Provided research and advice to the Co-Chairman on matters related to oil and gas, including a multi-billion dollar tax change

Education

- **University of Alaska Fairbanks** **Fairbanks, Alaska**
 - Master of Science – Resource and Applied Economics 2010
 - *Project topic: Potential cap-and-trade costs for the \$40Bn+ Alaska gas pipeline*
- **Colorado School of Mines** **Golden, Co**
 - Petroleum Super School 2009
 - 21-day intensive course for new-hire engineers in the petroleum industry. 144+ hours of petroleum engineering and geology course instruction from the CSM faculty
- **University of Alaska at Fairbanks** **Fairbanks, AK**
 - Bachelor of Arts in Political Science 2004
 - Spanish Minor

Skills Training and Work

- Upstream oil and gas economics; writing and editing; presentation skills; knowledge of upstream oil and gas industry trends and themes; unconventional play and type curve analysis; E&P operational benchmarking
- Microsoft Office Suite, Wood Mackenzie product suite, DrillingInfo/Enverus, Spotfire, SQL, Python (beginner), QGIS (beginner)

LUKE NIEDRINGHAUS

ADDRESS

330 HIGHTOWER RD

B201

GIRDWOOD, AK 99587

CONTACT NUMBER

605-595-2481

EMAIL

LPNIEDRINGHAUS@GMAIL.COM

ELIAGABILITY

- Girdwood Resident and homeowner
- Raising a family in our community

OBJECTIVE

PUBLIC SAFETY ADVISORY COMMITTEE

QUALIFICATIONS

- Airline Transport Pilot;
Airplane Multi Engine Land
- Type Ratings;
B737, B777, MD11, DHC8
- Commercial Privileges; Airplane
Single Engine Land and Sea
- FAA First Class Medical Certificate
- Certified Flight Instructor;
ASE, AME, Instrument Airplane
- Ground Instructor;
Advanced, Instrument
- FCC Restricted Radiotelephone
Operator Permit

WORK EXPERIENCE

UNITED AIRLINES | September 2022 - Present

San Francisco, CA

B777 First Officer

- Part 121 B737 First Officer.

ATLAS AIR | April 2019 - August 2022

Purchase, NY

B777 First Officer

- Part 121 B777F First Officer.

WESTERN GLOBAL AIRLINES | May 2018 - March 2019

Estero, FL

MD 11 First Officer

- Part 121 MD11 First Officer.

CORVUS AIRLINES DBA RAVN ALASKA | June 2017 - April 2018

Anchorage, AK

DHC-8 First Officer

- Part 121 Dash 8-100 First Officer.

GRANT AVIATION | April 2016 - May 2017

King Salmon, AK

Pilot in Command

- Part 135 Cessna 207 PIC.
- Load and unload aircraft at village outstations.

SOUTH DAKOTA STATE UNIVERSITY | May 2015 – April 2016,

August 2016 – April 2017 (Part Time) Brookings, SD

Aviation Instructor

- Provided flight instruction in a Part 141 environment.
- Served part time as a check instructor.

MAVERICK AIR CENTER | October 2013 – January 2016

Sioux Falls, SD

Customer Service Representative

- Provided customer service for a Fixed Base Operator serving General Aviation and Airlines.
- Coordinated aircraft ground services.
- Loaded charter aircraft.

EDUCATION

AUGUSTANA COLLEGE | May 2015

Sioux Falls, SD

Bachelor of Arts; Government and
International Affairs

Tyler Ross Cresswell

PO Box 788
Girdwood, Alaska 99587

Cell: (907) 312-0498
Email: tyler.cresswell@AtlasAir.com

Objective Appointment to GBOS Public Safety Advisory Council Seat

Work History

Atlas Air – CVG, MIA, ANC April 2017 - Present
Chief Pilot, Anchorage, AK
Check Pilot, Simulator, B-777
Captain, B-777
Simulator Instructor, B-777
Calibration Lead, B-777
Instructor, Systems, General Subjects, BI, LQT Training
Program Administration, Flight Training Manual SME
Project Pilot, MX, NRFO, Ferry, B-777 Fleet Office

Horizon Air – Anchorage, Alaska January 2016 – April 2017
First Officer, DHC-8

Ryan Air – Kotzebue, Alaska January 2014 – January 2016
Captain C-207, First Officer C-212
Pilot Representative to the Safety Committee
Operations, Maintenance, and Regulatory Compliance Policy development

Education

Rocky Mountain College – Billings, MT
Bachelor of Science, Aeronautical Science
Elected Member, Pilot Safety Board

Skills & Experience

Operational oversight and responsibility for 7,000+ flight operations / year

Management / supervision of the 500+ employees based in ANC

Extensive experience in Employee Relations, Hiring, Grievance Dispute, Litigation, LOA Administration, Audit and Tracking

Experience conducting audits for both FAA and Foreign Government Agencies, SAS Compliance Auditing

Training Program Development to include calibration of Instructors and Check Pilots, Ground and Simulator Curricula

Extensive experience in Aircraft Certificate on-boarding, conformity, and FAA Approved Manual development, revision and regulator approval

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.



Girdwood Industrial Park

1 message

CoasT Pizza <coastpizzagirdwood@gmail.com>

Thu, Apr 25, 2024 at 4:38 PM

To: hlb@anchorageak.gov

In consideration of choosing an alternative for the Girdwood Industrial Park, HLB should take into account that there is no hydrology data for California Creek or Glacier Creek on this parcel. The flow and velocity of these rivers are not understood due to the lack of data. Often this parcel is standing water due to the constriction of the rivers by the railroad tracks and trestle.

The design of the Alaska Railroad, creating the northern perimeter of Old Girdwood, constricts the main watershed drainage and makes the RR infrastructure perform like a dam.

This consideration should be included in the soon to be published Girdwood Industrial Park feasibility study with inclusion of impacts onto the HLB owned levee. I have attached the Land Conveyance Documents for your records from the Alaska Department of Natural Resources.

HLB should also be compliant with Title 25.40.025(c) which states:

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.

HLB should initiate and complete a Land Use Study as defined above, before another Girdwood land disposal or development occurs.

The most recent study on Glacier Creek was published in 1969 by the Greater Anchorage Borough, 55 years ago. Today in the HLB meeting, a newer asset study was requested because the dataset was "old" at 8 years.

HLB has only 9 published studies on the Girdwood Valley. None of the studies mention the existence of Old Girdwood and its approximate 100 residents. There is only 1 Land Use Study for Girdwood that was completed in 2006. There is no mention of Old Girdwood or any of the natural hazards that would be introduced by upstream development. The Final Crow Creek Land Use Study is outdated and does not mean Title 25.040.025(c).

Under the Anchorage Comprehensive Plan, the Anchorage Coastal Management Plan was defunded and the Watershed Planning Department does not currently have hydraulic data on the Girdwood Watershed.

Since "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".

--

Amanda Tuttle

Coast Pizza, owner

p: 907.360.1224

----- Forwarded message -----

From: "Miller, Andrew J (DNR)" <andrew.miller@alaska.gov>

To: "coastpizzagirdwood@gmail.com" <coastpizzagirdwood@gmail.com>

Cc: "Sweetman, Joni M (DNR)" <joni.sweetman@alaska.gov>, "Uherkoch, Hannah R (DNR)" <hannah.uherkoch@alaska.gov>

Bcc:

Date: Wed, 13 Mar 2024 21:30:04 +0000

Subject: Municipal Conveyance from SOA to MOA - Girdwood

Good Afternoon, Amanda,

I understand you have concerns about a levee near Girdwood and are interested in acquiring information regarding the conveyance of the land on which the levee is located, from the State of Alaska to the Municipality of Anchorage (MOA). The land in question, which falls within U.S. Survey 4805, Lot 2, was conveyed from the State to MOA in 1984. This conveyance was serialized as ADL 201175. I have attached the Preliminary Decision, Final Finding, and Patent for ADL 201175, which will provide the bulk of the details associated with this conveyance. If you have any follow-up questions regarding the conveyance, please feel free to reach out to me.

Andrew Miller

Natural Resource Manager

Non-Competitive Land Sales

Land Conveyance Section

Division of Mining, Land and Water

Alaska Department of Natural Resources

Phone: (907) 269-8599

Email: andrew.miller@alaska.gov

4 attachments



ADL 201175 - Final Finding and Decision.pdf

5345K



ADL 201175 - Patent.pdf

3620K



ADL 201175 - Preliminary Decision.pdf

5200K

 **Municipal Conveyance from SOA to MOA - Girdwood.eml**
19399K

From: [Tyler Cresswell](#)
To: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#)
Subject: Final comment - tennis court markings
Date: Tuesday, May 7, 2024 6:05:39 PM

[EXTERNAL EMAIL]

Kyle, Margaret - I wanted to submit my final comment in regard to adding additional markings to the tennis courts.

To distill the issue down to its simplest form, these are tennis courts. They are not a multi use court, they were built for and intended for tennis exclusively. Adding pickleball permanent lines is no different than adding a basketball court, skate ramps along the edges, or a horseshoe paddock. These are separate and distinct activities that require separate facilities.

Allowing pickleball occasionally, when the courts are otherwise unoccupied is one thing, but designating them as unilaterally multi-use is inappropriate.

Best,

Tyler Cresswell

From: [Kelley, Kyle T.](#)
To: [Tyler, Margaret S.](#)
Subject: FW: Decreasing dedicated tennis court use in Girdwood
Date: Wednesday, May 8, 2024 10:38:49 AM

Packet

-----Original Message-----

From: Marlys Morton <marlysm@gci.net>
Sent: Saturday, April 20, 2024 12:30 PM
To: Kelley, Kyle T. <kyle.kelley@anchorageak.gov>
Subject: Decreasing dedicated tennis court use in Girdwood

[EXTERNAL EMAIL]

Mr. Kelley

I am contacting you to request that you do not take action to place pickleball "lines" on top of tennis courts in Girdwood. This act will cause a number of cascading conflicts as I'm sure other residents have detailed. The Tennis courts there are one of the few upgraded and well-tended courts in the municipality. We have such a short season to utilize these courts for tennis whereas pickleball lends itself to set up in gyms, rinks in summer, parking lots, etc.

As a dedicated tennis player and tax payer I would support fundraising and use of other facilities for pickleball use. The nets, court size/lines make it incompatible for both sports to exist together on same space peacefully.

PLEASE do not destroy the designated and very limited tennis courts we have.

And please consider that there are NOT any indoor or covered municipal tennis courts available AT ALL.

Pickle ball players have many more options via municipal sites as this sport was created to be portable and easily accessible in multiple settings - driveways, etc.

Please do not degrade the only quality Dedicated tennis courts we have in Girdwood.

Thank you for your consideration

Marlys Morton

From: [Kelley, Kyle T.](#)
To: [Tyler, Margaret S.](#)
Subject: FW: Girdwood tennis courts
Date: Wednesday, May 8, 2024 10:37:54 AM

Include in packet

From: Brenden Raymond-Yakoubian <snowywoods77@gmail.com>
Sent: Tuesday, April 23, 2024 11:03 PM
To: Kelley, Kyle T. <kyle.kelley@anchorageak.gov>
Cc: Julie Raymond-Yakoubian <snowywoods76@gmail.com>
Subject: Girdwood tennis courts

[EXTERNAL EMAIL]

Hello Kyle,

We are writing to express our support for keeping the Girdwood tennis courts as they are - and not painting pickleball lines on either of the courts, not blocking off times for pickleball on either of the courts, and not implementing a required reservation system on either of the courts.

We are very committed to the best experience for the tennis community in Girdwood, the Municipality, and all other tennis players that use the Girdwood courts. As you know, we and the Anchorage Parks Foundation were the largest donors to getting the Girdwood courts recently rehabilitated; our names are noted as Grand Slam supporters above the court gates. As a result of that project, the Girdwood courts are currently the best outdoor courts in Alaska.

The Girdwood courts support an active and robust tennis community within Girdwood and the Muni as a whole. This has allowed for playing recreational and league matches on the courts and maintaining a friendly tennis community of all ages. People visit Girdwood and play tennis on our courts - not only from Anchorage and other parts of the state, but also tourists from out of state - many of whom also support Girdwood's local economy during their visit to the community by visiting other local businesses.

Painting pickleball lines on the courts would significantly degrade the experience on the courts for their intended purpose: playing tennis. Pickleball lines are highly distracting when playing a sport that already requires significant focus and concentration to play. It is well-recognized that tennis is one of the most technically difficult sports to play. Pickleball lines of any color would be highly distracting; this is even more the case with the regular pickleball line color (yellow) which is a high contrast with tennis court blue.

It is also our understanding that pickleball lines on a tennis court can prohibit the acceptability of courts for official USTA play. USTA league matches regularly take place on Girdwood courts (Anchorage-based players will drive down to Girdwood for those matches).

It is confusing why the Muni would even consider the idea of ruining its best tennis courts.

Restricting tennis court usage specifically for pickleball by blocking off court time for pickleball would also be detrimental, as pickleball players are not the intended users, and this usage would surely conflict with when tennis players also want to use the courts. A required reservation system would also tinker with a system that is currently not broken, and most likely diminish the usage of the courts by tennis players, particularly those visiting Girdwood from out of town. There are no other public tennis courts in Anchorage that we are aware of which require reservations, and we are highly skeptical that the Muni could implement a reservation system for the Girdwood courts in a way that worked well.

Pickleball users already have multiple venues in Girdwood (which, combined, allow for year-round playing in the valley) in addition to Anchorage (where, one must remember, tennis players have to go for winter tennis). Pickleball areas include the indoor gym at the Girdwood elementary school, and the outdoor basketball court area at the school. These are perfectly suitable and safe places to play (after all, our community's children play there too). There are also potentially additional places that currently exist to set up pickleball either with temporary or permanent lines; even parking lots and driveways can accommodate pickleball space requirements.

Additionally, it is important to understand that the Girdwood tennis situation is not comparable to Anchorage. If the Muni paints pickleball lines on courts in Anchorage and that conflicts with tennis play, tennis players can most likely find another court to play on because Anchorage has dozens. We don't think they should have to do that, but it does show an important difference than the situation in Girdwood. If we place pickleball lines on one or more of the Girdwood tennis courts, there is no place else that tennis players can go in the valley to play.

Furthermore, in addition to portable pickleball nets, portable pickleball line sets - and even entire portable pickleball surface mats - can be easily and relatively inexpensively purchased, and can be used in many locations, as pickleball requires far less space than tennis. Even setting aside all the other reasons the line painting proposal is a bad idea, the existence of portable nets and line or mat sets make the request to paint lines on the tennis courts a completely moot case.

Pickleball players already do not have a good track record of being community-minded in their usage of the tennis courts in Girdwood. They play on the courts when tennis players are waiting. They have adjusted the nets to pickleball height and left them at that height, which can ruin playing tennis for other players who (like most), reasonably, do not carry things to measure and re-set the net height. And they have left tape on the court after their usage which has been difficult to remove.

The tennis courts have also seen other unacceptable uses, including people skateboarding and biking on the courts causing damage, and people bringing their pets on the courts and allowing them to go to the bathroom there. (This is not referring to the allowed Little Bears daycare usage, which is a great example of community coordination and compromise that is already occurring with the courts.) Not everything needs to be 'multi-use', particularly when it significantly degrades the intended primary use, which is what would happen if these proposed pickleball-related changes were adopted. Comparisons to the skate park are also not relevant; historically, 'skate parks' have been for the use of any non-motorized equipment that uses those features (e.g. ramps, half pipes,

quarter pipes, rails, etc.), including those on skateboards, rollerblades, bikes, and kick scooters. The skate park is indeed actually single use. What would be a comparable multi-use request would be if tennis players (who already lost 2 courts to the skate park) went into the skate park, moved the features around, put down lines, started playing tennis, didn't pick up after themselves, and then demanded that the park be changed to also accommodate their uses.

We have a community-minded goal: maintaining Girdwood's high-quality and only remaining tennis courts, while also supporting the pickleball community finding their own dedicated space. It is certainly not un-community-minded to oppose the current pickleball proposals, as seems to have been implied. Indeed, the opposite can be said to be the case; one could argue it is not community-minded to expect to be allowed to degrade other community members' existing experiences for one's own, and then seem to imply that the desire to not acquiesce is anti-community. What makes this even worse is that pickleball players have even more opportunities than tennis players to play in Girdwood (including year-round), and portable nets and lines equipment to play pickleball are (as noted above) easily obtainable, yet the pickleball community is asking to diminish the tennis community's limited opportunities.

We support the pickleball community building their own courts somewhere else in Girdwood. **We are even willing to support a short-term, temporary (and entirely unnecessary) 'compromise' while dedicated pickleball courts are pursued, allowing pickleball usage on one of the tennis courts with the following conditions:**

- **Pickleball only being played on one Girdwood tennis court at any one time**
- **Use of a freestanding pickleball net**
- **Use of a portable and removable pickleball line set or mat setup which pickleball players fully remove when they finish playing**
- **Pickleball only being played when tennis is not being played and when tennis players are not waiting to play**

The above proposed compromise assumes this is short-term and temporary, i.e. that the pickleball community follows through and is able to obtain their own courts in the next several years. After that time period (with separate pickleball courts being built or not), this pickleball usage of the tennis courts should not be allowed. This seems like a very reasonable and charitable compromise, far more than is necessary given that pickleball players already have the opportunity for year-round play and have formulated a request which is unnecessary and would reduce the quality of the limited opportunity the tennis community has.

Thank you,
Julie and Brenden Raymond-Yakoubian
PO Box 924
Girdwood, AK 99587

From: [Kelley, Kyle T.](#)
To: [Tyler, Margaret S.](#)
Subject: FW: Girdwood Tennis Courts
Date: Wednesday, May 8, 2024 10:38:07 AM

Include in packet

From: Susan Brunner <sbrunner5232@gmail.com>
Sent: Sunday, April 21, 2024 9:29 AM
To: Kelley, Kyle T. <kyle.kelley@anchorageak.gov>
Subject: Girdwood Tennis Courts

[EXTERNAL EMAIL]

Hello Mr. Kelly,

I am contacting you to voice disagreement with the proposal to paint pickleball lines on the tennis courts in Girdwood.

I am an avid tennis player, president of MatSu Tennis Association, coach at Colony High School in Palmer, region 3 representative with Alaska State Activities Association, and also the USTA Director of Programming for Alaska.

With all of these positions, I am able to participate in tennis in a variety of venues and roles, as coach, coordinator, player, etc. I can attest to the imposition that putting pickleball lines on tennis courts is for tennis players of all abilities.

For youngsters and high schoolers, learning the game of tennis, the pickleball lines are a distraction and cause confusion. For adults, the lines are a distraction as well, and can be a serious hindrance during tournaments and official game play.

There is already a lack of available play for tennis in our state. In the MatSu Valley for instance, there are only 5 usable tennis courts, 3 of which, which MatSu Tennis Association fundraised the entire cost of \$250,000 to have rebuilt in 2021.

As soon as the courts were built, the pickleballers showed up, anticipating that it would be a shared space. I worked closely with the MatSu Health Foundation to acquire grant money. Their Department of Recreation funded \$90,000 of that project. At the time, the director who approved our grant said they would be happy to fund a facility dedicated to pickleball, but since this site was for tennis, they would withhold funding if we attempted to make it multi-use.

As coach at Colony High School, in 2019 I wrote grants and worked with the school district to have two tennis courts rebuilt. This was nearly a \$75,000 endeavor. Two tennis courts, for 30 high school participants. Often when we attempt to practice or play, there are pickleball lines taped down, or otherwise left as detritus on the courts, and the nets are lowered. This is a dedicated tennis facility, and specifically dedicated to high school players and their facility is interfered with by pickleball

players.

Again, I don't play tennis in Girdwood, but I do play throughout Anchorage and the Mat-Su Valley. Having tennis courts shared as multi-use with pickleball is a hindrance to tennis players.

Pickleball can be played on nearly any hard, flat surface, such as a driveway or a gymnasium floor. Additionally the nets are portable and freestanding. This is not the case for tennis, which requires a dedicated facility.

Please consider providing a separate facility for pickleball matches to happen and not mar the current tennis facility located in Girdwood.

Respectfully,

Susan Brunner

From: [Mitchell Roth](#)
To: [Tyler Cresswell](#)
Cc: [Bob Dugan](#); [Brenden Raymond-Yakoubian](#); [Frans Weits](#); [Julie](#); [Kelley, Kyle T.](#); [Tyler, Margaret S.](#)
Subject: Re: Final comments
Date: Monday, May 13, 2024 11:55:19 PM

[EXTERNAL EMAIL]

Hello Tennis Committee,

I agree 100% with Tyler's comments! I would also add that I don't think any of the pickleball players have a clue about the cost and specialized nature of the painted surface of a tennis court or the process for painting regulation lines on a tennis court. We invested a great deal of time and money to produce a quality surface and I'm opposed to defacing it with any non-tennis markings.

In addition, I would support banning anyone who messes with the net height as vandalism. Maintaining proper net height/tension is one of the biggest headaches in maintaining a regulation court. The mechanism in the net post is not designed for frequent adjustment and once it becomes damaged so it can't maintain tension, the net post usually needs to be replaced. These are tennis courts and need to be maintained as such.

I'm also out of town and won't be able to zoom into the meeting Tuesday night.
Mitch

On Monday, May 13, 2024, Tyler Cresswell <tyler.ross.cresswell@gmail.com> wrote:
Tennis Committee, cc Kyle and Margaret - The pickleball players (and their organizer) have adjusted the Four Valleys Pickleball schedule to accommodate tomorrow's meeting time and, again, flood the Tennis Committee meeting with pickleball players.

I have passed my comments to Kyle and Margaret but I will emphasize them here again.

Please do not let the fact that these folks stack the meeting (of the committee rooted in a sport that they are not interested in) distract from the simple fact that these are tennis courts built for the express purpose of playing tennis.

Repainting the tennis courts for another purpose is akin to painting a basketball court on the skate park or putting a volleyball net on the baseball field.

To put it simply, it is a tennis court, and I implore the municipality to retain them as such with no additional distractions such as permanent markings.

Hi

Taping their lines on the court for use only when they are otherwise unused is a fair and reasonable compromise.

I am away on business I will join virtually.

Best,

Tyler Cresswell

--

Mitchell Roth

roth.mitchell@gmail.com

From: [Robert Dugan](#)
To: [Tyler, Margaret S.](#); [Frans Weits](#); [Kelley, Kyle T.](#); [Mitch Roth](#); [Tyler Cresswell](#); [Beks Rumley](#); [brenden.jbr-y.net](#)
Subject: Tennis meeting
Date: Wednesday, May 8, 2024 5:18:39 PM

[EXTERNAL EMAIL]

Margaret, Kyle, Frans, Et Al,

Regarding the tennis committee proposed for next week, I am unable to make it as I will be out of the state from May 13-23, and unlikely to be available to link in to a meeting. As for pickleball, I think the pickleballers should not degrade the courts with painted lines but I'm okay with them using tape.

Regarding a summer kids program through the community school, I think a four week program in June is a good start. Sessions could run Tuesday and Thursday with an hour for younger kids (say 8-12) followed by 1.5 hours for an older group (say 13-17). I should be mostly available to help with this in June. We can see how this goes and use it as a basis for future sessions. There is apparently some money in the tennis committee account which could be used to purchase balls and some rackets. Maybe Tyler could make his ball machine available and/or we purchase one.

These are my initial thoughts.

Thanks,

Bob Dugan

Sent from my iPhone





From: [Mitchell Roth](#)
To: girdwoodgalaxy@gmail.com; [Girdwood Board of Supervisors](#); [Guy Wade](#); [Tyler, Margaret S.](#); [Brian Burnett](#); [GBOS](#); [Mike Edgington](#); [Brianna Sullivan](#); [Kelley, Kyle T.](#)
Cc: [Mitchell Roth](#)
Subject: Pickleball vs Tennis in Girdwood
Date: Monday, July 15, 2024 2:03:21 PM

[EXTERNAL EMAIL]

Dear GBOS,

The Fairfax (VA) County Park Authority has banned pickleball on their tennis courts. Is this where we are headed in Girdwood? Please read the article and comments:

<https://wapo.st/3Wj61LF> .

Thanks,

Mitch

Mitchell Roth

Roth.Mitchell@gmail.com

From: [Frans Weits](#)
To: [S Gates](#)
Cc: [Kelley, Kyle T.](#); [Brian Burnett](#); [Tyler, Margaret S.](#); brumley@fourvalleys.org
Subject: Re: Follow up from Tennis Court Committee meeting May 14.
Date: Sunday, June 16, 2024 9:40:14 AM

[EXTERNAL EMAIL]

Hello Sally,

As the Tennis Committee Chair, I will address your concerns in red below:

Thanks,
Frans Weits

On Thu, May 23, 2024 at 10:27 AM S Gates <sallyhgates@gmail.com> wrote:

Hi Kyle,

I read the minutes of the meeting that were sent out prior to sending my email. I am not unclear on the decisions that have been made. I've also spoken to people who were in attendance and the outcome was not as universally well received as you may believe. You've reiterated the outcome of the meeting, but no one has directly addressed any of the points my email addressed:

I can attest there was a sense of relief from both user groups after Kyle explained his plan to utilize the school grounds for pickleball. The comments we heard were positive and in favor of this decision.

1. The tennis courts are chronically underutilized. Rarely is anyone playing regulation tennis. I've seen one game this year and I'm supervising kids at the skatepark a lot and documenting how the courts are being used.

I disagree. I know many regular players. In regards to your previous comments regarding user groups, yes the little bears do use the tennis courts for play, and it is greatly appreciated, but as soon as tennis players show up, they are quick to vacate. I disagree that the children using the skatepark ramps is acceptable by the main user groups in the skatepark. This area was designed for wheeled sports (skateboards, scooters, rollerblades, and bmx bikes). It is irresponsible and unsafe for parents to allow their children to slide around on the ramps when skaters show up. We have a beautiful playground that our community installed for younger kids in 2006.

2. The courts are designated as a multi-use recreational facility. Why are we giving deference to tennis *only* when this designation exists?

We do allow pickleball on the tennis courts as many communities do. It is not the primary use, as they were constructed for tennis, but pickleball is allowable as long as the net remains the same and taped lines are removed at the end of play.

3. Fundraising doesn't give rights to exclude other user groups in perpetuity. (Requiring pickleball players to tape out court lines every time they play and promptly remove them is de facto exclusion.)

No, but Parks and Rec are trying to avoid user conflicts. Isn't it better to work toward exclusive pickleball courts while not defacing the current tennis courts? Currently, this is the best situation. In the meantime, taping a baseline and kitchen line while using the existing net and sidelines is a good compromise.

Here is a scenario that demonstrates the situation. Let's say the pickleball players are able to fundraise and work towards the goal of fenced in dedicated courts for the community, then a few years later a new user group decides that the pickleball courts are the best arena for their

sport. This would potentially cause a user conflict and may not be so acceptable to the pickleball players.

4. The school courts do not provide a safe, even surface or a surrounding fence. (This cannot be addressed by leaf blowing or sweeping.) I drove over to the proposed site last night and it's not even remotely comparable to the current court surface at the park.

5. We are requiring pickleball players to tape out courts and then immediately remove tape so as not to interfere with tennis play even the tiniest bit, but putting pickleball players on a sloped, uneven surface with dips and pits that will interfere with play and increase likelihood of injury.

6. While future pickleball courts are a great idea, it has no guarantee to progress beyond the idea phase. There isn't a proposed site, has a reasonable likelihood of facing opposition from somewhere for any number of reasons (this is Girdwood after all), is *many* years out and isn't a solution to the problem we have now: Pickleball players don't have a safe, reasonable court surface to play on when school is out of session.

You can use the tennis court surface. The school grounds are a good alternative. Future dedicated pickleball courts could be a real possibility with community involvement.

Regarding the perceived support of school courts. Of course no one is opposed to school pickleball courts. It's a win for the school. Girdwood always shows great support for the school. Kids will benefit from court lines painted at no cost to ASD. No one is ever going to oppose that. A bad court is better than no court (for some.) A bad court with no fence is also better than no court (for some.) However, a bad court *isn't* better than a safe, even court surface made for racquet sports that has a fence around it. One that is already built, highly underutilized and available immediately with very minor modifications. The decision not to allow pickleball players to use the tennis courts is an inequitable decision that put the priorities of a few people above the needs of the community at large. This is especially frustrating considering the tennis courts are chronically empty of tennis players who play well enough to care about an additional set of lines.

During this process, I collected a fair amount of input from the local tennis community. The great majority was very opposed to adding additional permanent lines to the tennis courts. These tennis courts benefit the community. Dedicated pickleball courts will someday be a benefit as well. The Tennis Committee will work with pickleballers to make this happen. We have a great parks and recreation facility in Girdwood and the fact that the city managers listen to all user groups and come up with solutions should be commended.

Thank you for letting me know that I should be in contact directly with Brian Burnett regarding an appeal. I will contact him directly.

Sincerely,

Sally Gates

On May 22, 2024, at 3:27 PM, Kelley, Kyle T.

<kyle.kelley@anchorageak.gov> wrote:

Thank you for reaching out, Sally.

I understand you couldn't make it to the last tennis court meeting, where I presented this decision. The pickleball players turned out in solid numbers, and there was no opposition to the decision to paint pickleball lines at the school. In fact, many in the group were really excited at the outcome.

At the school, we determined we could paint at least four courts, and it had better storage options for the nets and rackets when not in use. Also, the school is excited about the lines as they provide them with more recreational opportunities for their fall PE and spring outdoor programs.

At the meeting, I committed to the pickleball players' having our staff help maintain the new pickleball courts as we do the tennis courts and skatepark. This includes power washing at the beginning of the season and weekly blowing off the courts or as needed. I am also committed to master planning and fundraising with pickleball players for dedicated pickleball courts built within Girdwood Parkland in the future. Once started, the master planning process for this would likely take several years.

Pickleball playing on the tennis courts is still available as in the past, with temporary lines placed and removed at the end of the session of play, and nets stay at standard tennis height or portable nets are used. No permanent lines will be allowed. I've attached my presentation from the Tennis court meeting about my decision for your reference.

If you would like to appeal this decision, I recommend bringing it before the Girdwood Board of Supervisors (GBOS). GBOS Parks and Recreation Supervisor Burnett could request the GBOS Chairs to make it an agenda item for their next meeting.

Best regards,

Kyle

From: S Gates <sallyhgates@gmail.com>

Sent: Wednesday, May 22, 2024 1:44 PM

To: Tyler, Margaret S. <margaret.tyler@anchorageak.gov>

Cc: Frans Weits <frans@jacksprat.net>; Kelley, Kyle T.

<kyle.kelley@anchorageak.gov>; Brian Burnett <burntski@gmail.com>

Subject: Re: Follow up from Tennis Court Committee meeting May 14.

[EXTERNAL EMAIL]

I'm really disappointed to hear this. I'm sure the school will get great use out of pickleball lines on their asphalt for students, but for adults playing racquet sports such as pickleball and tennis, containment of the ball and an *even, rock free* surface is essential to a reasonable game flow and injury prevention. Girdwood is a small community. I cannot fathom why courts designated as multi-use by the municipality cannot be utilized for more than one racquet sport on only *one of two* existing courts.

The courts we are talking about here are not primarily competition courts. Excluding a user group because there *might someday* be official competitions or kid's camps, despite not being used regularly (ever?) for such in the past is unconvincing. It is a local recreation facility, not an exclusive tennis club. The facilities that we pay for through our property taxes should be prioritized to serve the largest number of people in the community. Fundraising to resurface the tennis courts doesn't give the Tennis Committee exclusive rights to the tennis courts lines they want any more than it gives Friends of Girdwood Skatepark (who raises thousands annually) the final say on who gets to use the skatepark. Do little children sliding on the ramps create a huge inconvenience and safety issues for those using the skatepark for its original designated purpose? Yes. But as we are a small community with limited places for people to recreate, we teach our kids to share the space in consideration of others, even if we don't appreciate the way they choose to use it. And so it should be with pickleball lines on *one* of the tennis courts.

Furthermore, I spend a lot of time at the skatepark on non-rainy days. Days perfect for tennis. Since the beginning of the summer I have been taking notes on when the tennis courts have been in use. I have only seen one regulation tennis game in play. (And a total of three tennis court uses for tennis that were obviously casual play that didn't use any lines whatsoever. These folks were volleying with their kids, not playing a game. The rest of the court use has been by random park kids as well as parents and Little Bears trying to contain little children on wheeled toys. (I have observed a number of these kids hanging on the tennis court nets.) These courts are chronically underutilized for regulation tennis games and I will continue to document how underutilized through out the summer.

The decision to exclude pickleball players from being able to use the courts without the extra work of taping lines every single time they play does not resolve conflict. Nor does the plan to paint lines at the school. It perpetuates inequity and honestly still has me shaking my head.

Is there a path to appealing this decision within the municipality?

Sincerely,

Sally Gates

On May 17, 2024, at 1:29 PM, Tyler, Margaret S.

<margaret.tyler@anchorageak.gov> wrote:

Tennis Court Committee

As an update, Kyle and Beks have with the principal at the school and things are underway for getting the blacktop cleaned and ready for painting.

Margaret Tyler
Girdwood Parks and Recreation
907-343-8373

<Tennis Committee May 14 2024 MInutes draft.pdf>

<PIckleball court alternatives.pptx>

From: [S Gates](#)
To: [Frans Weits](#); [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Beks Rumley](#); [Brian Burnett](#)
Subject: Re: Follow up from Tennis Court Committee meeting May 14.
Date: Sunday, June 23, 2024 4:40:09 PM

[EXTERNAL EMAIL]

Good afternoon,

When I met with Brian last week he was interested in more dialogue on this issue. More pickleball players will be weighing in this week via email but I wanted to reply to Frans' email, because he brought up discussion points that are important to be addressed. My response is in purple.

Thank you,

Sally Gates

On Jun 16, 2024, at 9:39 AM, Frans Weits <frans@jacksprat.net> wrote:

Hello Sally,

As the Tennis Committee Chair, I will address your concerns in red below:

Thanks,
Frans Weits

On Thu, May 23, 2024 at 10:27 AM S Gates <sallyhgates@gmail.com> wrote:

Hi Kyle,

I read the minutes of the meeting that were sent out prior to sending my email. I am not unclear on the decisions that have been made. I've also spoken to people who were in attendance and the outcome was not as universally well received as you may believe. You've reiterated the outcome of the meeting, but no one has directly addressed any of the points my email addressed:

I can attest there was a sense of relief from both user groups after Kyle explained his plan to utilize the school grounds for pickleball. The comments we heard were positive and in favor of this decision.

Regarding the perceived support of school courts, I'll reiterate here what I have mentioned in a previous email. Please don't confuse appreciation of something over nothing as support. No one is opposed to school pickleball courts. It's a win for the school. Girdwood always shows great support for the school. Kids will benefit from court lines painted at no cost to ASD. No one is ever going to oppose that. As for pickleball player supports, a bad court is better than no court. A bad court with no fence is also better than no court. However, a bad court *isn't* better than a safe, even, fenced court surface made for racquet sports. It's especially not better than one that is already built, highly underutilized and available immediately with very minor modifications. The decision not to allow pickleball players to use the tennis courts is an inequitable decision that put the priorities of a few above the needs of the community at large. This is especially frustrating considering the tennis courts are used so little.

1. The tennis courts are chronically underutilized. Rarely is anyone playing regulation tennis. I've seen one game this year and I'm supervising kids at the skatepark a lot and documenting how the courts are being used.

I disagree. I know many regular players. In regards to your previous comments regarding user groups, yes the little bears do use the tennis courts for play, and it is greatly appreciated, but as soon as tennis players show up, they are quick to vacate. I disagree that the children using the skatepark ramps is acceptable by the main user groups in the skatepark. This area was designed for wheeled sports (skateboards, scooters, rollerblades, and bmx bikes). It is irresponsible and unsafe for parents to allow their children to slide around on the ramps when skaters show up. We have a beautiful playground that our community installed for younger kids in 2006.

I'm glad you brought up the skatepark and its originally intended use. The skatepark did *not* originally include all wheeled sports. It was designated as skateboarding only. (Skaters have a long history of trying to exclude other user groups.) The sign at the skatepark *still* says "No BMX bikes." to this day. This is a great example of a community facility evolving over time to include new user groups as interest/ need arises. People who BMX, scooter and inline skate used the facility along side irritated skaters and eventually everyone learned to co-exist. That flexibility still benefits our community to this day. Now people see all wheeled sports as equal users. Imagine if parks and rec had to build and maintain separate skateboard, BMX, scooter and inline skate parks for each sport? What a waste of community resources when only small inconveniences needed to be absorbed. It would be great if we could skip to the good part with pickleball use on our local courts. Skaters adjusted to scooter kids and BMX bikers. Likewise, tennis players will be able to adjust to pickleball lines on one of two courts. In a year it won't be a second thought.

I don't dispute there are regular tennis players. When I see folks playing tennis, it is usually the same few players at the courts. But if you speak to anyone who comes to the park/ skatepark for any reason other than court use they will confirm that the tennis courts are empty most of the time. The courts are in use for tennis less than 10% of the time and even 10% is a generous number. It's probably much closer to 3-5%. I'm open to being wrong if anyone can provide hard data. If a person plays tennis it will of course seem in use every time they play. If a person goes to the skatepark or park multiple times daily to supervise kids, they know the courts are vacant most of the time. (Even on the sunniest days).

2. The courts are designated as a multi-use recreational facility. Why are we giving deference to tennis *only* when this designation exists?

We do allow pickleball on the tennis courts as many communities do. It is not the primary use, as they were constructed for tennis, but pickleball is allowable as long as the net remains the same and taped lines are removed at the end of play.

Forcing pickleball players to go to the time and expense to tape out courts and then remove said tape is not use allowance, it is defacto exclusion. The current primary use for the tennis courts is being empty.

3. Fundraising doesn't give rights to exclude other user groups in perpetuity. (Requiring pickleball players to tape out court lines every time they play and promptly remove them is de facto

exclusion.)

No, but Parks and Rec are trying to avoid user conflicts. Isn't it better to work toward exclusive pickleball courts while not defacing the current tennis courts? Currently, this is the best situation. In the meantime, taping a baseline and kitchen line while using the existing net and sidelines is a good compromise.

Here is a scenario that demonstrates the situation. Let's say the pickleball players are able to fundraise and work towards the goal of fenced in dedicated courts for the community, then a few years later a new user group decides that the pickleball courts are the best arena for their sport. This would potentially cause a user conflict and may not be so acceptable to the pickleball players.

What kind of conflict are we talking about here? Fist fights? Yelling matches? I don't see anyone in either the tennis or pickleball communities interested in that. These groups are kind, respectful people who love living in a small community. What is the conflict that is trying to be avoided? Can someone please define the conflict so it can be addressed specifically?

From my perspective there is already conflict. The conflict is that pickleball players want a safe court surface with a surrounding fence and nearby bathroom facilities but are being denied the opportunity unless they go to the time and expense of taping out a court and removing court tape every time they play. If the tennis courts were packed daily, this would be a different conversation, but they are not. Yes, when tennis players go to the courts to play, tennis players will *feel* like they are commonly in use, but that's simply not the case. The courts we have *are* chronically underused. This is common community knowledge. While people have played more tennis since I wrote my email in late May, they are still empty most of the time. It would be a misuse of public funds to build another court to maintain when we don't fully use the courts we currently have.

In the event that the Pickleball community were to get their own designated courts, it would be absurd to try to exclude an additional court-based, racquet sport user group from using a facility that may be used 5-10% of the time max. I absolutely would be in support of additional user groups on that hypothetical court, and I am in support of additional user groups on the current multi-use court. I think we should install adjustable nets. Let people play! The principal of using publicly funded facilities to serve the highest number of reasonable users is good governance.

These are courts to be used by people in our communities. When they are as under-used as these courts are, we should be looking for ways to make them more accessible to more people not lock it down for use by very few. We are not talking about digging up the tennis courts and replacing them with a bigger skatepark. (Which honestly would be used 100 times more.) We are talking about painting lines on *one* of the courts for a second sport so we can get reasonable amount of usage on this court surface that is being maintained year after year after year with taxpayer money.

4. The school courts do not provide a safe, even surface or a surrounding fence. (This cannot be addressed by leaf blowing or sweeping.) I drove over to the proposed site last night and it's not even remotely comparable to the current court surface at the park.

5. We are requiring pickleball players to tape out courts and then immediately remove tape so as not to interfere with tennis play even the tiniest bit, but putting pickleball players on a sloped, uneven surface with dips and pits that will interfere with play and increase likelihood of injury.

6. While future pickleball courts are a great idea, it has no guarantee to progress beyond the idea

phase. There isn't a proposed site, has a reasonable likelihood of facing opposition from somewhere for any number of reasons (this is Girdwood after all), is *many* years out and isn't a solution to the problem we have now: Pickleball players don't have a safe, reasonable court surface to play on when school is out of session.

You can use the tennis court surface. The school grounds are a good alternative. Future dedicated pickleball courts could be a real possibility with community involvement.

Again, requiring pickleball players to tape out courts and then remove said tape is *not* use allowance. The time and expense it takes to do every time anyone plays is defacto exclusion. It's easy to call the school courts a good alternative when tennis players aren't forced to play on a pitted, asphalt surface that has no fence, while trying not to destroy the school landscaping during play. I doubt the tennis committee members would relish playing at the school under the same conditions. And no one is asking you to. Additionally these "courts" have no bathroom facilities and are far removed from the skatepark and park where kids and families gather together to recreate concurrently. We don't need another court. We need to fully utilize the courts we currently have. Additional lines are a minor inconvenience at worst. Furthermore, how are we going to get community support for a second set of courts when people can easily see that the courts we already have are empty most of the time?

Regarding the perceived support of school courts. Of course no one is opposed to school pickleball courts. It's a win for the school. Girdwood always shows great support for the school. Kids will benefit from court lines painted at no cost to ASD. No one is ever going to oppose that. A bad court is better than no court (for some.) A bad court with no fence is also better than no court (for some.) However, a bad court isn't better than a safe, even court surface made for racquet sports that has a fence around it. One that is already built, highly underutilized and available immediately with very minor modifications. The decision not to allow pickleball players to use the tennis courts is an inequitable decision that put the priorities of a few people above the needs of the community at large. This is especially frustrating considering the tennis courts are chronically empty of tennis players who play well enough to care about an additional set of lines.

During this process, I collected a fair amount of input from the local tennis community. The great majority was very opposed to adding additional permanent lines to the tennis courts. These tennis courts benefit the community. Dedicated pickleball courts will someday be a benefit as well. The Tennis Committee will work with pickleballers to make this happen. We have a great parks and recreation facility in Girdwood and the fact that the city managers listen to all user groups and come up with solutions should be commended.

Pickleball players have also provided a lot of input. Every pickleball player I am aware of is in favor of adding additional pickleball lines to the courts. There are two passionate groups here. The idea of dedicated pickleball courts that "could happen" "someday" upholds the "no new court lines" status quo. I understand why it is used. But we still are at an impasse. Girdwood still has courts that are empty most of the time and a new user group that would love to use them with only minor changes. I agree completely that the current courts benefit the community. I only want them to benefit *more* of the community instead of being maintained exclusively for a relatively small, exclusive group. No one is suggesting we paint over tennis lines and replace the tennis courts with pickleball courts. No one is trying to stop tennis players from playing tennis on either court. Pickleball players are asking to be included as a user group by incorporating only minor, semi-permanent changes to *one* of the courts.

We are asking for compromise. Tennis court resurfacing was discussed as an option for next year but was delayed. This means it is on the horizon. The pickleball community continues to ask that pickleball lines are added to one tennis court. That's it. The tennis committee can choose the court they want to keep tennis only. This can be used until such time as the pickleball courts are built and then the tennis courts can be resurfaced and returned to tennis only. If the imagined user conflict never arises and the use of the courts continues on at a reasonable pace for the community we can use those hundreds of thousands in funding for other community parks and rec projects. This is a real compromise. A compromise that considers the safety and enjoyment of both user groups rather than giving outsized priority to a small number of tennis players.

I honestly am surprised this is considered a conflict at all. I would expect in Alaska that within a very small community with limited resources that we would make sacrifices so we all can get out and stay active safely, equitably and enjoyably. A decision to add pickleball lines to one court won't prevent tennis use, but it will enable pickleball players to join. Let's stop gatekeeping these courts and get as many people as possible active as often as possible in our community.

What pickleball players are asking for is in line with stated mission and goals of the municipality parks and recreation division.

Sincerely,

Sally Gates

Thank you for letting me know that I should be in contact directly with Brian Burnett regarding an appeal. I will contact him directly.

Sincerely,

Sally Gates

On May 22, 2024, at 3:27 PM, Kelley, Kyle T. <kyle.kelley@anchorageak.gov> wrote:

Thank you for reaching out, Sally.

I understand you couldn't make it to the last tennis court meeting, where I presented this decision. The pickleball players turned out in solid numbers, and there was no opposition to the decision to paint pickleball lines at the school. In fact, many in the group were really

excited at the outcome.

At the school, we determined we could paint at least four courts, and it had better storage options for the nets and rackets when not in use. Also, the school is excited about the lines as they provide them with more recreational opportunities for their fall PE and spring outdoor programs.

At the meeting, I committed to the pickleball players' having our staff help maintain the new pickleball courts as we do the tennis courts and skatepark. This includes power washing at the beginning of the season and weekly blowing off the courts or as needed. I am also committed to master planning and fundraising with pickleball players for dedicated pickleball courts built within Girdwood Parkland in the future. Once started, the master planning process for this would likely take several years.

Pickleball playing on the tennis courts is still available as in the past, with temporary lines placed and removed at the end of the session of play, and nets stay at standard tennis height or portable nets are used. No permanent lines will be allowed. I've attached my presentation from the Tennis court meeting about my decision for your reference.

If you would like to appeal this decision, I recommend bringing it before the Girdwood Board of Supervisors (GBOS). GBOS Parks and Recreation Supervisor Burnett could request the GBOS Chairs to make it an agenda item for their next meeting.

Best regards,

Kyle

From: S Gates <sallyhgate@gmail.com>

Sent: Wednesday, May 22, 2024 1:44 PM

To: Tyler, Margaret S. <margaret.tyler@anchorageak.gov>

Cc: Frans Weits <frans@jacksprat.net>; Kelley, Kyle T.

<kyle.kelley@anchorageak.gov>; Brian Burnett <burntski@gmail.com>

Subject: Re: Follow up from Tennis Court Committee meeting May 14.

[EXTERNAL EMAIL]

I'm really disappointed to hear this. I'm sure the school will get great use out of pickleball lines on their asphalt for students, but for adults playing racquet sports such as pickleball and tennis, containment of the ball and an *even, rock free* surface is essential to a reasonable game flow and injury prevention. Girdwood is a small community. I cannot fathom why courts designated as multi-use by the municipality cannot be utilized for more than one racquet sport on only *one of two* existing courts.

The courts we are talking about here are not primarily competition courts. Excluding a user group because there *might someday* be official competitions or kid's camps, despite not being used regularly (ever?) for such in the past is unconvincing. It is a local recreation facility, not an exclusive tennis club. The facilities that we pay for through our property taxes should be prioritized to serve the largest number of people in the community. Fundraising to resurface the tennis courts doesn't give the Tennis Committee exclusive rights to the tennis courts lines they want any more than it gives Friends of Girdwood Skatepark (who raises thousands annually) the final say on who gets to use the skatepark. Do little children sliding on the ramps create a huge inconvenience and safety issues for those using the skatepark for its original designated purpose? Yes. But as we are a small community with limited places for people to recreate, we teach our kids to share the space in consideration of others, even if we don't appreciate the way they choose to use it. And so it should be with pickleball lines on *one* of the tennis courts.

Furthermore, I spend a lot of time at the skatepark on non-rainy days. Days perfect for tennis. Since the beginning of the summer I have been taking notes on when the tennis courts have been in use. I have only seen one regulation tennis game in play. (And a total of three tennis court uses for tennis that were obviously casual play that didn't use any lines whatsoever. These folks were volleying with their kids, not playing a game. The rest of the court use has been by random park kids as well as parents and Little Bears trying to contain

little children on wheeled toys. (I have observed a number of these kids hanging on the tennis court nets.) These courts are chronically underutilized for regulation tennis games and I will continue to document how underutilized through out the summer.

The decision to exclude pickleball players from being able to use the courts without the extra work of taping lines every single time they play does not resolve conflict. Nor does the plan to paint lines at the school. It perpetuates inequity and honestly still has me shaking my head.

Is there a path to appealing this decision within the municipality?

Sincerely,

Sally Gates

On May 17, 2024, at 1:29 PM, Tyler, Margaret S.
<margaret.tyler@anchorageak.gov> wrote:

Tennis Court Committee
As an update, Kyle and Beks have with the principal at the school and things are underway for getting the blacktop cleaned and ready for painting.

Margaret Tyler
Girdwood Parks and Recreation
907-343-8373

<Tennis Committee May 14 2024 MInutes draft.pdf>

<Pickleball court alternatives.pptx>

From: [Kelley, Kyle T.](#)
To: gbos.medgington@gmail.com; Girdwoodgalaxy@gmail.com; bsullivan.gbos@gmail.com; GuyDWade@yahoo.com; [Brian Burnett](#)
Cc: [Tyler, Margaret S.](#)
Subject: FW: Pickleball Girdwood
Date: Tuesday, June 25, 2024 4:39:24 PM

A comment was received related to the pickleball lines on the tennis courts. See below.

Kyle

From: Kevin Murphy <kobuk817@gmail.com>
Sent: Tuesday, June 25, 2024 2:15 PM
To: Kelley, Kyle T. <kyle.kelley@anchorageak.gov>
Subject: Pickleball Girdwood

[EXTERNAL EMAIL]

Mr. Kyle Kelley

I appreciate your efforts working with the Girdwood school and obtaining their permission to paint lines for 3 outdoor pickleball courts. This solution has enabled the pickleball community to play several times a week without having to spend time taping lines on the tennis courts. Although I was out of state for a few weeks, when I was able to play on our typical Tuesday evening, we had 3 courts in use with several people waiting. In addition, with the beautiful weather there have also been pickup games several evenings each week. I do thank you for your efforts in this regard.

However, the current solution is less than ideal, and I feel that a more permeant solution needs to be considered. There are two overriding factors that make the current solution less than ideal. The first is the surface. The asphalt surface is uneven which is hard on joints, and the surface roughness makes play a bit of a crap shoot with erratic bounces and skips. The second factor is the lack of a boundary fence. Chasing balls through loose gravel presents a safety concern.

The real shame is there are two underutilized courts that would be ideal for pickleball. The current tennis only courts are a community resource paid for by all taxpayers, not just a single user group. The concern about “degrading”

the courts by painting additional lines just does not hold water and there are numerous examples all over the country where tennis and pickleball coexist. The crux of the matter is that the Girdwood tennis community does not want the competition for a resource. Having a single use tennis facility that sits unused does not make sense considering the limited tax dollars that have to be spread between all the community's recreational resources. Very seldom do I see tennis being played and I have yet to see both courts in use for tennis. I'm sure it has happened, but has it happened frequently enough that sharing the resource with pickleball would significantly impact availability for tennis? I think not.

With the rise in popularity of pickleball, resource sharing between tennis and pickleball has been playing out all over the country. Anchorage Parks and Recreation even notes that the courts are multiuse and is working with the community to add pickleball courts to select tennis courts. It is time for the current tennis only courts be used to serve a broader slice of the Girdwood community and for the courts to be a true multiuse facility. Please allow painting of pickleball lines on current tennis only courts.

Thank you for your time and consideration. Please feel free to share my opinion as you feel is necessary.

Kevin Murphy
Girdwood Resident

From: [Robert Dugan](#)
To: burntski@gmail.com
Cc: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Frans Weits](#); [Tyler Cresswell](#); [Mitch Roth](#); brenden.jbr-y.net; julie.jbr-y.net
Subject: Tennis Court Lines
Date: Sunday, June 16, 2024 9:57:11 PM

[EXTERNAL EMAIL]

Brian,

Regarding the tennis courts maybe a little history is warranted here. We originally had 4 courts. It was great. Then many years ago 2 of the courts were taken over for the skate park. The remaining 2 courts were allowed to deteriorate to a nearly unplayable condition until the Tennis Committee lobbied and fund-raised to have the courts reconstructed. The MOA is doing a great job keeping the courts in good condition. Little Bears is allowed to use the courts, and they do daily.

I am opposed to painting additional lines on the courts because they degrade and confuse the tennis experience. I am OK with the pickle ball players taping their lines, and leaving the tape. Tennis players can remove the tape when they want to play.

Ms Gates claims the courts are hardly used for tennis. This is not true. I have been a regular user of these courts for 45 years. I value them highly. My wife and I play there almost every day. Plus, I play frequently with other friends.

I suggest the pickle ball players spend a few minutes taping their lines if they want to use the courts. They won't be removed until tennis players come to play. In the meantime, they can lobby and fund raise for their own facility, just like the tennis players did.

I play pickle ball too, and enjoy it. I will contribute generously to any fund raising effort. But, there is no need to deface the tennis courts.

Respectfully,
Bob Dugan

Sent from my iPhone

From: [Mitchell Roth](#)
To: [Brian Burnett](#)
Cc: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Frans Weits](#); [Tyler Cresswell](#); [brenden_jbr-y.net](#); [julie_jbr-y.net](#); [Robert Dugan](#)
Subject: Re: Pickleball on Girdwood Tennis Courts
Date: Monday, June 17, 2024 6:36:38 PM

[EXTERNAL EMAIL]

Brian Burnett
GBOS Parks & Recreation Supervisor

RE: Pickleball on Girdwood Tennis Courts

Hi Brian,

I'd like to expand upon Bob Dugan's comments regarding the history of the Girdwood tennis courts and the reasons why I'm strongly opposed to painting permanent non-tennis lines on the courts. When I moved to Girdwood in 2010, I was playing regularly in USTA age group tennis leagues and was looking forward to being able to play tennis without driving to Anchorage. However, my excitement turned to disappointment when I saw the condition of the courts. Subsidence had caused a large bird bath to form on over 1/2 of one court that pooled water about 2 inches deep in the center. Both courts had severe cracking in several places on the playing surface which created irregular bounces and tripping hazards. The courts were completely unfit for league play.

I learned that the Tennis Committee had begun fundraising to rebuild the courts and I joined in that effort. After more than 6 years of planning, geotechnical studies and fundraising efforts totalling around \$300,000, ground was broken to excavate the old trash fill under the courts and rebuild them to regulation standards. In addition to the earthwork and surfacing, most people don't realize that the tennis surface is composed of multiple coats of a special latex sealant paint mixed with sand to achieve the desired bounce for a tennis ball as well as good traction for the players.

The installation of the surface and materials were contracted through an internationally known court designer who happened to be coming to Anchorage to resurface the Alaska Club courts along with a fishing trip. The cost of the materials and labor came in at about \$16,000 per court, which was significantly less than if it had been a standalone job. As everyone can see, the results were spectacular and are still the best public outdoor courts in Anchorage. I'm not at all surprised that pickleball players appreciate the outstanding quality of these courts and want access to them. Perhaps my explanation will help explain why those of us who helped to build the courts are so protective of them and want to maintain them in their present form.

If you take the time to look at the list of donors on the benches and signs around the courts, you will see that nearly everyone listed who is still alive still lives here in Girdwood and most are still playing tennis. There is more interest than ever among the local tennis community to use the courts and especially to develop youth programming in Girdwood. That's why the courts have light blue Quickstart lines on them for the USTA youth development programs. Those lines were designed by tennis players for minimal visual distraction on the fullsize court and are painted with the same paint as the regulation lines, which matches the abrasiveness of the playing surface and doesn't create slick spots on the court.

With the Quickstart lines on the courts, it is simply not feasible to add any more permanent non-tennis lines of another color. It's already hard enough to explain to a beginning adult, let alone a 3rd grader, what all the lines mean on a tennis court. For these reasons, I am totally opposed to any additional permanent non-tennis lines on the court.

As a final thought, I have no objection to pickleball players putting down tape or even leaving it until someone wants to play tennis, but I want to emphasize that any adjustment of the tennis net height is completely out of the question and borders on vandalism. The tennis net tensioners are not designed to be operated on any regular basis and they are usually the first part to fail on any tennis court. Maintaining proper net height is critical in tennis and is always an issue on every tennis court. Pickleball players can decide if they want to use portable nets of the correct height for pickleball or play at the tennis height, but no one other than maintenance staff should be allowed to change the tension on the tennis nets. Thanks for considering my input on this issue,

Mitchell Roth
roth.mitchell@gmail.com

On Sun, Jun 16, 2024 at 9:57 PM Robert Dugan <rgdugie@gmail.com> wrote:

Brian,

Regarding the tennis courts maybe a little history is warranted here. We originally had 4 courts. It was great. Then many years ago 2 of the courts were taken over for the skate park. The remaining 2 courts were allowed to deteriorate to a nearly unplayable condition until the Tennis Committee lobbied and fund-raised to have the courts reconstructed. The MOA is doing a great job keeping the courts in good condition. Little Bears is allowed to use the courts, and they do daily.

I am opposed to painting additional lines on the courts because they degrade and confuse the tennis experience. I am OK with the pickle ball players taping their lines, and leaving the tape. Tennis players can remove the tape when they want to play.

Ms Gates claims the courts are hardly used for tennis. This is not true. I have been a regular user of these courts for 45 years. I value them highly. My wife and I play there almost every day. Plus, I play frequently with other friends.

I suggest the pickle ball players spend a few minutes taping their lines if they want to use the courts. They won't be removed until tennis players come to play. In the meantime, they can lobby and fund raise for their own facility, just like the tennis players did.

I play pickle ball too, and enjoy it. I will contribute generously to any fund raising effort.

But, there is no need to deface the tennis courts.

Respectfully,
Bob Dugan

Sent from my iPhone

From: [Lauren Divine](#)
To: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Girdwood Board of Supervisors](#)
Subject: Opposition to pickleball lines on the Girdwood tennis courts
Date: Monday, July 22, 2024 7:30:12 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL]

Greetings, Hello all,

I would like to write to quickly voice my concerns for the proposal of adding pickleball lines at the tennis courts. First and foremost, pickleball players already have year-round, and more, opportunities to play pickleball in Girdwood compared to tennis players. Pickleball players can play indoor at the school in the winters and now have three painted courts on the elementary basketball courts for summer use. Pickleball players are even allowed to play on the tennis courts if they follow the court rules and clean up after themselves (e.g. removing taped-down lines). Tennis players in Girdwood only have opportunities to play on the 2 tennis courts in the summer.

Second, pickleball lines on the tennis courts, including taped but especially painted, are very distracting and greatly diminishes the tennis experience on the courts. Given that Girdwood's tennis courts are among the best in the state, I ask you please protect them for their primary intended use: tennis. As a newer tennis player, I have experienced several disrespectful and negative acts from pickleball players, including seeing tennis nets being pulled down, pickleball court tape being left on courts when no one is playing, chalk lines drawn all over courts, and difficulty in removing pickleball players when courts are reserved for tennis. Finally, as I just played two tennis matches this weekend, I feel compelled to write and voice my opposition for having pickleball lines on the court. I would hate to lose the opportunity to use the beautiful and well cared for tennis courts in Girdwood. Those courts bring people from Anchorage, Hope, Cooper Landing, and elsewhere due to their excellent condition, and those people are coming into play, stop at the brewery, grab a bite to eat, stop in at the Mercantile store, etc.

Please preserve the minimal courts that are available for tennis players, who have no other option of where to play like pickleballers do.

Best,

Lauren Divine



Lauren Divine, Director

**Aleut Community of Saint Paul Island
Ecosystem Conservation Office
Tribal Government of Saint Paul Island**

**907-615-5207 (MAIN) 907-891-3031 (CELL)
4720 Business Park Blvd., Suite G-42
Anchorage, AK 99503**

This electronic mail transmission and any attachments are confidential and may be privileged. They should be read or retained only by the intended recipient. If you have received this transmission in error, please notify the sender immediately and delete the transmission from your system.

I am grateful to live and work as a guest on Unanga̓ lands of Tana̓ Ami̓ (St. Paul Island) and Dena'ina lands of Dena'ina etnena (Anchorage). [What lands do you live and work on?](#)

From: [Julie](#)
To: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Mike Edgington \(GBOS\)](#); [Jennifer Wingard](#); [Guy Wade](#); [B Sullivan](#); [burntski@gmail.com](#); [Girdwood Board of Supervisors](#)
Subject: Re: Girdwood tennis courts
Date: Sunday, July 21, 2024 10:39:05 PM

[EXTERNAL EMAIL]

Muni staff - please share this with GBOS members in advance of the 7/22/24 GBOS meeting.

GBOS,

I am writing with regard to your agenda item #16 - "Request for GBOS to change Girdwood Parks and Rec decision".

My request, as previously shared with you, is to not paint pickleball lines on the Girdwood tennis courts. I use these courts on an almost daily basis in summer when weather permits. I have played tennis on our courts with other players from Girdwood, Anchorage, Eagle River, Cooper Landing, and Outside so far this summer. The time, effort, maintenance, and money put into the Girdwood tennis courts is recognized throughout the tennis community in southcentral, and even beyond. People from outside Girdwood consistently remark on the high quality of the courts and how much they enjoy playing on them.

People wanting to play pickleball in the valley currently have access to 3 outdoor pickleball courts with painted lines (and equipment) at the elementary school in the summer (in addition to winter pickleball court access indoors at the school). I support adding a port-a-potty over at the elementary school for summer pickleball court use. Muni Parks and Rec staff have also indicated that identifying an additional location for dedicated outdoor pickleball courts can be included in the Girdwood parks 'master plan' process that is soon to be initiated.

Pickleball lines being added to our tennis courts would needlessly negatively impact tennis players use and experience on the courts and the ability to play league matches. The time, effort, maintenance, and money put into the Girdwood tennis courts is recognized throughout the tennis community in southcentral, and even beyond. The existing tennis courts should be maintained as tennis courts. Tennis should remain the priority activity on these courts.

My request is to not paint pickleball lines on the Girdwood tennis courts.

Thank you,
Julie Raymond-Yakoubian

On Tue, Apr 23, 2024 at 11:03 PM Brenden Raymond-Yakoubian
<snowywoods77@gmail.com> wrote:

Hello Kyle,

We are writing to express our support for keeping the Girdwood tennis courts as they are - and not painting pickleball lines on either of the courts, not blocking off times for pickleball on either of the courts, and not implementing a required reservation system on either of the courts.

We are very committed to the best experience for the tennis community in Girdwood, the Municipality, and all other tennis players that use the Girdwood courts. As you know, we

and the Anchorage Parks Foundation were the largest donors to getting the Girdwood courts recently rehabilitated; our names are noted as Grand Slam supporters above the court gates. As a result of that project, the Girdwood courts are currently the best outdoor courts in Alaska.

The Girdwood courts support an active and robust tennis community within Girdwood and the Muni as a whole. This has allowed for playing recreational and league matches on the courts and maintaining a friendly tennis community of all ages. People visit Girdwood and play tennis on our courts - not only from Anchorage and other parts of the state, but also tourists from out of state - many of whom also support Girdwood's local economy during their visit to the community by visiting other local businesses.

Painting pickleball lines on the courts would significantly degrade the experience on the courts for their intended purpose: playing tennis. Pickleball lines are highly distracting when playing a sport that already requires significant focus and concentration to play. It is well-recognized that tennis is one of the most technically difficult sports to play. Pickleball lines of any color would be highly distracting; this is even more the case with the regular pickleball line color (yellow) which is a high contrast with tennis court blue.

It is also our understanding that pickleball lines on a tennis court can prohibit the acceptability of courts for official USTA play. USTA league matches regularly take place on Girdwood courts (Anchorage-based players will drive down to Girdwood for those matches).

It is confusing why the Muni would even consider the idea of ruining its best tennis courts.

Restricting tennis court usage specifically for pickleball by blocking off court time for pickleball would also be detrimental, as pickleball players are not the intended users, and this usage would surely conflict with when tennis players also want to use the courts. A required reservation system would also tinker with a system that is currently not broken, and most likely diminish the usage of the courts by tennis players, particularly those visiting Girdwood from out of town. There are no other public tennis courts in Anchorage that we are aware of which require reservations, and we are highly skeptical that the Muni could implement a reservation system for the Girdwood courts in a way that worked well.

Pickleball users already have multiple venues in Girdwood (which, combined, allow for year-round playing in the valley) in addition to Anchorage (where, one must remember, tennis players have to go for winter tennis). Pickleball areas include the indoor gym at the Girdwood elementary school, and the outdoor basketball court area at the school. These are perfectly suitable and safe places to play (after all, our community's children play there too). There are also potentially additional places that currently exist to set up pickleball either with temporary or permanent lines; even parking lots and driveways can accommodate pickleball space requirements.

Additionally, it is important to understand that the Girdwood tennis situation is not comparable to Anchorage. If the Muni paints pickleball lines on courts in Anchorage and that conflicts with tennis play, tennis players can most likely find another court to play on because Anchorage has dozens. We don't think they should have to do that, but it does show an important difference than the situation in Girdwood. If we place pickleball lines on one or more of the Girdwood tennis courts, there is no place else that tennis players can go

in the valley to play.

Furthermore, in addition to portable pickleball nets, portable pickleball line sets - and even entire portable pickleball surface mats - can be easily and relatively inexpensively purchased, and can be used in many locations, as pickleball requires far less space than tennis. Even setting aside all the other reasons the line painting proposal is a bad idea, the existence of portable nets and line or mat sets make the request to paint lines on the tennis courts a completely moot case.

Pickleball players already do not have a good track record of being community-minded in their usage of the tennis courts in Girdwood. They play on the courts when tennis players are waiting. They have adjusted the nets to pickleball height and left them at that height, which can ruin playing tennis for other players who (like most), reasonably, do not carry things to measure and re-set the net height. And they have left tape on the court after their usage which has been difficult to remove.

The tennis courts have also seen other unacceptable uses, including people skateboarding and biking on the courts causing damage, and people bringing their pets on the courts and allowing them to go to the bathroom there. (This is not referring to the allowed Little Bears daycare usage, which is a great example of community coordination and compromise that is already occurring with the courts.) Not everything needs to be 'multi-use', particularly when it significantly degrades the intended primary use, which is what would happen if these proposed pickleball-related changes were adopted. Comparisons to the skate park are also not relevant; historically, 'skate parks' have been for the use of any non-motorized equipment that uses those features (e.g. ramps, half pipes, quarter pipes, rails, etc.), including those on skateboards, rollerblades, bikes, and kick scooters. The skate park is indeed actually single use. What would be a comparable multi-use request would be if tennis players (who already lost 2 courts to the skate park) went into the skate park, moved the features around, put down lines, started playing tennis, didn't pick up after themselves, and then demanded that the park be changed to also accommodate their uses.

We have a community-minded goal: maintaining Girdwood's high-quality and only remaining tennis courts, while also supporting the pickleball community finding their own dedicated space. It is certainly not un-community-minded to oppose the current pickleball proposals, as seems to have been implied. Indeed, the opposite can be said to be the case; one could argue it is not community-minded to expect to be allowed to degrade other community members' existing experiences for one's own, and then seem to imply that the desire to not acquiesce is anti-community. What makes this even worse is that pickleball players have even more opportunities than tennis players to play in Girdwood (including year-round), and portable nets and lines equipment to play pickleball are (as noted above) easily obtainable, yet the pickleball community is asking to diminish the tennis community's limited opportunities.

We support the pickleball community building their own courts somewhere else in Girdwood. **We are even willing to support a short-term, temporary (and entirely unnecessary) 'compromise' while dedicated pickleball courts are pursued, allowing pickleball usage on one of the tennis courts with the following conditions:**

- **Pickleball only being played on one Girdwood tennis court at any one time**
- **Use of a freestanding pickleball net**

Use of a portable and removable pickleball line set or mat setup which pickleball players fully remove when they finish playing

- **Pickleball only being played when tennis is not being played and when tennis players are not waiting to play**

The above proposed compromise assumes this is short-term and temporary, i.e. that the pickleball community follows through and is able to obtain their own courts in the next several years. After that time period (with separate pickleball courts being built or not), this pickleball usage of the tennis courts should not be allowed. This seems like a very reasonable and charitable compromise, far more than is necessary given that pickleball players already have the opportunity for year-round play and have formulated a request which is unnecessary and would reduce the quality of the limited opportunity the tennis community has.

Thank you,
Julie and Brenden Raymond-Yakoubian
PO Box 924
Girdwood, AK 99587

From: [Brenden Raymond-Yakoubian](#)
To: [Girdwood Board of Supervisors](#); Girdwoodgalaxy@gmail.com; [Brian Burnett](#); guydwade@yahoo.com; [Mike Edgington \(GBOS\)](#); bsullivan.gbos@gmail.com; [Kelley, Kyle T.](#); [Tyler, Margaret S.](#)
Subject: Written comment for July 22 GBOS meeting re agenda item 16
Date: Sunday, July 21, 2024 10:09:54 PM

[EXTERNAL EMAIL]

Hello,

I'm a Girdwood resident, tennis player, and frequent user of and supporting donor to the local tennis courts. I'm providing comment here regarding item 16 on the current GBOS agenda for the 7/22/24 meeting.

I am completely opposed to painting pickleball lines on either of the tennis courts. I've presented my views previously on this to GBOS and the Tennis Court Committee, and I'll restate my opposition here in this letter (and if I'm able to attend, at tomorrow's meeting).

Parks & Rec's solution - to not paint lines on the tennis courts, but rather create new painted courts at the elementary school - prevented user conflict and degradation of the primary intended purpose of the courts, and created new opportunities for pickleball players. Win-win. Pickleball players now have year-round opportunities, being able to play at the school indoors and outdoors, and *also* at the tennis courts if they are capable of picking up after themselves (though apparently that may be too much to ask?). Tennis players only have two courts for use in just the summer, and have clearly indicated pickleball lines would degrade the tennis experience.

Parks & Rec's solution also helped foster the potential for goodwill and perhaps even collaboration. This request to GBOS to reverse that decision and paint lines on the tennis courts undermines that. When the Parks & Rec solution was presented to the Tennis Committee at its May meeting, many people were in attendance, including people from the pickleball community, and everyone was satisfied, without an objection being raised. Pickleball is in fact actively played at the new elementary school courts. Then, again, when this issue was resurrected last month at GBOS, not a single person from the pickleball community was present to speak in favor of it. I don't understand why we're even discussing this anymore.

This request to paint lines would be the needless degradation of a high-quality public facility for another use that is already well-served. The Girdwood tennis courts are some of the best in entire State, and should be a point of pride for our community. Their existence and continued high quality is predicated on the ongoing support of the tennis community. The courts support a thriving local tennis community of all ages, and bring tennis players into Girdwood from outside the community to recreate, socialize and contribute to our economy. To paint pickleball lines on these courts would not be proper stewardship of this public resource.

Rejecting this request is, to my mind, a no-brainer.

Pickleball lines unquestionably would degrade the tennis experience on the courts. In some areas, such lines even preclude authorized play. Tennis is already a highly challenging sport, as pickleballers themselves note; tennis is a game of millimeters and is often decided by a few points here and there, and adding new tennis-irrelevant and distracting lines would be

unacceptable. Good tennis courts like Girdwood's are not just some flat painted surface; they are designed in particular ways for particular reasons. It is odd that we are supposed to take seriously arguments about the supposed inadequacy of the new school courts for pickleball - though I doubt the that user group would give them up - yet for some reason people aren't taking tennis players seriously who have noted that adding pickleball lines to the tennis courts would degrade the tennis experience. The broader narrative about pickleball and tennis across the country is not one of harmony, it's one of pickleball-induced conflict. Arguments about the Girdwood courts being underused, and about their degree of usage being a reason to add pickleball lines, is nonsense on multiple levels; the courts see a lot of usage, and currently there is nothing preventing pickleball players from using them if they don't damage the courts and lay down and pick up their own tape lines (which would assuredly take less time than creating analyses based on random observations of court usage),

Pickleball at the tennis courts has been very challenging for other reasons, and those must also be considered. This includes vandalism of the courts, where the nets have been pulled down. I have measured them at times this summer being below their regulation height, and they already have lost some of their tension. I also have documented pickleball paddle trash left on the courts, and pickleball players have also left line tape on the courts, which is a hazard for tennis players. I have witnessed other prohibited behaviors by pickleball players as well.

A good case can be made that pickleball should be added to the lists of prohibited uses at the tennis courts, so the willingness of some in the tennis community to continue to allow pickleball on the tennis courts with a very reasonable list of caveats and restrictions like recognizing the tennis priority, not damaging the courts, and using tape and picking it up after play - that's already a generous gesture.

If putting down and picking up tape is too inconvenient, then we've reached the point of a request being so ridiculous that it is past the threshold for consideration. If GBOS grants this request, then a series of other outcomes are likely to occur. Those include inquiries into why the pickleball courts just painted at the school should continue to exist there if they are so problematic. Additionally, all other usage restrictions on public recreation infrastructure could potentially be up for grabs - why not posthole or dogmush on the 5K including during ski races, e-bike or motocross on the mountain bike trails, mountain bike on the baseball diamond or use the ballfields as a dog park, and so on?

In summary, I request that you please do four things:

1. Reject this request to add lines to the courts.
2. Bolster the tennis priority on the tennis courts and a list of requirements related to pickleball to help stop the damage to the tennis courts and tennis experience in Girdwood. This could be enshrined with additional signage.
3. Add a porta-potty at the school for the pickleball players.
4. Encourage Parks & Rec to continue working with the pickleball community to look into creation of a dedicated facility in the future.

Thanks for the consideration of my comments.

Brenden Raymond-Yakoubian

From: [Tyler Cresswell](#)
To: [Kelley, Kyle T.](#); [Tyler, Margaret S.](#); [Mike Edgington \(GBOS\)](#); [Jennifer Wingard](#); [Guy Wade](#); [B Sullivan](#); [burntski@gmail.com](#); [Girdwood Board of Supervisors](#)
Cc: [Julie](#); [Brenden Raymond-Yakoubian](#); [Frans Weits](#); [Mitchell Roth](#)
Subject: No Pickleball lines on Tennis Courts
Date: Monday, July 22, 2024 9:59:56 AM

[EXTERNAL EMAIL]

GBOS, I would like to again write in support of the thoughtful decision made earlier this year by Kyle Kelley in prohibiting permanent pickleball lines on the tennis courts. Kyle and his team carefully considered the positions, attended multiple meetings, engaged with other parties in Anchorage, and came to a conclusion that was satisfactory to both user groups. This secondary review is reactionary to the targeted complaints by a single disgruntled individual, while the vast majority of users were happy with the original compromise.

Not only would additional lines cause an increase in user conflicts (happening now) but create a safety hazard when improperly applied.

1. Permanent pickleball lines present a distraction to competitive tennis.
2. Lines that are not professionally painted create a slipping hazard due to texture/grip differences
3. On already busy courts, additional uses (making a multi use court) create user conflicts.

While some have said that the courts are underutilized, many tennis players would express just the opposite. Subjectively, I have had to wait for a court multiple times this week. Also in the past week, I observed pickleball players smashing paddles against the net post, pulling down and hanging on the net, skateboarding (scuffing up the court) between pickleball games, and bringing their dog on the court tied to the bench while playing pickleball.

With the addition of 3 pickleball courts at the school, there are now more pickleball courts in Girdwood than tennis courts.

I urge GBOS to protect this resource. We are lucky to have the best outdoor tennis courts in the state, and I implore you to respect the thoughtful decision of Kyle & Parks and Rec to not add pickleball lines for the above reasons.

I appreciate your consideration.

Tyler Cresswell

From: [Brook Connolly](#)
To: [Girdwood Board of Supervisors](#); [Kelley, Kyle T.](#)
Subject: Opposition to painting lines on Girdwood tennis courts
Date: Monday, July 22, 2024 9:15:17 AM

[EXTERNAL EMAIL]

Dear GBOS,

I am writing today to voice my strong opposition to painting pickleball lines on the tennis courts in Girdwood.

Tennis players in Alaska have limited places we can play tennis. The tennis courts in Girdwood are some of the most beautiful courts we have in the State and are well loved by tennis players in Alaska. Summer is such a short period in Alaska and I often dream about playing tennis outside on those gorgeous sunny days we have few of in Alaska.

I am primarily a tennis player but also love playing pickleball. It's a lot of fun and I'm glad more people are getting into it. However, pickleball can be played almost anywhere that has pavement or a solid surface. Players can put up a net, drop some lines (they make lots of ready made, easy to use, court lines that can be quickly put down and pulled up) and have a fun game almost anywhere...parking lots, driveways, garages, gym floors, hockey rinks. I've even put up a net in the Glen Alps parking lot and had a ton of fun with gorgeous mountains as the backdrop. The options are endless for pickleball players! But not for tennis players. We can only play an actual match on a dedicated tennis court.

I'm not even saying that pickleball players can't ever play on Girdwood courts, although there are many instances of pickleball players breaking the tennis nets as they are too tall and pickleball players will adjust the net straps and inadvertently break the nets. Pickleball players can still use the tennis courts, without permanent lines.

Some other concerns I have:

- Having pickleball lines on the tennis courts would be very distracting and diminishes the tennis experience on the courts.
- Pickleball players already have year-round opportunities, and more opportunities, for their activities in Girdwood compared to tennis players. They can play indoor at the school in the winters and now have three painted courts for summer use. Pickleball players are even allowed to play on the tennis courts if they follow the court rules and clean up after themselves e.g. removing any taped-down lines (which they apparently don't want to have to do). Tennis players only have opportunities to play on the 2 tennis courts in the summer.
- Girdwood's tennis courts are among the best in the State, and we should protect them for their primary intended use: tennis!!!

In summary, Girdwood does not have any other option for tennis players and the tennis courts are loved by so many Alaskan tennis players during our short summer season.

Thank you for your time and consideration.
Brook Connolly
Anchorage, Alaska

907-360-0921

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, Guy Wade*

July 29, 2024 MOA GBOS Quarterly Meeting Agenda Draft

4:00 p.m. via Microsoft Teams & Anchorage City Hall, 8th FI Conference Room

This meeting is being held via teams with in-person attendance at the Girdwood Community Room, 250 Elgoff Rd.

Join the meeting now Meeting ID: 227 825 847 446 Passcode: DDF7Vg

Dial in by phone +1 907-519-0237, 166702975# Phone conference ID: 166 702 975#

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.
Call to Order 4:00 p.m. Briana Sullivan or Mike Edgington, GBOS Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call & Disclosures

Agenda Revisions and Approval

July 29, 2024 MOA GBOS Quarterly Meeting Agenda approval

Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.

Agenda

Welcome and Introductions

1. Discuss SWS Girdwood Transfer Station days and hours of operation (Acting SWS Director Kelli Toth)
2. Planning Department Items (Planning Director Craig Lyon, Senior Planner Tom Davis, Current Planning Manager David Whitfield)
Information about Historic Districts and outline of process for doing so in the MOA (re: Old Girdwood)
Use of Zoning Overlay Districts compared to Service Area to achieve local goals
3. Housing and Economic Development Service Area responsibility (Director of Community Development Lance Wilber)
Method for transfer of land management responsibility from HLB to GVSA
4. Discuss Girdwood Levees:
California Creek on ASD property (ASD and HLB)
Glacier Creek/California Creek confluence at the Railroad Trestle.

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

DRAFT Girdwood Capital Improvement Projects 2024

The top two 2024 Capital Improvement Projects deemed vital to the community of Girdwood are listed below:

- **Mt. Hood Drive at Alyeska Fish Passage Improvements:** The culvert crossing for Alyeska Creek at Mt. Hood Drive is listed as a potential barrier to fish passage and given a Fish Passage Rating of Gray by the Alaska Department of Fish and Game (ADF&G) as listed in the Fish Passage Site Survey dated October 1, 2004 (Site Number 20300456). ADF&G identifies Alyeska Creek as an anadromous stream with Coho Salmon present. Flooding of Alyeska Creek both up- and downstream of the site is documented in both the Alyeska Creek Floodplain Study (MOA/DPW #00-06, prepared by HDR September, 2000) and the Girdwood Drainage Study (MOA/PME, prepared by HDR October, 2008). The culvert is aligned wrong and pushing flow out of the direct flow and towards housing. The culvert is also being pushed up on the upstream side because of high flows and because it is not securely anchored. This causes the culvert to lose road coverage over the culvert each year. Mt. Hood Road is a vital emergency road in Girdwood as it connects the community to the Girdwood Airport, which the State of Alaska manages.
Project cost estimates: **\$900k to \$1.2 million**
- **Timberline road safety improvements:** The section of Timberline between Alyeska Highway up Alpina Road and the intersection of Vail Road is one of the heaviest traffic roads in Girdwood. Daily counts show over 2000 unique trips on this section of rural gravel road. The traffic volume has only increased with new housing developments in this subdivision and the popularity of Virgin Creek Falls at the end of Timberline with visitors. A recent design study recommends digging out the existing roadbed, refill with classified materials, strip paving vehicle traffic to establish large pedestrian shoulders or separated pedestrian pathways, and speed reduction measures like speed bumps, narrower traffic lanes, and/or permanent speed radar signs. Project cost estimate: \$1.5 million to \$3.0 million

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.