

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

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

## Girdwood Housing Implementation Plan

### 1. Needs Assessment and Strategic Planning

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

### 2. Establish a Housing Task Force

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

### 3. Funding and Resources

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

### 4. Zoning and Land Use Updates

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

### 5. Development Partnerships

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

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

## 6. Incentive Programs

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

## 7. Rental Assistance and Conversion Programs

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

## 8. Community Engagement and Education

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

## 9. Monitoring and Adaptation

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

## 10. Collaboration with Anchorage Municipality

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

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

GHEC Status Report  
October 2024

This document is meant to detail the activities of the Girdwood Housing and Economic Committee over the last 14 months. These activities are aligned with the GHEC Housing Implementation Plan framework.

1. Needs Assessment and Strategic Planning
  - Developed committee mission and goals
  - Developed information matrix
    - i. Obtained rental revenue rates and occupancy information from AirDNA.com
    - ii. Obtained property tax records to determine the % of property owners who claim of Girdwood property tax exemption for primary residence
    - iii. Review voter record and school attendance trends
    - iv. Review census data
    - v. Collect program information
  - Outlined a housing implementation plan
  - Lowering costs for construction investment
    - i. Make land available; identified HLB parcels for inclusion in 5-yr and 1-yr work plans
    - ii. Reduce cost of land development; working towards local infill resources with grant application to make valley alluvium available for local use
    - iii. Exploring creative financing options for public/private partnerships
2. Establish a Housing Task Force
  - GHEC was established June 2023, it's members comprised of 7 members with professional experience in real estate, development, and finance
3. Funding and Resources
  - Established GHEC service area account and initial funds
  - Pursuing bed tax revenues to be retained in the service area
  - Reviewed HLB holdings and requested parcel disposal in long term HLB work plan
    - i. Receiving parcels of land at Alyeska Highway/Ruane, Arlberg and south townsite for residential housing
    - ii. Receiving parcel of land for establishment of RV park and associated services
4. Zoning and Land Use Updates
  - Pursued and recommended zoning change to support combined residential and commercial use in GC-2
  - Developed strategic plan and scope of work for valley watershed management, pursuing local materials for infrastructure and development
  - Developed STR registration and regulation framework for local service area STR management
  - Pursued ADU use as STR zoning regulation clarification

5. Development Partnerships
  - Attempting to secure a parcel for a development project; HLB 6-013
  - Planning and scope of work for RV Park design, waiting on GCP to be adopted to continue with parcel disposal
6. Development of Incentive Programs
  - Currently no funding available to incentivise developers to build
  - Program matrix explores several incentive options
7. Rental Assistance and Conversion Programs
  - Exploring STR to LTR conversion incentives, funding dependent
  - Presented examples of incentive housing based on program in Big Sky, MT
8. Community Engagement and Education
  - Using LUC as a sounding board for community sentiment of GHEC initiatives by vetting ideas in the community council format
  - Developed information matrix as a reference for research data and program input
  - GHEC meets every month in a public meeting format to engage the community and complete business
9. Monitoring and Adaptation
  - Established 12 month GHEC activities report
  - Defined housing implementation plan August 2024
10. Collaboration with Anchorage Municipality
  - Engaged with the planning department to advise on several topics including zoning changes, land use regulations, and planning issues
  - Requested from HLB several parcels to be included into the annual and 5 year work plans for service area development efforts with assistance from our local Assembly Members

# Municipality of Anchorage

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

*Suzanne LaFrance Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Kellie Okonek*

## Resolution 2024-10 Of the Girdwood Board of Supervisors

### RESOLUTION OF SUPPORT FOR CASE 2024-0110 AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS 21.09.040 AND 21.09.050 TO ALLOW MIXED USE DEVELOPMENT IN GC-1 and GC-2 ZONING

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

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

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

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

WHEREAS, the Girdwood community has been engaged in extensive discussions about land use, culminating in a rewrite of the Girdwood Comprehensive Plan which will be before the Assembly in 2024; and,

WHEREAS, through the Girdwood Comprehensive Plan rewrite process, the Girdwood community recommends that mixed-use development should be encouraged across all commercial zoning; and,

WHEREAS, a substantial update of Girdwood Land Use code will be required after adoption of the new Girdwood Comprehensive Plan, but in the meantime, simple regulatory changes can expand opportunities for workforce housing before zoning code is rewritten.

THEREFORE, the Girdwood Board of Supervisors supports planning case 2024-0110 to extend mixed-use development into gC-1 and gC-2 zones.

PASSED AND APPROVED by a vote of x to x this xx<sup>th</sup> day of XXX 2024.

Jennifer Wingard  
GBOS Land Use Chair

Attest

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.





# Municipality of Anchorage

*P.O. Box 390*

*Girdwood, Alaska 99587*

*<http://www.muni.org/gbos>*

*Suzanne LaFrance Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS*

*Briana Sullivan & Mike Edgington, Co-Chairs*

*Jennifer Wingard, Brian Burnett, Kellie Okonek*

## Resolution 2024-08

### Of the Girdwood Board of Supervisors

A Resolution of the Girdwood Board of Supervisors in support of the Girdwood Comprehensive Plan as Submitted by Imagine!Girdwood  
with  
Opposition to Planning and Zoning Commission Recommendations

WHEREAS, the Girdwood Board of Supervisors expressed in Resolution 2024-07 its support for the Girdwood Comprehensive Plan produced by Imagine!Girdwood and submitted to the Municipality of Anchorage (MOA) as a Text Amendment to the MOA Comprehensive Plan; and

WHEREAS, GBOS Resolution 2024-07 is incorporated into this resolution in whole; and

WHEREAS, there was extensive public engagement during the development of the plan, including two formal rounds of public comment on the initial draft and final draft which were incorporated into the submitted plan document; and

WHEREAS, the Planning and Zoning Commission (PZC), based on advice from the Planning Department, issued Planning and Zoning Commission Resolution 2024-022 recommending six substantive changes to the Land Use Map (recommendations B.2a through B.2f) four other changes to the plan (recommendations B.3 through B.6) and that additional items should be discussed further between Imagine!Girdwood and the Planning Department to clarify plan language (recommendation B.1); and

WHEREAS, Imagine!Girdwood supports recommendations 2e and 2f, and recommendations B.3 through B.6 and followed recommendation B.1 by engaging with the Planning Department to clarify language around Vegetative Buffers and the representation of Future Park Land; and

WHEREAS, four remaining PZC recommendations, B.2a, B.2b, B.2c & B.2d are not supported by Imagine!Girdwood based on the totality of community engagement in the project and specifically the Girdwood community's public comment on the initial and final draft versions of the plan; and

THEREFORE, GBOS Resolves that the submitted Girdwood Comprehensive Plan represents a considered and coherent vision from the broad community for how the growth of Girdwood Valley should be managed, and expresses a set of policies, goals and implementation actions consistent with the community vision and a Land Use Plan and associated policies

FURTHER THEREFORE, while the majority of the recommendation in Planning and Zoning Commission Resolution 2024-022 are consistent with the community's expressed intent, GBOS resolved that PZC recommendations B.2a, B.2b, B.2c and B.2d are in opposition to the Girdwood community intent and should not be incorporated into a final adopted plan by the Assembly

Passed on this XX day of October, 2024.

Briana Sullivan  
GBOS Co-Chair



## **Girdwood Comprehensive Plan – status of Municipal adoption process**

*July 19, 2024*

### **Context**

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

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

The first of these two steps has been completed.

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

### **Planning and Zoning Commission review**

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

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

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

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

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

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

Recommended Changes from Planning	Planning Dept Ref #	Consistent with GCP?
<del>Remove "Vegetative Buffers"</del>	<del>1a</del>	No
<del>Remove "Potential Future Park Land"</del>	<del>1b</del>	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
<del>Change most of Alyeska Basin from low to mixed density</del>	<del>2g</del>	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

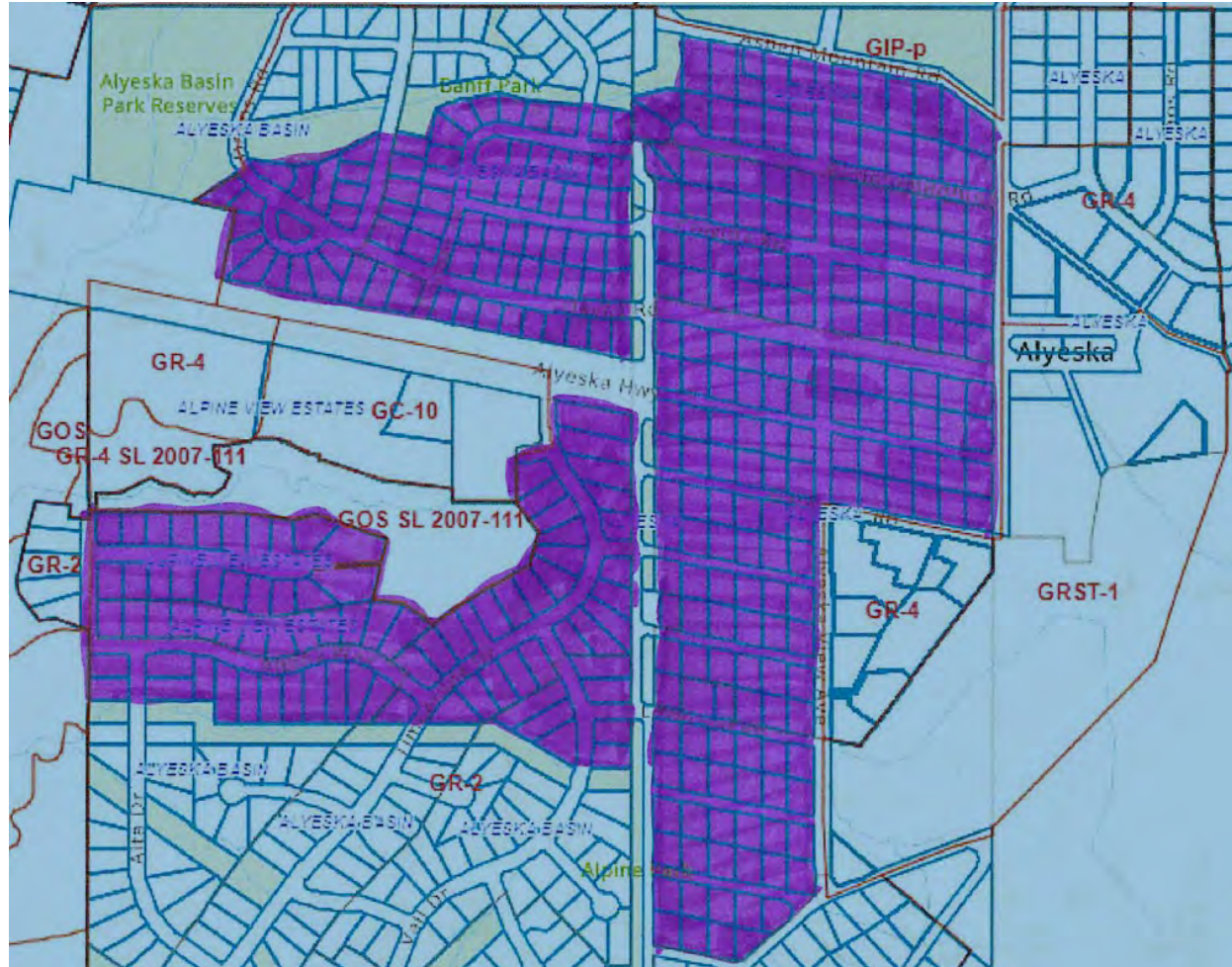
Planning Dept proposed amendment #5 (updated)

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

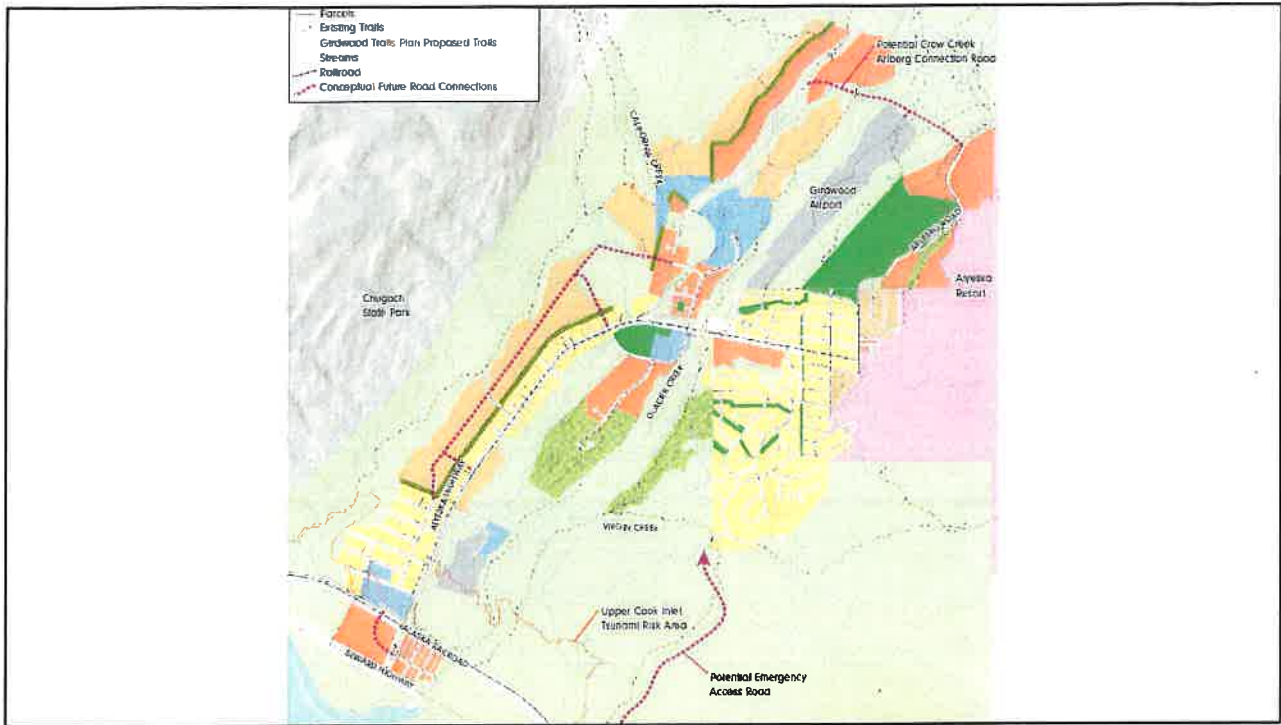


5

## 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



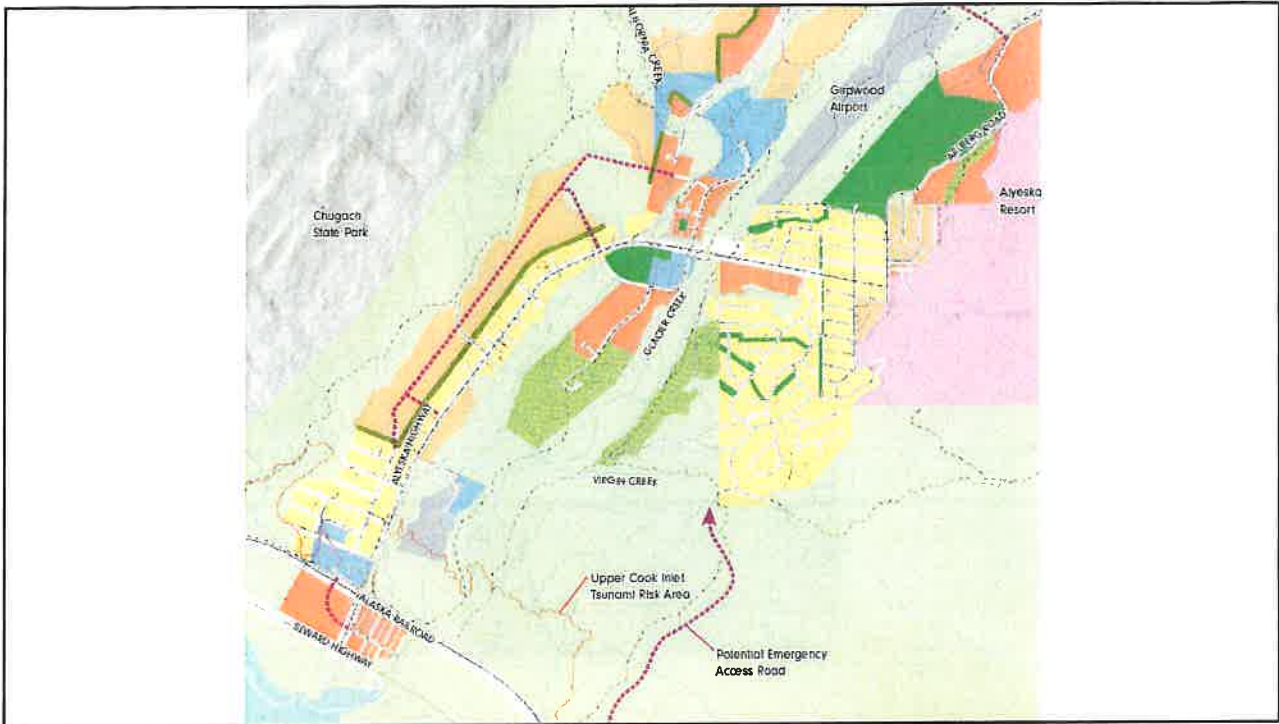
9

## 2.b.

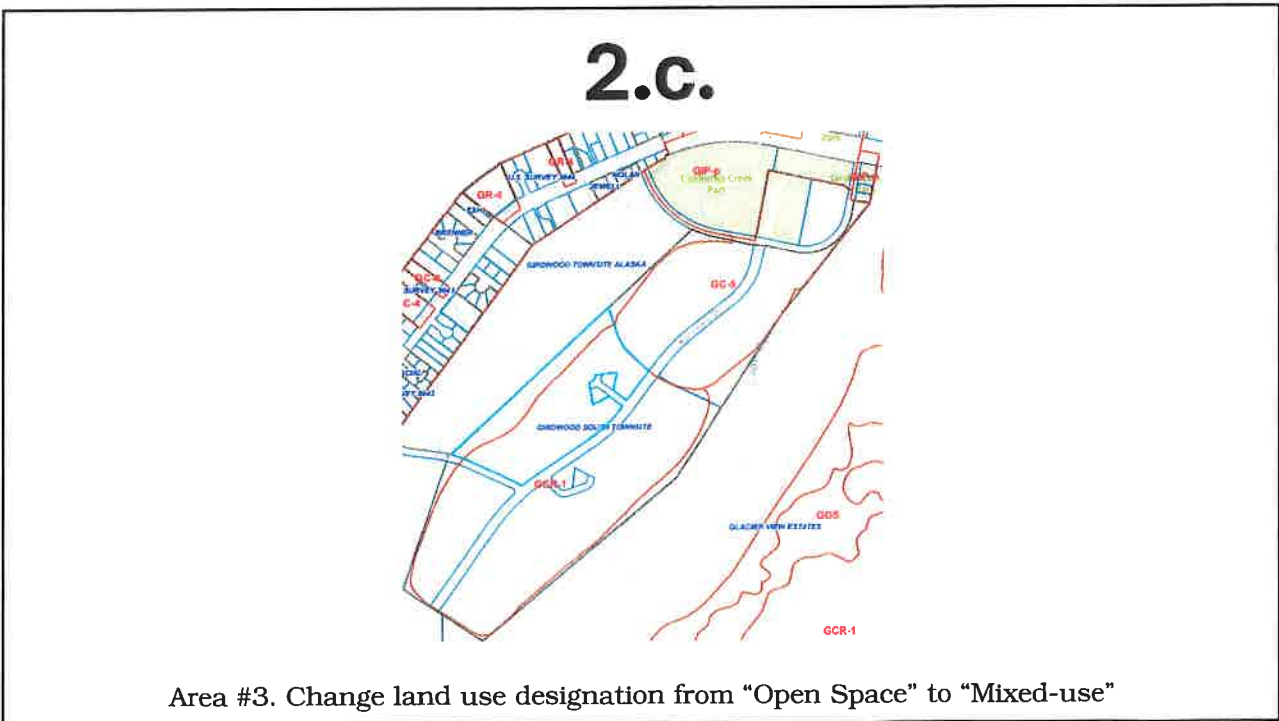


Area #2. Change land use designation from “Open Space” to “Low-density Residential”

10



13



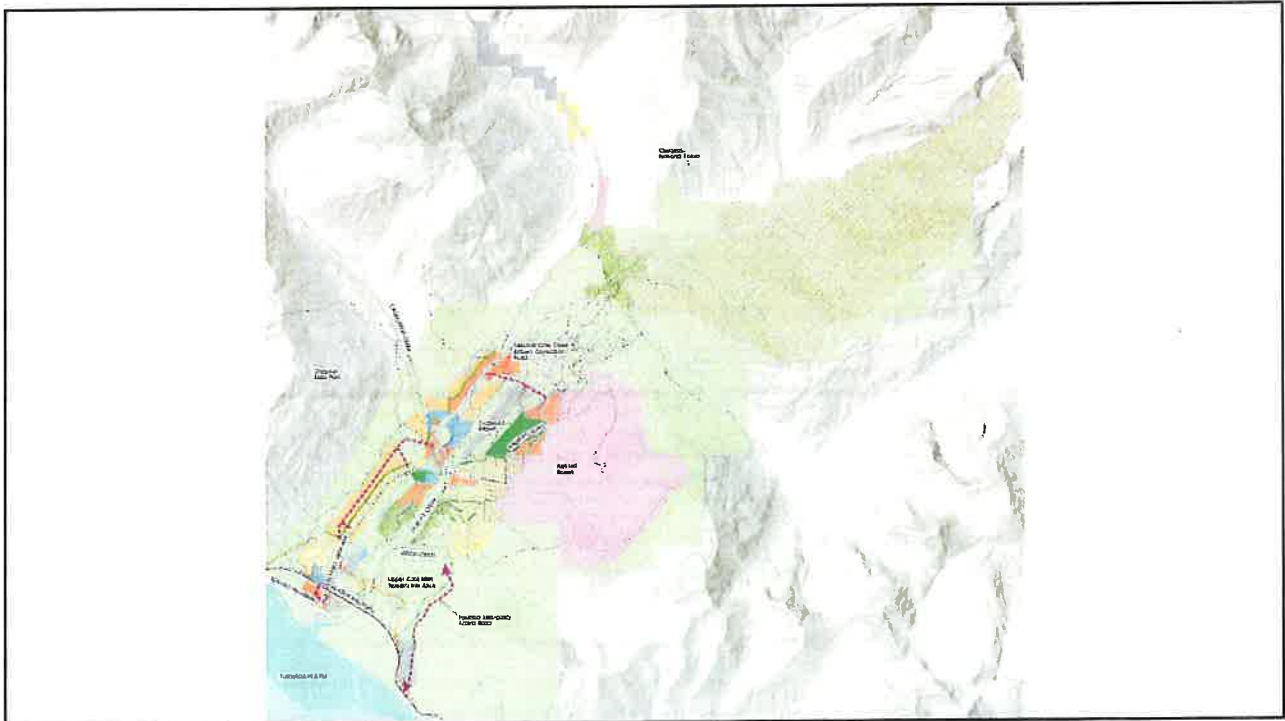
Area #3. Change land use designation from "Open Space" to "Mixed-use"

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.

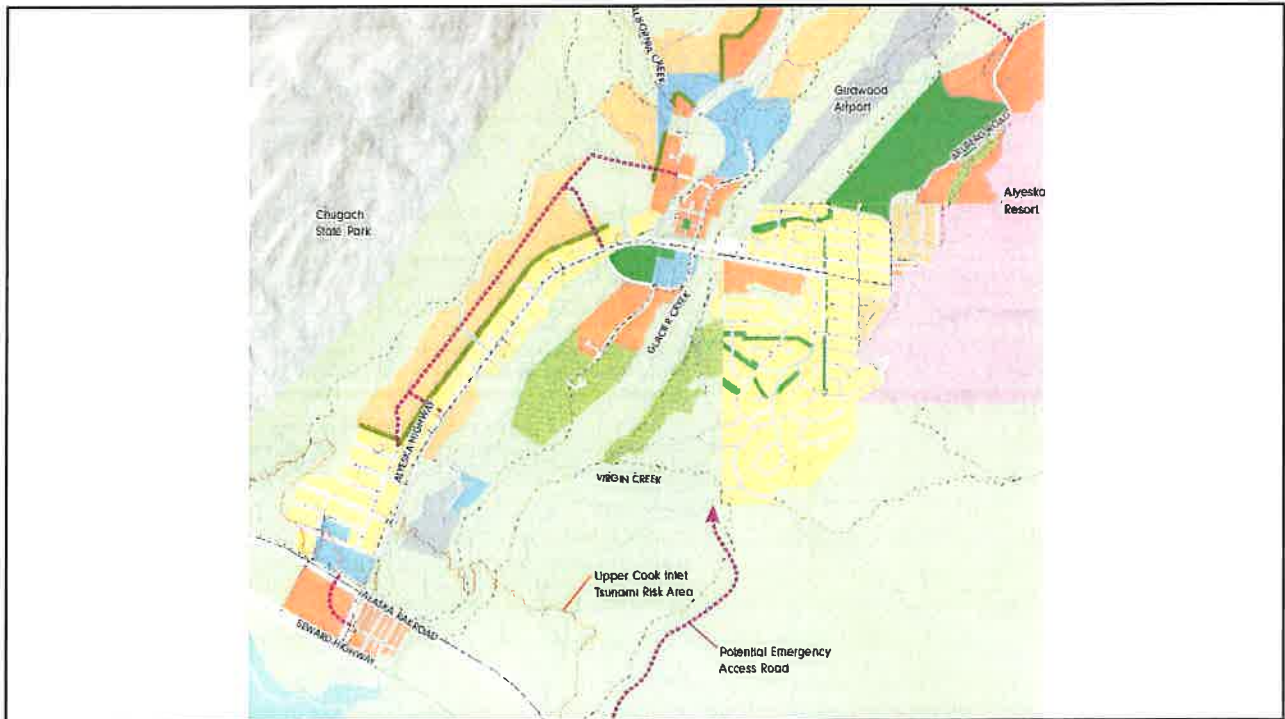


Area #6. Align land use designations to boundaries of platted tract boundaries.

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.

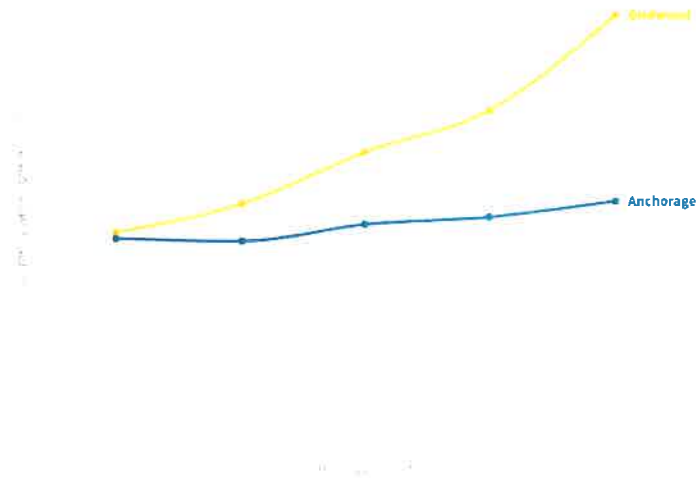
34

# Article Cited in Staff Report



37

Average housing appraisal 2017-2021



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

Fairbanks (2017)

38

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

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

(Case 2024-0074)

---

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

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

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

A. The Commission makes the following findings of fact:

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

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

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

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

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

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

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



Craig H. Lyon  
Secretary



Andre Spinelli  
Chair

(Case 2024-0074)

## **Update: Activity after the Planning and Zoning Commission meeting**

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

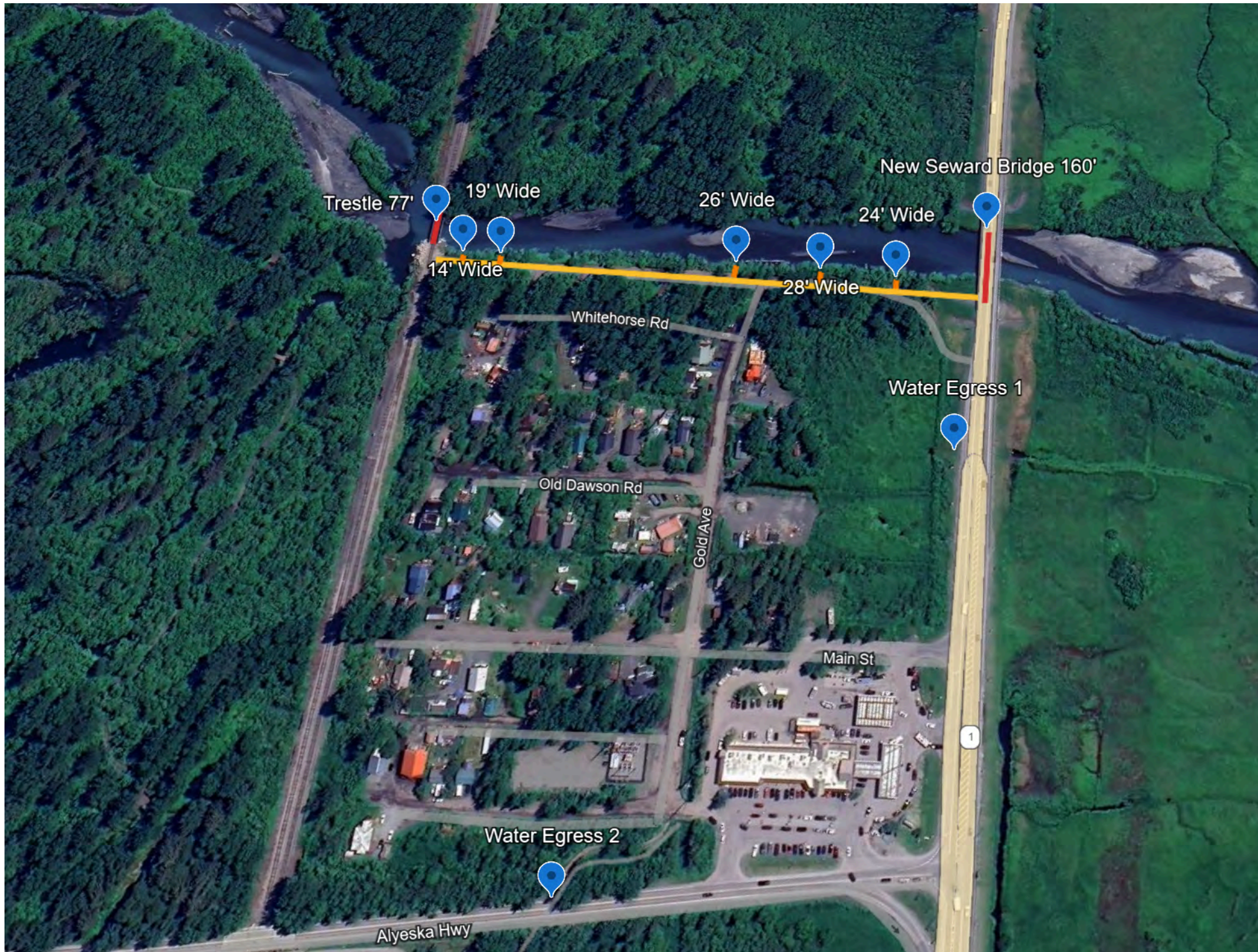
- 1) the representation of Future Parks on the Land Use map, and
- 2) how vegetative buffers will be implemented

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

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

#### **25.40.025 Heritage Land Bank disposals.**

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



Trestle 77'

19' Wide

26' Wide

24' Wide

New Seward Bridge 160'

14' Wide

28' Wide

Whitehorse Rd

Old Dawson Rd

Gold Ave

Water Egress 1

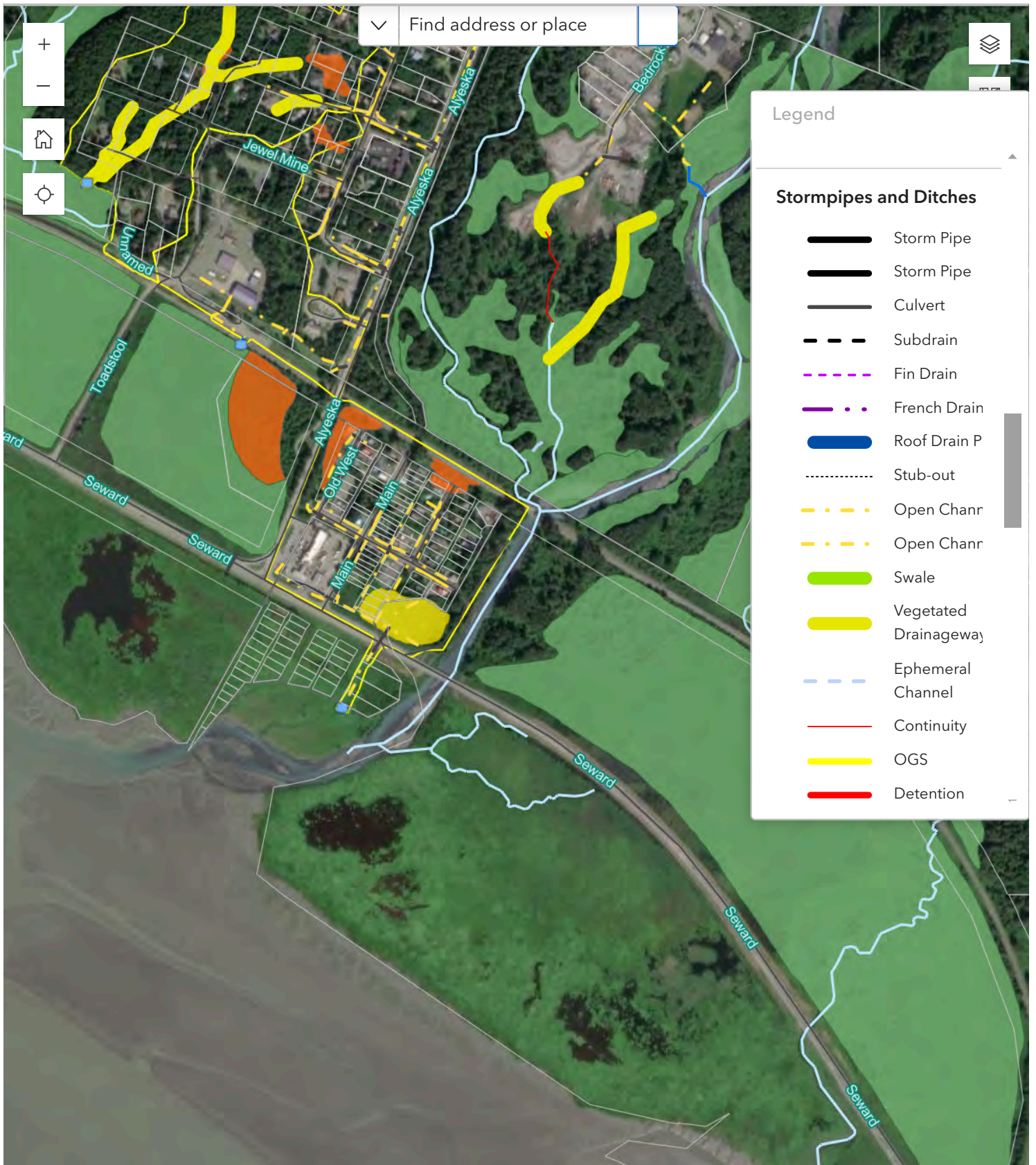
Main St

Water Egress 2

Alyeska Hwy

1





1,000 ft

Summary

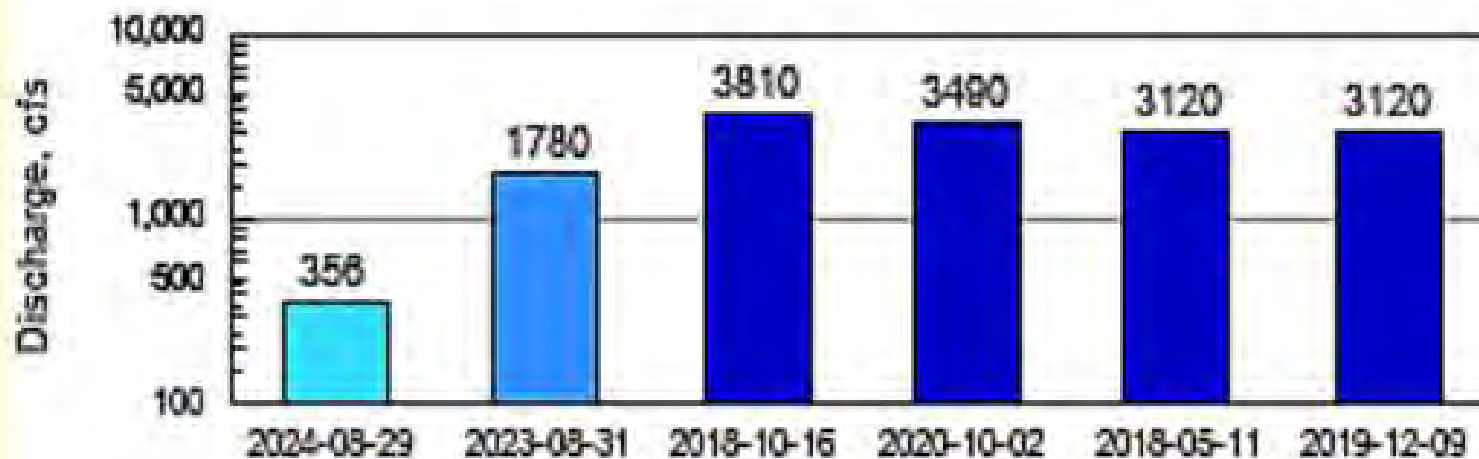
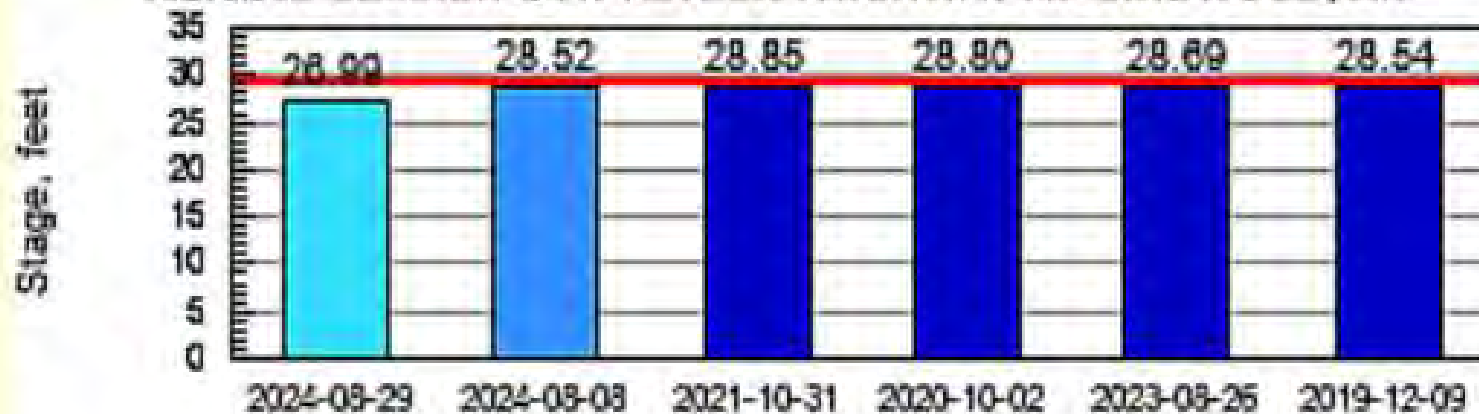
Hydrograph

Peak

Forecast

Rating

15272502 GLACIER C AT ALYESKA HIGHWAY AT GIRSDWOOD, AK



# Old Girdwood's Only Drainage

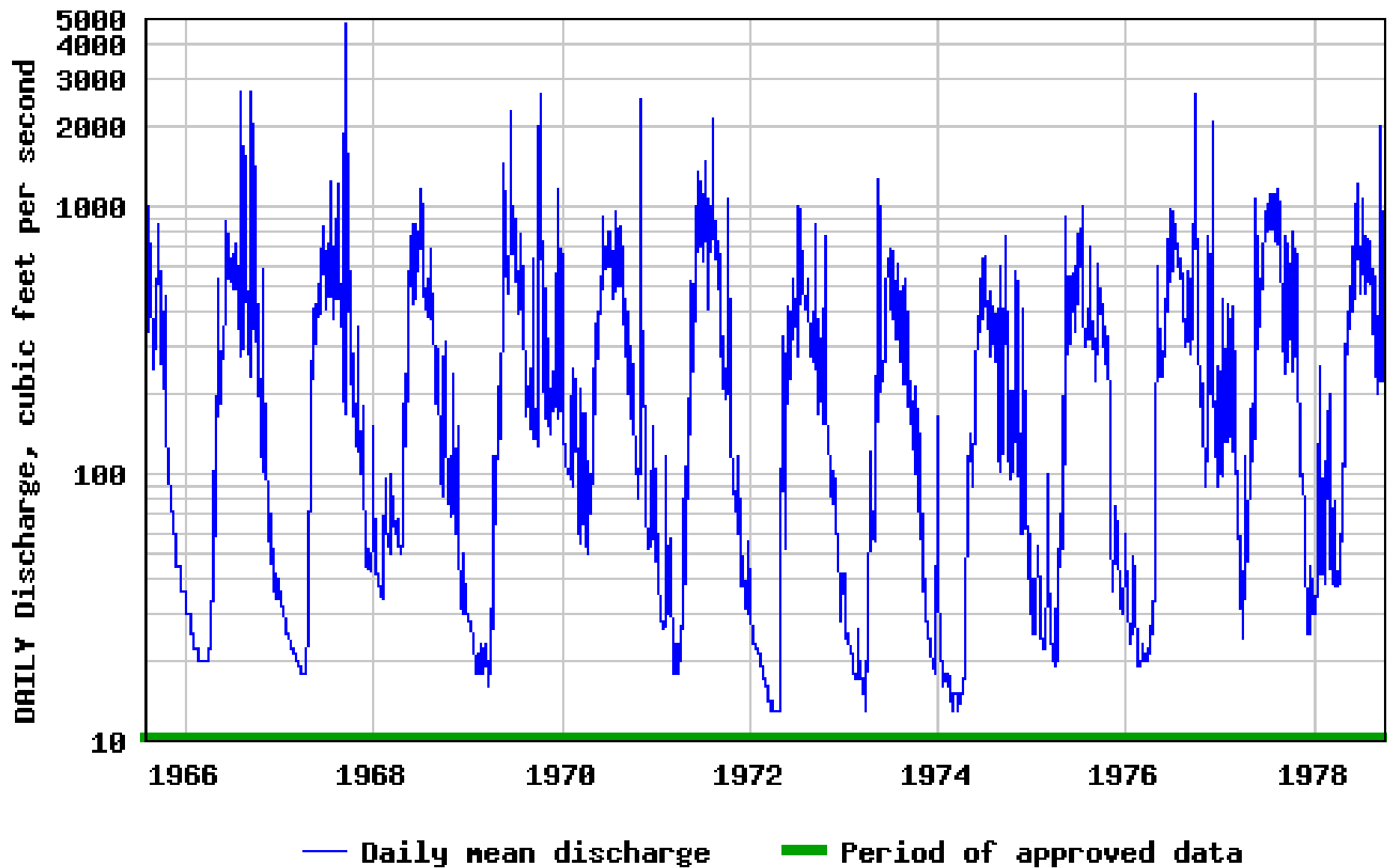
North end of Culvert



South end of Culvert



## USGS 15272550 GLACIER C AT GIRDWOOD AK



The [Historic Preservation Commission web page](#) has hyperlinks to info about how properties or districts get designated on Anchorage's Local Landmark Register. (At the top of the web page, in the third through sixth links below the photo of Oscar Anderson House.)

The first bulleted hyperlink, "Local Landmark Register – Code of Regulations" provides the designation process. The process is established in AMCR 4.60.003.

Basically, it's a four step process:

1. Submit nomination application form to Planning Department
2. Historic Preservation Commission (HPC) reviews the application and makes its recommendations.
3. If HPC recommends approval, the PZC then reviews the application and a draft AO to designate the property (or district)
4. Anchorage Assembly reviews the application, the recommendations of HPC and PZC, and makes the decision whether to approve the AO a list the property or district on the LLO.

Thank you,

Tom



**Tom G. Davis, AICP**  
Senior Planner - Urban Designer •  
Planning Department  
Long-Range Planning Division  
Email: [tom.davis@anchorageak.gov](mailto:tom.davis@anchorageak.gov)  
Phone: (907) 343-7916  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

# **Girdwood Short-Term Rental Registration & Regulation Framework**

## **Introduction**

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

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

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

## **Objectives**

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

**Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9**

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

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

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

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

**Add New Chapter 9 Definitions**

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

**Add New Short-Term Rental Regulation Provisions**

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

*21.09.050.E.1 General Provisions*

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

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

*21.09.050.E.2 Registration*

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

*21.09.050.E.3 Enforcement, Fees and Penalties*

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

FEE SCHEDULE TABLE

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



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

### **Items Not Developed in this Code Change**

Considerations within this framework that are not written include:

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

### **Conclusion**

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

### **Next Action**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources:

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

\*\*\* GHEC Program Matrix Worksheet [muni.org/gbos](http://muni.org/gbos)

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

## **Girdwood Waterline Extension Project**

9/16/2024 Briefing

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

### **Why now?**

Two big changes over the past couple of years.

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

AWWU now have a couple of ways to fund projects:

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

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

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

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

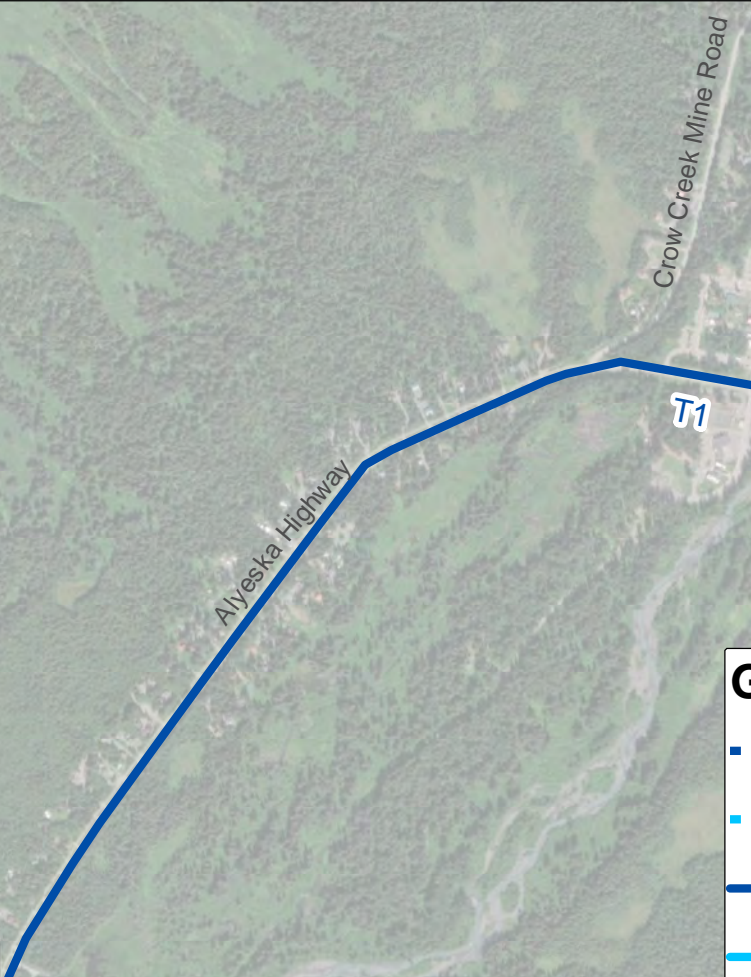
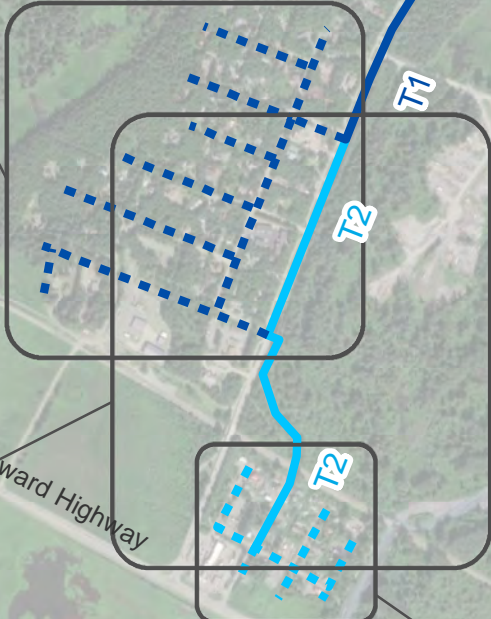
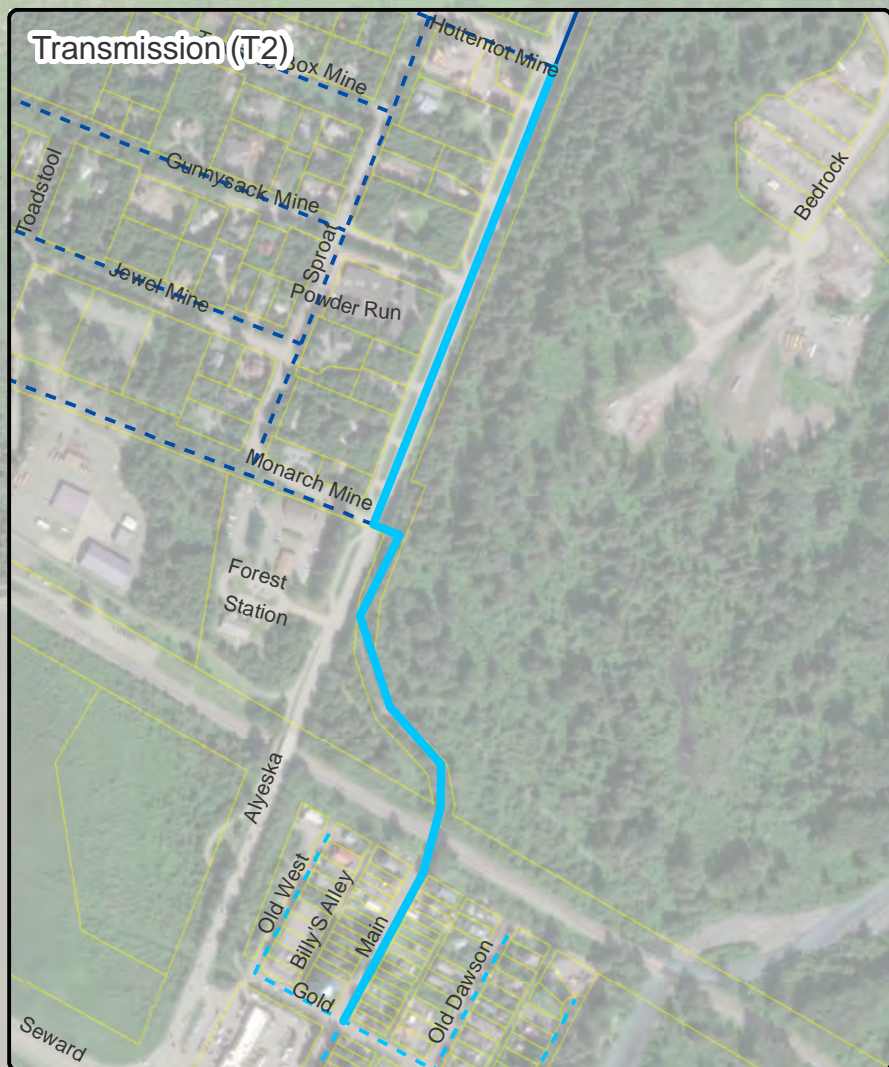
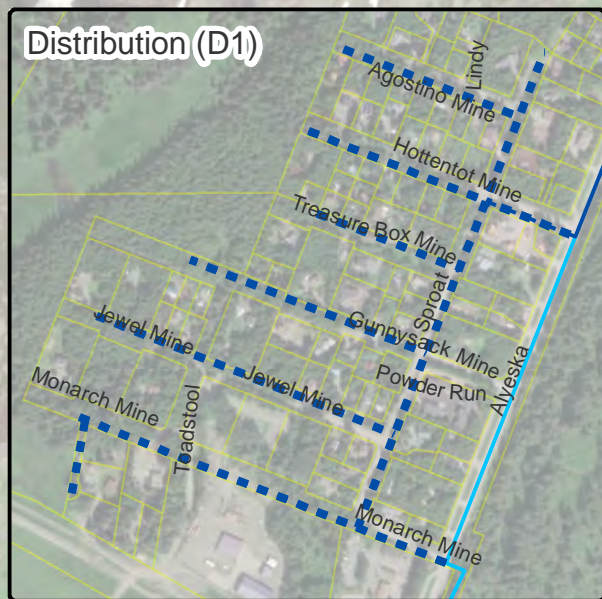
### **Next Steps**

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



# Girdwood Water Expansion

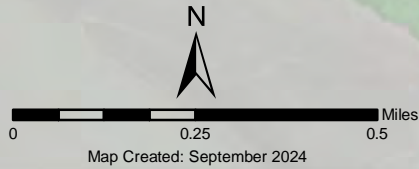
Anchorage Water and Wastewater Utility



### Girdwood Water Expansion

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

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



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

Agenda Item:

Anchorage Childcare and Early Education Fund - Marijuana Tax Fund

Propose 1% of Marijuana Tax collected at Anchorage Municipality to be directed to:  
Little Bears Playhouse

Marijuana Taxes are generated in our community and it makes sense that a portion of this tax is directed at our only licensed childcare program in Girdwood.

This could help for : funding a playground, which is currently unfunded, keep the operation sustainable with new expenses as relates to the future building.

Request a resolution of support out of GBOS.

More details on their plan to spend it:

Here is where I found these documents: <https://www.careforkidsanchorage.com/>

Here is the final report:

<https://www.muni.org/Departments/Assembly/SiteAssets/Pages/FOCUS-Budget-and-Taxes/ACCEE%20Fund%20IT%20FINAL%20Report.pdf>

Here is what it says regarding Capital Improvements:

"Another known need is funding for capital improvements. Because child care and early education facilities are often operating on such thin margins, putting everything they have into

retaining workers, capital needs such as playground equipment and new roofs or other infrastructure often get ignored. The Implementation Team is wary of recommending that the

ACCEE Fund Board and Mayor and Assembly invest too much of the ACCEE funds into capital

costs, both because capital costs can add up quickly and because these one-time projects might

be more easily funded from other sources than operational needs. That said, the IT recognizes

that this is a common need for child care and early education businesses, and one that often

goes ignored. The Implementation Team therefore recommends that the Mayor and Assembly

allocate approximately \$500,000 of the accrued 2024 funds for capital grants. The IT suggests

that this funding largely be used for existing facilities, because there is such a need at existing

businesses, but recognizes there might be cases where providing capital funding for a new child

care or early education business would make sense. If the Mayor and Assembly agree to allocate funding for capital expenses, the ACCEE Fund Board could either divide the

allocated

amount between all licensed and exempt entities, or it could set up a competitive process to fund only certain facilities.

Here is Quinn Davidsons White Paper:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/662b0c6dcbd73d095b95b628/1714097262963/ACCEE+Fund+White+Paper+Jan+2024+updated+3.26.24.pdf>

Here is what it says about Capital Funds:

"Medium Priority to Fund

Fund Capital Investments to Renovate, Expand, or Build New Facilities

While ultimately our community will need more space and facilities to meet the demand for

child care services, this isn't a high priority in the short term. The reason is that currently, many

existing programs are not operating at full capacity. So lack of child care spots is not as much

about lack of space as it is about lack of workers – workers who aren't compensated adequately

and are therefore fleeing the sector. What we need in the immediate term is support for those

workers so that we can retain them in the field. Next, we need to make this sector more attractive so that child care organizations can fully staff up. After that, investing in new or improved spaces will become a top priority.

The Accountability Board should pursue a partnership with Senator Lisa Murkowski – a partnership that should begin sooner than later to lay the groundwork for future needs.

Senator

Murkowski is known for her ability to procure funds for Alaskan communities via the Congressionally Directed Spending (CDS) program, otherwise known as earmarks, which as of a

couple of years ago is back at the Congressional level. Senator Murkowski's staff noted at a child

care event in the fall of 2023 that of hundreds of CDS requests, only three were for child care

centers. Staff also noted that Senator Murkowski is interested in adding additional child care

capital investments to future CDS requests.

While awarding capital grants might not be an immediate high priority for the ACCEE Fund, if

the Accountability Board hires staff, it would be wise to have staff pursue conversations with

Senator Murkowski's office now about how to partner to create and support additional



child

care supply. Similarly, staff would want to work with the Anchorage School District, as directed

in the proposition language itself, to explore vacant school buildings and what would be needed

to renovate or prepare these to be used as child care centers. Finally, staff would want to investigate Care Access Real Estate, a real estate investment trust (REIT). Under this model,

capital used to create new child care spots is initially funded by investors, but the child care

operator tenant can purchase the space later, once they have adequate funds to do so. Similarly,

the Accountability Board could pursue a program sponsoring mortgages and leases for home-

based providers."

Community Survey Results:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/66d790faca0c08741efbb53e/1725403386505/Appendix+F+Survey+Short+Summary.pdf>

Community Survey Summary Comments that support our cause and request:

"Limited care opportunities in Girdwood/Eagle River"

- "Concern that there is a geographically equitable distribution of funds across the Municipality (i.e. outlying communities within the Municipality like Girdwood and Eagle River should also see some funds)."

Full Comments PDF:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/663e9c5fb0b03113bbcea97a/1715379297455/Survey+Monkey+Summary+for+IT+FINAL+3.19.24.pdf>

16 places Girdwood is commented on regarding expanding capacity/new building

Here is the ACCEE recommendation to spend funds on:

Recommended 2025 ACCFF Fund Budget					
(55,780,000 reported to be available from 2025 funds and again from 2025 funds)					
	Definition	Notes	Amount	Percentage of annual revenue	Amount available to education per year assuming 10% of education net fund
2025 Board approved early education funding					
Early Educator Child Care Subsidies	Subject to pay for early education children's child care or early education costs. These subsidies are in place to cover the gap between the average cost of care and state of Alaska child care assistance funding.	Although the IT does not recommend that educators must be eligible for State of Alaska child care assistance funding to be eligible for ACCFF fund subsidies, the Board should consider requiring that those who apply for ACCFF Funds have a base-qualified for State assistance so that if they are eligible the overall benefit is greater. A potential drawback of this approach is however, that any backlog in State review of assistance applications could impact an individual's ability to receive ACCFF fund subsidies. The Implementation Team hopes that this program will be eligible for fully funded assistance for the care of their children. As a result, the ACCFF fund program and funding should align with the State program as much as possible. Finally, the Board should consider how to build a program that ensures that educators receive this funding, even if their children are using services at a different site or are in a different age group than the classrooms in which the education themselves work.	2,000,000	3%	11,264
Apportionment Grants	Grants for existing licensed child care and early education centers to support key operational costs.	Although the specific use of the funding should be determined by each individual entity, one expectation is that these grants will lead to increased wages for early education center employees, increased and ultimately increased access to child care and early education services. Assuming a total of \$7.5M in funding for this program, approximately \$12.76M would be available to each child care and early education licensed facility. (Including both in-house programs and centers). Note that this amount would be reduced if not all other or other exempt and/or unlicensed programs are included in the program. Also note that it might be appropriate to award facilities different amounts based on their enrollment levels, or based on other factors like ratio of care to level. Grants should be awarded to respond to Board requests for data and regarding current use of the funds so that those grants can be a mechanism for evaluating the success and better preparing for and assessing future awards.	2,400,000	4%	
Board Administration	Funding set aside for Board administration, including but not limited to the cost of staff, contracts, data collection, studies, research, and/or any required audits.	The Board might not assess the full 10% every year in which case the Board could put the extra funding toward one or more of the funding priorities.	550,000	1%	
Tax Collection	Cost of Municipal tax collection.		240,000	0%	
Total Funds To Be Spent			5,190,000	10%	
2025 Board Approved Capital Improvements Funding					
Plan Proposal	Targeted funding that drives innovation and is intended to improve confidence and further investment in the sector, ultimately increasing overall wages and supporting a more sustainable sector.	Rather than merely awaiting all funding equally among providers, targeting funding to particular strategic projects has the possibility of making more needed changes to the sector. While the Implementation Team strongly recommends that the Board pursue pilot projects, it is unclear whether the Board will be able to implement these in FY2025, particularly at a 2.5M level. It may be that only a portion of this funding is needed during 2025. Significantly, if current projects totaling more than 2.5M are pursued to make a large positive impact on the sector, the IT would be supportive of investing additional funds.	53,000,000	13%	
Capital Grants	Capital funding to support existing facilities, either in care centers or funding needed to be used to improve improvements.	The Implementation Team is wary of receiving too much funding via capital projects given the small covered pool of ACCFF Fund dollars, and because capital costs might be better covered through other funding sources. That said, the Implementation Team understands the great need for capital funding in this sector. The Board could direct to divide the available funding by all licensed and exempt facilities, or fund only certain facilities.	900,000	1%	
In-House Facility Start-Up Funds	Funding for new, not yet existing in-house care facilities.	While opening a new center requires a big investment, small amounts of start-up funding for in-house facilities could be incredibly effective, and therefore a very strategic use of ACCFF funding to increase access to child care and early education services.	200,000	0%	
Board Administration	Funding set aside for Board administration, including but not limited to the cost of staff, contracts, data collection, studies, research, and/or any required audits.	Should typically not be needed for above 2024 funds, since these funds will also be maintained in 2025.	0	0%	
Tax Collection	Cost of Municipal tax collection.		200,000	0%	
Total Funds To Be Spent			5,390,000	10%	

Here is where they mention Little Bears under Capital Improvements - scroll to the right after finding capital improvements:

<https://guava-bulldog-l2j3.squarespace.com/s/Appendix-H-Funding-Recommendations-Matrix.xlsx>

**From:** [Spano, Liza M.](#)  
**To:** [abbottloopcommunitycouncil@gmail.com](mailto:abbottloopcommunitycouncil@gmail.com); [ahccpresident@hotmail.com](mailto:ahccpresident@hotmail.com); [dirksisson@gmail.com](mailto:dirksisson@gmail.com); [b\\_schulte@yahoo.com](mailto:b_schulte@yahoo.com); [bearvalleycc@gmail.com](mailto:bearvalleycc@gmail.com); [birchwoodcouncil@gmail.com](mailto:birchwoodcouncil@gmail.com); [nicole\\_cupp@gmail.com](mailto:nicole_cupp@gmail.com); [chugiakcouncil@gmail.com](mailto:chugiakcouncil@gmail.com); [downtown.c.council@gmail.com](mailto:downtown.c.council@gmail.com); [eaglercommunitycouncil@gmail.com](mailto:eaglercommunitycouncil@gmail.com); [juliekjessen@gmail.com](mailto:juliekjessen@gmail.com); [sinfamak@gmail.com](mailto:sinfamak@gmail.com); [president@fairviewcommunity.org](mailto:president@fairviewcommunity.org); [Girdwood Board of Supervisors: mtntop74@gmail.com](mailto:Girdwood_Board_of_Supervisors_mtntop74@gmail.com); [ghccpres@gmail.com](mailto:ghccpres@gmail.com); [carmelajwarfield@gmail.com](mailto:carmelajwarfield@gmail.com); [hccpresident@gmail.com](mailto:hccpresident@gmail.com); [stoehnerkris@gmail.com](mailto:stoehnerkris@gmail.com); [phil@mvhope.org](mailto:phil@mvhope.org); [nscboard@googlegroups.com](mailto:nscboard@googlegroups.com); [northeastcommunitycouncil@gmail.com](mailto:northeastcommunitycouncil@gmail.com); [OSOVcommunitycouncil@gmail.com](mailto:OSOVcommunitycouncil@gmail.com); [annr.rccc@gmail.com](mailto:annr.rccc@gmail.com); [rogersparkcc@gmail.com](mailto:rogersparkcc@gmail.com); [kendrak874@gmail.com](mailto:kendrak874@gmail.com); [slccpresident23@gmail.com](mailto:slccpresident23@gmail.com); [sfccakpresident@gmail.com](mailto:sfccakpresident@gmail.com); [jthurber501](mailto:jthurber501); [stephen.a.romanelli@gmail.com](mailto:stephen.a.romanelli@gmail.com); [spenardcc@gmail.com](mailto:spenardcc@gmail.com); [zackary.gottshall@gmail.com](mailto:zackary.gottshall@gmail.com); [tuffys@gci.net](mailto:tuffys@gci.net); [tccpresident@yahoo.com](mailto:tccpresident@yahoo.com); [taccpresident@proton.me](mailto:taccpresident@proton.me); [uaccpresident@gmail.com](mailto:uaccpresident@gmail.com)  
**Cc:** [Community Councils](#); [Honest, Miranda L.](#)  
**Subject:** Notice of Renewing Liquor Licenses for 2025-2026  
**Date:** Wednesday, August 28, 2024 3:04:35 PM  
**Attachments:** [2025-2026 MOA Alcohol License Renewals.xlsx](#)

---

Dear Community Council:

Notice:

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

Public Hearings and Resolutions:

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

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

Please contact me if you have questions.

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

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



**From:** [CoasT Pizza](#)  
**To:** [Heritage Land Bank](#)  
**Cc:** [NLD](#); [World Wide Web Ombudsman](#); [Waller, Karina \(Murkowski\)](#); [Miller, Andrew J \(DNR\)](#); [Tyler, Margaret S.](#); [Conaway, Jeff](#); [ombudsman@akleg.gov](mailto:ombudsman@akleg.gov); [Holland, Sean L \(DOT\)](#); [Jobin, Olivia G CIV USARMY CEPOA \(USA\)](#); [lindsay.hobson@enstarnaturalgas.com](mailto:lindsay.hobson@enstarnaturalgas.com); [public\\_comment@akrr.com](mailto:public_comment@akrr.com); [regulatory\\_affairs@chugachelectric.com](mailto:regulatory_affairs@chugachelectric.com); [Lamothe, Karlie D.](#)  
**Subject:** Old Girdwood Levee  
**Date:** Tuesday, October 1, 2024 12:28:10 PM  
**Attachments:** [Old Girdwood Overview with Levee Widths.pdf](#)  
[Stormpipes and Ditches Old Girdwood Overview 08252024.pdf](#)  
[Old Girdwood Drainage Culvert NSH.pdf](#)  
[Alyeska Bridge Gauge Station Last 6 Peak Events.pdf](#)  
[USGS 15272550 1965 to 1978.pdf](#)

---

## [EXTERNAL EMAIL]

My name is Amanda Tuttle. I am the business owner of CoasT Pizza and a landowner in Old Girdwood. I am also a state and federal environmental regulatory specialist with over 20 years of experience.

On October 31, 2021 I personally witnessed the alarming situation of the Old Girdwood levee nearly being over topped along with rapidly occurring erosion as large rip rap was falling into the river.

Heritage Land Bank has not maintained the levee since their conveyance of the land from the State of Alaska in 1984 and only first publicly admitted they owned the levee on May 23, 2024. Heritage Land Bank is also non-compliant with Municipality Code Title 25.40.025 Land Disposals, Title 25.40.025(c) to complete land use studies, the 1995 Girdwood Area Plan, and the 1994 Turnagain Arm Management Plan which states Sub Unit 5a "The Seward Highway/Turnagain Arm scenic corridor and tidelands near Girdwood at the mouth of Glacier Creek have been identified as an Area Meriting Special Attention by the Anchorage Coastal Management Plan".

Heritage Land Bank has only completed one site specific land use study for Girdwood, the 2006 Final Crow Creek Neighborhood Land Use Study and it does not meet Title 25.40.025(c) (b) by failing to identify historical and natural landmarks, natural hazards, and environmentally sensitive lands of Old Girdwood and (e) land use compatibility with adjacent areas.

Old Girdwood only has one main drainage, a 36" culvert under the New Seward Highway that is not properly functioning and currently only has a 12"-18" head space. The non-functioning culvert is creating flooding throughout Old Girdwood and now floods Old Dawson Road with 3-5' of water year-round.

If this levee was to fail it would be an environmental disaster due to the diking in of the community and failure to have adequate drainage for the Old Girdwood basin. The New Seward Highway culvert will float, washing out the highway and most likely collapse the railroad trestle. Transportation will be cut off to Alaska's deep seaports, floating Enstar's gas pipelines and Chugach's Electric's transfer station whose utilities both feed the Kenai Peninsula. In addition, risking the lives and property of ~100 full time residents of Old Girdwood and 9 businesses.

Upstream urban development impacts from land sales not meeting Title 25.40.025(c) on the levee are immediate and imminent due to the restriction of the Glacier Creek Watershed to 77' wide, at the Alaska Railroad Trestle and lack of hydraulic data collection since 1975.

The Greater Anchorage Borough September 1969 report, Floods on Glacier Creek in the vicinity

of Girdwood Alaska states the estimated peak discharge for an Intermediate Regional Flood is 14,000 cfs and the Standard Project Flood is 26,000 cfs at the Alaska Railroad Bridge. USGS hydraulic monitoring station, 15272502, on the Alyeska Highway Bridge, approximately 2.5 miles upriver from the railroad trestle, fails to capture 6 of the 9 main drainages within the Glacier Creek Watershed.

Three of the six peak discharge events at USGS 15272502 have occurred in October. Four of the six events have a peak discharge above 3,000 cfs with peak discharge of 3,810 cfs. The October 31, 2021 near overtopping and breach of the levee I witnessed had a peak discharge of 2,900 cfs.

Currently, it is our flood season. The levee needs a temporary solution, of large rip rap brought in to buffer the areas where the high erosion has occurred.

These issues have all been presented to Heritage Land Bank through their formal comment periods on their work and management plans, public testimony, and emails over the course of several years and complaints to the Anchorage Municipal Ombudsman. Heritage Land Bank has yet to respond to any of my inquiries or put the levee formally on an agenda as an action item.

We need collaboration with all interested parties.

**From:** [Krystal Hoke](#)  
**To:** [Tyler, Margaret S.](#); [Kevin McDermott](#)  
**Cc:** [Brett Wilbanks](#)  
**Subject:** Re: Anchorage Childcare and Early Education Fund - Marijuana Tax Fund  
**Date:** Monday, October 7, 2024 1:02:28 PM

---

**[EXTERNAL EMAIL]**

Follow up Comments:

- Childcare is an important aspect to Economic Stability. Although Housing gets the majority of our conversations, Economic Stability is the other half of the purpose for this committee.

- I am open and welcoming of the Marijuana Tax funds to be directed into a "Childcare" account under GHEC, rather than directly to Little Bears.

I imagine there would be several sub-accounts, (such as one for housing), or at minimum the accounting is done so there is clarity regarding restricted funds for each purpose.

- Funds going to GHEC may be a better option, as if another licensed childcare operator came into the valley, it would seem fair to split the funds. ( An easy matrix formula regarding capacity could be used to determine the split.) Since Little Bears is the only licensed facility, it would make sense that they would receive these funds until a different situation arises.

I see the process/direction would be:

- Muni Accounting would direct a % of Marijuana tax, childcare specific funds, to GVSA
- GHEC would give recommendation to GBOS for annual disbursement
- GBOS would approve / deny

It would be helpful for this to go on GBOS's agenda and confirm they feel this falls in GHEC purview.

As mentioned previously last meeting, today is my anniversary, so I may or may not be on the meeting tonight.

I would ask that this gets added onto the agenda under new business. I will commit to being on for Nov meeting and answering any additional questions, when it is on as old business. Once added as new business, please share or read these emails to inform the committee what I am trying to accomplish.

Disclosure: I do not work directly for Little Bears. I am Internal Project Manager of the Girdwood Workforce Childcare Project for Girdwood Inc. I serve on building committee with 5 other Little Bears board members and staff. Little Bears is a very important partner in this joint project. To avoid any potential conflicts of interest, I will abstain on this vote at GHEC.

Kevin, will you weigh in if you think this should also be added onto LUC agenda?

Thank you!  
Krystal

On Mon, Oct 7, 2024 at 8:04 AM Tyler, Margaret S. <[margaret.tyler@anchorageak.gov](mailto:margaret.tyler@anchorageak.gov)> wrote: