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
Jennifer Wingard & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews

Resolution 2026-XX
Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR NATIONAL FISH AND WILDLIFE FOUNDATION GRANT AND GVSA MATCH TO COMPLETE EMBANKMENT WORK ON CALIFORNIA CREEK BANK EROSION

WHEREAS, erosion of the California Creek embankment on Municipality of Anchorage property that impacts homes and businesses in the Girdwood Valley Service Area has been a topic that GBOS, Heritage Land Bank and MOA Watershed Management have been seeking a solution for since major storm cycles and heavy drainage compromised the existing embankment in 2023; and

WHEREAS, the project qualifies for National Fish and Wildlife Foundation (NFWF) grant funds, which requires match of $60,000 from the GVSA;

THEREFORE, the Girdwood Board of Supervisors resolves support for the NFWF grant application and commits to provide the $60,000 required match from the GVSA Capital Fund.

PASSED AND APPROVED by a vote of x to x this xx day of xx 2026.

Jennifer Wingard
GBOS Land Use Committee Liaison, GBOS Co-Chair

Attest

The proposal to transfer a portion of HLB section 6-057 (Girdwood Industrial Lots) to the the Girdwood Service Area will be introduced at the Anchorage assembly on November 17th.

The Annual HLB work plan and 5 year strategic plan will be out for public review later this month with anticipation of a Pubic Hearing on January 28th, 2027.

HLB is soliciting for an additional members to the HLB Commissioners Board

The next HLB commission meeting will be held on Thursday, November 19th at 1:30 pm. This meeting has two action items relevant to Girdwood. The first action item is regarding a proposed disposal by easement on HLB Parcel 6-029 in Girdwood near Hightower Road to Chugach Electric Association, Inc. (public hearing notice). The second action item is regarding a proposed disposal by easement on HLB Parcel 6-062 in Girdwood near Virgin Creek Road to Enstar Natural Gas Company (public hearing notice).



GIRDWOOD

your input matters

A WILDFIRE SURVEY IS ON ITS WAY TO YOUR HOME

Your input helps us understand what matters most in Girdwood and where support is needed.

From limited access to dense vegetation, your perspective helps shape how we plan and prioritize.

Please take the time to complete it when it arrives.

Your input makes a real impact.

AFD WILDFIRE DIVISION

THANK YOU FOR HELPING US BETTER SUPPORT GIRDWOOD THROUGHOUT WILDFIRE SEASON

WiRē wildfire research

WUI-CAT October 2026 Mtg

Chipping is still open for registration, but on pause until Spring 2027
Individuals can apply - eligibility is based on location and geography
Firewise is credential and can get on list for 2027

New Website launch:
https://www.muni.org/departments/fire/wildfire_home/firewise_home_assessments.php

1,714 sprinkler kits distributed of the 2000 ordered. Hiland was one of top areas and Girdwood not far behind, w approx 125 kits.

Grant Award: Slip in Units were awarded to both Chugiak (1) and Girdwood (2)! H2O tanks that can slip into the bed of a truck, incl pump. Anchorage did not qualify as a Fire Department due to population; Wildfire Division was able to apply on behalf of Chugiak and Girdwood with smaller populations.

WiRe: Non profit organization research in 3 phases.
PLEASE FILL OUT YOUR SURVEYS!!! These are in your po box. See flyers.

1st - Wildfire Assessment done.
2nd - Public gets involved. Surveys were shipped from CO and although lengthy, they are multiple choice. Commentary can be added. Feedback helps them understand barriers, needs, understanding, and more information.
3rd - Synthesizing of results by company and presenting

* Surveys were sent to 'Extreme hazard ratings' in addition to Hiland and Girdwood. * They are hoping for a huge turnout; please help by completing your survey and mailing it back!

MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION

DATE: November 16, 2026

TO: Girdwood Board of Supervisors

FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation

SUBJECT: **Roads, Facility, Cemetery & P & R Monthly Report**

Coffee with Our Cops is NOV 21 9A-12P at the Grind. Thanks to Tommy O'Malley, WPD and the Grind for making this great event happen!

Staff: As we move into winter operations, trash and other services are handled by year-round staff. If you see anything that needs attention, please contact Kyle kelleykt@muni.org or Margaret tylerms@muni.org

Wildlife: The moose are ornery and seem to be everywhere. Make sure you are attentive to your surroundings and giving wildlife the space it needs.

Dogs: Please pick up after your dog and throw bags in the trash. Dogs are not allowed on the ballfield, tennis courts, playground or skate park.

Trails: More primitive trails lack the surface to handle heavy rain and runoff. If you're leaving a footprint or tire track of more than 2 inches, you should turn around and find a trail that's solid. We're excited to begin grooming. Meadows have to be frozen and snow-covered before we can begin to groom them. 5K will probably be ready sooner since it has good base.
NEW! QR code to use to donate to Girdwood Trails Girdwood Inc account!
Thank you Girdwood Inc for helping us get set up!
GTC mapping subcommittee is finished the winter map.
Scan the QR codes to see the summer and winter maps!

DONATE to GIRDWOOD TRAILS!

Girdwood Trails Committee

Winter Map

Parks & Amenities:

- *Campground:* Tent campground closed.
- *Playground:* Open!
- *Lions Club Park:* Open!
- *Disc golf:* Open!
- *Library/Community Center:* Library is open TUE-SAT 10-6. Be aware of holiday schedules in Nov and Dec
- *Tennis Courts:* Closed.
- *Soccer field:* Open!
- *Sladen J Mohl Ball Field: Open!*
- *Skate Park*: Open!
- *Annual Beautification*: done! Thanks everyone!

GBOS Non-profit Grants: Grant allocations communicated to grantees and revision forms sent. All grantees will need to complete year-end reports due in late January and then we'll work on contracts for 2027 funding.

Other Grants:
National Forest Foundation Matching Awards Program (MAP) Grant: GVSA was not awarded this grant. Staff attended feedback session; next application round early 2027.
Land and Water Conservation Fund (LWCF) Grant: GVSA applied and was awarded a grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is $103,737.00 for a project costing $207,474.00. Grant must be wrapped up by 2027. Kyle has completed reporting for now. Staff is working on interpretive signs; materials are ready for construction May/June 2026. GVSA did not apply for 2027 grant, which was due Oct 31.
Recreational Trails Program Grant (RTP): GVSA/GTC applied for funds to work on the Beaver Pond Trail in the 2027 grant round. Application submitted for Oct 30 deadline.
Alaska Community Foundation: Next round is spring 2027.
Rasmuson Foundation: GVSA received $250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram.
National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately $220,000 for the bridge to replace the hand tram.
Anchorage Park Foundation: GTC was awarded grant with 1:1 match for interpretive signs for the interpretive center at the suspension bridge.

Social Media & Websites: New MOA website is up and running. We're working on more intuitive access to the GBOS and Girdwood Parks and Rec pages. Meetings calendar is not yet active.
GBOS videos are on line: https://www.youtube.com/channel/UCOUlNInprZEjhbpVPiJOlEA

We are active on Facebook as Girdwood Board of Supervisors and Girdwood Parks and Recreation.

Other links and info:
Sen. Cathy Giessel's weekly newsletter: Signup Form (constantcontactpages.com)
Rep Ky Holland e-newsletter: House District 9 Community Engagement
Information on the ASD: Anchorage School District / Anchorage School District Homepage (asdk12.org)
Anchorage Assembly: Assembly Home
Heritage Land Bank information: www.Muni.org/HLB

Roads and Drainages

Road Status: With the warm weather we had at the end of October, we took advantage of it and completed several drainage maintenance projects. Ditches and shoulders on Alyeska View, Cortina, Olympic Mountain Loop, Girdwood Place, and Arlberg Girdwood Place were dug out and reshaped. A Vac-Truck was brought in to clean out three culverts that had filled with sediment and improve flow. After our first measurable snowfall, we did perform a plowout on asphalt roads but stayed off dirt roads, as they are too soft for snow removal. We are continuing to maintain the dirt roads as they pothole from all the rain we've been getting. Last Tuesday we did experience a significant rain event of 3" of rain in 18 hours. Hoping that at some point things will freeze up and get into more of winter mode and out of fall operations.

Major project updates:

Ruane Road fish passage culvert replacement. The Boutet company will lead project management for this new culvert project, and the Jacobs company will help ensure compliance with the EPA grant and federal requirements. EPA has approved our Request for Proposal (RFP) for Design and Engineering services for the new culvert. The committee selected HDR Engineering, Inc. to provide design and engineering services and prepare bid documents for

construction of the new culvert. Negotiations are currently underway with HDR to sign a contract. Design and engineering should start this fall and into winter.

Winner Creek Trail Bridge at the Glacier Creek crossing: We signed a contract with Spernak and Sons to procure the bridge construction materials and build the bridge. We have a pre-construction meeting with the contractor this week to kick off the project and confirm the construction schedule. This project will start this summer and be completed next summer in 2027. The materials needed for this project have long lead times, and recent disruptions in global markets have led to unforeseen increases in material, freight, and fuel costs. Besides the challenges this project already faces because of its location, these unforeseen market conditions only add more time to complete this great bridge for the community. The contractor is making steps forward to fully start the project next spring, with completion by the end of summer 2027.

GVSA Road Maintenance contract: Western Construction won the new 5-year term contract for Girdwood Road and Drainage Maintenance. The Assembly approved the contract as part of its consent agenda item on October 6th. The new contract will be a 5-year term contract with two options to extend for two (2) additional two (2) year renewals.
GVSA has turned into a purchasing an ITB for additional "as-needed" steam truck support, so we're prepared for the winter like last year.

Expenses and Budget:
Girdwood Valley Service Area 2026 Mill Rate: 5.34 of 6 mills

Roads: Contracted Road Expenditures by Month:

Month	2024	2025	2026
January	$51,162.50	$29,666.25	$32,125.00*
			$112,788.32
February	$50,612.50	$34, 533.25	$19,875.00*
			$37,572.50
March	$96,425.00	$23,033.25	$9,500.00*
			$65,096.25
April	$60,296.50	$26,368.75	$43,625.00*
May	$33,003.75	$168,007.95	$52,305.25
June	$35,861.50	$4,776.94	$31,609.75
July	$7,143.75	$13,837.50	$5,568.75
August	$51,086.42	$0.00	$15,168.00
September	$9,553.75	$111,911.25	$22,023.00
October	$20,370.00	$69,919.75	
November	$16,982.50	$26,064.00	
December	$22,993.75	$31,152.58	
Total Jan-Dec:	$701,668.85	$455,492.25	$447,256.32

*Additional Contracted Steam Thawing with Northern Gravel

Public works operation 2026 budget expended: $1,343,914.12 of $1,913,148.00 =70%
2026 Capital Roads Project fund available (406): $178,000.00

Parks:

2026 Expended Budget: $521,913.07of **$**869,560.00= 60%
2026 Capital Park Project (406) Reserve Fund available: $88,122.62
2026 Winner Creek Trail Suspension Bridge funds = $951,859.00
2026 Winner Creek Trail Suspension State Grant Funds = $1,200,000.00
2026 Community Room Capital Reserve Fund (406): $47,896.12
2026 Girdwood Lions Club Park Pavilion: $143,535.00

Police:

2026 Expended Budget: $679,645.22 of 913,625.00 = 74%

Fire:

2026 Expended Budget: $1,432,044.31 of $1,985,067.00 = 72%

2026 Fire Undesignated Capital Fund (406) = $259,177.97

Housing and Economic Fund:

2026 Expended Budget: $0.00 of $100,000.00 = 0%

Other:

Upcoming Meetings to schedule:

GBOS LUC Joint meeting with DOT re Alyeska Highway speed	If needed, TBD
GBOS Parliamentary Procedure and Ethics Training	Fall 2026
GBOS Work Session Re: capital projects/leaseback options	TBA

To: Girdwood Board of Supervisors
From: Kyle Kelley, Girdwood Valley Service Area Manager
Date: November 6, 2026
Subject: Comments related to the updated GBOS Rules and Procedures comment period

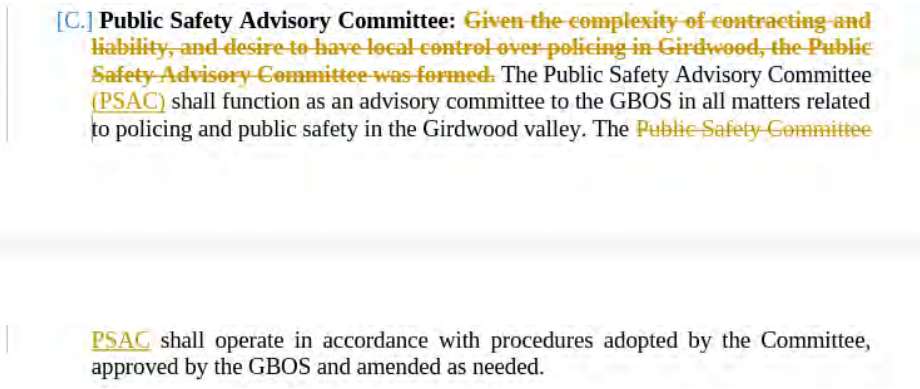
Hello GBOS,

With the comment period open for the updated GBOS Rules and Procedures, I would like to submit four recommendations for GBOS to clarify these items and strengthen their interpretation going forward.

Recommendation #1:
Article 2; Committees C
I recommend clarifying C. Public Safety Advisory Committee by being more specific about the matters PSAC addresses. The Land Use Committee should handle issues like land use and utilities.

Currently: The Public Safety Advisory Committee shall function as an advisory committee to the GBOS in all matters related to policing and public safety in Girdwood Valley.

Recommend Change: The Public Safety Advisory Committee shall function as an advisory committee to the GBOS in all matters related to Fire and Policing Services in the Girdwood Valley.



[C.] **Public Safety Advisory Committee:** ~~Given the complexity of contracting and liability, and desire to have local control over policing in Girdwood, the Public Safety Advisory Committee was formed.~~ The Public Safety Advisory Committee (PSAC) shall function as an advisory committee to the GBOS in all matters related to policing and public safety in the Girdwood valley. The ~~Public Safety Committee~~

PSAC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS and amended as needed.

Recommendation #2:
Article 2; Committees D

I recommend changing the language describing what this committee handles to align with the ballot proposition language voters originally approved to establish this power for GVSA.

This proposition would add to the existing powers of the Girdwood Valley Service Area the power to provide services in support of policies that promote local housing and economic stability. This proposition would not authorize the Girdwood Valley Service Area to levy any additional taxes. Exercise of this new power, if approved, would be paid for by taxes levied under the service area's current maximum mill rate of 6.0 mills.

Shall this new power be added to the existing powers of the Girdwood Valley Service Area?

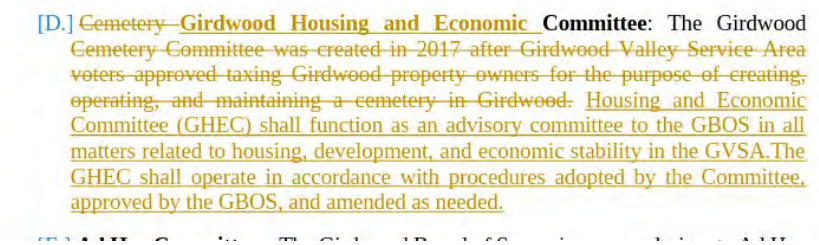
[ ] Yes

[ ] No

Currently: Housing and Economic Committee (GHEC) shall function as an advisory committee to the GBOS in all matters related to housing, development, and economic stability in the GVSA. The GHEC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS, and amended as needed

Recommend Change: Housing and Economic Committee (GHEC) shall function as an advisory committee to the GBOS in all matters related to the policies that promote local housing and economic stability in the GVSA. The GHEC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS, and amended as needed

If this change is approved, then change Economic Development to Economic Stability throughout the document.

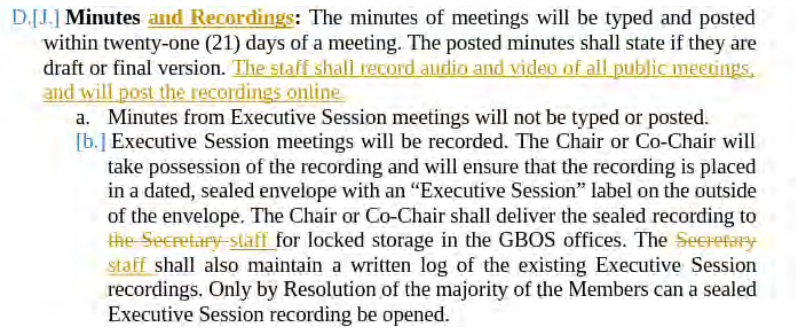


[D.] ~~Cemetery~~ **Girdwood Housing and Economic Committee**: The Girdwood ~~Cemetery Committee was created in 2017 after Girdwood Valley Service Area voters approved taxing Girdwood property owners for the purpose of creating, operating, and maintaining a cemetery in Girdwood.~~ Housing and Economic Committee (GHEC) shall function as an advisory committee to the GBOS in all matters related to housing, development, and economic stability in the GVSA.The GHEC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS, and amended as needed.

Recommendation #3:
Article 3 Meetings, Section D.(J.) Minutes and Recordings:

Currently: The staff shall record audio and video of all public meetings and will post the recordings online.

Recommended Change: The staff shall record audio and video of all public meetings as technology allows. All GBOS recorded meetings will be posted online. GBOS subcommittee recorded meetings will be stored and provided to the public upon request.



D.[J.] **Minutes and Recordings:** The minutes of meetings will be typed and posted within twenty-one (21) days of a meeting. The posted minutes shall state if they are draft or final version. The staff shall record audio and video of all public meetings, and will post the recordings online.

a. Minutes from Executive Session meetings will not be typed or posted.

[b.] Executive Session meetings will be recorded. The Chair or Co-Chair will take possession of the recording and will ensure that the recording is placed in a dated, sealed envelope with an "Executive Session" label on the outside of the envelope. The Chair or Co-Chair shall deliver the sealed recording to ~~the Secretary~~ staff for locked storage in the GBOS offices. The ~~Secretary~~ staff shall also maintain a written log of the existing Executive Session recordings. Only by Resolution of the majority of the Members can a sealed Executive Session recording be opened.

Recommendation #4:

I recommend GBOS clarify in this document the voting requirements for subcommittee members, especially for committees where members are appointed. This can be done by reviewing each committee's voting requirements. There is sometimes confusion about whether non-residents can vote on items unless each committee's operating rules specifically allow it. For example, the Land Use Committee allows non-property owners, businesses, and non-profit associations one (1) vote per entity.

GIRDWOOD BOARD OF SUPERVISORS

RULES & PROCEDURES

Adopted: September 20, 2004

Revised and approved TBA 2026 ~~April 2022~~

I. ESTABLISHMENT AND GENERAL POWERS OF GIRDWOOD BOARD OF SUPERVISORS

A. The Girdwood Valley Service Area was established by Anchorage Municipal Code (AMC), Chapter 27.20.110 Girdwood Valley Service Area Board of Supervisors, as follows:

[a.] There is established a board of supervisors for the Girdwood Valley Service Area consisting of five (5) persons elected in accordance with the provision of this chapter. The board shall be constituted and shall function in the manner prescribed in this chapter [AMC, Chapter 27.20] in the exercise of fire prevention and protection, street construction and maintenance, housing and economic development, solid waste collection, parks and recreation services, cemetery ~~planning, operations, & maintenance~~oversight, public safety, and utilities.

B. The Girdwood Board of Supervisors (hereafter "GBOS") shall consult with and advise the Anchorage Assembly (hereafter "Assembly") and Mayor concerning the administration of the affairs of the service area and the services that are being provided.

~~[C.]~~ GBOS shall provide annual service area budgets to the Mayor and Assembly for their approval, see the budget section for details. ~~**The Mayor shall consult with the GBOS in preparing the annual budget for the service area, and the comments and suggestions of the GBOS concerning the budget shall be transmitted to the Assembly for its consideration.**~~

[D.] ~~**AMC 27.10.040 Operation of service areas with boards of supervisors states: In a service area with a board of supervisors, services shall be provided in the service area by the departments, if any, designated by the ordinance establishing the service area and designating the power to be exercised within the service area subject to the advice and recommendations of the board of supervisors established pursuant to AMC Chapter 27.20. AMC 27.10.040 also states that the board of supervisors shall supervise the furnishing of special services in the service area in the manner prescribed by the ordinance establishing the service area and designating the power to be exercised within the service area. Except as otherwise provided by ordinance, the administration of the Municipality of Anchorage (hereafter "MOA") may prescribe rules, procedures and guidelines to be followed in furnishing services and expending moneys in service areas where boards supervise the furnishing of services (A.O. No. 82-49).**~~

~~[E.]~~ Assembly Ordinance AO 2003-113 approved August 12, 2003: The Girdwood Board of Supervisors is designated as the Girdwood Community Council ex-officio by the Anchorage Municipal Assembly. Because of this, Girdwood is not recognized as a Community Council District in Municipal Code 2.40.040.D – Establishment of community council districts. ~~With the adoption of 2.40.035.B on August 12, 2003, the Girdwood Community Association Rules and Bylaws were over-ruled and suspended.~~

Municipal Code 2.40.035.B Recognition of community councils; special ex-officio community council recognition for Girdwood Board of Supervisors, states: "Girdwood recognized; special provision. The municipality recognizes the Girdwood Board of Supervisors as the community council, ex-officio, which serves the Girdwood Valley Service Area (GVSA).~~Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090.~~

~~[F.] The Girdwood Valley Service Area (GVSA) Administrative Officer (hereafter "Secretary") will take minutes during all GBOS meetings, type and post agendas and minutes, complete correspondence and other duties as directed by the GBOS Chair or Co-Chair (hereafter "Chair" or "Co-Chair"). The Secretary is not a member of the board and holds no voting rights. The Secretary should not take part in discussions, comment on, or ask questions of any GBOS member (hereafter "Member") or public during discussions or presentations, except on matters of clarification for the minutes.~~

[G.] ~~The Secretary shall be responsible for posting all items requiring public notice on the GBOS website and at the Girdwood Branch of the US Post Office, the Girdwood Library, and the Girdwood Community Center per the timeline required for each type of notice.~~

II. RULES OF PROCEDURE FOR THE GIRDWOOD BOARD OF SUPERVISORS (GBOS).

The following information addresses specific organization of the Girdwood Board of Supervisors. Any items not addressed are to be handled in accordance with Robert's Rules of Order.

Article 1: MEMBERSHIP.

A. The GBOS shall consist of five (5) elected Members.

   a. Any resident of the Girdwood Valley Service Area 18 or older is eligible.

   b. No person shall serve on GBOS for more than 3 terms; members who are appointed part-way through a term shall not serve for more than 3 more full terms.

B. The elected Members are elected officials, thus subject to the MOA laws governing removal from office. Generally stated:

   [a.] **Meeting Absences:** A Member intending to be absent at a Regular Meeting shall ~~request from~~ inform the Chair or Co-Chair ~~to be excused~~ in advance of the meeting from which he will be absent.

~~Recall Procedure: Grounds for recalling a MOA elected official are incompetence, misconduct in office and failure to perform prescribed duties. Those wishing to recall an elected official are to contact the Municipal Clerk.~~

~~Declaration of Vacancy:~~ Vacancy of a seat shall occur on the failure of a Member to:

i. Attend three (3) consecutive Regular or Special Meetings or Work Sessions without an excused absence from the Chair or Co-Chair;

ii. Attend a two-thirds (2/3) majority of the Regular and Special Meetings, Work Sessions, Executive Sessions and GBOS Public Hearings during any calendar year without excused absences from the Chair or Co-Chair.

b. **Recall Procedure:** GBOS will follow Anchorage Assembly recall procedures for any recall of a GBOS member.

~~c.~~ **Resignation by a member:** Member shall submit a signed letter of resignation to the Chair or Co-Chair and to the Mayor concurrently.~~**Resignation by a Member will be done in the following manner:**~~

[a.] ~~**Member submits signed letter of resignation to the Chair or Co-Chair and to the Mayor concurrently.**~~

A.[B.] Filling the vacancy will be done in accordance with MOA code in the following manner:

[a.] Public notice of seat vacancy will be posted ~~as outlined in Section I, G~~ for a minimum of fourteen (14) full days stating specific Seat Vacant, Term, and requesting that a brief resume from those interested in filling the seat be submitted to the GBOS by a specified closing date.

[b.] Within seven (7) days of the closing date for resumes, the GBOS will meet in Executive Session to make a recommendation to be forwarded to the Mayor~~, along with all other resumes received~~.

[c.] The Mayor will then ~~make an~~ confirm the appointment to fill out the term of the seat left vacant.

[C.] At the time of a new Member's election or appointment to a GBOS seat, the staff ~~Secretary~~ shall prepare a ~~notebook~~ GBOS Manual for the Member. The GBOS Manual will provide the following information:

~~notebook shall contain: the current~~ GBOS Rules and Procedures~~, copies of all GBOS minutes and attachments from the previous six (6) months, a copy of any current/pending correspondence or agenda, a calendar of all scheduled meetings for the next six (6) months, a copy of the Girdwood Area Plan, a copy of the Turnagain Arm Management Plan and anything else~~; GVSA Map; Community Council Ex-officio information; Girdwood Land Use Committee operating Principles; Intro to Roberts Rules of Order; MOA Board Responsibilities; Anchorage Municipal Code Title 21 Chapter 9 and Title 25: Girdwood Land Use Code; Municipal Service Areas

Operating Manual,

In addition, links to online resources and relevant plans, including the Girdwood Comprehensive Plan, Turnagain Arm Management Plan, and the 1995 Girdwood Area Plan, Girdwood Valley Service Area budgets for the last 3 years; information on the Alaska Open Meetings Act and Ethics information for elected officials and any other materials that the Chair or Co-~~Chair~~ chair may direct ~~the Secretary~~ staff to include.~~**insert.**~~

Article 2: COMMITTEES.

The Girdwood Board of Supervisors has established the following Standing Committees:

[A.] **Land Use Committee:** There shall be a Land Use Committee (hereafter "LUC") which shall function as an advisory committee to the GBOS on all Girdwood Land Use issues. The LUC shall operate in accordance with the Girdwood Land Use Committee Operating Principles as approved by the LUC and amended as needed.

The LUC is a one-person one-vote organization, whereas GBOS business is voted upon by only the 5 board members. In consort with the ideals of community councils being the voice of the people with one-person one-vote, the LUC is designated by the GBOS to be the public hearing process for the GBOS. In the event that the voting in LUC and GBOS do not match each other, the rules under **Voting Conclusions,** Article 6, Section E will be followed.

It is intended that, on all matters involving Conditional Use Permits, Vacation Applications and Easement Applications the LUC will "hear" the matter first, and then, in accordance with the GBOS policies for these items, will send forward to the GBOS its recommendations and/or vote on the matter. ~~Once the LUC has sent forward to the GBOS its recommendations on a given matter~~Then, that matter may then be put on the next available GBOS agenda for GBOS discussion, vote and action or recommendation to the appropriate MOA department or authority. All effort shall be made for Girdwood land use type issues to be heard before the LUC first and voted upon by members. ~~However, given time constraints with the MOA Planning Department, it may not always be possible for an issue to go before the LUC. In this instance, such issues will be heard before the GBOS and their recommendation will be sent forth to the MOA Planning Department, with the caveat that time did not permit the issue to be heard and voted upon by the LUC.~~ If time constraints preclude a LUC hearing, any GBOS actions will be forwarded with the caveat that LUC was unable to hear the issue.

A.[B.] **Trails Committee:** Given the importance of local and regional trails in the Girdwood valley, there shall be a Trails Committee which shall function as an advisory committee to the GBOS on all matters related to trails in the Girdwood valley. The Trails Committee shall operate in accordance with procedures adopted by the Committee, approved by the GBOS and amended as needed.

[C.] **Public Safety Advisory Committee:** ~~**Given the complexity of contracting and liability, and desire to have local control over policing in Girdwood, the Public Safety Advisory Committee was formed.**~~ The Public Safety Advisory Committee (PSAC) shall function as an advisory committee to the GBOS in all matters related to policing and public safety in the Girdwood valley. The ~~Public Safety Committee~~

PSAC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS and amended as needed.

[D.] ~~Cemetery~~ **Girdwood Housing and Economic Committee**: The Girdwood ~~Cemetery Committee was created in 2017 after Girdwood Valley Service Area voters approved taxing Girdwood property owners for the purpose of creating, operating, and maintaining a cemetery in Girdwood.~~ Housing and Economic Committee (GHEC) shall function as an advisory committee to the GBOS in all matters related to housing, development, and economic stability in the GVSA.The GHEC shall operate in accordance with procedures adopted by the Committee, approved by the GBOS, and amended as needed.

[E.] **Ad Hoc Committees:** The Girdwood Board of Supervisors may designate Ad Hoc Committees for the purpose of researching plans or projects. Ad Hoc Committees are temporary groups, which will retire once the project is complete or the concept is tabled by GBOS. An Ad Hoc Committee may become a formal Committee of the GBOS if the project becomes part of the Girdwood Tax Service. Ad Hoc Committee meetings are required to follow GBOS posting and public notice proceduresas outlined in Section 1, G.

Examples of current and past Ad Hoc Committees of the GBOS include: Girdwood Area Plan Update Committee, Turnagain Arm Service Coalition (TASC), and Girdwood South Townsite Area Plan Update Committee. Ad Hoc Committees are expected to report to GBOS at the monthly regular meeting.

Subcommittees:

The Standing Committees described above may create Ad Hoc Subcommittees for the purpose of working on specific projects of that Committee.

Article 3: MEETINGS.

[A.] **Regular Meetings:** Regular Meetings will be held on the third Monday of each month unless changed due to unforeseen circumstances or holidays. The meeting will start at the published time and will adjourn at ten (10) p.m. except, the meeting may be extended for up to one hour by a majority vote of the Members present. The meeting will not extend beyond eleven (11) p.m. The first order of business will be to approve the minutes of the previous Regular Meeting, and the minutes of any Special Meetings or Work Sessions, if deemed necessary, held in the monthly interim. Each agenda item is limited to a maximum of ~~sixty (60)~~ 45 minutes of discussion unless the duration is extended by a majority vote of the Members present.

[B.] **Special Meetings:** Special Meetings may be called by the Chair or Co-Chair or by a quorum of the other Members. A minimum of twenty-four (24) hours' notice of meeting must be given to each Member and ~~the Secretary~~staff. The Special Meeting must be posted at the Girdwood Post Office at least twenty-four (24) hours before the time set for meeting.

[C.] **Work Sessions:** Work Sessions may be called by the Chair or Co-Chair and/or any two Members at any time to discuss problems and plans. All Members and ~~the Secretary~~ staff must be notified under the same conditions as Special Meetings. No formal transactions may be decided upon at Work Sessions. At the Chair's request, Work Sessions shall be electronically recorded by ~~the Secretary~~staff; written minutes shall not be produced unless the Chair or Co-Chair decides a compelling

reason exists for written minutes.

[D.] **Executive Sessions:** Executive Sessions may be called by a vote of the majority (a quorum) of Members taken at a public meeting. The public and ~~the Secretary~~ staff are excluded from an Executive Session; however, the session must be recorded, with the Chair or Co-Chair taking possession of the recording. The only subject(s) that may be discussed in an Executive Session are those that are stated in the motion to go to Executive Session, and no matter shall be voted in Executive Session. The following matters may be discussed in an Executive Session: subjects that tend to prejudice the reputation and character of any person, including personnel matters, and matters which by law, or MOA Charter or ordinance, are required to be confidential.

A.[E.] **Public Meetings:** All meetings of the GBOS shall be open to the public except for Executive Sessions.

[F.] **Public Notice:** ~~**The Secretary**~~ Staff will post the agenda ~~as outlined in Section I, G~~ at specified locations for Regular Meetings seven days in advance. Additional agenda items must be posted 48 hours in advance to be considered for action at a meeting.

B.[G.] **Open Meetings Act:** The GBOS is subject to the Open Meetings Act: see Article Six of the Administrative Procedures Act; A.S. 44.62.310-312. GBOS will provide 24 hours notice by posting as described for Special Meetings, for all events and gatherings where more than 2 supervisors are reasonably expected to be in attendance.

C.[H.] **Quorum:** Three or more GBOS Members attending the meeting, either in person or remotely, shall constitute a quorum.

[I.] **Agenda Items and Meeting Materials:** There shall be a public comment period during every meeting to allow the public to address items not on the agenda. Individual ~~public~~ comments will be limited to three minutes maximum per person.

a. Meeting materials, as practicable, will be assembled and made available to the public at least twenty-four hours before a meeting.
b. Items of business other than standing items or reports shall be assigned to a Member. This Member will introduce the item and will work with any petitioner to ensure materials are prepared and available for the meeting. Items referred from a Committee or Subcommittee will be assigned to the Member with that responsibility, otherwise the Chair or Co-Chair(s) will assign the item to a Member.

D.[J.] **Minutes** **and Recordings:** The minutes of meetings will be typed and posted within twenty-one (21) days of a meeting. The posted minutes shall state if they are draft or final version. The staff shall record audio and video of all public meetings, and will post the recordings online.

a. Minutes from Executive Session meetings will not be typed or posted.
[b.] Executive Session meetings will be recorded. The Chair or Co-Chair will take possession of the recording and will ensure that the recording is placed in a dated, sealed envelope with an "Executive Session" label on the outside of the envelope. The Chair or Co-Chair shall deliver the sealed recording to ~~the Secretary~~ staff for locked storage in the GBOS offices. The ~~Secretary~~ staff shall also maintain a written log of the existing Executive Session recordings. Only by Resolution of the majority of the Members can a sealed Executive Session recording be opened.

E.[K.] **Physical and remote attendance:** Meetings may be held in person or virtually, or remotely. An in-person meeting is held in a public setting with a physical location and may also provide for remote attendance. A virtual meeting is one held with no physical location and all persons participate by remote attendance.

a. **Attendance:** Remote attendance by telephone, virtually or through any remote means. Physical attendance is defined as a member being physically present at the location where the meeting is noticed as being held in a public setting.
b. **Means of Remote Participation:** Remote participation under this section shall include any means through which a member may participate remotely, to include being able to engage in discussion and being audible to all persons participating in the meeting. The member participating remotely must have the ability to obtain the meeting agenda and other pertinent documents to be discussed and/or acted upon.
[c.] **Public In-Person Participation:** If one or more members participates in ~~-~~ person in a public setting, then the public must also be granted reasonable in-person access to the meeting.
c.[d.] **In-Person Meeting:** The chair or a majority of the members may schedule an in-person meeting.
[e.] **Public Notice:** The public notice of the meeting must indicate whether the meeting is to be held in person ~~, virtually,~~ or remotely. If held in person, the notice shall indicate if remote attendance is available. The public must have an opportunity to participate by similar or alternative means as the board.
d.[f.] **Emergency:** When the assembly, mayor, governor or federal government has declared an emergency, all boards may provide for remote attendance by members and provide for remote access by the public to the extent reasonable under the circumstances of the emergency.

Article 4: OFFICERS.

[A.] ~~**Chair: A Chair**~~ **Co-Chairs:** Two Co-Chairs shall be elected to a one (1) year term by the Members ~~every April or at any time membership changes by election or appointment. At the wish of the GBOS, this office may be held by two (2) elected Co-Chairs who will share in the duties enumerated in this Article~~in the first regular session after membership changes (elections, resignation, etc). Each Co-Chair is elected sequentially, by a method of proposal and then confirmation by majority vote. The duties of the Chair or Co-~~Chair~~ Chairs are:
[a.] Preside over all GBOS meetings ~~; and~~
~~[b.]~~ Call Special Meetings~~; and~~
[c.] ~~Notify Members and Secretary of the time, place, and date of all meetings; and~~
[d.] Give input and vote ~~; and~~
[e.] Solicit from Members agenda items and develop monthly agenda ~~; and~~
[f.] Appoint Acting Chair or Co-Chair in his/her absence or conflict of interest~~; and~~
[g.] Be proactive in working with MOA agencies and other Members~~; and~~
[h.] Execute all documents requiring GBOS signature~~.~~

Article 5: AREAS OF RESPONSIBILITY.

[A.] ~~**The GBOS' defined**~~ Members will be assigned to one or more Areas of Responsibility (such that all areas are covered)~~are as follows~~:
a. Roads Maintenance
b. Utilities
c. Land Use
d. Parks and Recreation (including trails)
e. Public Safety

[f.] ~~Cemetery~~Girdwood Housing and Economic Development
f.[g.] Fire Department

[B.] **~~Each of the five (5) individual Members shall "oversee" the Areas of Responsibility as delegated in Executive Session annually.~~** Selection of Areas of Responsibility will be ~~based on seniority on the GBOS and will be chosen or assigned~~ determined by a vote at the same time as election of the Chair or Co-~~Chair~~Chairs. In the case ~~where seniority of members is equal and a decision cannot be reached~~of a tie vote, the Supervisor with the most seniority will be assigned the role. In the case where a position is not voluntarily filled, the Chair or Co-~~Chair~~ Chairs may appoint.

B.[C.] Members are expected to attend Committee and related ancillary meetings, respond to community requests and report into the record at the Regular Meetings on their area(s) of responsibility. The Supervisor overseeing the Fire Department, or their designee, is required to attend GFRI Board of Directors meetings.

~~[D.]~~ Members are expected to advise on the MOA budgets related to their areas of responsibility. Members shall maintain reference information related to their areas of responsibility in an organized fashion and, where appropriate, shall pass this information on to their successor. **~~Members are also expected to stay current on and to participate in the day-to-day communications between Members and between Members and GBOS Secretary. It is also expected that the communications between Members and between Members and the GBOS Secretary will be done in a cordial and business-like manner, regardless of an individual Member's position on an issue or an individual Member's affiliations or general beliefs. See also, Section II, Article 1 (B) regarding Recall and Vacancy.~~**

Article 6: VOTING.

[A.] **Conflict of Interest:** **~~No Member may vote on any question(s) upon which they have a direct or substantial but indirect financial interest. Any Member who has a conflict is to state this publicly and may request to be recused from the vote. Members may not abstain from voting without suppling a reason that is accepted by a majority of the GBOS members.~~** A Member shall disclose any private interest that may create a conflict between the Member's personal or financial interests and the Member's duties in an official action of the Girdwood Board of Supervisors. Disclosure shall occur prior to comment, deliberation, or vote on the matter (preferably when it's New Business).

a. Any member may request a disclosure from any other board member.
b. Conflict of interest may be identified after a meeting, in which case any member may call for a reconsideration despite the position on the original vote.
c. The Board shall determine whether the interest constitutes a substantial conflict that requires recusal. The Member making the disclosure shall not vote on that determination.
d. If the Board determines that the Member has a substantial conflict of interest, the Member shall not participate in board deliberation or vote on that matter, except to answer questions regarding the disclosed interest.
e. Members may not abstain from voting unless the Board has recused them.

[B.] **Reconsideration of Action:** ~~for reconsideration of any action taken by the GBOS, any Member on the prevailing side of a vote may move to reconsider immediately at the meeting in which the vote was taken or within twenty four (24) hours of the~~

~~original vote. Notice to reconsider must be filed with Secretary; a second from any member must be filed with the Secretary within twenty-four (24) hours. Motions to reconsider take precedence and must be the first order of business at the next meeting of the GBOS. The result of the Motion to Reconsider vote will take precedence over the original vote.~~After a vote, there is a 24 hour period during which a Motion for Reconsideration can be moved by any member on the prevailing side, via staff. Any non-recused member (no matter how they voted, including those who did not participate in the original vote) may second. The mover and seconder may withdraw their actions.

If, at the end of the 24 hour period, the motion and second still stand, then the Motion to Reconsider will be heard. This will be at the next regular meeting, except for time-critical matters, where a special meeting may be called by a Co-Chair.

When the motion to reconsider comes before the board, the vote is whether to void (YES) or uphold (NO) the original vote. After this vote, the board resumes to a "blank slate" i.e. a modified version of the motion may be moved, amendments may be offered, etc.

B.[C.] Motions. All motions must be stated in the positive.

[D.] Tie Votes: Upon a tied vote~~, the GBOS will take one (1) revote immediately. If the tie vote remains.~~, the motion fails. A member may call for a revote.

C.[E.] Voting Conclusions: The community's stated objective is to provide unified statements and recommendations from the Girdwood community. (Conditional Use Permit has its own resolution process.) However, three possibilities exist regarding agreement between the Girdwood Board of Supervisors and the Land Use Committee:

a. **Consensus**: The Girdwood Board of Supervisors votes in accordance with the Land Use Committee recommendations. In this case, all recommendations of the Girdwood Board of Supervisors shall include the official actions of the Land Use Committee without changes. The Girdwood Board of Supervisors may include additional supporting information and comments when sending forth the actions of both groups.

[b.] **Not in agreement; no time restriction:** The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is not time restricted. In this case, the Girdwood Board of Supervisors will provide ~~a written~~ an explanation of the dissenting GBOS action to the Land Use Committee, and will provide any and all additional and/or new information pertinent to the issue being considered, and request that the Land Use Committee reconsider their action in view of the additional and/or new information. An issue can be sent back to the Land Use Committee one (1) time for reconsideration by the LUC, and the issue in question must appear on the following month's Land Use Committee agenda.

[c.] **Not in agreement; time sensitive:** The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is time restricted. In this case, the Girdwood Board of Supervisors will provide ~~a written~~ an explanation of the dissenting GBOS action to the Land Use Committee, and in sending the recommendations forward, will include the official actions of the Land Use Committee without changes, along with the official actions of the Girdwood Board of Supervisors and any relevant comments.

The Girdwood Board of Supervisors may also request an extension for advisory comments to be made, in which case the issue of dissent may be referred back to the Land Use Committee as described in "b" above.

Article 7: PUBLIC HEARINGS.

[A.] The Chair or Co-Chair is responsible to open the Public Hearing on a specific agenda item and to assign a timekeeper. Usually the timekeeper will be ~~the Secretary.~~staff.

A.[B.] All persons offering comments must state their full name and address.

B.[C.] Public Comment is limited to three (3) minutes per individual on the first round of comments. After all who wish to speak have had an opportunity, members of the public may request an additional one (1) minute to comment.

C.[D.] A Petitioner is limited to ten (10) minutes. The Petitioner may reserve any portion of that time for rebuttal at the end of the Public Hearing.

D.[E.] Persons wishing to comment in excess of allotted time must make a request to the GBOS for approval.

E.[F.] The Chair or Co-Chair may close the Public Hearing after all who wish to speak have had an opportunity to do so. A majority vote of the GBOS may reopen the Public Hearing.

Article 8: PRESENTATIONS.

[A.] All those wishing to give a presentation at a GBOS meeting shall be directed by Members or ~~the Secretary~~ staff to make a timely request to the Chair or Co-Chair to be placed on the next available GBOS Agenda.

[B.] All those making a presentation to the GBOS ~~shall~~ should provide to the staff the following at least 3 days prior to the presentation:

~~[a.] Name of the person giving the presentation, contact numbers and addresses; and~~

~~[b.] Description of issue(s) to be covered in the presentation, including deadlines, if relevant;~~

[c.] ~~If requesting GBOS action, provide a sample resolution or letter~~

a.[d.] A one page cover letter for publishing in the meeting packet, including the name, addresses, and contact info of the presenter, a summary of the issue(s), and any action requested of GBOS.

b. Supplemental materials should be provided separately, such as a sample resolution or letter, ~~and~~ a slideshow or document, etc.

c.[e.] Presenters will need to make their own prior arrangements for video and/or other displays.

[C.] **Issues Needing A Vote** – Issues needing a vote (action items) require a minimum of two presentations at two different meetings ~~at least a month apart~~. At the first meeting the issue will be introduced as new business with as much information as possible and requested. This provides the community with enough time to digest the information and come to the next meeting with an informed opinion prepared for a vote. The second meeting presentation will provide all information necessary to visualize and comprehend the entire nature and scope of the project and any other special requirements. An exception may be an issue of extreme importance of a timely nature beyond the control of the principals and/or representatives, in which case only one meeting is necessary and the rules for second presentation apply. Petitioners requesting relief from the two meeting presentation requirement must be able to provide adequate answers to these questions in writing, prior to the meeting:

d.[a.] What is the due date for this action?
e.[b.] When did you become aware of the need for this action and the due date?
f.[c.] Why do you need relief from the two meeting requirement for action on your item?

[D.] **Conclusion of Business and Guidelines for Process** – There are three conclusions that may be used for deciding the outcome of a petitioner's presentation. Land Use, Trails, ~~Cemetery,~~ Girdwood Housing and Economic Committee and Public Safety Advisory Committees can vote to recommend that the GBOS write a:

g.[a.] **Letter of Objection:** When the vote is not in favor
[b.] **Letter of Non-Objection:** When the vote is in favor, with no strong opinion ~~or cause to write a:~~
h.[c.] **Resolution of Support:** Used when the issue is of great concern and importance to the community.

A specific request of either a Letter of Non-Objection (LONO) or Resolution of Support should be provided to ~~the GBOS Secretary~~ staff by the petitioner, along with draft language to be included in the document. The draft language will be updated to reflect the ideas and outcome of the committee discussions. If a Letter of Objection is to be written, the GBOS ~~Secretary~~ staff and members of the Land Use, Trails, Cemetery, or Public Safety Advisory Committees will draft the document for GBOS consideration and approval.

Article 9: BUDGET PROCESS.

[A.] ~~**The Mayor shall consult with the GBOS in preparing the annual budget for the service area, and the comments and suggestions of the GBOS concerning the budget shall be transmitted to the Assembly for its consideration (AMC 27.20.050).**~~ The GVSA manager presents a GVSA budget to GBOS, who will approve it. Then, it will be sent to the mayor's office for consideration and inclusion in the muni-wide budget, where it will be considered by the Assembly.

The GVSA budget process consists of:

a. Annually, in the spring, prior year budget review
b. Summer meeting, coming year budget meeting #1
c. Late summer meeting, coming year budget meeting #2
d. At board discretion, a budget meeting #3
e. GBOS Regular meeting - Approval of Budget
f. Budget finalized by MOA
g. Feb/March: First Quarter Revisions

B. The GBOS shall review and approve the budget using the following procedures and schedule:

[a.] At the regularly scheduled GBOS meeting in the Third Quarter (no earlier than July 1) of each fiscal year, the GBOS will introduce the proposed Girdwood Service Area operating budget for the coming fiscal year, January 1 through December 31. The proposed budget is developed combining the respective budgets from Fire Department, Parks and Recreation, ~~Cemetery~~Housing and Economic Committee, Public Safety and Road Maintenance divisions. The budget may also contain additional budget items suggested by the GBOS or the community.

a.[b.] During a period of at least forty-six (46) days, beginning on the day of the budget introduction, at least two (2) Public Hearings on the proposed

Service Area operating budget will be held. Public Hearing dates will be announced during the introductory budget meeting and will be posted as outlined in Section I, G under the same conditions as Special Meetings.

b.[c.] After the last Public Hearing the GBOS will vote on and make advisory modifications, if necessary, to the proposed Girdwood Service Area Budget and transmit the budget document to the MOA Office of Management and Budget no later than the beginning of the last full week in the Third Quarter (end of September).

[d.] The final Girdwood Service Area budget will be presented to the Service Area in the beginning of the Fourth Quarter (October) at which time a final Public Hearing will be held on the final budget document. After the final Public Hearing the GBOS will vote on and make advisory modifications, if necessary, to the final Service Area Budget and return the document to the MOA Office of Management and Budget who will transmit the final Service Area Budget to the Mayor for review and then to the Assembly for approval.

Article 10: POLICY/PROCESS FOR VACATING RIGHTS OF WAY AND EASEMENTS. (Adopted 11/16/1998, revised 5/21/2001)

[A.] Pursuant to the requirements of AMC, Title 21.15.130.A, no petition for vacation should be favorably acted upon by the GBOS unless the Petitioner demonstrates to the GBOS that the area to be vacated is of no further use to the MOA and the Girdwood Service Area.

[B.] It will be the responsibility of the Petitioner to provide to the GBOS the information required by AMC, Title 21.15.130.B. Sufficient information will be provided to allow the GBOS to evaluate not only the impact on the subject parcel(s), but also all parcels benefiting from the dedication, which is to include adjacent properties. Maps shall be provided as required by AMC, Title 21.15.130.B.2.b, including the location of all known public improvements within the area being vacated.

[C.] The burden of proof that the vacation has no adverse effect on the MOA and on the Girdwood Service Area rests with the Petitioner. Should the GBOS recommend approval of a vacation petition, it shall list findings of fact supporting the vacation. The findings of fact will at a minimum:

[a.] Demonstrate the property to be vacated is of no further use to the MOA.

[b.] Demonstrate that the transfer of the vacated parcel will not adversely affect the maintenance and operation of present and future uses, including utility placement, pedestrian and trail use, snow removal and storage, and drainage.

[c.] Show that the vacation is in compliance with all adopted and proposed plans affecting the area either directly or indirectly. Such plans will include, but not be limited to the Girdwood Area Plan, the Official Streets and Highways Plan, Subdivision and Land Use Regulations listed in AMC Title 21, the Anchorage Area Wide Trails Plan, The Girdwood Trails Committee Plans, the Girdwood Commercial Area and Transportation Master Plan and other plans deemed appropriate with respect to the area affected.

[d.] Give consideration to access for public safety officers, emergency medical services, and firefighters. The Girdwood Volunteer Fire & Rescue, Inc. (hereafter "GVF&R") shall be consulted before right of way or easement vacations are granted. The written opinion of the GVF&R shall be included with all petitions for vacation of rights of way and/or easements.

[D.] The GBOS shall not consider previously vacated Rights of Way as justification for

~~recommending approval of a specific vacation petition. Each petition shall be addressed in its own right.~~

[E.] ~~This policy is to be utilized when evaluating vacation of Rights of Way or Easements only. A separate policy will be proposed for variance requests. Encroachments in the Rights of Way and Easements will require vacation petitions.~~

Article 11: COMMUNICATION~~CORRESPONDENCE~~ FROM THE GBOS.

[A.] Any action or letter approved by GBOS will be signed by the Co-Chairs, unless GBOS delegates **signing authority to a relevant supervisor** ~~Only the Chair or Co-Chair(s) have the authority to sign letters on behalf of the GBOS unless they delegate the signing authority to the relevant supervisor.~~.

[B.] ~~**The individual(s) drafting a**~~ GBOS letter drafts should ~~send the draft~~ be sent to the ~~Secretary~~ staff via e-mail. The ~~Secretary~~ staff may send the draft to the Members via e-mail to collect comments prior to finalization. The Members shall respond back to only the ~~Secretary~~ staff with any comments ~~they have~~. The ~~Secretary~~ staff shall work with Members individually to ensure comments are incorporated ~~correctly~~. A maximum of two Members may work together on drafting correspondence outside of a public meeting in order to comply with Alaska Open Meetings Act.

A.[C.] A deadline for comments and/or revisions should be noted in the e-mail message. If possible, at least a week should be allowed for comments. If no comments are received by a Member, it will be assumed that Member has no comment; individual Members will not be contacted or reminded to comment.

[D.] The ~~Secretary~~ staff shall redistribute the letter, if time permits, for a final review by all Members.

[E.] The topic of the letter ~~must~~ should be discussed at two GBOS meetings (under New Business and Old Business) prior to the Members voting on it and the letter being signed. Any substantive changes to the letter must be discussed and finalized at a public meeting prior to voting and signing.

B.[F.] Any member providing testimony on behalf of GBOS must receive formal endorsement by the board and represent the GBOS position;

C. Representation of GBOS on any formal body requires approval of GBOS. This includes liaisons to agencies, serving on committees, etc.

~~Article 12: EMERGENCY PERMITTING PROCEDURE. (Adopted in 1999)~~

~~[A.] In instances where quick action is needed in order to protect the community from flooding the following emergency permitting procedures shall be followed:~~

~~[a.] The Fire Chief or Road Contractor will notify the GBOS Road Supervisor of the need to take protective action.~~

~~[b.] The GBOS Roads Maintenance Supervisor will contact MOA Street Maintenance Division hotline at 343-8277 to inform the MOA of the situation and request their assistance in obtaining a permit.~~

~~[c.] If the GBOS Roads Maintenance Supervisor is not available, the GBOS Chair or Co-Chair shall make this call. If the GBOS Chair or Co-Chair is not available, the GVF&R Fire Chief shall make this call.~~

~~[d.] MOA Street Maintenance shall contact the on-call MOA Street Maintenance foreman who will call the Alaska Department of Fish & Game (ADF&G) regarding the emergency permit.~~

Article 13: AMENDMENTS TO THE GIRDWOOD BOARD OF SUPERVISORS RULES AND PROCEDURES.

The Rules of Procedure for the GBOS may be amended by a majority of the GBOS. Proposed amendments shall be communicated by the ~~Secretary~~ staff to each Member and posted as outlined in Section I, G not less than twenty-eight (28) days prior to a regular meeting. The ~~Secretary~~ staff shall document transmittal and public posting of the proposed amendments.

These Rules and Procedures should be reviewed annually by GBOS.

ATTACHMENT 1:

Municipal Staff shall assist the Girdwood Board of Supervisors at meetings and with budget setting.

A. GVSA Administrative Officer:

- **a.** Works with the GBOS members, committee leadership, and petitioners requesting to address GBOS or its committees.
- **b.** Assists GBOS and committee chairs in producing the agenda
- **c.** Produces and posts GBOS and committee meeting Minutes
- **d.** Assists GBOS in producing letters or other correspondence
- **e.** Collect and posts meeting materials
- **f.** The GVSA Administrative Officer is responsible for posting all items requiring public notice on the GBOS website as well as at public notice boards.
- **g.** Coordinates and manages Parks and Recreation activities, permitting, and daily functions.

B. GVSA Manager:

- **a.** Works with incoming GBOS members to familiarize them with GBOS and the specific areas and duties of GBOS service.
- **b.** Works with GBOS and its subcommittees to assist in carrying out their approved actions.
- **c.** Creates draft budgets for annual GBOS review, revision,and approval
- **d.** Acts as a liaison between the Girdwood Valley Service Area and Municipal, state, and federal departments.
- **e.** Works directly with MOA leadership to accomplish GBOS goals and initiatives.
- **f.** Manages GVSA contracts (Roads, Police, Fire)
- **g.** Works directly with GBOS and the residents to respond to calls for service and provide assistance as needed
- **h.** Coordinates daily GVSA operations for Roads and Parks and Recreation
- **i.** Coordinates GVSA Capital improvement program for GVSA

j. Project Manager for GVSA projects (weeds, turf, windows, GVSA staff projects)

k. Manages GVSA Municipal staff.

ATTACHMENT 2~~1~~

Girdwood Public Meetings Standards of Conduct

The Girdwood Board of Supervisors (GBOS) encourages good faith input from community members at all Board, Committee, and Subcommittee meetings and desires to provide an environment based on respect and civility. In order to do so, the GBOS has established the following Standards of Conduct based on the norms of acceptable and courteous business behavior.

These standards shall apply to Regular, Joint and Special meetings, and to Work Sessions of GBOS. They may be adopted by GBOS Committees and Subcommittees by a vote of that body.

[1.] Members of the public wishing to address the public body shall first secure the permission of the Chair, and ~~.When commenting, please be courteous, brief, constructive and nonrepetitive. Members of the public~~ shall direct comments to the Chair and/or board members~~. Members of the public shall not direct comments to other audience members.~~, not audience members.

1. Board members and public: When commenting, please be courteous, brief, constructive and nonrepetitive. All attendees ~~Members of the public~~ will refrain from disruptive actions ~~such as hand clapping, stamping of feet, whistling, cheering, yelling or similar demonstrations,~~ and behaviors which could have an intimidating effect upon members of opposing viewpoints.
2. Persons addressing the public body shall also refrain from slurs against race, color, religion, ethnicity, national origin, gender identity, sexual or affectional orientation, marital status, familial status, age, disability, or status with regard to public assistance.
3. Profanity, slander, false statements, violence, or the threat of violence in any form shall not be tolerated.

Violations of these Standards shall be determined by the opinion of the Chair of the meeting or, absent such opinion, by the opinion of the majority of the Members of the body who are present.

1. Any person violating these standards shall be called to order by the Chair. If such conduct continues, said person may, at the discretion of the Chair, lose the floor. Said person may be denied further audience for that meeting. The Members may overrule the Chair's decision by majority vote.
2. If said person refuses to come to order and obey the directives of the Chair, they may be requested to leave the meeting on a majority vote of the Members.

ATTACHMENT 3~~2~~

Conditional Use Process

The GBOS will consider only those requests for Conditional Use Applications that have been received thirty (30) days in advance of the next scheduled meeting.

Presentation Format:

Presenters will address the LUC and GBOS boards and public from the front of the room at each meeting. Presenters should expect between 10-30 people in attendance.

Electronic copies of materials to be presented are requested to be provided to staff 1 week prior to the meetings at: gbos@muni.org.

Maps and drawings should be printed in a large enough format to be easily viewed by the entire room or provided in electronic format to be displayed on screen.

Handout materials should be copied and provided at the back of the room for public (approximately 20 copies) and for the LUC Officers (3), GBOS members (5), and staff (2).

Presentations should be clear and concise, not lasting longer than 15 minutes. After presentation, the board members will ask questions and will invite the public to ask questions and speak about the project.

Initial Presentation:

Initial presentation is to be scheduled by the petitioner at the LUC and GBOS Regular monthly meetings. It is necessary for the petitioner to begin at the LUC, with the GBOS meeting the following week.

How to schedule initial presentation:

Petitioners must schedule the initial presentation at least one week in advance of the LUC Regular Monthly meeting. Exceptions to be approved by the Land Use Committee Chair. Requests are to be made by email: gbos@muni.org or by calling 343-8373. Name of the project, location, and name of the individual(s) who will present are needed. The item will appear on the agenda as New Business at each of these meetings, unless special meetings need to be called due to time sensitivity.

What to bring to the initial LUC and GBOS presentations:

1. Preliminary Site Plan
2. Floor Plan
3. Elevations all around
4. Zoning status of that site and lands abutting the site
5. Statement of projected positive impacts
6. Statement of possible negative impacts
7. Road development plans
8. Statement of any expected requests for variances from zoning regulations

Second Presentation:

The Second Presentation will be scheduled once the petitioner's Planning and Zoning (P&Z) Department packet is received by Girdwood Municipal Staff. Presentation must occur prior to the petitioner's P&Z hearing.

How to schedule second presentation:

When petitioner's P&Z packet is received by Girdwood Municipal Staff, the petitioner will be notified and the 2nd presentation will be scheduled at the next LUC and GBOS meetings, unless special meetings need to be called due to time sensitivity. The item will appear on the agenda as Old Business at each of these meetings.

What to bring to the Second LUC and GBOS Presentations:

1. 35%-65% design plan with drawings, engineering, grading and drainage, watershed report, parking
2. Updated versions of all items from the initial presentation
3. Specific request for and draft language of Letter of Non-Objection or Resolution of Support

With this information, the public will be able to consider and comment on the project in time for the P&Z hearing.

At the LUC meeting, the petitioner will present their project and make known their request for a LUC recommendation that GBOS to write a Letter of Non-Objection (LONO) or Resolution of Support to P&Z.

The LUC and public will ask questions of the petitioner. LUC will take note of the public's comments regarding the project and will call for a vote of the public in attendance at this meeting regarding the LONO or Resolution of Support. This information and vote tally will be forwarded on to the GBOS.

At the GBOS meeting the following week, the petitioner will present their project, addressing the comments heard at the LUC meeting, and will make a formal request for a LONO or Resolution of Support to be written to P&Z. GBOS and public in attendance will ask questions of the petitioner. After hearing the presentation and public comment, and considering the input provided from LUC, the GBOS will vote on the request for a LONO or Resolution of Support.

Conflict Resolution of Conditional Use Permit Items - In the event that the votes in LUC and GBOS are not in agreement, LUC and GBOS will schedule a separate public meeting with the petitioner to discuss the project. Whether the LUC and GBOS come to agreement or not, the positions of both LUC and GBOS will be forwarded to MOA Community Planning Department within three (3) working days. A copy of the correspondence forwarding the GBOS/LUC votes shall be given to all GBOS/LUC board members for review and comment before being sent to the MOA.

Note: Any changes to the Timeline and Number of Presentations for Conditional Use Permit Presentations in the LUC Operating Principles must be coordinated with the same document in the GBOS Rules and Procedures, and vice-versa.

ATTACHMENT 4:

POLICY/PROCESS FOR VACATING RIGHTS OF WAY AND EASEMENTS.

(Adopted 11/16/1998, revised 5/21/2001)

A. Pursuant to the requirements of AMC, Title 21.15.130.A, no petition for vacation should be favorably acted upon by the GBOS unless the Petitioner demonstrates to the GBOS that the area to be vacated is of no further use to the MOA and the Girdwood Service Area.

B. It will be the responsibility of the Petitioner to provide to the GBOS the information required by AMC, Title 21.15.130.B. Sufficient information will be provided to allow the GBOS to evaluate not only the impact on the subject parcel(s), but also all parcels benefiting from the dedication, which is to include adjacent properties. Maps

shall be provided as required by AMC, Title 21.15.130.B.2.b, including the location of all known public improvements within the area being vacated.

C. The burden of proof that the vacation has no adverse effect on the MOA and on the Girdwood Service Area rests with the Petitioner. Should the GBOS recommend approval of a vacation petition, it shall list findings of fact supporting the vacation. The findings of fact will at a minimum:

i. Demonstrate the property to be vacated is of no further use to the MOA.

ii. Demonstrate that the transfer of the vacated parcel will not adversely affect the maintenance and operation of present and future uses, including utility placement, pedestrian and trail use, snow removal and storage, and drainage.

iii. Show that the vacation is in compliance with all adopted and proposed plans affecting the area either directly or indirectly. Such plans will include, but not be limited to the Girdwood Area Plan, the Official Streets and Highways Plan, Subdivision and Land Use Regulations listed in AMC Title 21, the Anchorage Area Wide Trails

Plan, The Girdwood Trails Committee Plans, the Girdwood Commercial Area and Transportation Master Plan and other plans deemed appropriate with respect to the area affected.

iv. Give consideration to access for public safety officers, emergency medical services, and firefighters. The Girdwood Volunteer Fire & Rescue, Inc. (hereafter "GVF&R") shall be consulted before right of way or easement vacations are granted. The written opinion of the GVF&R shall be included with all petitions for vacation of rights of way and/or easements.

D. The GBOS shall not consider previously vacated Rights of Way as justification for recommending approval of a specific vacation petition. Each petition shall be addressed in its own right.

E. This policy is to be utilized when evaluating vacation of Rights of Way or Easements only. A separate policy will be proposed for variance requests. Encroachments in the Rights of Way and Easements will require vacation petitions.

Municipality of Anchorage

Updated on: 11/9/2026

2026 Girdwood - Costs Worksheet

General Purpose Bonds

Summary of Assumptions

Year	Description	Prop No.	Bond Amount	Annual Maint & Ops	Service Area 100-Fund ID	Bond Ordinance No.
	ARDSA	B			141000	
	Anchorage Parks and Recreation SA	C			161000	
	Anchorage Police SA	D			151000	
	Areawide Safety	E			101000	
	Senior Center and Libraries	F			101000	
	Anchorage Fire SA	G			131000	
2026	Girdwood SA	H	$ 4,300,000	$ -	106000	
	Chugach State Park Access SA	I			110000	
		Totals	**$ 4,300,000**	**$ -**		

Assessed Taxable Property Values for Year*: 2026 **As of date:** 11/9/2026

Areawide	101000		
Anchorage Fire SA	131000		
ARDSA	141000		
Anchorage Police SA	151000		
Anchorage Parks SA	161000		
Girdwood SA	106000	$ 1,067,141,867	Provided by Ben M. 11/09/2026
Chugach State Park Access SA	110000		

Estimated Bond Interest Rate**: 6.000% 5.360%

Summary of Results

Prop	Ballot Proposition	Bonded Amount	Estimated 20-Year Bond Debt Service Yearly^	Yearly Cost per 100K	Estimated 10-Year Bond Debt Service Yearly	Yearly Cost per 100K	Total^^ Estimated Yearly Cost per 100K
B	ARDSA						
C	Anchorage Parks and Recreation SA						
D	Anchorage Police SA						
E	Areawide Safety						
F	Senior Center and Libraries						
G	Anchorage Fire SA						
H	Girdwood SA	$ 4,300,000	$ 374,894	$ 35.13	$ 566,647	$ 53.10	
I	Chugach State Park Access SA				$ -	$ -	
	Totals	**$ 4,300,000**	**$ 374,894**	**$ 35.13**	**$ 566,647**	**$ 53.10**	
			20 Year today 11/9/26 5.3%		10 year Treasury 11/9/26 4.86%		

		Debt Service Mill Rate	O & M Mill Rate	Total Mill Rate
B	ARDSA	-	-	-
C	Anchorage Parks and Recreation SA	-	-	-
D	Anchorage Police SA	-	-	-
E	Areawide Safety	-	-	-
F	Senior Center and Libraries	-	-	-
G	Anchorage Fire SA	-	-	-
H	Girdwood SA	0.3513	0.5310	0.8823
I	Chugach State Park Access SA	-	-	-
	Totals	**0.3513**	**0.5310**	**0.8823**

Notes

* Obtained from the Municipal Assessor estimated as of November 9, 2026

** The indicative All-In True Interest Cost (TIC) for General Obligation Bonds as of October 28, 2024 is 3.877%.

^ Yearly Bond Debt Service calculation assumes 20-year bonds.

^^ The Cost per 100K for Debt Service and O&M are truncated to 2 decimal places (d.p.) so that trailing decimal places do not cause total to be different when rounded to 2 d.p.

Requested by: Chair of the Assembly at the request of the Mayor
Prepared by: Leslie C. Krusen, Bond Counsel
Orrick, Herrington & Sutcliffe LLP
For Reading: November 4, 2026

MUNICIPALITY OF ANCHORAGE, ALASKA
AO No. 2026-[__]

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, RESIDING IN THE GIRDWOOD VALLEY SERVICE AREA ("GVSA"), AT THE REGULAR ELECTION ON APRIL 6, 2027, THE QUESTION OF WHETHER TO APPROVE A PROPERTY TAX LEVY WITHIN THE GVSA FOR THE PAYMENT OF EXPENSES RELATED TO [ROAD DRAINAGE AND SAFETY IMPROVEMENTS IN THE GVSA].

WHEREAS, the best interest of the citizens and property owners in Girdwood Valley Service Area (the "GVSA") and the Municipality of Anchorage, Alaska (the "Municipality") require the Municipality to [design, plan, construct and finance road drainage and safety improvements in the GVSA] (the "Projects"); now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Purpose. The Assembly hereby determines that the Projects are needed throughout the GVSA. The Assembly hereby determines that the best interest of the residents and property owners within the GVSA require the Municipality to undertake the Projects at the time and in the order and in the manner deemed most necessary and advisable by the Municipality. The estimated cost of the Projects, including incidental costs and costs related to the financing thereof, is estimated to be $[_____].

The Projects are described in more detail in the attachment to the Assembly Memorandum accompanying this ordinance. The cost of all necessary planning, acquisition of property for, site preparation, construction, installing and equipping of the Projects, architectural, engineering, design, and other consulting services, inspection and testing, administrative expenses, costs of issuance for any financing related thereto and other costs incurred in connection with the Projects shall be deemed to be costs of the approved Projects (the "Costs of the Projects"). The approved Projects may be completed with all necessary equipment and appurtenances. All components of the Projects shall be situated on property situated within the boundaries of the Municipality, and shall be owned by the Municipality.

Section 2. Ballot Proposition. The Assembly hereby submits to the qualified voters of the GVSA, at the regular municipal election to be held on April 6, 2027, the proposition of whether or not the Municipality should levy and collect from taxable real and personal property in the GVSA for purposes of paying Costs of the Project. This is a special tax as described in Anchorage Municipal Charter Section

14.03(b)(3) and excluded from the tax increase limitation provided for in the Anchorage Municipal Charter.

The Municipal Clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and the Anchorage Municipal Code and shall perform all necessary steps in accordance with law to place this proposition before the voters at the regular election. The proposition must receive a majority vote of those in the GVSA voting, on the question to be approved. The proposition shall be substantially in the following form:

PROPOSITION NO. ____

GIRDWOOD VALLEY SERVICE AREA
SPECIAL TAX LEVY

For the purpose of providing road drainage and safety improvements in a [project area covering, but not limited to, Timberline Road from Alyeska Highway to Alpina Road and extending up Vail Road to the Loveland Road intersection, within the Girdwood Valley Service Area], as provided in AO 2026-___, shall Anchorage levy a special property tax within the Girdwood Valley Service Area to collect amounts for the purposes of paying the costs of such projects?

The tax shall be levied and collected from taxable real and personal property in the Girdwood Valley Service Area.

◯ YES ◯ NO

Section 3. Effective Dates. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this [___] day of [_____], 2026.

By _____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. [___] - 2026

Meeting Date: [_____, 2026]

From: **MAYOR**

Subject: **AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, RESIDING IN THE GIRDWOOD VALLEY SERVICE AREA ("GVSA"), AT THE REGULAR ELECTION ON APRIL 6, 2027, THE QUESTION OF WHETHER TO APPROVE A PROPERTY TAX LEVY WITHIN THE GVSA FOR THE PAYMENT OF EXPENSES RELATED TO [ROAD DRAINAGE AND SAFETY IMPROVEMENTS IN THE GVSA].**

This attached ordinance will place a proposition for the Girdwood Valley Service Area ("GVSA") on the ballot for the regular Municipal election to be held on April 6, 2027 whether or not the Municipality should levy and collect a property tax from taxable real and personal property in the GVSA for purposes of paying costs of the Projects described below and any financing costs. The proposed tax would be a special tax as described in Anchorage Municipal Charter Section 14.03(b)(3) and excluded from the tax increase limitation provided for in the Anchorage Municipal Charter.

The Projects include cost of all necessary planning, acquisition of property for, site preparation, construction, installing and equipping of the Projects, architectural, engineering, design, and other consulting services, inspection and testing, administrative expenses, and costs of issuance for any financing related thereto

The Administration recommends scheduling a public hearing for this ordinance on November 17, 2026.

The GVSA financing proposal will implement the priorities established in the recently approved [_____-_____] Capital Improvement Program. Please see the attached Project List, attached as Exhibit A.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE.

Prepared by:	Ross Risvold, Public Finance & Investments Manager and Kyle Kelley, Girdwood Service Area Manager
Approved:	Lance Wilber, CFO
Concur:	Eva R. Gardner, Municipal Attorney
Concur:	Ona R. Brause, OMB Director
Concur:	William D. Falsey, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

EXHIBIT A

Girdwood Valley Service Area
Projects List
(000)'s

Project	Amount	O&M
Timberline Road Drainage and Safety Improvements		-
Total		**-**

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2026-[__] **TITLE: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, RESIDING IN THE GIRDWOOD VALLEY SERVICE AREA ("GVSA"), AT THE REGULAR ELECTION ON APRIL 6, 2027, THE QUESTION OF WHETHER TO APPROVE A PROPERTY TAX LEVY WITHIN THE GVSA FOR THE PAYMENT OF EXPENSES RELATED TO [ROAD DRAINAGE AND SAFETY IMPROVEMENTS IN THE GVSA]**.

Sponsor: Mayor
Preparing Agency: Public Finance Division
Others Impacted: Girdwood Valley Service Area

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY27	FY28	FY29	FY30	FY31
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service	--	[___]	[___]	[___]	[___]
5000 Capital Outlay					
TOTAL DIRECT COSTS:	--	[___]	[___]	[___]	[___]
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:	--	[___]	[___]	[___]	[___]
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

PUBLIC SECTOR ECONOMIC EFFECTS:
The proposed levy of property taxes on all taxable real and personal property within the Girdwood Valley Service Area related to the Projects described in Assembly Memorandum No. AM [__]-2026.

PRIVATE SECTOR ECONOMIC EFFECTS:
Voter approval of the proposition is expected to result in an increase in taxes of approximately $[___] for each $100,000 of assessed property value in the Girdwood Service Area (based on the estimated total 2026 assessed valuation of the Girdwood Service Area).

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
Jennifer Wingard & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews

Resolution 2026-XX
Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR INSTALLATION OF TWO-SIDED NO PARKING SIGNS ON DONNER AND DAVOS ROADS

WHEREAS, the success of the Girdwood Brewing Company has created unintended consequences to the neighboring properties and roads; and

WHEREAS, previously the Girdwood Board of Supervisors requested and received no parking signs which were installed on Donner Road and Davos Road so that local law enforcement could enforce restrictions on parking; and

WHEREAS, even with the installed no parking signs, there continue to be vehicles parked on the side of the road designated No Parking, and operators of those vehicles claim they do not see the signage; and

WHEREAS, the Girdwood Public Safety Advisory Committee recommends that the existing signage be straightened and an additional sign added to the posts to make them double-sided, to help with visibility of the parking restriction by unanimous vote at their October 2026 regular meeting.

THEREFORE, in accordance with AMC 9.30.080.A Parking on Narrow Streets, the Girdwood Board of Supervisors requests that No Parking Signage on permanent posts are straightened and an additional signs placed on the posts so that they can be read from either side and ensure that no parking signage is easily seen by vehicle operators.

PASSED AND APPROVED by a vote of X in favor and X opposed this XXth day of November 2026.

Amanda Tuttle
GBOS Police, Roads and Utilities Supervisor

Attest

1-800-880-3880 | alyeskaresort.com
1000 Arlberg Avenue, Girdwood, Alaska 99587

October 22, 2026

RE: Letter of Interest – Girdwood Housing and Economic Committee

Dear Ms. Tyler and Members of the Girdwood Board of Supervisors,

I am pleased to submit my interest in serving on the Girdwood Housing and Economic Committee, representing Alyeska Resort.

As Alyeska's Director of People & Culture, I experience firsthand how closely housing, employment, and economic stability are connected in Girdwood. Our resort employs approximately 750+ people during peak winter operations, and I oversee the employee housing program with approximately 220 beds on-site. Housing is one of the most significant challenges we face in attracting and retaining employees, and it's a challenge that extends well beyond Alyeska. The availability of housing affects local businesses, families, and ultimately the long-term health of our community.

I believe I could bring a valuable combination of perspectives to this committee. Beyond my work at Alyeska, my background includes workforce development leadership at the University of Alaska Anchorage, service on Alaska workforce development boards and committees, and experience in residential real estate, multifamily investment, and rental housing. These experiences have given me a practical understanding of both the opportunities and complexities involved in building a sustainable local economy.

I'm particularly interested in being part of a group that moves conversations toward meaningful, achievable solutions. I enjoy bringing people together, asking thoughtful questions, and finding common ground among different interests. I would approach this role not only as a representative of Alyeska, but as someone genuinely invested in helping Girdwood thrive as a community where families (including my own) build their futures, employees can afford to live and work, businesses can prosper, and guests can enjoy all that makes this valley so special.

Thank you for considering my interest. I would welcome the opportunity to contribute my experience and perspective to the committee's work.

Sincerely,

Whitney Brown

Whitney Brown
Director of People & Culture
Alyeska Resort
(907) 615-9240
Whitneyb@alyeskaresort.com

WHITNEY BROWN

(518) 231-3467 | whit3b@gmail.com | linkedin.com/in/whit3b

PROFESSIONAL PROFILE

Alaska-based leader with over 15 years of experience spanning organizational leadership, workforce development, real estate, and business operations. Brings a unique perspective on the intersection of housing, employment, and economic development through leadership roles in hospitality, higher education, and private enterprise. Committed to collaborative solutions that support sustainable growth and thriving Alaska communities.

Human Resources • Learning & Development • Recruitment & Retention • Strategic Planning • Budget & Compensation
Workforce Housing • Workforce development • Alaska Real Estate & Rental housing • Board & Community Leadership

PROFESSIONAL EXPERIENCE

Alyeska Resort | Girdwood, Alaska

Director of People & Culture | 2023–Present

- Lead people and culture strategy for a year-round resort employing approximately 750+ during peak operations.
- Oversee employee housing operations encompassing approximately on-site 220 beds, including allocation priorities, waitlist practices, occupancy planning, and coordination with operational leaders.
- Partner with resort leadership on seasonal workforce planning, recruitment, employee retention, operational budgets, and policies affecting employees who live and work in Girdwood.
- Develop cross-functional programs in onboarding, leadership development, employee engagement, workforce systems, and performance management to strengthen the employee experience and operational effectiveness.
- Lead compensation, benefits, and total rewards, partnering with resort leadership on wage competitiveness, labor cost planning, employee benefits and welfare, and regulatory compliance.

Willan Properties, LLC | Alaska

Real Estate Professional & Managing Partner | 2016–Present

- Experience in residential real estate, multifamily investment, long-term rental strategy, tenant processes, property operations, and local market trends. Licensed Real Estate Sales Agent 2020-2025.

Hawaiian Airlines | Honolulu, Hawaii

Learning & Development Specialist | 2022–2023

- Designed and facilitated leadership development initiatives for a workforce of approximately 7,100 and a scalable weekly orientation program serving more than 1,400 new hires annually.

University of Alaska Anchorage | Anchorage, Alaska

Director of Career Services | 2019–2021

- Directed university-wide career development, employment, and internship programs serving approximately 13,000 students, overseeing career advising, employer engagement, and academic program partnerships.
- Cultivated strategic partnerships with employers and community organizations to expand career pathways, recruitment opportunities, and experiential learning. Represented the university on Alaska workforce development boards and committees, contributing to statewide conversations on workforce needs.

Assessment & Strategic Projects Director | 2016–2020

- Led university-wide strategic initiatives and communications team, directing recruitment marketing, targeted enrollment campaigns, and prospective student pipeline development. Leveraged data-driven strategies, digital marketing platforms, and process improvements to strengthen institutional recruitment and effectiveness.

Coordinator, Student Affairs Research, Assessment & Staff Development | 2013–2016

- Led employee development, institutional assessment, staff orientation, and reporting initiatives.

EDUCATION

- Master of Public Administration, Education Policy | University at Albany, 2013
- Bachelor of Science, Business Administration - Marketing & Spanish | University at Albany, 2011

From:	Hannah Hennighausen
To:	Girdwood Board of Supervisors
Subject:	GHEC vacancy
Date:	Thursday, November 5, 2026 10:33:29 PM

[EXTERNAL EMAIL]

Dear GBOS,

I am writing in response to the vacancy on the GHEC. I am interested in filling that position.

I am a new full-time resident of Girdwood. My husband and I have primarily lived in Anchorage for the last six years, with small stints of renting in Girdwood. He is a full-time ski patroller at Alyeska and my daughter attends Little Bears. We recently purchased a home in Girdwood and have moved to Girdwood as full-time residents.

I am an associate professor of Economics at UAA. My specializations are in environmental economics (primarily focused on wildfire, landslide and flood hazards) and housing economics. I have been involved in housing-related discussions at both the muni and state level for several years.

I am interested in joining GHEC because I hope that I can bring some experience and data that are useful to the committee. I am also looking forward to listening to you all and other Girdwood residents about your experiences and the issues you find most pressing.

Thanks very much for your consideration.

Hannah

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
Jennifer Wingard & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews

Resolution 2026-XX
Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR DESIGN VARIANCE FOR RESIDENCE AT 311 ALPINE MEADOWS ROAD

WHEREAS, the home located at 311 Alpine Meadows Road has been purchased by the Alaska Wildlife Conservation Center (AWCC) and now provides employee housing for that business located in Portage; and

WHEREAS, using the home for this purpose brings additional vehicle parking needs, which are unmet on-site with the current amount of parking, and which cannot be accomplished with street parking without negative impact to neighbors and street plowing needs; and

WHEREAS, AWCC and Z Architects propose creating additional parking along the road frontage of the home, which will expand parking by 2-3 spaces and requires a design variance to be discussed at the P&Z public meeting scheduled for December 14 2026 ; and

WHEREAS, the Girdwood Land Use Committee, at their November 9 2026 Regular meeting, unanimously recommended that the GBOS write a resolution of support for this action.

THEREFORE, the Girdwood Board of Supervisors resolves support for design variance to provide additional parking at 311 Alpine Meadow Road.

PASSED AND APPROVED by a vote of x to x this xx day of xx 2026.

Jennifer Wingard
GBOS Land Use Committee Liaison, GBOS Co-Chair

Attest

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: 2026-0150

PLANNER: Paul Hatcher

REQUEST: Request for Design Variance from AMC 21.09.070N. Table 21.09-11: Driveway Standards for Residential Uses for a residential driveway/parking area expansion to exceed maximum allowable width.

SITE ADDRESS: 311 Alpine Meadows Avenue, Girdwood, Alaska 99587

CURRENT ZONING: gR-2 (Single-Family/Two-Family Residential) District

ORIG SUBD/LEGAL: Lot 15, Block 22, Alyeska Basin Subdivision, Unit VI (Plat 74-41)

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Monday, December 14, 2026

Agency Comments Due: Monday, November 16, 2026

Council Comments Due: Monday, November 23, 2026

COMMUNITY COUNCIL(S):
Girdwood Board of Supervisors
Community Council Center

Application for Design Variance

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

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) Alaska Wildlife Concervation Center	Name (last name first) Z Architects
Mailing Address PO BOX 949	Mailing Address PO Box 842
Girdwood AK 99587	Girdwood AK 99587

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 076-071-08-000

Site Street Address: 311 ALPINE MEADOWS AVE, Girdwood AK 99587

Current legal description: (use additional sheet if necessary)
ALYESKA BASIN #6
BLK 22 LT 15

Zoning: GR-2	Acreage: 13,887 Sq. Ft.	Grid #: SE4916

PETITIONING FOR

The Alaska Wildlife Conservation Center (AWCC) requests a design variance from the maximum residential driveway width established by AMC 21.09.070N and Table 21.09-11 to allow expansion of the existing driveway and parking area at 311 Alpine Meadows.

CODE CITATIONS

AMC 21. 21.09.070N

AMC 21. Table 21.09-11

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

10/05/2026
Date

vide written proof of authorization)

Marco Zaccaro
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
			2026-0150	PZC: 12-14-2026

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

- ☐ Rezoning - Case Number:
- ☐ Preliminary Plat ☐ Final Plat - Case Number(s):
- ☐ Conditional Use - Case Number(s):
- ☐ Zoning variance - Case Number(s):
- ☐ Land Use Enforcement Action for
- ☐ Building or Land Use Permit for
- ☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

1 copy required:
- ☑ Signed application (original)

14 copies required:
- ☑ Signed application (copies)
- ☑ Variance narrative, addressing:
  - ☒ The need for the variance
  - ☒ The effect of granting the variance
  - ☒ An analysis of how the proposal meets the variance standards below
- ☑ As-built survey showing existing conditions, to scale (no more than 2 years old)
- ☑ Proposed plot plan, site plan, or building elevations, to scale (new construction)
- ☑ Photographs or renderings

(Additional information may be required.)

VARIANCE STANDARDS

The Urban Design Commission may only grant a variance if the Commission finds that **all** of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;
b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;
c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;
d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;
e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;
f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and
g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.
h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.

ALASKA WILDLIFE CONSERVATION CENTER

October 7, 2026

Subject: Letter of Authorization for Permitting & Planning Applications and Procedures

To Whom it may concern,

This letter serves as authorization for Z Architects, LLC, and staff members there of, to act on the behalf of the Alaska Wildlife Conservation Center, Inc. for permitting & planning applications and procedures through Municipality of Anchorage. The Alaska Wildlife Conservation Center is located at 43520 Seward Highway in Portage, Alaska.

Sincerely, Sarah Howard

Executive Director

Alaska Wildlife Conservation Center, Inc

sarah@alaskawildlife.org

907-382-0735

Marco Zaccaro
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Girdwood, AK 99587

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Design Variance 311 Alpine Meadows

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zarchitects@alaska.net

October 5, 2026

Mr. Francis D. McLaughlin, Senior Planner
Planning Department, Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Re: Design Variance at 311 Alpine Meadows Ave., Girdwood, AK

Dear Francis McLaughlin,

On behalf of the Alaska Wildlife Conservation Center (AWCC), Z Architects is submitting the attached application for a design variance for the property at 311 Alpine Meadows in Girdwood. The property is located in the gR-2 Single-Family/Two-Family Residential District.

This submission is being made in time for the Planning & Zoning Commission cut-off date of October 5, 2026, in order to be placed on the agenda for the Board meeting on Monday, December 14, 2026.

The application requests a variance from the maximum residential driveway width established by AMC 21.09.070N and Table 21.09-11. The existing driveway and parking area accommodate approximately two vehicles. The Petitioner proposes expanding the driveway and parking area to provide three additional on-site parking spaces for residents of the property.

The proposed expansion is intended to reduce the household residents parking along Alpine Meadows by providing three additional off-street parking spaces adjacent to the existing driveway. The location limits site disturbance and confines grading and vegetation removal to the area necessary for the additional spaces.

Please feel free to contact me at 907-783-1090 or via email at marco@zarch-ak.com if you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Marco Zaccaro, AIA NCARB NFPA
Principal

ZARCHITECTS LLC
commercial • planning • interiors • residential

MARCO ZACCARO
PO Box 842
GIRDWOOD, AK 99587

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(907) 783-1095 FAX
(907) 230-3044 CELL
ZARCHITECTS@ALASKA.NET

On behalf of Alaska Wildlife Conservation Center
PO Box 949
Girdwood, Alaska 99587

October 5, 2026

VARIANCE NARRATIVE

REQUEST

The Petitioner requests a design variance from the maximum residential driveway width of 20 feet established by AMC 21.09.070N and Table 21.09-11 to allow expansion of the existing driveway width and parking area at 311 Alpine Meadows.

The property is located in the gR-2 Single-Family/Two-Family Residential District and is used for long-term residential housing. The existing driveway and parking area accommodate approximately two vehicles. The proposed expansion would provide three additional on-site parking spaces for residents of the property.

The proposed parking area is located between the house and Alpine View, adjacent to the existing driveway. The design limits the expansion and associated grading to the area needed to provide the three additional parking spaces and minimizes disturbance to other areas of the property.

1. NEED FOR THE VARIANCE

Currently there are more bedrooms in the house accommodating adults than there are parking spaces.

The additional resident vehicles are parked along Alpine Meadows, and neighboring residents have expressed concerns regarding the amount of on-street parking associated with the property. The Petitioner is seeking to address those concerns by providing additional parking on the subject property.

Although the residence includes a garage, the garage is used for resident-support functions, including laundry facilities, bicycle parking, and storage, and is not available for vehicle parking.

The existing location of the residence limits practical options for adding parking elsewhere on the lot. The side yards are constrained by the proximity of the residence to the property lines. There are safety issues caused by the roof shedding snow into these areas. [See Exhibit A: Snow Safety Issues.] Extending

vehicular access around or behind the residence would require negotiating site slopes exceeding 10 percent from the street down into the property. These existing site conditions predate the Petitioner's ownership of the property.

The requested variance would allow three additional parking spaces to be located adjacent to the existing driveway and residence, where they can be accommodated with the least impact on the site.

2. Effect of Granting the Variance

Granting the variance will allow three additional resident vehicles to be accommodated on the property, increasing the on-site parking capacity from approximately two to approximately five vehicles and reducing reliance on parking along Alpine Meadows which affects neighbors and impacts street snowplow operations. [See Exhibit C: As-built Survey and Exhibit D: Site Plan showing proposed dimensions.]

The expansion will require grading and vegetation removal within the proposed parking area. The proposed configuration concentrates that disturbance adjacent to the existing driveway and residence rather than extending vehicular improvements farther into the sloping, forested portion of the lot.

The variance will not change the residential use of the property, increase the number of dwelling units, or involve alterations to the residence or garage. The property will continue to be used for long-term housing.

The anticipated effect on the surrounding neighborhood is therefore a reduction in resident vehicles parked along Alpine Meadows, with the additional parking accommodated on the subject property through a limited expansion of the existing driveway and parking area.

3. An Analysis of How the Proposal Meets the Variance Standards

a. Intent of the Subject Design Standard

The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.

The subject design standard limits residential driveway width to 20 feet. The proposed alternative would allow resident vehicles to be accommodated off the street while continuing to advance the intent of AMC 21.09.070N, which calls for driveways to be of minimum width, follow site contours, preserve natural site amenities such as mature trees and rock outcroppings, and be designed with safety as a priority.

Strict application of the 20-foot maximum driveway width would substantially limit the ability to accommodate additional resident vehicles near the existing driveway. Providing equivalent additional parking elsewhere on the property would require extending vehicular access farther into the lot, with the potential for greater grading, vegetation removal, and disturbance of the existing slope. The side

yards are additionally constrained by roof-shed snow and the proximity of the residence to the property lines.

The proposed alternative concentrates the additional parking immediately adjacent to the existing driveway and residence. Although the proposal requires grading and vegetation removal, it limits those impacts to a relatively compact area and avoids extending a driveway and parking area farther into the sloping portion of the property forested with large mature trees.

The proposed alternative is the same or better than the Standard because it balances the purposes of the driveway standard—limiting the extent of vehicular improvements, responding to site topography, preserving natural site characteristics, and providing safe vehicular access—while accommodating resident vehicles off street along Alpine Meadows.

b. Comprehensive Plan Goals and Policies

The proposed alternative achieves the goals and policies of the Girdwood Comprehensive Plan to the same or better degree than the subject standard.

The Girdwood Comprehensive Plan identifies housing availability as a significant community concern and establishes a housing vision in which a range of housing options allows residents to live and work in Girdwood. Goal H1 supports maximizing use of the existing housing inventory to meet Girdwood's housing needs, and Policy H1.3 encourages long-term rentals. [See Exhibit E: Goal H1 in the Girdwood Comprehensive Plan]

The Comprehensive Plan also recognizes the need to manage parking within public rights-of-way. By providing three additional on-site parking spaces, the proposal reduces reliance on parking along Alpine Meadows while concentrating the necessary improvements on the property occupied by the residents generating the parking demand.

The proposal therefore supports both the Plan's housing objectives and its transportation and parking objectives while limiting additional disturbance of the residential lot.

c. Community Benefit

The proposed alternative results in benefits to the community equivalent to or better than compliance with the subject standard.

The proposal provides two principal community benefits. First, it supports continued use of an existing residence as long-term housing in a community where availability of long-term housing has been identified as a significant concern.

Second, the additional on-site parking would reduce resident parking along Alpine Meadows. Moving vehicles from the roadside onto the property responds to concerns regarding parking within the public right-of-way and reduces potential conflicts between parked vehicles, neighboring properties, roadway users, and winter road maintenance.

These benefits are achieved through a relatively limited expansion of an existing residential driveway and parking area rather than through more extensive development of the property.

d. Effect on Adjacent Property

The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code.

The proposed expansion of the existing driveway and parking area is within the subject property and does not alter the permitted use of any adjacent property. Providing additional on-site parking is expected to reduce resident parking along Alpine Meadows and thereby reduce, rather than increase, potential parking impacts on neighboring properties.

e. Character of the Zoning District and Intent of the Code

The variance, if granted, does not change the character of the zoning district, is in keeping with the intent of the code, and does not permit a use otherwise prohibited in the district.

The property will remain in residential use, and the proposed expansion of the existing driveway and parking area is accessory to that residential use. The variance does not increase the number of dwelling units, introduce a new use, or alter the residential character of the property. Some neighboring houses have driveways of similar width to the proposed driveway. [See Exhibit B: Wide Driveways]

The proposed expansion is limited to providing three additional on-site parking spaces and is designed to minimize the extent of grading and disturbance necessary to accommodate those spaces.

f. Accessibility and Reasonable Accommodation

Persons with disabilities will continue to be provided access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation.

This standard is not applicable to this variance request. Single-family dwelling units are not subject to the provisions of the Americans with Disabilities Act.

g. Health, Safety, and Welfare

The variance, if granted, will not adversely affect the health, safety, and welfare of the people of the municipality.

The variance is not anticipated to adversely affect the health, safety, or welfare of the people of the municipality. Providing additional on-site parking will reduce the number of resident vehicles parked along Alpine Meadows and keep the additional parking directly connected to the existing driveway.

The proposed grading is limited to the area necessary to accommodate the additional spaces. The proposal does not introduce a new land use or increase the number of dwelling units on the property.

By accommodating additional resident vehicles on private property rather than along the roadway, the proposed variance is expected to reduce potential conflicts with roadway users and winter road maintenance and will not adversely affect public health, safety, or welfare.

H. Maximum Sign Height

Not applicable. The requested variance does not involve maximum sign height.

Thank you for your consideration.

Sincerely,



Marco Zaccaro, AIA NCARB NFPA
Principal
Z Architects, LLC.
(907) 783-1090
(907) 230-3044 cell

WWW.ZARCHITECTSALASKA.COM

EXHIBIT A PHOTOS: SNOW SAFETY ISSUES





EXHIBIT B PHOTOS: WIDE DRIVEWAYS NEARBY


119 ALPINE MEADOWS AVE.


446 VAIL DRIVE

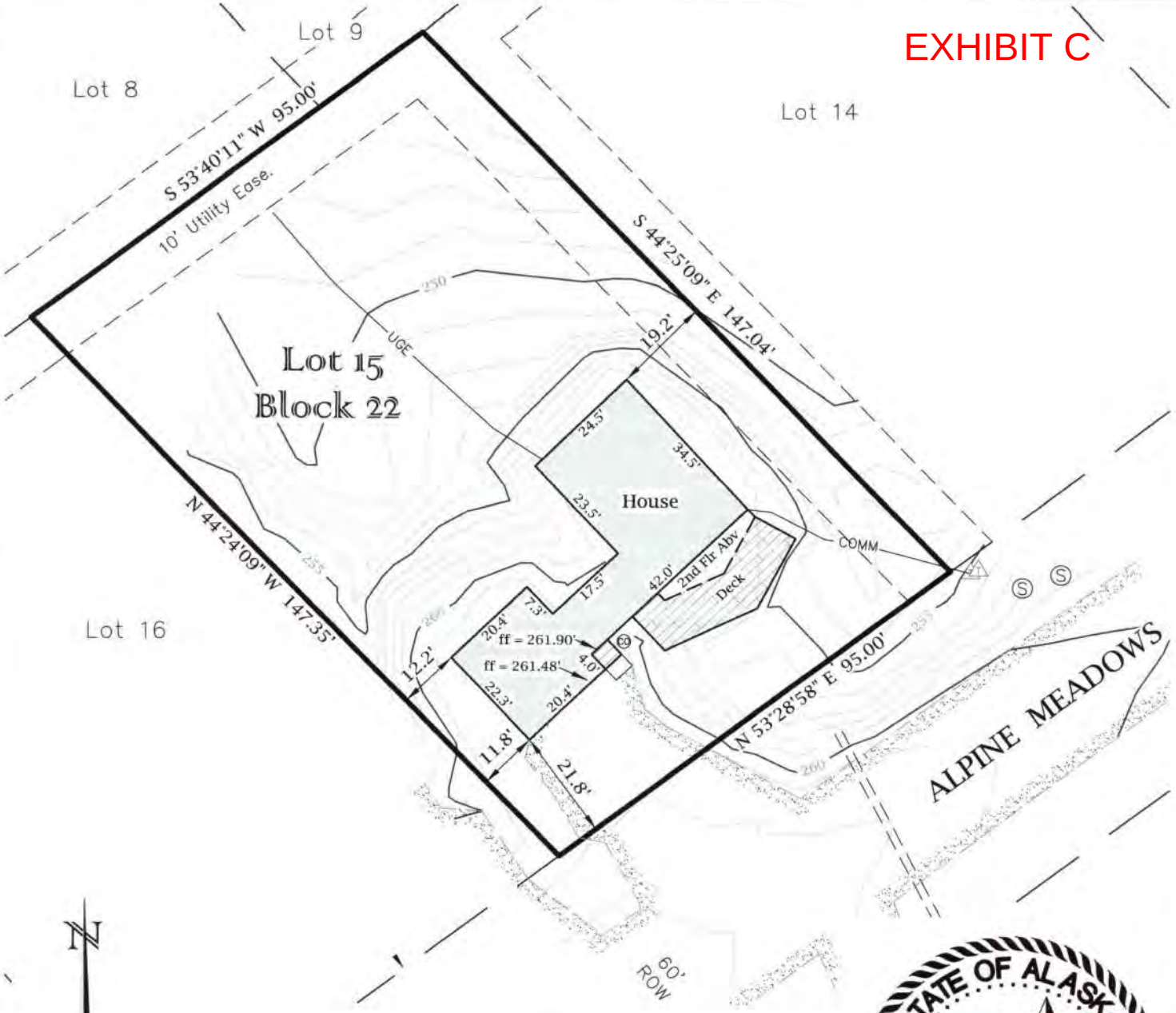

520 VAIL DRIVE


148 ALPINE MEADOWS AVE.


145 ALPINE MEADOWS AVE.


110 ALPINE MEADOWS AVE.

EXHIBIT C





0 15 30

US SURVEY FEET



NOTES

-All dimensions shown are grid bearings and ground distances, record boundaries are per Plat No. 74-41.
-49th Star has conducted a physical survey of the property and all details shown on this Survey are correct. Under no circumstances should any data hereon be used for the establishment of property lines.
-It is the owners responsibility to determine the existence of any easements, covenants, or restrictions; no title research performed.
-All disturbed areas not covered with authorized installations are required to be revegetated.
-Bear resistant refuse containers to be stored in garage until day of pick-up.

ASBUILT SURVEY

Lot 15, Block 22,
Alyeska Basin
Subdivision, Unit VI,
Girdwood, AK

LEGEND

Ⓢ Sewer Lift Station

△ Tele-Com Pedestal

Ⓒ Sewer Cleanout

49th Star Surveying LLC
PO Box 738
Girdwood, AK 99587
(907)891-6111
Jeremy@49thStarSurveying.com

W.O. 2664	DATE: 9/4/26
SCALE: 1"=30'	

EXHIBIT D

LEGEND

- EXISTING DECK AREA TO BE CUT BACK.
- NEW DRIVEWAY AREA
- EXISTING DRIVEWAY AREA

15' REAR YARD SETBACK

10' SIDE YARD SETBACK

250

250

TRIM EXISTING DECK BACK TO EDGE OF NEW PARKING AREA AND FRONT YARD SETBACK.

EXISTING CONTOURS

NEW CONTOURS

VARIANCE

HOUSE

DECK

20' FRONT YARD SETBACK

24'-3"

20'-0"

20'-0"

GRAVEL EDGE OF ROAD

255

260

PROPERTY LINE

10' SIDE YARD SETBACK

255

260

GARAGE

GARAGE USED TO SUPPORT EMPLOYEE HOUSING, INCLUDING LAUNDRY FACILITIES, BICYCLE PARKING, AND RESIDENT STORAGE

ALPINE MEADOWS AVE.

30'-0"

3 NEW PARKING SPACES

20'-0"

2 EXISTING PARKING SPACES

19'-0"

MAY NEED TO EXTEND THIS CULVERT

NEW PARKING AREA (896 SF)

37'-7"

GRAVEL EDGE OF DRIVEWAY

EXISTING DRIVEWAY (1,197 SF)

GRAVEL EDGE OF ROAD

1 SITE PLAN
SCALE: 1/8" = 1'-0"

North

VARIANCE APPLICATION SET 09-30-2026

ZARCHITECTS LLC
commercial · planning · interiors · residential

311 ALPINE MEADOWS
311 ALPINE MEADOWS AVE., GIRDWOOD, ALASKA

SITE PLAN

JOB NO. 26-31
SUBMITTAL: 09-30-26
DRAWN BY: ET
CHECKED BY: MAZ
REVISIONS:

COPYRIGHT 2026

A0.1

EXHIBIT E: Goal H1 of the Girdwood Comprehensive Plan

POLICY E6.2: Girdwood works with utilities to develop sustainability programs and incentives, including a recycling program.

GOAL E7: *Girdwood maintains and enhances our community character and sense of place.*

POLICY E7.1: Encourage development and design guidelines that maintain and enhance the natural character and small town feel of Girdwood.

POLICY E7.2: Encourage the preservation of Girdwood's historical and cultural resources by utilizing Federal and State Historic Preservation Tax Incentive Programs, creating new incentive programs where appropriate, and participating in the local landmark program.

POLICY E7.3: Support knowledge and preservation of Girdwood's unique historical and cultural resources through community-driven and led interpretation projects.

POLICY E7.4: Encourage and streamline events and festivals.

POLICY E7.5: Girdwood has a variety of indoor and outdoor community gathering spaces.

Housing

VISION:

The range of housing options in Girdwood allows residents the opportunity to live and work in Girdwood. The cost of housing in Girdwood balances employment and income distribution.

GOAL H1: *Maximize the use of existing housing inventory to meet housing needs in Girdwood.*

POLICY H1.1: Develop strategies and best practices to maximize the use of existing Girdwood housing inventory to address housing need in Girdwood.

POLICY H1.2: Acknowledge the need for the short-term rental housing market in Girdwood while minimizing its impacts to the community through appropriate regulations.

POLICY H1.3: Encourage long-term rentals by providing incentives such as using tax incentives or exemptions for property-owners.

POLICY H1.4: Encourage property renovations that increase density through regulatory changes, tax, or financial incentives where appropriate zoning allows.

GOAL H2: *Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.*

POLICY H2.1: Girdwood encourages mixed-use residential and multi-family housing developments where appropriate.

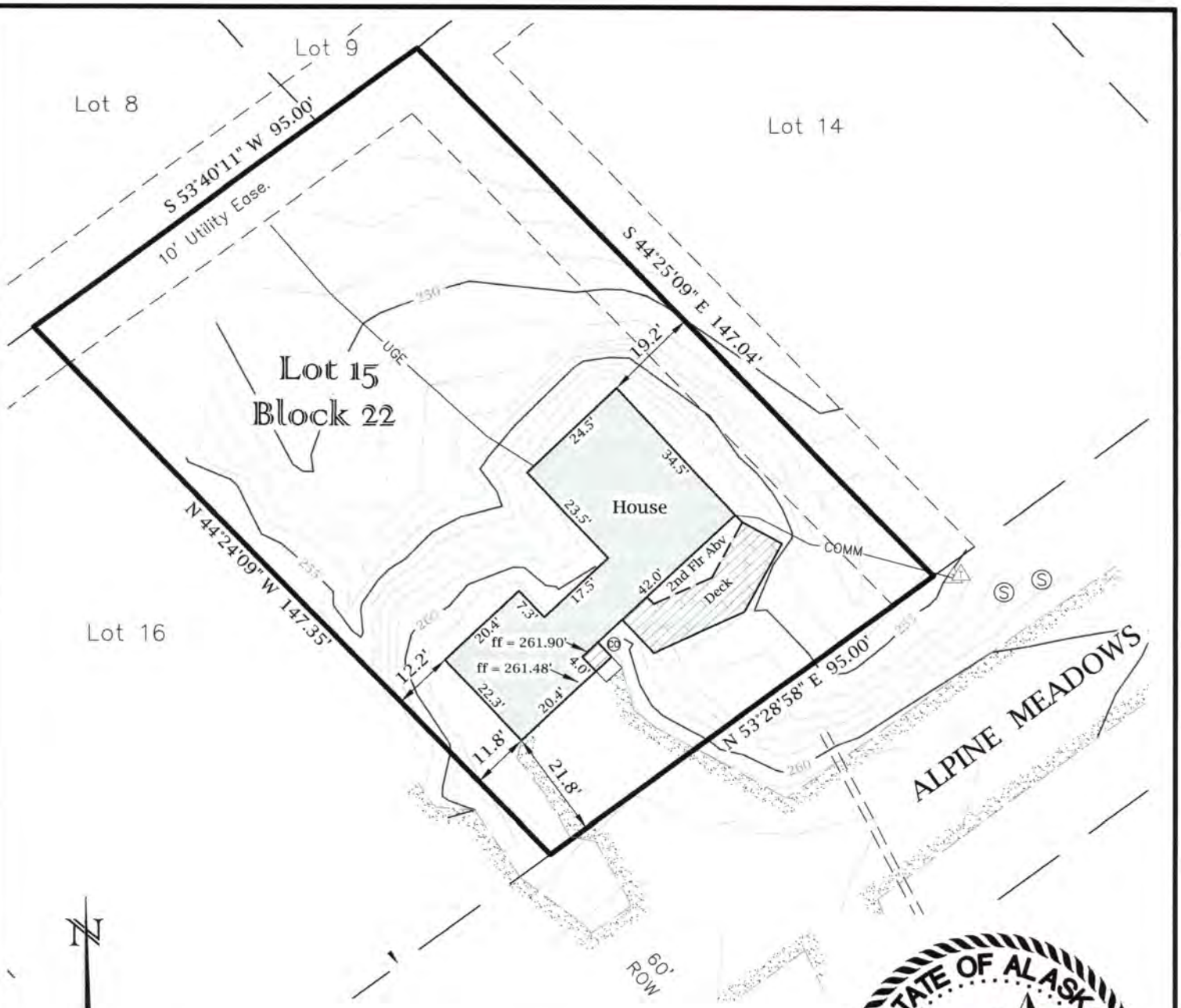
POLICY H2.2: All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas.

POLICY H2.3: Accessory Dwelling Units (ADUs) are encouraged where appropriate.

POLICY H2.4: Explore and encourage non-conventional residential alternatives for meeting the diversity of housing demands (for example, tiny homes, or alternative construction).

POLICY H2.5: Encourage and explore alternatives for more affordable housing such as but not limited to single-family housing and detached development: for example, small lot, shared equity housing, or unit lot subdivisions.

POLICY H2.6: Pursue opportunities to fund infrastructure improvements to reduce overall housing development costs such as water, sewer, or public roads.



STATE OF ALASKA
49TH
Jeremy A. Hurst
LS-11796
9/4/26
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

-All dimensions shown are grid bearings and ground distances, record boundaries are per Plat No. 74-41.
-49th Star has conducted a physical survey of the property and all details shown on this Survey are correct. Under no circumstances should any data hereon be used for the establishment of property lines.
-It is the owners responsibility to determine the existence of any easements, covenants, or restrictions; no title research performed.
-All disturbed areas not covered with authorized installations are required to be revegetated.
-Bear resistant refuse containers to be stored in garage until day of pick-up.

ASBUILT SURVEY

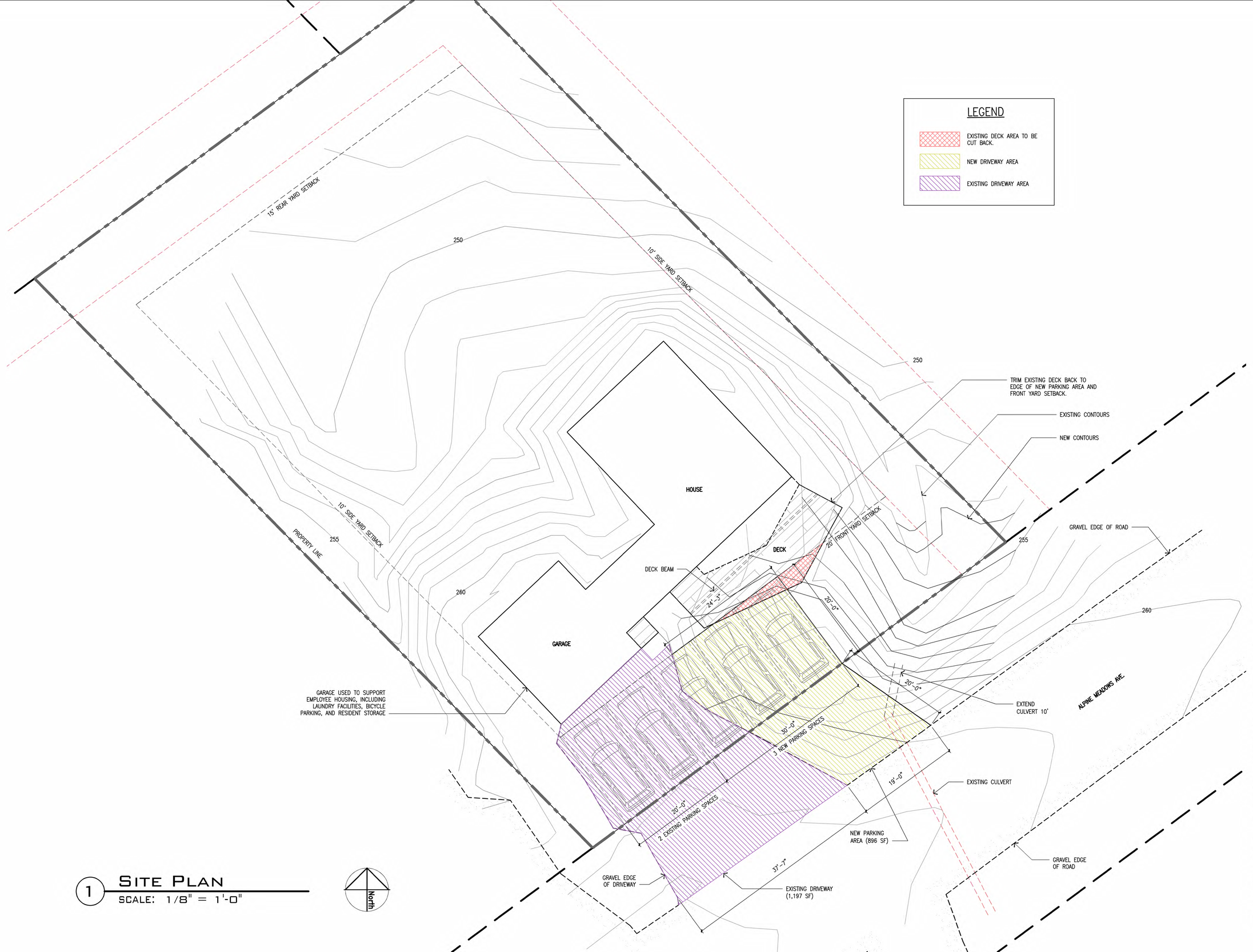
Lot 15, Block 22,
Alyeska Basin
Subdivision, Unit VI,
Girdwood, AK

LEGEND

Ⓢ Sewer Lift Station
△ Tele-Com Pedestal
Ⓒ Sewer Cleanout

49th Star Surveying LLC
PO Box 738
Girdwood, AK 99587
(907)891-6111
Jeremy@49thStarSurveying.com

W.O. 2664	DATE: 9/4/26
SCALE: 1"=30'	



1 SITE PLAN
SCALE: 1/8" = 1'-0"

ZARCHITECTS LLC
commercial · planning · interiors · residential

VARIANCE APPLICATION SET 09-30-2026

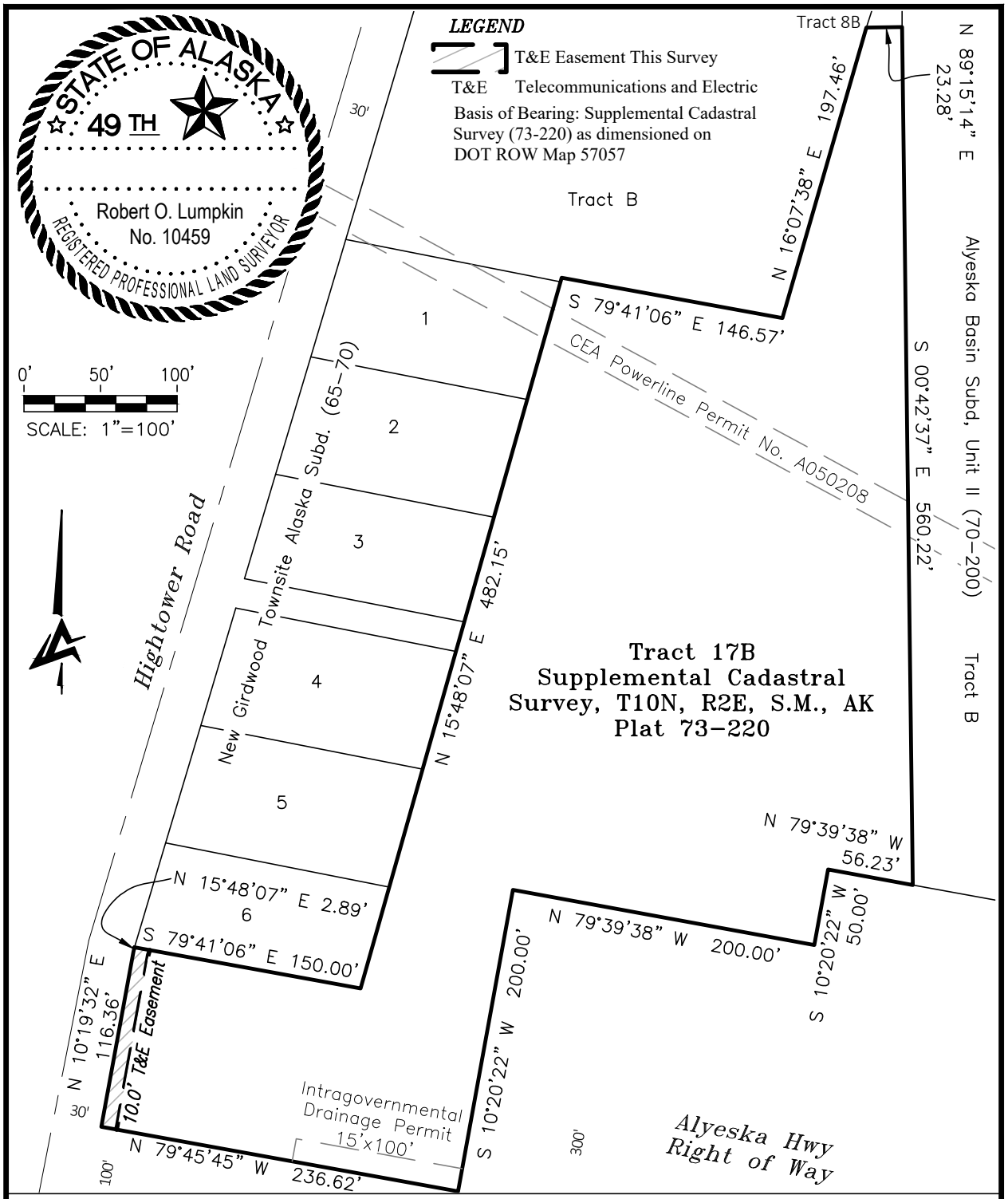
311 ALPINE MEADOWS
311 ALPINE MEADOWS AVE., GIRDWOOD, ALASKA

SITE PLAN

JOB NO. 26-31
SUBMITTAL: 09-30-26
DRAWN BY: ET
CHECKED BY: MAZ
REVISIONS:

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A0.1



Alaska Remote Imaging 6239 B Street, Suite 201, Anchorage, Alaska 99518 survey@alaskaremoteimaging.com AECL226404

Telecommunications and Electric Easement
Tract 17B, Supplemental Cadastral Survey,
T10N, R2E, S.M., Alaska (73-220),
Tax Parcel ID: 075-072-01-000

EXHIBIT B

PARCEL TAXABLE AREA:	± **156,564 S.F.**
ROW ACQUISITION TYPE:	**T&E**
ROW ACQUISITION AREA:	± **1,192 S.F.**
SCALE: 1" = 100'	DATE: Oct 15, 2026
GRID: SE4815	PARCEL No. 1

Docusign Envelope ID: 2F61211C-8E8D-44FF-BEDB-88CEAAC355DC

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 2024-14
Of the Girdwood Board of Supervisors
RESOLUTION SUPPORTING THE UNDERGROUNDING OF ELECTRIC POWER LINES ALONG HIGHTOWER ROAD IN GIRDWOOD

WHEREAS, a 2% surcharge is applied to all electric utility bills in Anchorage dedicated to the undergrounding of electrical power lines, raising approximately $6.6m annually according to the 2024 "*Chugach Electric Association Undergrounding Plan*"; and

WHEREAS, Anchorage Municipal Code (AMC) section 21.07.050 sets out the criteria for requiring and prioritizing the undergrounding of electrical power lines; and

WHEREAS, AMC 21.07.050 F.3 provides a list of target areas including specific business districts and other areas across the municipality; and

WHEREAS, those priority areas were taken directly from a list in the prior Land Use code and were last updated in 2005 by AO 2005-2; and

WHEREAS, Girdwood Town Square was identified as a business district in the 1995 Girdwood Area Plan, zoned as a business district in November 2005 by AO 2005-81(S) and redeveloped from 2005 through 2014; and

WHEREAS, the redevelopment included underground electric power lines in Girdwood Town Square and on Holmgren Place, Lindblad Avenue and Girdwood Place, three of the four roads surrounding Town Square;

WHEREAS, all subsequent development north of Girdwood Town Square has followed AMC 21.07.050 and required underground power lines; and

WHEREAS, the only overhead electric power line remaining in the business district extend along the eastern side of Hightower Road for approximately 500ft from the junction of Alyeska Highway to a point opposite Stumpy's Way; and

WHEREAS, the specific location of some of the utility poles on Hightower Road also create a direct conflict between safety and the maximum setback requirements applicable to adjacent parcels, all of which are zoned gC-8 or gC-9.

Docusign Envelope ID: 2F61211C-8E8D-44FF-BEDB-88CEAAC355DC

THEREFORE, the Girdwood Board of Supervisors resolves to support adding Girdwood Town Center as a business district to the list of designated areas under AMC 21.07.050 F.3;

AND THEREFORE ALSO, requests Chugach Electric Association to add Hightower Road to the list of projects in the "Chugach Electric Association, Inc. Undergrounding Plan" 5-year undergrounding plan.

PASSED AND APPROVED by a vote of 3 to 0 this 16th day of December 2024.

Mike Edgington

Mike Edgington
GBOS Co-Chair

Margaret Tyler

Margaret Tyler
Attest

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

«Name»
«Address»
«City», «State» «Zipcode»

The Heritage Land Bank Advisory Commission (HLBAC) is scheduled to hold a meeting and public hearing on **Thursday, November 19, 2026, at 1:30pm** regarding proposed public hearing and action item:

HLBAC Resolution 2026-10: Recommending the disposal of a portion of HLB Parcel 6-029, legally described as Tract 17-B, Supplemental Cadastral Survey, T10N, R2E, S.M. (Plat 73-220), by perpetual, non-exclusive, telecommunication and electrical easement to Chugach Electric Association, Inc.

This meeting will be held in-person and virtually via Microsoft Teams.
To connect via telephone call (907) 519-0237 and use conference ID 987 366 530#
To connect online visit www.muni.org/hlb (or scan the QR code below) and click the Teams link.
Or join in person at the Permit & Development Center, 4700 Elmore Road, Anchorage 99507

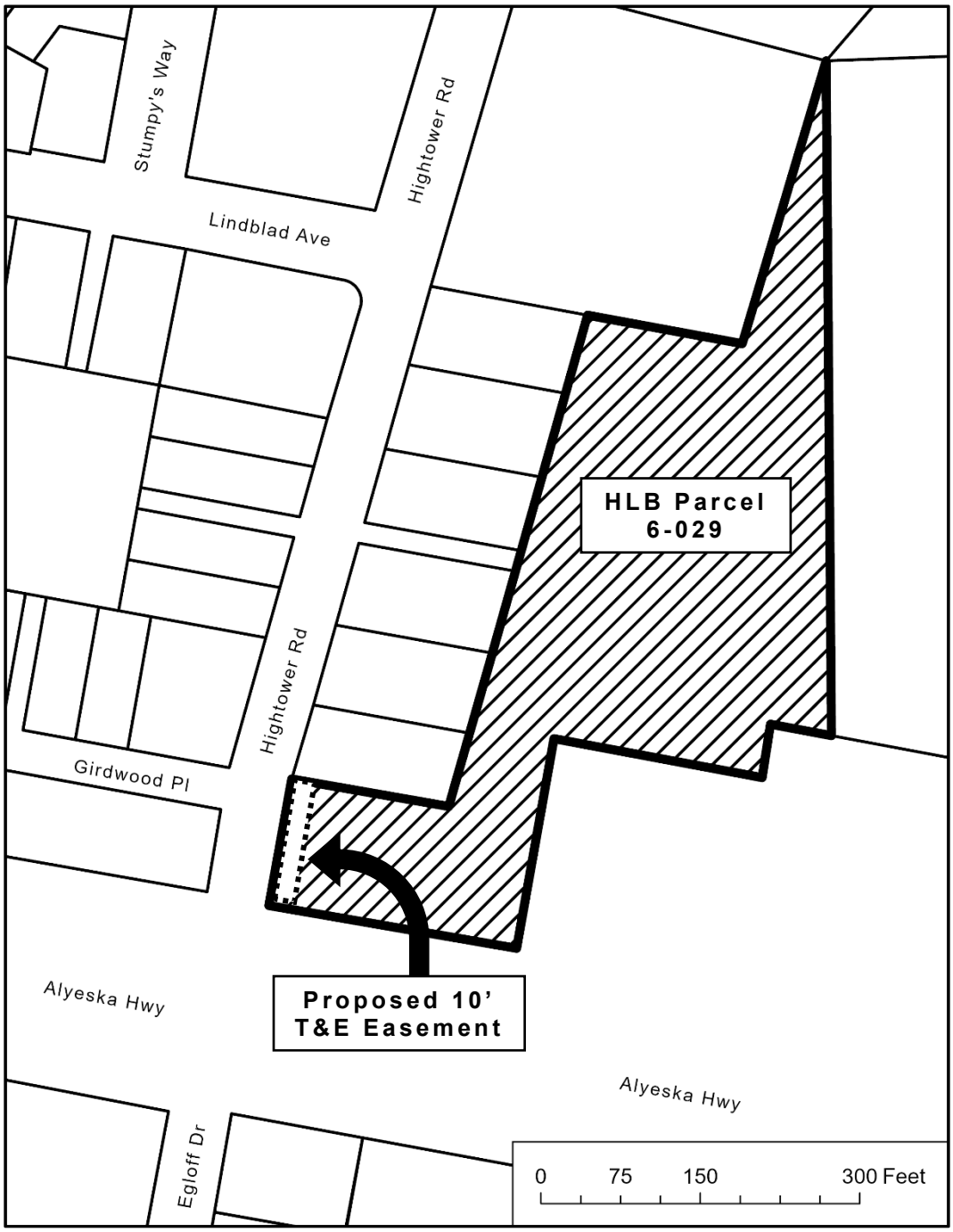
Community members are strongly urged to provide testimony in person or via email, telephone, or Teams. Anyone wishing to provide public testimony via telephone, Teams, or in writing must email HLB@anchorageak.gov by 5:00pm the day before the meeting. Please provide your name, phone number, and the agenda item for which you wish to provide testimony. Those testifying in-person do not need to sign-up in advance. Individuals will have 3 minutes to provide testimony on each item you wish to speak to or 5 minutes for representatives of groups with appropriate standing (e.g. Community Councils).

Should you need additional assistance or special modifications to participate, or **if you have questions regarding this action, please call the HLB office at 907-343-7536 or email HLB@AnchorageAK.gov.**

Additional meeting information or updates may be found at:

http://www.muni.org/hlb

Heritage Land Bank Advisory Commission
Public Hearing Notice



HLB is notifying nearby residents and property owners of an upcoming public hearing regarding a proposed disposal by easement. We encourage the public to provide comments in-person or in writing expressing their opinion about the potential easement. Chugach Electric Association, Inc. is requesting a 10' telecommunications and electrical easement on the portion of HLB Parcel 6-029 that is adjacent to Hightower Road. This easement would be established as part of the proposed project to convert existing overhead electrical infrastructure to be underground. Additional information will be posted on the HLB website on November 13th.

EXHIBIT_A

Parcel 1
Portion of TRACT 20-A, Section 20, T.10N., R.2E., Seward Meridian, Alaska

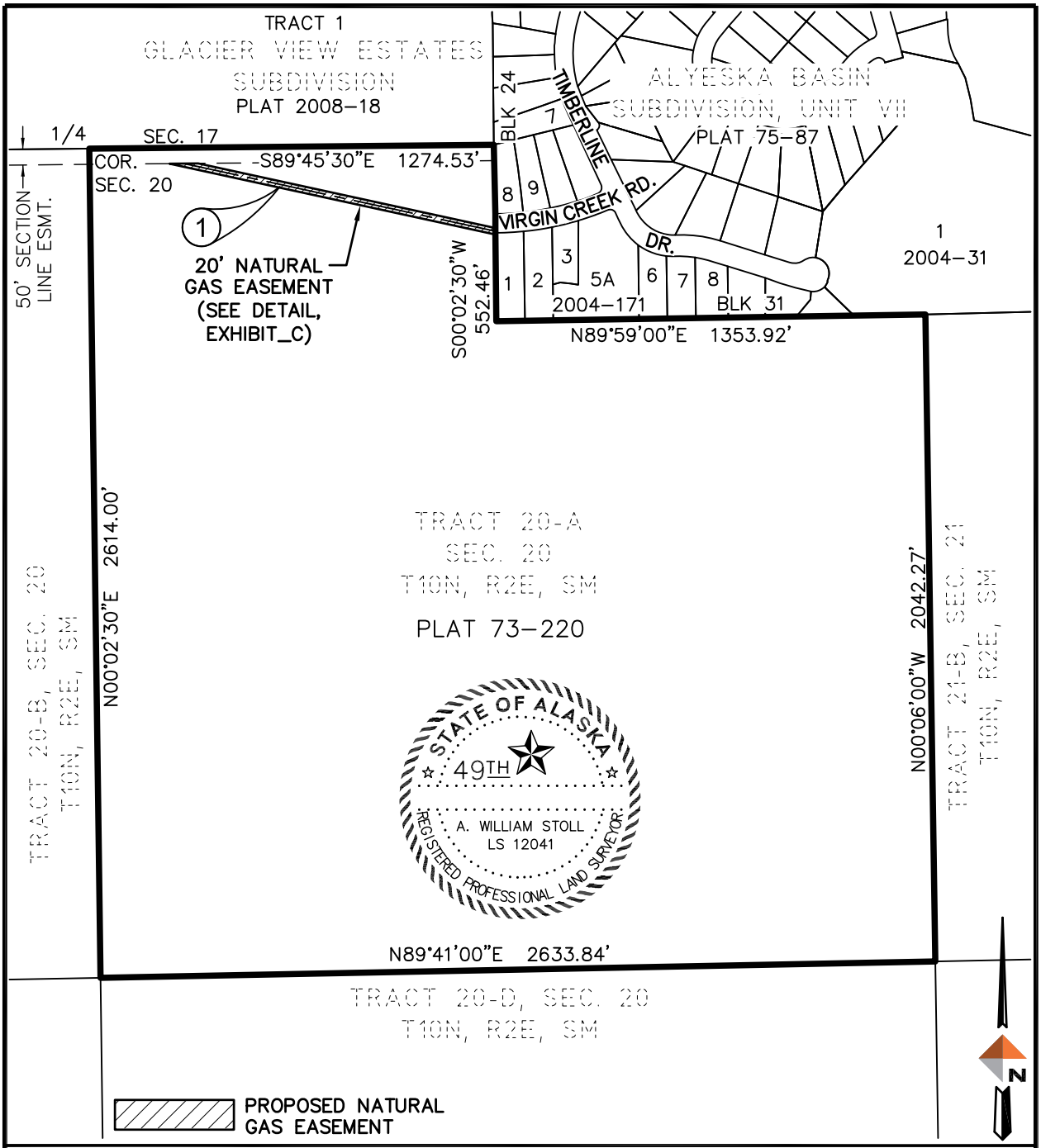
20’ Natural Gas Easement

A portion of Tract 20-A, of Section 20, Township 10 North, Range 2 East, Seward Meridian, Alaska, as shown on Supplemental Cadastral Survey recorded as Plat Number 73-220 in the Anchorage Recording District, Third Judicial District, State of Alaska. Said portion being 10.00 feet on both sides of centerline (20.00 feet wide in total), being more particularly described by metes and bounds as follows:

Commencing at the northern most Northeast corner of said Tract 20-A, common with the section line between Section 20 and Section 17; thence on the north line of said Tract-20A thereof N89°45’30”W a distance of 977.34 feet to a point on said north line, thence departing said line S00°14’30”W a distance of 50.00 feet to a point on the 50 foot Section Line Easement dedicated by State Statute 19.10.010 along the northern boundary of Section 20, also being the True Point of Beginning for this description; thence along the center line of said gas easement S76°55’39”E a distance of 1003.35 feet more or less to a point on the east line of said Tract 20-A, common with the westerly end of Virgin Creek Road Right-of-Way and the terminus of this easement centerline. Said point is located S00°02’30”W a distance of 272.82 feet from the northern most Northeast corner of Tract 20-A and the Point of Commencement of this description.

Said easement embraces an area of 20,067 square feet, more or less, as calculated from these courses and distances.





DOWL - 5015 BUSINESS PARK BOULEVARD, SUITE 4000; ANCHORAGE, ALASKA 99503 - AECL848

ENSTAR Natural Gas Company

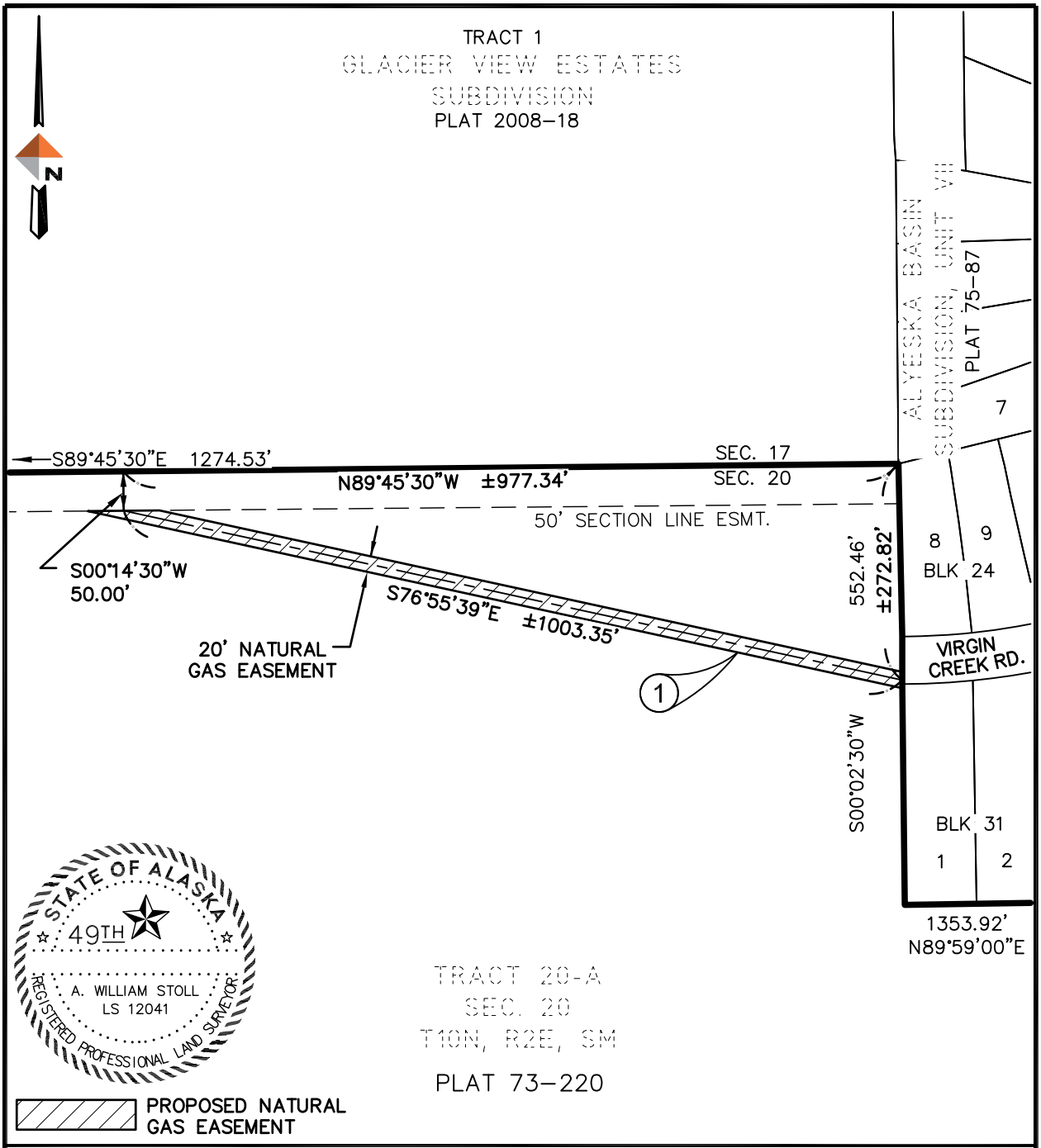
ENSTAR PROPOSED GAS MAINS
GIRDWOOD TOWNSITE REINFORCEMENTS
GIRDWOOD, ALASKA

EXHIBIT_B

OWNER'S INITIALS: _____

PAGE ___OF___ DATED _____

PARCEL TAXABLE AREA:	± **6,098,400 S.F.**
ROW ACQUISITION TYPE:	± **GAS**
ROW ACQUISITION AREA:	± **20,067 S.F.**
SCALE: 1"=500'	DATE: 10/08/2026
GRID: SE5015	PARCEL No. 1



DOWL - 5015 BUSINESS PARK BOULEVARD, SUITE 4000; ANCHORAGE, ALASKA 99503 - AECL848

ENSTAR Natural Gas Company

ENSTAR PROPOSED GAS MAINS
GIRDWOOD TOWNSITE REINFORCEMENTS
GIRDWOOD, ALASKA

EXHIBIT_C

OWNER'S INITIALS: _____

PAGE ___OF___ DATED _____

PARCEL TAXABLE AREA:	± **6,098,400 S.F.**
ROW ACQUISITION TYPE:	± **GAS**
ROW ACQUISITION AREA:	± **20,067 S.F.**
SCALE: 1"=200'	DATE: 10/08/2026
GRID: SE5015	PARCEL No. 1

EXHIBIT_A

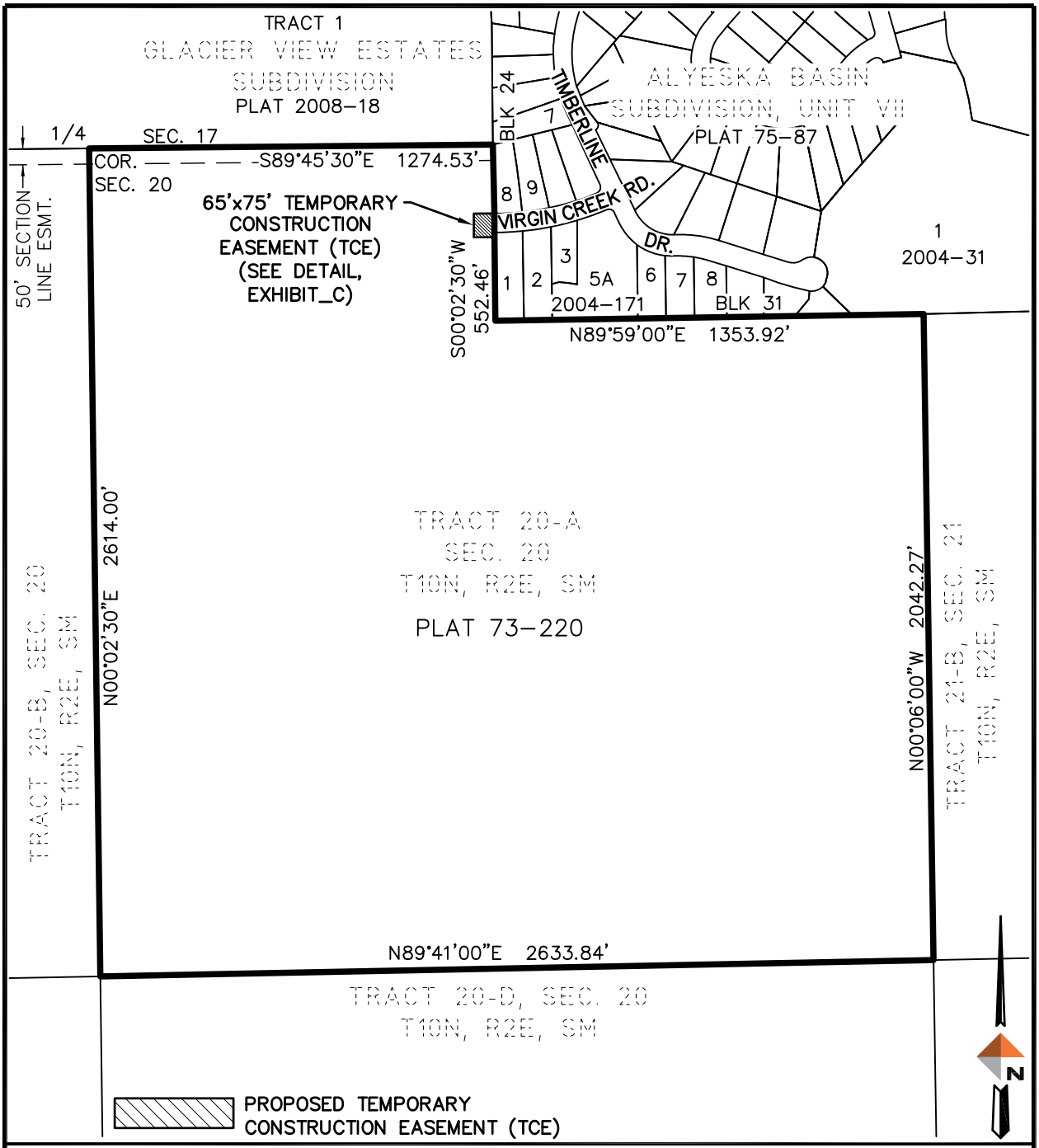
Parcel 2
Portion of TRACT 20-A, Section 20, T.10N., R.2E., Seward Meridian, Alaska

65’ x 75’ Temporary Construction Easement (TCE)

A portion of Tract 20-A, of Section 20, Township 10 North, Range 2 East, Seward Meridian, Alaska, as shown on Supplemental Cadastral Survey recorded as Plat Number 73-220 in the Anchorage Recording District, Third Judicial District, State of Alaska. Said portion being more particularly described by metes and bounds as follows:

Commencing at the northern most Northeast corner of said Tract 20-A, common with the section line between Section 20 and Section 17; S00°02’30”W a distance of 217.82 feet, to a point on the east line of said Tract 20-A, also being the northwest corner of the end of Virgin Creek Road Right-of-Way, and southwest corner of Lot 8, Block 24, Alyeska Basin Subdivision, Unit No. 7, as shown on Plat 75-87, Anchorage Recording District, also being the True Point of Beginning for this description; thence departing said line N89°57’30”W a distance of 65.00 feet, thence S00°02’30”W a distance of 75.00 feet, thence S89°57’30”E a distance of 65.00 feet to the east line of said Tract 20-A, also being the west line of Lot 1, Block 31, Alyeska Basin Subdivision, Unit No. 7, as shown on Plat 75-87, Anchorage Recording District, thence on said line N00°02’30”E a distance of 75.00 feet to the True Point of Beginning.

Said easement embraces an area of 4,875 square feet, more or less, as calculated from these courses and distances.



DOWL - 5015 BUSINESS PARK BOULEVARD, SUITE 4000; ANCHORAGE, ALASKA 99503 - AECL848

ENSTAR Natural Gas Company

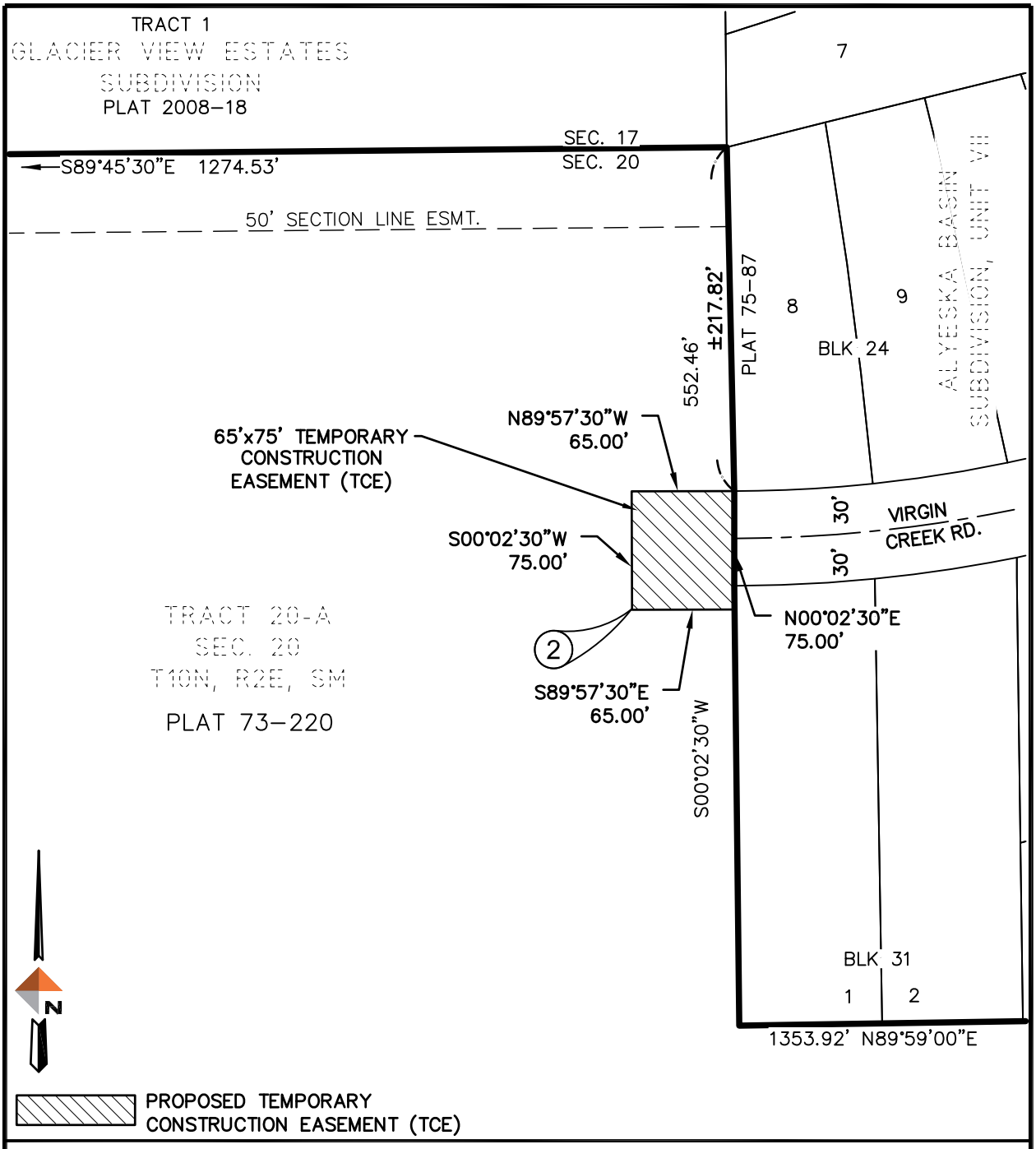
ENSTAR PROPOSED GAS MAINS
GIRDWOOD TOWNSITE REINFORCEMENTS
GIRDWOOD, ALASKA

EXHIBIT_B

OWNER'S INITIALS: _____

PAGE ___OF___ DATED _____

PARCEL TAXABLE AREA:	± **6,098,400 S.F.**
ROW ACQUISITION TYPE:	± **TCE**
ROW ACQUISITION AREA:	± **4,875 S.F.**
SCALE: 1"=500'	DATE: 10/08/2026
GRID: SE5015	PARCEL No. 2



DOWL - 5015 BUSINESS PARK BOULEVARD, SUITE 4000; ANCHORAGE, ALASKA 99503 - AECL848

ENSTAR Natural Gas Company

ENSTAR PROPOSED GAS MAINS
GIRDWOOD TOWNSITE REINFORCEMENTS
GIRDWOOD, ALASKA

EXHIBIT_C

OWNER'S INITIALS: _____

PAGE ___OF___DATED _____

PARCEL TAXABLE AREA:	± **6,098,400 S.F.**
ROW ACQUISITION TYPE:	± **TCE**
ROW ACQUISITION AREA:	± **4,875 S.F.**
SCALE: 1"=100'	DATE: 10/08/2026
GRID: SE5015	PARCEL No. 2

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

«Name»
«Address»
«City», «State» «Zipcode»

The Heritage Land Bank Advisory Commission (HLBAC) is scheduled to hold a meeting and public hearing on **Thursday, November 19, 2026, at 1:30pm** regarding proposed public hearing and action item:

HLBAC Resolution 2026-11: Recommending the disposal of a portion of HLB Parcel 6-062, legally described as Tract 20-A, Supplemental Cadastral Survey, T10N, R2E, S.M. (Plat 73-220), by perpetual, non-exclusive, gas easement and temporary construction easement to Enstar Natural Gas Company.

This meeting will be held in-person and virtually via Microsoft Teams.
To connect via telephone call (907) 519-0237 and use conference ID 987 366 530#
To connect online visit www.muni.org/hlb (or scan the QR code below) and click the Teams link.
Or join in person at the Permit & Development Center, 4700 Elmore Road, Anchorage 99507

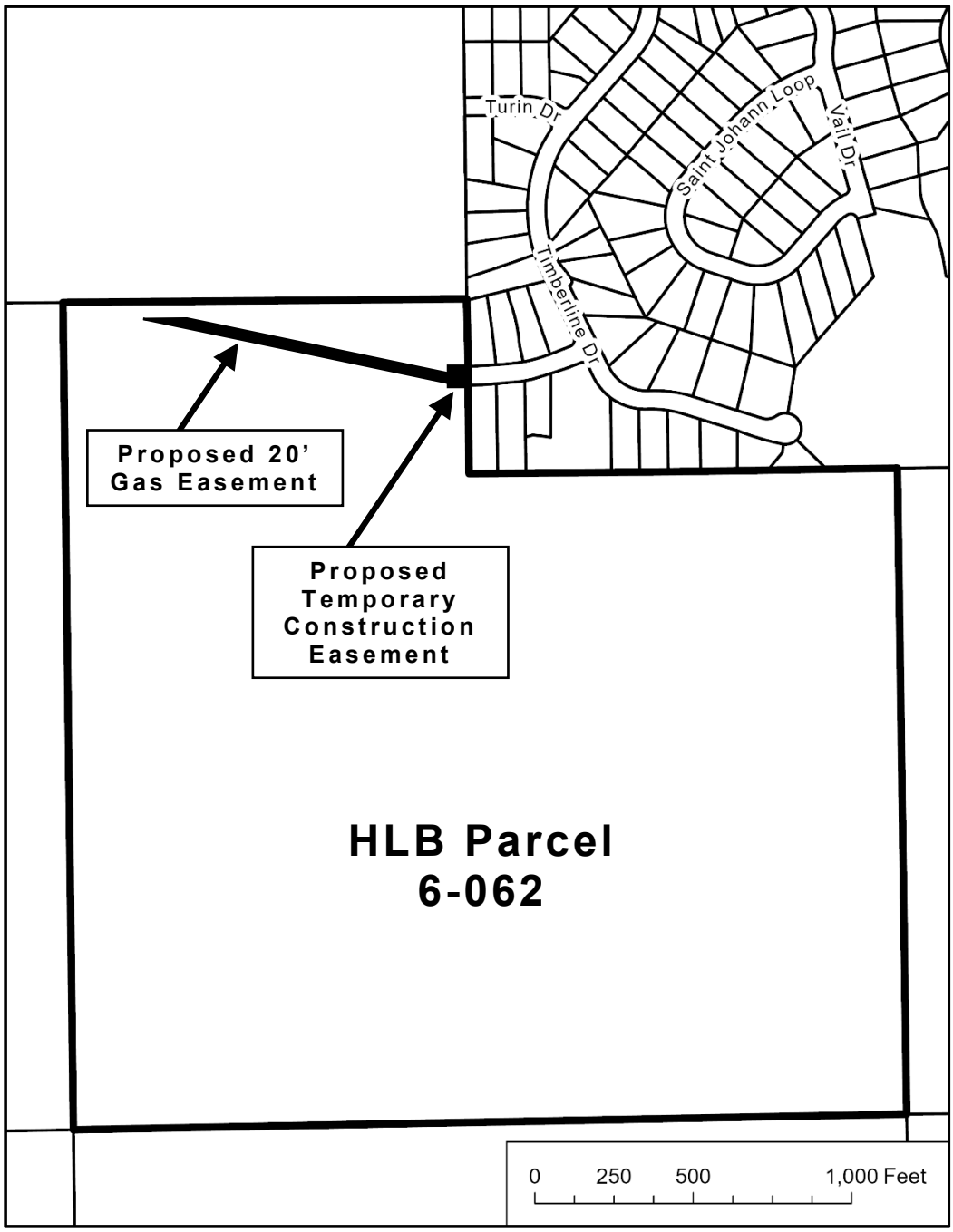
Community members are strongly urged to provide testimony in person or via email, telephone, or Teams. Anyone wishing to provide public testimony via telephone, Teams, or in writing must email HLB@anchorageak.gov by 5:00pm the day before the meeting. Please provide your name, phone number, and the agenda item for which you wish to provide testimony. Those testifying in-person do not need to sign-up in advance. Individuals will have 3 minutes to provide testimony on each item you wish to speak to or 5 minutes for representatives of groups with appropriate standing (e.g. Community Councils).

Should you need additional assistance or special modifications to participate, or **if you have questions regarding this action, please call the HLB office at 907-343-7536 or email HLB@AnchorageAK.gov.**

Additional meeting information or updates may be found at:

http://www.muni.org/hlb

Heritage Land Bank Advisory Commission
Public Hearing Notice



HLB is notifying nearby residents and property owners of an upcoming public hearing regarding a proposed disposal by easement. We encourage the public to provide comments in-person or in writing expressing their opinion about the potential easement. Enstar Natural Gas Company is requesting a 20' wide gas easement approximately 1000' in length on a portion of HLB Parcel 6-062 between a section line easement and Virgin Creek Road. This easement is being proposed as an alternative route for a gas infrastructure project that would otherwise be established in the existing State of Alaska managed section line easement. Additional information will be posted on the HLB website on November 13th.

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Municipality of Anchorage

P.O Box 390
Girdwood, Alaska 99587
http://www.muni.org/gbos
David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Jennifer Wingard, Co-Chairs
Mike Edgington, Amanda Sassi, Guy Wade

LETTER OF OBJECTION

July 19, 2023

TO: State of Alaska
Department of Natural Resources, Division of Mining, Land and Water
Sent via email to: yannick.calvez@alaska.gov

RE: Letter of Objection: ADL 234206

Yannick Calvez,

The Girdwood Board of Supervisors (GBOS) is writing to request extension of the of the comment period and to express our objection to the approval of ADL 234206 for ENSTAR use of and clearing within a section line easement across Municipal lands in the Girdwood Valley.

Narrative
Request for Extension of the Comment Period.
Notice of the ADL was dated July 6; it was received by some community members July 10 and to date, only a handful of residents have become aware of the proposed project. GBOS was never formally notified by either the Division of Mining, Land and Water (DMLW) or the applicant, ENSTAR. Many community members remain unaware of the ADL and proposal. The July 20 public comment deadline does not provide GBOS and community members sufficient time to learn about the project, understand its implications for our community, and to provide comment.

Request for denial of authorization.
The proposed easement and project require significant clear cut through one of Girdwood's prized natural areas, which is designated Open Space to preserve the natural character and existing and future recreational opportunities. The area is frequently used year-round for recreation as identified in the Girdwood Trails Management Plan and the Girdwood Trails Master Plan.

Lower Virgin Creek Trail and Joe Danich Trail both provide access to the area. Throughout the recent Girdwood Trails Plan process, the community acknowledged that the area is a vital watershed and important wildlife habitat within the unique temperate rainforest. Girdwood went to great effort to retain the area in its existing condition and to preserve primitive trails within it. Meetings addressing this topic often had greater than 100 people in attendance and lengthy discussions. Easement clearing would overlap and cross the trail, permanently and significantly damage the experience that our community has worked hard to preserve.

Conclusion

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The GBOS requests that at a minimum the DMLW extend the comment period by 30 days, to Monday, August 21, 2023. This extension of the comment period will allow the community to become aware of the project and provide their comments to the proposed project.

Furthermore, the GBOS encourages DMLW to deny the authorization for ADL 234206 because of conflict in use created by clearcutting adjacent to and across existing community trails.

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair & Land Use Supervisor

Amanda Sassi
Roads and Utilities Supervisor

Cc: Sterling Lopez, Sr. ROW & Permitting Agent sterling.lopez@enstarnaturalgas.com

From: Kellie Okonek
To: Jennifer Wingard; Tyler, Margaret S.
Subject: GHEC bylaws
Date: Thursday, November 5, 2026 4:59:59 PM

[EXTERNAL EMAIL]

Hey there -

Following up in GHEC … seems like we should add GHEC bylaws to new business including the GHEC recommendation … I put some suggested text below. Then we can approve in December and vote on Whitney's application then …

"Voting members of the GHEC must be registered to vote in the Girdwood Valley Service Area. " —> Voting members of the GHEC should be registered to vote in Girdwood. Up to 2 of the 7 voting members may be granted exception when the candidate meets GHEC's strategic goals.

Kellie

_____-

FROM GHEC RULES:

II. Selection of Voting Membership and Term of Service • Voting members of the GHEC are selected to serve by a system of application to the Girdwood Board of Supervisors. • Voting members of the GHEC must be registered to vote in the Girdwood Valley Service Area. • Voting members are required to attend 75% of meetings. Members who are not able to meet this commitment will be replaced through a system of application to and selection by the GBOS.

LUC Agendas state:
A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

LUC members include Crow Creek Residents who do not pay GVSA taxes.

Possible amendment to make sense for GHEC and PSAC committees, which currently require GVSA residence/voting in GVSA:

A voting member is any Girdwood Valley Service Area resident eighteen (18) years of age or older. Committee may have one member who is a non-resident property owner or designated representative from a business, or non-profit association. s