

Here are some web pages I'd like to refer to during the Service Area power discussion

Road service area

map https://www.muni.org/Departments/operations/streets/Documents/LRSA_MAP.pdf

Charter on Service

Areas https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=PTICH_ARTIXSE_ARASDI_S9.01SEAR

Code on Service

Areas https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT27SEAR_CH2_7.10AUPR

Code on

GVSA https://library.municode.com/ak/anchorage/codes/code_of_ordinances?nodeId=TIT27SEAR_CH2_7.30SEAR_27.30.020GIVASEAR

*** DRAFT ***

**ANCHORAGE, ALASKA
AO No. 2022-__**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUBMITTING**
2 **TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD VALLEY**
3 **SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL 4, 2023, A**
4 **BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING POWERS THE**
5 **POWER TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE**
6 **LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING**
7 **ANCHORAGE MUNICIPAL CODE SECTIONS 27.20.110 AND 27.30.020 UPON**
8 **VOTER APPROVAL OF THE BALLOT PROPOSITION.**

9
10 **WHEREAS**, Anchorage Municipal Charter section 9.01 provides that a service area
11 may be altered only with the approval of a majority of those voting on the question
12 within the area affected; and
13

14 **WHEREAS**, the Girdwood Valley Service Area Board of Supervisors passed
15 Resolution 2022-__, dated November __, 2022 requesting the Anchorage
16 Assembly to initiate a ballot proposition for the April 4, 2023, general election to add
17 to the GVSA's existing powers the power to study, recommend and provide services
18 in support of policies that promote local housing and economic stability;
19

20 **WHEREAS**, the GVSA mill rate will not be changed by this proposition, currently set
21 in Anchorage Municipal Code section 27.30.020 at a maximum attainable rate of 6.0
22 mills;
23

24 **WHEREAS**, this ordinance will not itself have any economic effects; now, therefore,
25

26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27
28 **Section 1.** Pursuant to Anchorage Municipal Charter § 9.01(a), a ballot proposition
29 in substantially the following form shall be submitted to the qualified voters of the
30 Municipality currently residing within the Girdwood Valley Service Area at the April
31 4, 2023 regular municipal election:
32
33

34 **PROPOSITION NO. __**
35 **GIRDWOOD VALLEY SERVICE AREA**
36 **LOCAL HOUSING AND ECONOMIC STABILITY POWER**
37

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

1
2 Shall this new power be added to the existing powers of the
3 Girdwood Valley Service Area?
4

5 (AO 2022-__)

6 Yes No
7
8

9 **Section 2.** Anchorage Municipal Code section 27.20.110 is hereby amended to
10 read as follows:
11

12 **27.20.110 Girdwood Valley Service Area board of supervisors.**
13

14 There is established a board of supervisors for the Girdwood Valley Service
15 Area consisting of five persons elected in accordance with the provisions of
16 this chapter. The board shall be constituted and shall function in the manner
17 prescribed in this chapter in the exercise of fire prevention and protection,
18 street construction and maintenance, solid waste collection, parks and
19 recreation services, the operation and maintenance of a municipal cemetery,
20 [AND] the provision of police protection services, and services that support
21 local housing and economic stability, all at the sole expense of the Girdwood
22 Valley Service Area.
23

24 (AO No. 260-76B; AO No. 77-373; AO No. 2000-37, § 1, 2-22-00; AO No.
25 2000-38, § 1, 2-22-00; AO No. 2002-55, § 2, 4-9-02; AO No. 2015-6, § 2, 1-
26 27-15/4-7-15; AO No. 2016-11(S), § 2, 7-1-16)
27

28 **Section 3.** Anchorage Municipal Code section 27.30.020 is hereby amended to
29 read as follows:
30

31
32 **27.30.020 Girdwood Valley Service Area.**
33

34 There is established a service area within the municipality to be the Girdwood
35 Valley Service Area (GVSA) of the municipality, as outlined on the map
36 located in section 27.30.700. The following powers shall be exercised within
37 the service area: street construction and maintenance, solid waste collection,
38 fire protection, parks and recreation (effective January 1, 1979), the operation
39 and maintenance of a municipal cemetery, [AND] the provision of police
40 protection services, and the provision of services in support of policies that
41 promote local housing and economic stability. All the foregoing powers are
42 at the sole expense of the Girdwood Valley Service Area. The Girdwood
43 Valley Service Area shall establish a maximum attainable mill levy rate not to
44 exceed 6.0 mills.
45

46 (AO No. 260-76B; AO No. 78-165(AM); AO No. 91-115; AO No. 2005-16(S),
47 § 2, 4-19-05; AO No. 2015-6, § 3, 1-27-15/4-7-15; AO No. 2016-11(S), § 3,
48 7-1-16)
49

1 **Section 4.** Sections 2 and 3 of this ordinance shall become effective upon
2 certification of the regular election held April 4, 2023, if, but only if, the proposition
3 set forth in Section 1 is approved by a majority of the qualified voters voting on the
4 question. The remainder of this ordinance shall become effective immediately upon
5 passage and approval by the Assembly.
6

7
8 PASSED AND APPROVED by the Anchorage Assembly this _____ day
9 of _____, 2022.
10

11
12
13
14 Chair _____

15 ATTEST:

16
17
18 _____
19 Municipal Clerk

DRAFT



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM -2022

Meeting Date: November XX, 2022

*** DRAFT ***

1 **From:** Assembly Chair LaFrance and Assembly Member Sulte

2
3 **Subject:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
4 SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD
5 VALLEY SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL
6 4, 2023, A BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING
7 POWERS THE POWER TO PROVIDE SERVICES IN SUPPORT OF
8 POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC
9 STABILITY; AND AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS
10 27.20.110 AND 27.30.020 UPON VOTER APPROVAL OF THE BALLOT
11 PROPOSITION.
12

13 The ordinance submitted with this memorandum would send to voters residing with the
14 Girdwood Valley Service Area the question of whether to add to the existing powers of the
15 GVSA the power to “provide services in support of policies that promote local housing and
16 economic stability.” The proposition would not increase, or otherwise affect, the ability of the
17 GVSA to levy and collect taxes.
18

19 Girdwood is a geographically separate community within the Municipality of Anchorage, with
20 some unique challenges:
21

- 22 • A substantial proportion of housing demand in Girdwood is for uses other than full-time
23 primary residential occupation (e.g. second/vacation homes, short-term rentals, etc.).
24
- 25 • There is limited developable land, development costs are high and there are few other
26 nearby communities with housing opportunities and availability.
27
- 28 • Local employment is dominated by the relatively low-wage service and recreational
29 sectors, yet housing demand is driven by those not employed in the local economy.
30

31 These traits cause an extreme mismatch between the cost of housing and the income
32 distribution of residents and employees in the Girdwood community and is a common
33 characteristic of resort communities. Almost 70% of Girdwood's housing units are
34 second/vacation homes or used as commercial visitor accommodations (e.g. AirBnB, VRBO,
35 Vacasa).
36

37 The ability to “provide services in support of policies that promote local housing and economic
38 stability” would empower the Girdwood Valley Service Area to provide services that address
39 the scarcity of housing available that's affordable for employees in the community and other
40 related issues.
41

1 By way of example, if the proposition is approved, the Girdwood Valley Service Area, if directed
2 by its Board of Supervisors, could:

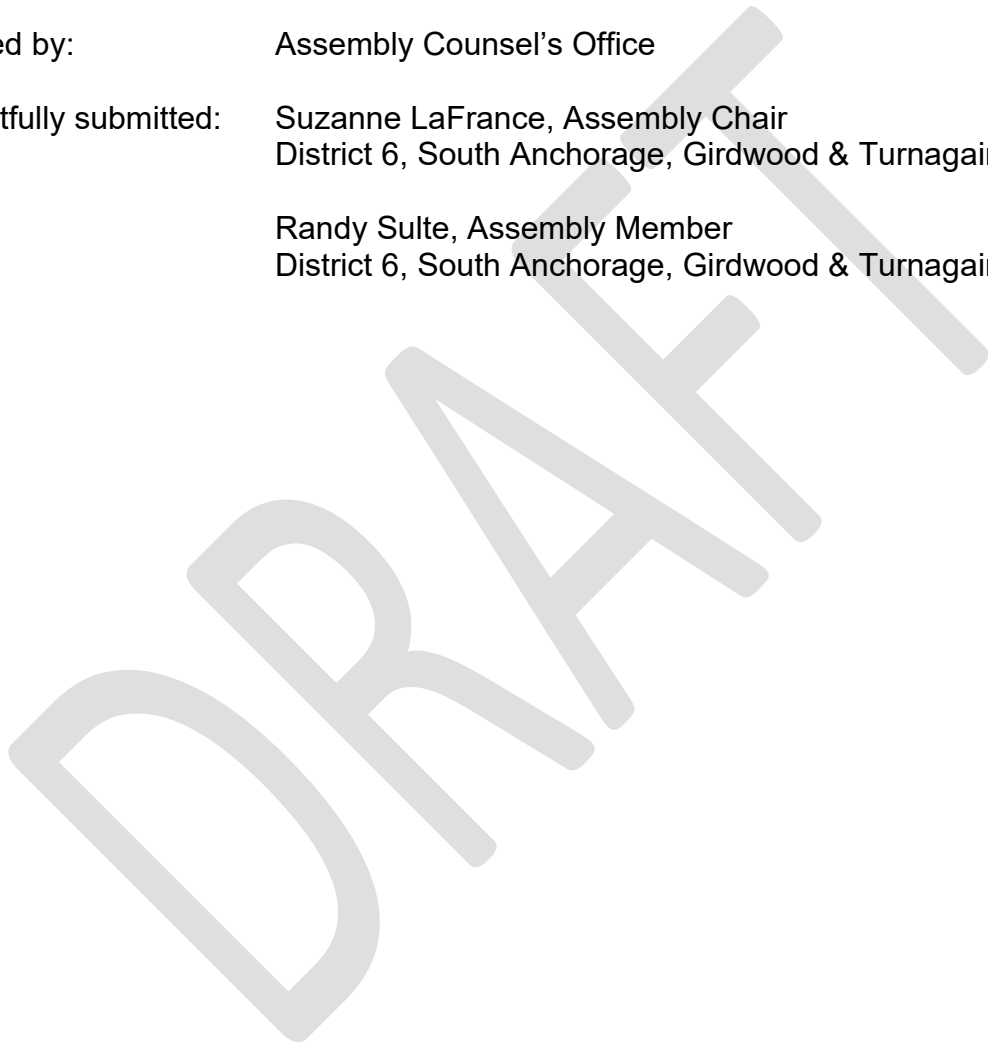
- 3
- 4 • Develop a Housing Action Plan for the Girdwood Valley Service Area
- 5 • Provide services in support of Plan, and
- 6 • Research, develop and recommend to the Assembly and Administration changes to the
7 municipal code and local policies that would promote housing and economic stability
8 within the GVSA.
- 9

10 It is recommended the Assembly approve this ordinance.

11
12 Prepared by: Assembly Counsel's Office

13
14 Respectfully submitted: Suzanne LaFrance, Assembly Chair
15 District 6, South Anchorage, Girdwood & Turnagain Arm

16
17 Randy Sulte, Assembly Member
18 District 6, South Anchorage, Girdwood & Turnagain Arm



GVSA Economic & Housing Stability Power - Draft budget for Year 1

Housing Implementation Plan	\$ 65,000.00
Other consulting/Legal	\$ 20,000.00
Total	\$ 85,000.00

Estimated Mil rate	0.11
Annual cost to avg residential owner	\$ 50.02

**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
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

**Resolution 2022-XX
Of the Girdwood Board of Supervisors**

RESOLUTION OF SUPPORT TO REQUEST THAT THE ANCHORAGE ASSEMBLY ACCEPT THE ORDINANCE LANGUAGE ATTACHED TO ALLOW THE GIRDWOOD BOARD OF SUPERVISORS TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING AMC SECTION 27.20.111 AND 27.30.020 UPON VOTE APPROVAL OF THE BALLOT PROPOSITION. THE ORDINANCE WOULD GO BEFORE THE GIRDWOOD VOTERS IN THE NEXT MUNICIPAL ELECTION.

WHEREAS, Girdwood Valley Service Area budgets for services of Roads, Public Safety, Fire, Parks and Recreation and Cemetery are managed by the Girdwood Board of Supervisors; and

WHEREAS, Girdwood Valley Service Area has housing and economic stability concerns that are separate from those of the Municipality of Anchorage as a whole; and

WHEREAS, the Community of Girdwood desires local control to handle specific issues of housing and economic stability through study and determination possible solutions of those Girdwood issues; and

WHEREAS, the Community of Girdwood intends that ultimately a non-government entity would be responsible for creating solutions for the issues and self-funding them through grants and other non-residential tax resources; and

WHEREAS, adoption of this additional power will not increase the current GVSA Services tax cap of 6 mills; and

WHEREAS, this action has been discussed and considered by the Girdwood Land Use Committee, which voted x in favor x opposed to recommend this resolution at the GBOS LUC Special Joint meeting on November 28, 2022.

THEREFORE, the Girdwood Board of Supervisors supports that the Anchorage Assembly place on the Spring 2023 Girdwood Valley Service Area ballot a proposition to add to the GVSA's existing powers the power to provide services in support of policies that promote local housing and economic stability; and amending Anchorage Municipal Code Sections 27.20.110 and 27.30.020 upon voter approval of the ballot proposition.

PASSED AND APPROVED by a vote of X to X this Xth day of XX 2022.

Mike Edgington
GBOS Co-chair and Land Use Supervisor

Attest

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
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

LETTER OF OBJECTION

November 28, 2022

RE: Seward Highway and Alyeska Highway Intersection Improvements Recommended Alternative “Trumpet” Interchange

By request of the Girdwood Board of Supervisors (GBOS) in 2018, the Alaska Department of Transportation studied and presented options for improving the interchange between Seward and Alyeska Highways to improve traffic flow and safety. There was also an interest in making access to Old Girdwood, the neighborhood behind the gas station, more accessible and safer.

The previous concepts, as well the current situation, have Old Girdwood as a main corridor for access and egress. In addition to removing Old Girdwood from the general traffic flow in and out of Girdwood, this plan would replace the road and pedestrian bridges over the railroad tracks, which the community appreciates. Another positive in the plan is creating connectivity to the Lower Iditarod Trail a safe distance from the railroad tracks.

The public and GBOS have several concerns related to the design that is now considered the Recommended Alternative:

- Size and scope of the project are excessive: the project seems to overcorrect for existing, as well as future safety concerns in the area, and is inconsistent with the small-town nature of the Girdwood community
- Negative impact to wetlands and viewscape
- Concern over impacts to businesses in the gas station mall area due to decreased access
- Emergency egress both North and South bound from Toadstool Road and Main Street

The proposal presented was not one of the options being entertained at the 2018 request, so community concerns about this design were not part of the comments and responses. Please reconsider this plan as it is not what Girdwood wants or needs, and the community will not support the large “trumpet” loop extending into the wetlands and viewscape. We request keeping the Toadstool road emergency access, downsizing the project to not have circular on and off ramps, and adding a secondary access on the east side of the Glacier

Creek for a future emergency access road.

At the November 28, 2022 GBOS LUC Joint Meeting the GBOS voted X-X to provide this Letter of Objection to the project as presented.

Jennifer Wingard
GBOS Roads and Utilities Supervisor