

# 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*

**December 28, 2023**  
**GBOS Special Meeting**  
**RE: STR Ordinance, Cemetery Bond Resolution**  
***Minutes Final***  
**10 a.m. Hybrid meeting via Teams**

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

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

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

10:04 Call to Order by Briana Sullivan, GBOS Co-Chair

Roll Call: attending are Briana Sullivan (BS), Guy Wade (GW), Amanda Sassi (AS), Mike Edgington (ME)

Disclosures: None

### **Agenda Revisions and Approval**

GBOS 12.28.23 Special Meeting Agenda Approved with amendments GW/ME Assent vote

Addition item #2 Snowblower purchase for Fire Dept

Addition item #3 Letter of support for GFD grant application

Addition item #7 Holtan Hills AO

### **Announcements:**

- GBOS Seats A and B terms end in 2024 and will be on the April GVSA ballot. Filing at the Municipal Clerks Office is between Jan 12 and Jan 26, 2024. For information: [Elections Candidate Information \(muni.org\)](http://www.muni.org/elections)
- Foraker Group Board Training is TUE Feb 27 at 5PM in the Girdwood Community Room. All are welcome.

### **Agenda:**

1. Review and vote on Cemetery Bond Resolution (Wade):  
Request from Assembly sponsors to bring cost down to 8M total.  
Resolution will be amended to reflect this change.

#### **Motion:**

GBOS moves to approve Resolution 2023-25: Support for Areawide Bond Proposal for Cemeteries in Anchorage.

Motion by Guy Wade, 2<sup>nd</sup> Mike Edgington

Motion carries 4-0 by roll call vote

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

2. GFD request for NTE \$5,000 from the Fire Dept 406 account for snow blower  
Snow blower that the fire dept used for 20+ years is broken and not worth repair.

Motion:

GBOS moves to approve NTE \$5,000 for purchase of a snow blower for the Girdwood Fire Department from the Fire Department Capital Account.

Motion by Mike Edgington, 2<sup>nd</sup> by Guy Wade

Motion carries 4-0 by roll call vote

3. GFD request for letter of support for Code Blue Grant application  
GFD has found this grant opportunity. MOA cannot fund this apparatus because funds from the non-profit cannot be comingled for non-MOA owned/operated equipment.  
Application is due end of this week, letter needed ASAP.

Letter is not yet written, talking points have been received from Fire Dept. Guy and Briana will work on the letter.

Motion:

GBOS moves to approve a letter supporting the GFR Code Blue Grant application for \$15,000 to be put toward a patient transfer boat costing est \$40,000.

Motion by Mike Edgington/2<sup>nd</sup> by Guy Wade

Motion carries 4-0 by roll call vote.

4. Review and vote on resolution to address STR proposal for the GVSA that meets Girdwood needs. (Edgington)
  5. Review and vote on resolution to address STR ordinance for Anchorage. (Edgington)
- Items 4 and 5 are considered together. They have been separated in the past so that Jennifer Wingard could participate in just the Girdwood portion and be excluded from the Anchorage STR discussion as she has financial interest in STR in Anchorage.

Four goals have been passed by GBOS previously.

2023-110 creates regulation via registration of STRs. S Amendment is expected but has not been shared yet. It has been indicated that the S amendment may relax some of the requirements that are desired by Girdwood generally (parking restrictions, occupancy requirements, for example).

Current AO unamended meets the desires of GBOS goal 1, limiting negative impact on neighbors.

IT does not do much to address the other 3 goals of such regulation. Realistically, it is unlikely that the AO can be amended adequately to address the full slate of concerns of Girdwood. This requires land use code changes and other elements that go beyond the scope of the current AO.

GBOS considers:

- Decline inclusion in the AO entirely. This leaves Girdwood with no regulation, although some is clearly desired.
- Accept the full AO as is. This clearly does not meet all of Girdwood's needs.
- Recommend changes to fit Girdwood better, realizing that this will take time and amendment to the AO after it passes.

Assembly is to hold an STR work session on Jan 13 to hammer out some of the details. GBOS members assigned to Land Use and Housing and Economic Committee will request to be invited to attend this session.

Specific elements that need clarification:

Define what happens for those units in locations (Girdwood) without building inspection alluded to in "meet building code"

Maximum Occupancy include adolescents

Parking requirements.

Language of fees \$50-\$500 depending on types of rentals needs to be cleaned up

Specifics of mix long-term lease of only 6 mo to receive lower rate for regulation

Funds received from Girdwood STRs in excess of amount needed to administer the regulation should come back to Girdwood Housing account.

Krystal notes that possibility of Site Plan review for STR could be a costly addition for property owners. This should be reviewed carefully before recommending.

Group discusses the various methods to create a special consideration for Girdwood, which has generically been discussed as a "carve-out" and have been discussed as changes to Title 21 Chapter 9 and as a zoning overlay. How best to go about this is

to be determined. Also, GHEC has provided input on ideas for incentives and other elements that will need to be addressed. For now the need is to provide a statement to the Assembly addressing Girdwood's needs and goals from STR regulation.

Motion:

GBOS moves to send the goals previously approved by GBOS and the proposal outline to be included in the Assembly Work Session to make Girdwood's position on the STR AO clear.

Motion by Amanda Sassi, 2<sup>nd</sup> by Guy Wade

Motion carries 4-0 in roll call vote.

6. Review proposed agenda for Jan 22 MOA GBOS Quarterly meeting.  
Other items remain the same, GBOS adds Holtan Hills to items to discuss with Real Estate Director/HLB.
7. Holtan Hills Disposal  
AO was unexpectedly laid on the table at the Assembly meeting Dec 19. Discussion will continue at least through Jan 23. It may be that the item is not voted on until a contractor has been hired to work on the project for HLB. Position has been posted but went unfilled. It is unclear how quickly this will move and/or how much support the disposal has with Assembly members.

It is suggested that a white paper is produced to outline what changes have been made to the new proposal and what changes have occurred in Girdwood since the item was postponed last year. Also the HHHAC information and conclusion from 2023. Mike Edgington and Briana Sullivan will work on this.

GHEC considered if brining back the HHHAC is needed. Possibly some advisory group will be needed, but looking at Jan 23 timeline, that would be difficult to stand up yet. Most input from prior effort remains applicable to current proposals.

Public may be interested in holding a town hall. This could be either via GBOS or as a separate grassroots effort.

**Public Comment:**

Krystal Hoke reiterates her concern regarding STR regulation and site plan review.

Adjourn 11:48AM