

# 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 & Briana Sullivan, Co-Chairs*

*Jennifer Wingard, Amanda Sassi, Guy Wade*

## **July 26, 2021 MOA GBOS Quarterly Meeting Minutes Final**

**4:00 p.m. Anchorage City Hall, 8<sup>th</sup> Floor, Mayor's Conference Room**

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.

Mayor Bronson greeted the group

Call to Order 4:01 p.m. Mike Edgington, Co-Chair

GBOS Attending in person are Mike Edgington (ME), Briana Sullivan (BS), Guy Wade (GW)

GBOS attending via teleconference are Jennifer Wingard (JW) and Amanda Sassi (AS)

MOA attending are: Amy Demboski, Municipal Manager; Josh Durand, Director, MOA Parks and Recreation

Christina Hendrickson, Director, MOA Real Estate; Shelley Rowton, HLB

Michelle Weston, Chief, Girdwood Fire Department

Kyle Kelley, Girdwood Valley Service Area Manager; Margaret Tyler, admin

Public attending: Connie Yoshimura

No Disclosures

### **Agenda Revisions and Approval**

July 26 2021 MOA GBOS Quarterly Meeting Agenda approved BS/GW 5-0

Announcements:

- Upcoming Budget meetings:  
Budget Special Meeting 2 Aug 4 7PM Girdwood Community Room  
Budget meeting 3 Aug 16 6PM Girdwood community Room  
Budget approval expected at Aug 16 Regular meeting

### **Agenda**

1. Introduction and welcome

2. Economic development tax exemptions under service area boards

Mike Edgington mentions that the ability of Service Area Boards, such as GBOS to use local property tax exemptions has been removed recently. Issue is incongruity between State Statute and municipal code and should be resolved.

3. Discuss key concerns and projects of Girdwood community

### **Fire Department**

Fire Department services are split between Emergency Medical Service (EMS) and Fire. EMS is responsibility of Areawide funding, Fire is the responsibility of the service area. Throughout the MOA, the funding is off and more funding is received for Fire than is needed, and less is received for EMS than is needed. However, as Girdwood Fire Dept responds to significant numbers of calls on the Seward Highway and rescues outside of the Girdwood Fire Service Area, the impact is that Girdwood property taxes have been significantly subsidizing Areawide response.

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

Girdwood Fire Department has been engaged with Anchorage Fire Department and the MOA to update the EMS contract to update the level of service and fund more appropriately for the last 3 years. \$600,000 increase was requested, ultimately \$300,000 was agreed upon by the MOA as an annual funding increase. The contract has not yet been signed.

### **Housing, nightly rentals/Short Term Rentals (STRS), Accessory Dwelling Units (ADUS)**

Girdwood's housing issue has been a growing concern for several years, Short Term Rentals significantly impact the availability of long term rentals. Girdwood has been reviewing various methods to incentivize owner occupied housing and Long Term rental. Housing Working Group has just proposed changes to ADU code to open up more potential for development and to make existing non-conforming ADUS within code. Housing Working Group intends to begin work on Short Term Rentals, which are currently unregulated and a cause of issues in the community ranging from noise and parking to significant impact on volume of residences that are not available on the long term market.

Recent RFP for parcels owned by Heritage Land Bank is also of great interest to GBOS and the community. Development of these parcels has great potential to address housing issues in the community.

### **Parking**

Subcommittee of the Land Use Committee has been working on updates to T21C9 regarding commercial parking code and has submitted proposal for code revision to Planning. Current parking code is an impediment to development and target number of parking spaces is unnecessary for some commercial uses.

### **Industrial Park**

Girdwood Industrial Park space available for lease is insufficient for needs of the community. Phase 1 is complete, \$4-6M in funding is needed to plat, develop and lease lots through Phases 2 and 3. Girdwood Industrial Park land is owned by HLB, which is self-funded. Lack of industrial park lots is limiting development in Girdwood.

### **Planning efforts – Area Plan and Trails Master Plan**

Girdwood Area Plan is out of date, update effort has been underway for some time and is now working on technical analysis. Funding assistance from HLB and the Assembly has been very helpful. Group hopes to have draft for review in early 2022.

Trails Master Plan is currently out for public comment. Approval process will be upcoming once the subcommittee has reviewed and made changes based on public comments.

Review process will include: Girdwood Trail Plan subcommittee, Girdwood Trails Committee, Land Use Committee, GBOS, HLBAC, Planning, Urban Design Commission and Assembly.

### **Secure Trash Regulation Zone (STRZ)**

STRZ was established and Girdwood joined it in 2019 to alleviate the trash and bear problems through regulation and requirement of bear-resistant trash carts. In Girdwood curbside service is provided through Alaska Waste. Alaska Waste rents bear proof trash cans, however, the latch design was altered after the carts were tested and passed their regulatory requirement, and the new design does not pass the tests. Alaska Waste has not provided proactive solutions, bear cans currently in use are sub-standard. It is unclear what steps are to be taken by Alaska Waste and the community to resolve this issue. Municipal Manager observes that Alaska Waste should have recourse with the can provider that would help resolve this.

### **Cemetery Project**

Girdwood Cemetery site has been selected and schematic design produced a few years ago, now seeking funding. Chugiak/Eagle River communities are also interested in a neighborhood cemetery and recently selected a location. Schematic design is pending. Anchorage Memorial Park is filling and has some projects that need funds to complete. Current plan is a collaborative effort among the three entities for a bond proposition in spring 2022 and are planning significant public campaign. Municipal Manager states that Operation and Maintenance should also be tied to bond effort.

**Public Comment:** None

Adjourn 4:50PM