



MUNICIPALITY OF ANCHORAGE



Solid Waste Services Department

1111 E. 56th Avenue
Anchorage, Alaska 99518

Phone – (907) 343-6262 Fax – (907) 561-1357

April 7, 2022

GBOS
PO BOX 390
Girdwood, AK 99587

NOTICE: Girdwood Community, Girdwood Board of Supervisors, Rep. LaFrance, Rep. Weddleton

RE: Girdwood Transfer Station Hours of Operation

Solid Waste Services intends to reduce our hours at the Girdwood Transfer Station location. SWS currently operates our Girdwood facility on Sundays, Mondays, Fridays, and Saturdays. After careful consideration and a thorough review of site-specific tonnage reports we've determined that keeping the facility closed on Sundays would still allow us to provide adequate services to the Girdwood community.

The purpose of this letter is to provide notice to the community of Girdwood prior to implementation of the new hours of operation. Starting June 1st, 2022, the following will be the new Girdwood Transfer Station hours.

- Monday 9:30 am – 5:00 pm
- Tuesday CLOSED
- Wednesday CLOSED
- Thursday CLOSED
- Friday 9:30 am – 5:00 pm
- Saturday 9:30 am – 5:00 pm
- Sunday CLOSED

Please address any comments, questions, or concerns to:

Solid Waste Services
1111 E. 56th Avenue
Anchorage, Alaska 99508
Customer Service Call Center (open Monday thru Friday 8am-4pm)
907-343-6250

Sincerely,

Maria Owens, Customer Service Manager, Solid Waste Services

CC: Dan Zipay, General Manager, Solid Waste Services
CC: Susan Kent-Crafts, CFO, Solid Waste Services

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: July 15, 2024

CASE NUMBER: 2024-0074

APPLICANT: Imagine! Girdwood

REPRESENTATIVE: Huddle AK

REQUEST: Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly for a Comprehensive Plan Amendment to Update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*

COMMUNITY COUNCIL: Girdwood Board of Supervisors

ATTACHMENTS:

1. Application
2. Reviewing Agency and Public Comments

RECOMMENDATION SUMMARY: APPROVAL WITH AMENDMENTS

PROPOSAL AND BACKGROUND:

The *Girdwood Area Plan*, adopted in 1995, is an element of the Comprehensive Plan. This is a request to update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*, drafted in 2024. Elements of the Comprehensive Plan are listed in Anchorage Municipal Code (AMC) 21.01.080B.1. Table 21.01-1: Comprehensive Plan Elements. If approved by the Assembly after receiving a recommendation from the Planning and Zoning Commission, the *Girdwood Comprehensive Plan* would be added under the “Turnagain Arm” Area/Topic as shown below:

Excerpt of Table 21.01-1: Comprehensive Plan Elements

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Turnagain Arm	[GIRDWOOD AREA PLAN]Girdwood Comprehensive Plan	AO 1994-238(S); 2-28-1995 AO 2024-####; #-##-2024	AO 1998-176; 11-24-1998 AO 2006-47; 4-11-2006 AO 2007-112; 9-11-2007 AO 2024-####; #-##-2024

COMMUNITY COMMENTS:

The Planning Department published notice of the application and notified all community councils in accordance with AMC 21.03.200H.3. The Girdwood Board of Supervisors submitted a resolution of support. Appendices to the draft *Girdwood Comprehensive Plan* include documentation of public comments and a community survey.

REVIEWING AGENCY COMMENTS:

Reviewing agency comments are included in Attachment 2. Traffic Engineering, Private Development, Heritage Land Bank (HLB), Girdwood Service Area, and the State of Alaska had substantive comments. Right of Way, Watershed Management, Anchorage Water and Wastewater Utility (AWWU), and Addressing had no comments or comments of non-objection.

FINDINGS:

21.03.070C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:**

The criterion is met.

- i. A change in projections or assumptions from those on which the comprehensive plan is based;**

The *1995 Girdwood Area Plan* was adopted over 30 years ago and is based on outdated data. Girdwood was projected have a larger population growth than occurred or is expected to occur in the future. The projected population in the 1995 Plan was 3,300 residents by 2013, and the current population of Girdwood is estimated to be 2,371 residents.

- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

Along with changes in population projections, Girdwood is facing a housing crisis. There are also new plans for trails and non-motorized transportation options.

- iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**

Several other plans, policies, and documents have been adopted since the *1995 Girdwood Area Plan*, including but not limited to the following:

- 2001 *Girdwood Commercial Areas and Transportation Master Plan*
- 2006 *Crow Creek Neighborhood Land Use Plan*
- 2014 *Girdwood South Townsite Area Master Plan*
- 2014 *Official Streets and Highways Plan*
- 2023 *Anchorage Assembly Housing Action Plan*

- 2023 *HLB Inventory of Potentially Developable HLB Parcels in Girdwood*
- 2024 *Girdwood Trails Plan*
- 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*
- 2024 *Alyeska Area Master Plan Modification and Development Master Plan*

iv. Identification of errors or omissions in the comprehensive plan.

This request is not a result of an error or omission in the comprehensive plan, but the proposed plan provided more updated goals and policies in Girdwood resulting from changing assumptions, issues, and needs over time.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The criterion is met with recommended amendments.

Areas marked for planning considerations as “Potential Future Park Land” and as “Vegetative Buffers” in the Land Use Plan Map are not included in the *Girdwood Trails Plan* or any other element of the comprehensive plan. HLB submitted comments objecting to the “Potential Future Park Land” designation. These planning considerations should be removed from the document.

The “Commercial Recreation Reserve” land use category is redundant with “Commercial Recreation”, and these areas should be combined into “Commercial Recreation”. The reserve is described as still being intended for commercial recreation on page 3-13, but that would remain undeveloped until there is a land use plan amendment. The land use plan amendment for commercial recreation should be unnecessary for an area intended for commercial recreation in the future, and the area will still remain undeveloped at this time.

Some areas designated as “Open Space” are inconsistent with draft *Girdwood Comprehensive Plan* 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.” Some areas of open space are a shift from a land use designation in the 1995 *Girdwood Comprehensive Plan* for development and are inconsistent with the 2023 *Anchorage Assembly Housing Action Plan*, 2023 *HLB of Potentially Developable HLB Parcels in Girdwood*, 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*, and the 2024 *Alyeska Area Master Plan Modification and Development Master Plan*.

Recommended amendments are described further under “Discussion”.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The criterion is met with recommended amendments.

Reviewing agencies commented how Goal E3.1 specifically outlining unpaved roads and parking lots may be detrimental to the public interest, health, safety, convenience, or welfare of the community. A recommended amendment is to change the wording of Goal E3.1 to allow for flexibility on road and parking lot surfaces so that potential future Title 21 changes are not pre-determined before discussions with reviewing agencies.

The Municipality of Anchorage, including Girdwood¹, is experiencing a housing shortage and affordability crisis, which has been exacerbated by supply chain and workforce issues, inflationary cost increases, increasing home and rental prices, and rising interest rates for loans. Affordable, accessible, and stable housing is critical to the Municipality's future economic growth and quality of life.

The *Anchorage Assembly Housing Action Plan* was adopted with AR 2023-433, and contains a vision, guiding principles, goals, and strategies as general policy direction for current and future housing policy projects. It includes strategies to remove barriers to infill and new construction and to expand housing affordability, accessibility, and stability, including Strategies A.9 and E.10.:

- Strategy A.9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.
- Strategy E.10. Work on recommendations to address Girdwood's unique housing challenges in the updated *Girdwood Comprehensive Plan* and future housing plans.

Girdwood has a shortage of land for development¹. It would be detrimental to the public interest and welfare of the community and inconsistent with the *Anchorage Assembly Housing Action Plan* to provide a land use designation of "Open Space" to properties in Girdwood that are most suitable for development. Thus, the Planning Department has outlined recommended amendments to the draft *Girdwood Comprehensive Plan* to change some land use designations of properties that are most likely to be sites of new housing construction.

The recommended amendments to land use designations were informed by comments in Attachment 2 from HLB. "Girdwood has the most HLB lands in the Municipality" according to Page 2-11 of the draft *Girdwood Comprehensive Plan*. The 2024 HLB Work Plan was approved in May 2024 by the Anchorage Assembly with AR 2024-92, As Amended. Prior to developing the Work Plan, HLB identified potentially developable HLB parcels in Girdwood in April 2023 after being directed to do so by the Anchorage Assembly with AR 2023-40, As

¹ Treinen, Lex. "Girdwood housing market reaches 'crisis' level, forcing locals out." *Alaska Public Media*, June 22, 2021, <https://alaskapublic.org/2021/06/22/girdwood-housing-market-reaches-crisis-levels/>. Accessed June 27, 2024.

Amended. HLB found 11 parcels most suitable for development in Girdwood, and some of these 11 parcels have a land use designation of “Open Space” in the draft *Girdwood Comprehensive Plan*. It is not in the public interest and welfare of the community to have the most developable parcels in Girdwood designated as “Open Space”.

Recommended amendments are described further under “Discussion”.

- d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The criterion is met with recommended amendments.

Some areas designated as “Open Space” were not equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. Recommended amendments are described further under “Discussion”.

- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The criterion is met with recommended amendments.

Some areas designated as “Open Space” were not compatible with development patterns. Recommended amendments are described further under “Discussion”.

DISCUSSION:

This Discussion section outlines in detail specific recommended amendments to Planning Considerations and Land Use Designations in order to meet review criteria b, c, d, and e.

Planning Considerations

Areas marked for planning considerations as “Potential Future Park Land” and as “Vegetative Buffers” in the Land Use Plan Map are not consistent with review criterion b. Both the “Potential Future Park Land” and “Vegetative Buffers” are the only planning considerations on the Land Use Plan Map that are not already identified in other adopted plans. The Department recommends the deletion of “Potential Future Park Land” and “Vegetative Buffers” from the draft *Girdwood Comprehensive Plan*.

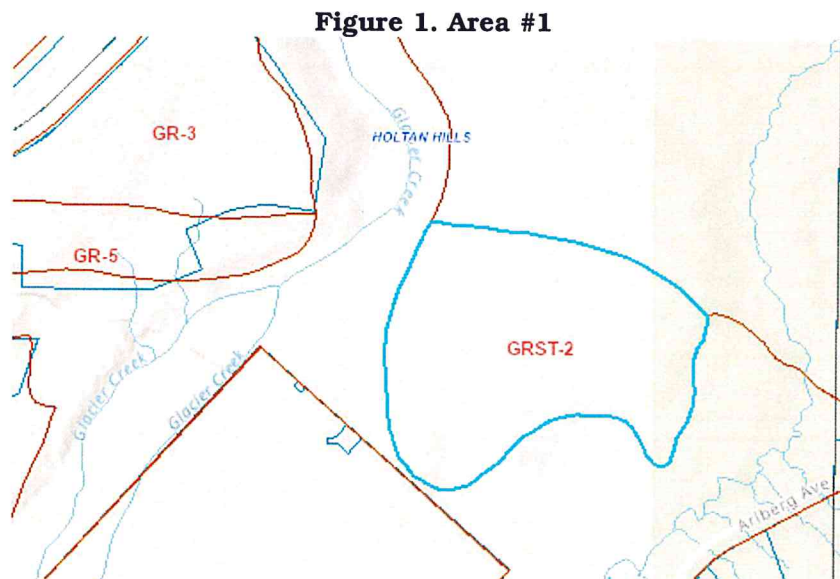
Pages 3-15 and 3-16 describe “Potential Future Park Land” as areas to be considered in a future Park and Open Space Plan. The implementation action for Policy R.1.1 is to, “develop a Park and Open Space Plan for the Girdwood service area”. These areas of “Potential Future Park Land” can be addressed in the Park and Open Space Plan and should not be shown on the Land Use Map. All properties designated as “Potential

Future Park Land” should instead be “Open Space”, except for HLB Parcel 6-075 (parcel 075-041-28) should instead be “Park Land” as it is being withdrawn from HLB inventory and transferred to MOA Girdwood Parks and Recreation.

It is not clear the purpose and uses indicated by the “Vegetative Buffers” planning consideration. They are described on page 3-16 as having the potential to become park land and trail corridors, remain as open space, or to remain undeveloped except for trails or roads and utilities that need to cross them. It is not clear if the proposed vegetative buffers would become street right-of-way, trails, park land, or remain undeveloped. The vegetated buffers are proposed to be 100-foot-minimum in width, but it is unclear if the buffers would become much wider in some areas if there is no standard width or purpose to them. Even at 100-feet, the buffers could be a limitation on potential adjacent mixed-density residential development. The “Vegetative Buffers” are compared to the linear park system in the Alyeska Subdivision on page 3-16. However, that system is not a system of vegetative buffer easements on parcels and are instead separately platted parcels under ownership of MOA Girdwood Parks and Recreation. In addition, several of the Alyeska Subdivision buffers are less than 100 feet. The comparison is not accurate.

Land Use Designations

Area #1. The area northeast of the airport that is zoned GRST-2 and had a land use designation of “Resort” in the 1995 *Girdwood Area Plan*, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011)



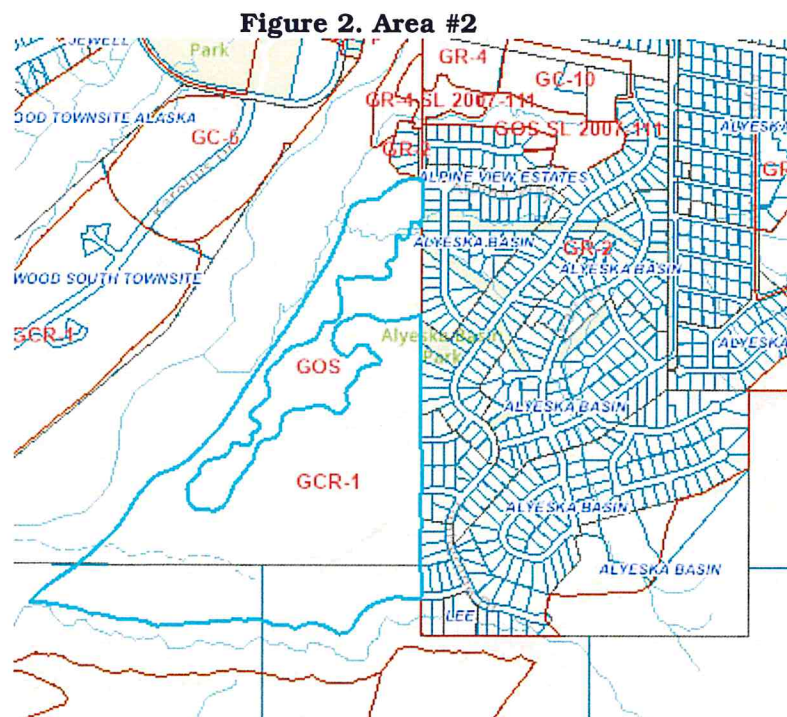
Change land use designation from “Open Space” to “Mixed-use”.

- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- Page 16 of the 2024 HLB Work Plan describes this area for disposal, “to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP....Defer disposal until adoption and approval of the Girdwood Trails Plan and the Girdwood

Comprehensive Plan (also known as the Girdwood Area Plan), and when those plans are approved any further discussion and disposal be consistent with those plans.”

- The *Alyeska Area Master Plan Modification and Development Master Plan* were approved by the Planning and Zoning Commission (PZC Case 2024-0061) to construct Glacier Creek Village, which will have a variety of new housing types that range from apartments to single-family homes as well as commercial space and community uses. A designation of “Open Space” is inconsistent with this approval.
- The 1995 *Girdwood Area Plan* has a land use designation of “Resort”. This land use category was eliminated and rolled into the “Mixed-use” land use designation in the draft *Girdwood Comprehensive Plan* (described on pages 3-2 and 3-4, but is unclear why this area was not included. Pages 3-14 and 3-15 describing the “Open Space” land use designation do not mention this area.
- A designation of “Open Space” instead of “Mixed-use” to this developable parcel with a property owner having approved development plans is detrimental to the public interest and community welfare of Girdwood.
- A designation of “Open Space” instead of “Mixed-use” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

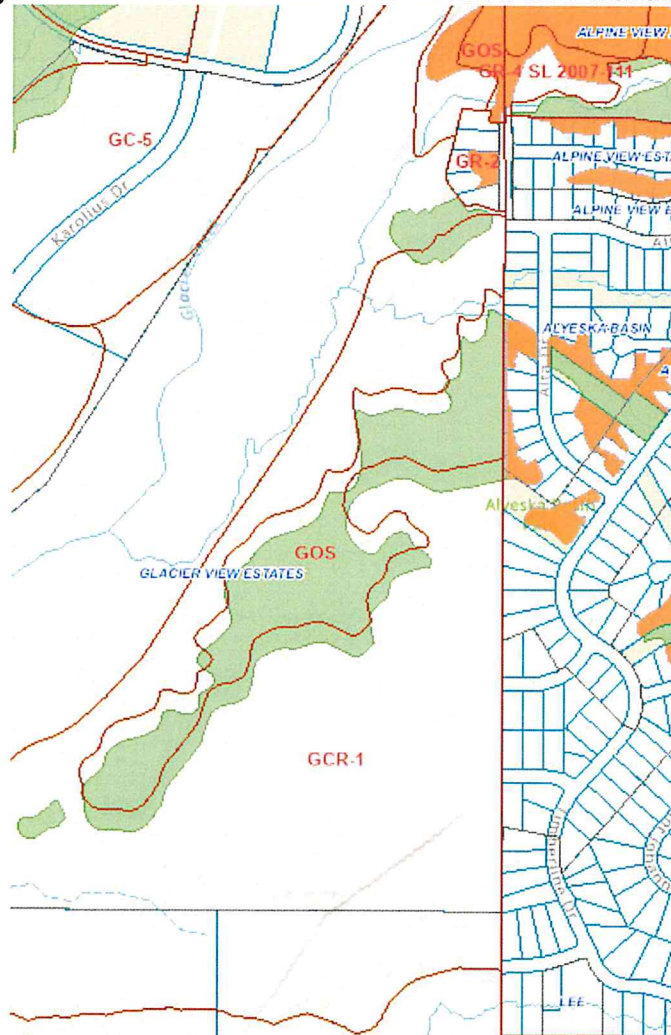
Area #2. Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062)



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

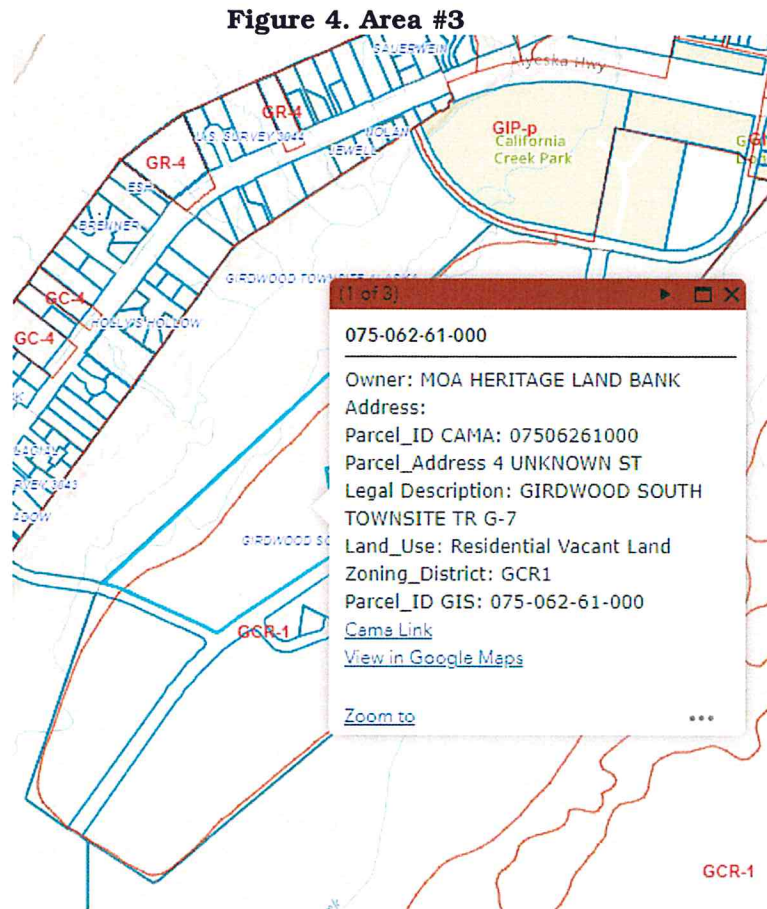
- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- Page 20 of the HLB Work Plan describes “Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).”
- A designation of “Open Space” instead of “Low-density Residential” to this developable parcel is detrimental to the public interest and community welfare of Girdwood.
- The Department supports the portion of this area that is Class A Wetlands (shown with zoning of GOS in Figure 2) to remain as “Open Space” and “Future Park Land”. The wetlands in the GOS-zoned area are shown in Figure 3:

Figure 3. Wetlands not included in Area #2 Amendment



- A designation of “Open Space” instead of “Low-density Residential” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

Area #3. Girdwood South Townsite that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149)



Change land use designation from “Open Space” to “Mixed-use”.

- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- This parcel has areas that are outside of all flood plains and free of other hydrological constraints. The other two adjacent parcels left with an “Open Space” land use designation are mostly within the 100-year flood plain.
- Consistent with HLB comments.

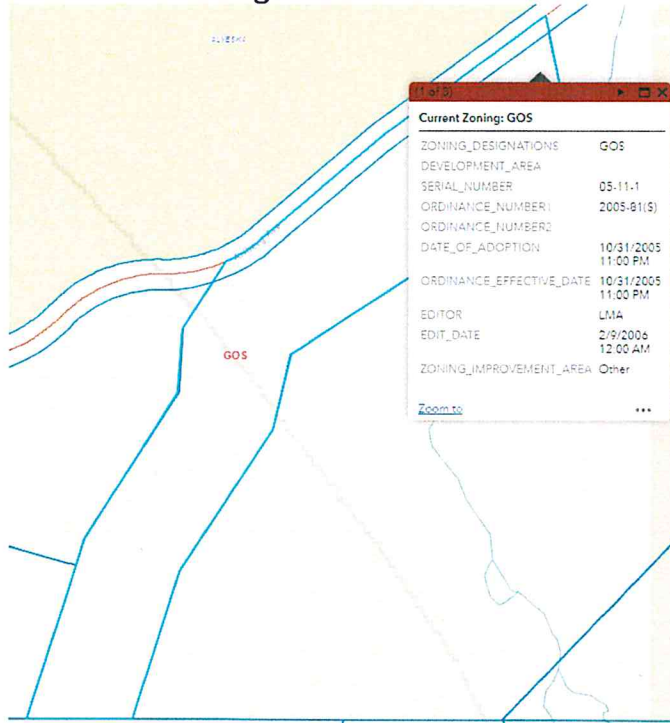
Area #4. Areas in the “Commercial Recreation Reserve” land use category.

Remove the land use category of “Commercial Recreation Reserve” and place these areas instead into the “Commercial Recreation” category.

- Page 3-13 describes this area as being intended for commercial recreation. Therefore, this is a redundant category with “Commercial Recreation”.

Area #5. Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075)

Figure 5. Area #5



Change land use designation from “Open Space” with “Potential Future Park Land” planning consideration to “Park Land”.

- 2024 HLB Work Plan page 23: “Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.”
- Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.

DEPARTMENT RECOMMENDATION:

The Department recommends the Planning and Zoning Commission provide an APPROVAL recommendation of the *Girdwood Comprehensive Plan* to the Anchorage Assembly, subject to the following amendments:

1. Update planning considerations throughout the document:
 - a. Remove the planning consideration of “Vegetative Buffers” from the document.

- b. Remove the planning consideration of “Potential Future Park Land” from the document. These areas will be shown as “Open Space”, except for parcel 075-041-28.
2. Update land use designations throughout the document:
 - a. Area #1. Change land use designation from “Open Space” to “Mixed-use” for the area northeast of the airport that is zoned GRST-2 and had a land use designation of “Resort” in the 1995 I, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011).
 - b. Area #2. Change land use designation from “Open Space” to “Low-density Residential” for Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062).
 - c. Area #3. Change land use designation from “Open Space” to “Mixed-use” for the area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149).
 - d. Area #4. Remove the land use category of “Commercial Recreation Reserve” from the document and place these areas instead into the “Commercial Recreation” category.
 - e. Area #5. Change land use designation of “Open Space” with “Potential Future Park Land” planning consideration to “Park Land” for Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075). Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.
3. Add a new sentence under the “Mixed-Use” section: “Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques.” (Page 3-13)
4. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON’T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
5. Update Implementation Action for Goal T5.1 to swap the word “runway” for “property” in the first sentence of the second paragraph to read, “Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development adjacent to the airport [RUNWAY] property. (Page 4-16)

6. Make all technical edits in the document identified in Table 1 (forthcoming as an additional item after the staff report is finalized). These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

Reviewed by:

Prepared by:



Craig H. Lyon
Director



Elizabeth Appleby, AICP
Senior Planner

(Case 2024-0074)

ANCHORAGE, ALASKA
AO No. 2022-118, As Amended

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 2022-26, dated November 28, 2022 requesting the Anchorage Assembly
16 to initiate a ballot proposition for the April 4, 2023, general election to add to the
17 GVSA's existing powers the power to study, recommend and provide services in
18 support of policies that promote local housing and economic stability; and

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; and

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 **27.30.020 Girdwood Valley Service Area.**
32

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

45 (AO No. 260-76B; AO No. 78-165(AM); AO No. 91-115; AO No. 2005-16(S),
46 § 2, 4-19-05; AO No. 2015-6, § 3, 1-27-15/4-7-15; AO No. 2016-11(S), § 3,
47 7-1-16)
48
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 24th day of
9 January, 2023.
10

11
12 *Suzanne LaFrance*

13 _____
14 Chair

15 ATTEST:

16
17
18 *Barbara A. Jones*

19 _____
20 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 781-2022, As Amended

Meeting Date: December 20, 2022

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. The GVSA's maximum attainable mill levy rate is 6.0 mills per
18 AMC section 27.30.020, and in the past several years the actual mill rate set has been well
19 below that: 4.92 for 2022, 5.07 for 2021, and 5.30 for 2020. It is anticipated the services
20 provided under this new power, if approved by the voters, can be funded within the current
21 maximum mill rate, or from other sources.
22

23 Girdwood is a geographically separate community within the Municipality of Anchorage, with
24 some unique challenges:

- 25
- 26 • A substantial proportion of housing demand in Girdwood is for uses other than full-time
27 primary residential occupation (e.g. second/vacation homes, short-term rentals, etc.).
 - 28
 - 29 • There is limited developable land, development costs are high and there are few other
30 nearby communities with housing opportunities and availability.
 - 31
 - 32 • Local employment is dominated by the relatively low-wage service and recreational
33 sectors, yet housing demand is driven by those not employed in the local economy.
34

35 These traits cause an extreme mismatch between the cost of housing and the income
36 distribution of residents and employees in the Girdwood community and is a common
37 characteristic of resort communities. **[ALMOST 70% OF GIRDWOOD'S HOUSING UNITS
38 ARE SECOND/VACATION HOMES OR USED AS COMMERCIAL VISITOR
39 ACCOMMODATIONS (E.G. AIRBNB, VRBO, VACASA).]**
40

41 The ability to “provide services in support of policies that promote local housing and economic
42 stability” would empower the Girdwood Valley Service Area to provide services that address

1 the scarcity of housing available that's affordable for employees in the community and other
2 related issues.

3
4 By way of example, if the proposition is approved, the Girdwood Valley Service Area, if directed
5 by its Board of Supervisors, could:

- 6
7 • Develop a Housing Action Plan for the Girdwood Valley Service Area
8 • Provide services in support of Plan, and
9 • Research, develop and recommend to the Assembly and Administration changes to the
10 municipal code and local policies that would promote housing and economic stability
11 within the GVSA.
12

13 The Girdwood Board of Supervisors reviewed a draft of the proposed ordinance and passed
14 Resolution 2022-26, attached, in support of presenting this ballot proposition to the voters.
15

16 It is recommended the Assembly approve this ordinance.
17

18 Prepared by: Assembly Counsel's Office
19

20 Respectfully submitted: Suzanne LaFrance, Assembly Chair
21 District 6, South Anchorage, Girdwood & Turnagain Arm
22

23 Randy Sulte, Assembly Member
24 District 6, South Anchorage, Girdwood & Turnagain Arm
25

26 Attachments: Resolution 2022-26 of the Girdwood Board of Supervisors

**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 2022-26
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 will vote formally at their regular meeting on December 12, 2022 and will record their response immediately following.

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 3 to 0 this 28th day of November, 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>

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan and Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Guy Wade*

July 9, 2024

Attn: Rob Holland, Sr. Director, Maintenance & Operations, ASD, holland_robert@asdk12.org
Tiffany Briggs, Real Estate Director & Heritage Land Bank, tiffany.briggs@anchorageak.gov

CC: Kent Kohlhase, Municipal Manager, kent.kohlhase@anchorageak.gov
James Anderson, Chief Operating Officer, Anchorage School District, anderson_jim01@asdk12.org
Assembly Member Zac Johnson, zac.johnson@anchorageak.gov
Assembly Member Randy Sulte, randy.sulte@anchorageak.gov

Re: Erosion of levee along California Creek in Girdwood Town Square

The portion of California Creek that flows between Crow Creek Road and Alyeska Highway, adjacent to the Girdwood Town square, is actively eroding a section of levee that protects the commercial and residential district. This section of creek flows through Anchorage School District (ASD) and Heritage Land Bank (HLB) land before eventually crossing under Alyeska Highway to Girdwood Park land. The eroding levee that holds California Creek is located on ASD managed land. This levee is undergoing significant erosion and requires attention to prevent damage to an apartment complex, nearby homes, and several commercial businesses. Photos of the erosion and a general map of the location are attached.

The Girdwood Valley Service Area Manager has notified the ASD of this situation and HLB was informed by ASD. No response has been received as of the date of this letter. The Girdwood Board of Supervisors will be discussing this situation at their August 19th, 2024, regular meeting to establish a plan to fix and reinforce the California Creek embankment to protect the significant Town Square infrastructure adjacent to it.

Since the Municipality of Anchorage is the land owner, with ASD and HLB as the responsible land managers, we request that both organizations attend the meeting. Please provide any relevant written material to us beforehand so we can include it in the meeting packet. Upcoming fall and winter weather are likely to continue to add to flow volume and we are very concerned that a failure of the levee could be imminent.

If you have any questions, please contact Kyle Kelley, MOA Girdwood Service Area Manager, at 907-343-8374 or Kyle.Kelley@anchorageak.gov.

Sincerely,

Mike Edgington

Mike Edgington
GBOS Co-chair

General location and photos of active bank erosion

