

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*

January 27, 2025 MOA GBOS Quarterly Meeting/GBOS Special Meeting Minutes Draft

4:00 p.m. via Microsoft Teams & Anchorage City Hall, 8F Conference Room

This meeting is being held via teams with in-person attendance at Anchorage City Hall, 8th floor 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.
Call to Order 4:00 p.m. Mike Edgington or Briana Sullivan, GBOS Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call:

GBOS Attending: Mike Edgington, Jennifer Wingard, Brian Burnett

Disclosures: None

MOA attending: Becky Windt Pearson, Municipal Manager; Quincy Arms, Municipal Attorney; Tiffany Briggs, Real Estate Director; Melisa Babb, Planning Director; Elizabeth Appleby, Current Planning; Emma Giboney, Land Management Officer; Graham Downey, Mayor's Office

Agenda Revisions and Approval

January 27 MOA GBOS Quarterly Meeting Agenda approval

Attendees or designees requested: Becky Windt Pearson, Municipal Manager; Bill Falsey, Chief Administrative Officer; Eva Gardner, Municipal Attorney; Tiffany Briggs, Real Estate Director; Melisa Babb, Planning Director; Emma Giboney, Land Management Officer

Agenda

Welcome and Introductions

1. Role of GBOS/GVSA within the MOA

GBOS when operating as a community council role vs Service Area falls under different roles.

- GBOS requests information about creating a new department/division/section vs current structure where GVSA is treated as a LRSA.
- If not a department, how can GBOS get a formal role in initiating changes to T21C9 so we have parity with the appointed CERAB in T21C10?

Issues are:

Desire of the Service Area to manage land in the interest of the community, outside of Parks Dept.

Communication of legal opinions/matters to the Service Area

Elevation of GBOS input on GVSA-specific items, such as the Girdwood Comprehensive Plan

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

Actions discussed:

Municipal Manager to have a brainstorming session with members of GBOS to focus on the issues that need to be addressed and determine what methods could be used to address them. This should add structure to a further discussion for GBOS as a whole with the community.

GBOS to hold a Work Session focused on discussion of possible solutions.

- Can GBOS have access to legal opinions about GBOS/GVSA?

Action discussed:

GBOS is to make requests for Legal decisions through Kyle Kelley.

Discussion of legal matters with GBOS may need to take place in Executive Session.

2. Mechanism for STR Regulation

- GBOS wants to know what the next step is.

GVSA has been pushing for STR regulation over several years, since then STR has grown to involve about 25% of available housing in Girdwood. Bed tax is the typical source in other resort towns to offset negative impact to housing. Prior effort by Assembly was vetoed.

Options are for GBOS to work through Planning or Assembly members to introduce amendment to T21 for STR regulation.

Currently Legal dept is working on other aspects of proposed STR regulation that arose following passage of reporting requirement of rental platforms by zip code. There may be another way to structure this request that will still achieve the same reporting. Legal is also working on determining where STR lands in T21.

Action discussed:

GBOS to share most recent drafts for STR regulation to Mayor's Office and Planning.

3. HLB Topics

- Levees in Girdwood: California Creek in New Townsite
Land is managed by ASD and is MOA General land. ASD does not have funds to make repairs to the embankment. GVSA cannot put locally collected tax funds to the project as it is not GVSA land.

Action:

Tiffany Briggs to discuss issue with the Municipal manager to work on solutions.

- Girdwood Industrial Park next steps and timeline
GBOS received presentation from HLB that outlined their research and recommendations.

Action:

GBOS is to provide their opinion on direction forward on the Girdwood Industrial Park to HLB.

Public Comment:

Connie Yoshimura updates that Draft Preliminary Plat for Phase 1 of Holtan Hills is nearing completion.

This draft includes topo for the lots to be created and footprints for proposed structures. Once draft is complete, there will be a Pre-application meeting, followed by a Community Meeting and then Planning and Zoning Application. Project is Planned Unit Development with Conditional Use Overlay.

Connie is welcome to attend GBOS meetings and/or provide reports for public meetings. Meetings are held monthly. The next one is Feb 24.

Adjourn 5:05PM