

# 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*

## **August 15, 2022** **GBOS Regular Meeting** ***Minutes Final***

**7:00 p.m. via Microsoft Teams & Girdwood Community Room**

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Eglhoff 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.

Call to Order 7:03 p.m. Mike Edgington, Co-Chair

Roll Call. Attending are Mike Edgington, Briana Sullivan, Guy Wade, Jennifer Wingard and Amanda Sassi

Disclosures:

Jennifer Wingard re item 10. JW manages Long Term rentals in Girdwood and has short term rentals in Anchorage. She has several inactive short term rental listings in Girdwood. Determined not to be a substantial conflict in this discussion.

Mike Edgington re item 13. Wife works for Alyeska Resort. Determined not to be a substantial conflict in this discussion.

### **Agenda Revisions and Approval**

August 15 2022 Meeting Agenda Approval

Amend to move #16 in new business to become Old business Item #11

\*reason: August deadline to provide input on this item

Amend to consider item #10 as new business

Amended agenda approved

JW/BS

BS/JW 5-0 Pass Roll Call

JW/

BS/JW 4-1 Motion dies  
Pass Roll Call

July 18 2022 Meeting minutes approval

Request postpone to review accuracy of an item.

Item postponed

JW/GW 5-0

Pass Roll call

July 25 2022 MOA GBOS Quarterly meeting minutes approved

July 26 2022 2023 Budget Special meeting 1 Minutes approved

BS/JW 5-0

Pass Assent

JW/BS 5-0

Pass Assent

### **Announcements:**

- GBOS 2023 Budget meetings are scheduled as follows:  
Budget Meeting 1 TUE July 26 6PM  
Budget Meeting 2 WED Aug 31 12PM  
\*Budget Meeting 3 MON Sept 19 6PM (if needed)
- GBOS LUC Joint meeting is scheduled for TUE Aug 30 at 7PM via Teams

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

## **Introductions, Presentations and Reports:**

1. Update of housing developments in Girdwood, including Holtan Hills  
Update from the Holtan Hills Housing Advisory Committee: Sam Daniel updates that at the August 2 meeting the group assigned two smaller work groups to work on specific projects. Emma Kramer group tasked with consolidating public input and developing themes for consideration by the group. Sam Daniel group tasked with reviewing a letter from public to use as a format for formal recommendations that the group will present to GBOS. Meetings 8/23 and 8/30 will continue review and formulation of recommendations to discuss with HLB and developer.

Anchorage Assembly passed ordinance to change ADU code in Girdwood as recommended by Housing Working Group and GBOS. Minor changes made through process of approval.

2. Legislative Report – Sen. Roger Holland, Rep. James Kaufman  
Sen Holland attending in person: Attended Signing ceremony for SB 131 a couple of weeks ago in Girdwood with Governor Dunleavy.  
Rep Kaufman – unable to attend  
Assembly member Sulte:  
Issue with MOA Health Dept Director Gerace falsified qualifications will be reviewed. ARPA funds include funding for Little Bears and Girdwood Area Plan. Tax relief AO to be discussed at the Aug 26 Assembly meeting. This proposal would increase the residence property tax exemption to \$75,000 from \$50,000. Pleased to see Girdwood come together with one voice regarding Holtan Hills development. Hope to see a better solution for Girdwood come about.  
Assembly member LaFrance:  
Represented by staff. Regarding Health Dept director Gerace issue, LaFrance is dedicated to better vetting of appointees and personnel. LaFrance did not vote in favor of confirmation of Gerace. Assembly approve \$3.4M for Guest House for Workforce housing and \$11.9M to Rasmuson Foundation for hotel conversion; both are efforts to work on homelessness in Anchorage. MOA is responsible for a plan for emergency shelter of homeless population when the temperature is 45 degrees or lower.  
Mayor’s Office: Brice Wilbanks – unable to attend  
Mike Edgington inquires if Mayor is likely to veto the ARPA funding, both LaFrance aide and Assemblyman Sulte state that they think this is unlikely and that there are enough votes to override if veto were to occur.  
Mike Edgington asks for update status of change of ownership of Birchwood Airport from State to MOA, and likelihood of this action taking place at Girdwood Airport as well. Assemblyman Sulte will follow up.  
Anchorage School Board Liaison – Andy Holleman.  
School starting, lack of drivers for school buses is causing cyclical bus schedule for all schools. Today it was announced that the high school bus will run AM/PM and this will allow PM elementary busing. Busing is dynamic situation and is likely to change as more drivers apply. Following questions at the last GBOS meeting, Holleman discussed capacity of Girdwood School with principal and found that there is room for dozens more students at the Girdwood K-8 school. The school uses all of the space currently, however it is not to capacity. In addition, the building was designed to have a wing added. The school also owns land toward the gravel yard that could be used if more school space was needed. The district has no plan for high school in Girdwood based on population.

3. Supervisor Reports  
Briana Sullivan: Following questions last month regarding necessity of a Trails Plan, Briana and Kyle attended a meeting with MOA planning. The Girdwood Trails Plan is needed. There may still be requirement of UDC and/or master planning, depending upon the trail proposed for consideration.  
Kyle adds that the Girdwood Trails Plan is a conceptual plan. There is also the possibility that trails may be approved by Director decision, this will be on a case-by-case basis. First item likely to go through this process is the new suspension bridge on Winner Creek Trail.  
Next GTC Trails Plan Special Meeting is August 22.

Amanda Sassi: News last week reported that Anchorage Police Dept does not carry NARCAN, a drug that is used to reverse overdose. Whittier Police do carry NARCAN and are trained to use it.

4. Service Provider Reports (5 mins)  
Fire – Chief Weston  
311 calls year to date, Open House to recruit additional volunteers on TUE night. GFR is touring all commercial/public buildings to understand layout, etc.  
Police – Chief Achee  
Chief has been out on medical leave but is returning to work full time soon. One member of the department is out on leave, also expected to return soon. WPD is fully staffed.

Roads/Parks & Rec – Kyle Kelley

Thanks to seasonal staff, Bob Mucha for a great season. Thanks John Gallup for work in the skate park, just completed construction of a new 8' ramp to replace an old smaller ramp that was decomposing. Wood lot scheduled for SAT Aug 20. Thank you Girdwood Fire Dept and AWCC. Additional lot may be held in September. Alaska Trails crew will work to spread gravel on the Virgin Creek Falls trail in September. Working with MOA traffic department regarding no parking signage for the end of Timberline at the trailhead and regarding speed control on Timberline. Planning to grade roads when weather allows, hopefully Thursday. Working on permit for to replace Vail culvert. Ordered winter sand (e-chips), cost was \$45,000, up \$9,000 from last year for 1200 tons. Agreement on fuel variance reached between MOA purchasing and the roads contractor, Western Construction.

Budgets for 2022 are a bit under based on inability to staff the parks caretaker jobs. Kyle will present ideas to GBOS on use of these funds, including capital project allocations and tree mitigation.

Ruane repair is holding up through the storm cycles since it was completed. Armoring of bank is a significant improvement. This is a temporary repair and is not compliant with fish passage standards. Senator Murkowski has added \$1.6M through federal appropriation, total cost of the project is estimated at \$2M. More will be known after federal budget cycle is complete in December. Usually federal appropriation goes to State for disbursement, in this case it is currently understood that the funds are to be appropriated directly to the MOA.

**PUBLIC COMMENT:** None

**OLD BUSINESS:**

5. Discuss 2023 GVSA budget information

Meeting packet includes current budget spreadsheets and information mill rates and capital accounts/capital projects. GVSA mill cap is at 6.0 mills, 2022 mill rate was 4.92 mills. Total levy was 12.41 mills. This is the lowest within the MOA with full services (police, fire, parks and rec). Areawide tax provided a small rebate in 2022, because of funds accrued from other taxation has provided the revenue needed. Last year Areawide taxes were higher due to repayment of School District Bond, which Gov. Dunleavy pushed back to the MOA. This year bond repayment is being handled in the State budget.

Summary of current GVSA budget areas:

Fire: increase of \$326,000, mainly to cover staffing needed to meet NFPA standards

Roads: increase of \$18,000 for staffing and operational expenses

Police: increase of \$86,000. Contract renewal proposes increase of 12% and 5 year contract.

Total is \$445,000 increase, which will raise the mill rate by .6 mills

Discuss date for GVSA Grant applicant presentations. Staff will provide a doodle poll for Supervisors to complete. Grant applications are due mid-September. Meeting will be Sept/October

6. Update on status of the HLB Draft 2022 Annual Work Program and 5 Year Management Plan

At the GBOS MOA Joint meeting it was confirmed that HLB will move forward with an annual work plan for 2023 and will not pursue completing and passing the work plan from 2022.

7. **Agenda Item LUC 2021-06:** Girdwood Industrial Park Concerns (Power, Platting)

No update. Service area will push for getting power to the MOA Roads lot in 2023, this should be added to the 2023 Work Plan. It would be helpful if GBOS makes comment about this at the upcoming HLBAC meeting in August.

8. Update on GBOS Resolution 2020-11 Resolution Against Racism & Community Forum (Guy Wade)

Guy Wade has reached out to the Alaska Humanities Forum but work/summer schedules haven't come together yet. Guy will continue working on this project.

9. Update on GBOS Request for Legal Opinion re: HLB Process of RFP to Development Agreement for Holtan Hills

Following last meeting and recommendation from the Assembly Legal Services, GVSA staff put in Request for Legal Opinion and submitted it to Public Works, which the GVSA Manager reports to. Public Works found that this was outside of their area of responsibility, and sent the request to HLB Director, Adam Trombley. Trombley has requested legal opinion as well, to see if this is a request appropriate for the GBOS to make. Item is pending direction from legal department.

10. **Agenda Item LUC 2206-06:** Request for GBOS Resolution of Support for study of Short Term Rentals in Girdwood to be conducted through MOA Planning Department

Motion:

GBOS moves to adopt the Resolution as written and presented in the meeting packet.

Motion by Briana Sullivan, 2<sup>nd</sup> by Guy Wade

Discussion:

Data will be conducted over the course of a year, with information provided to Planning starting after a couple of weeks. goal is to receive a full year comprehensive view of the Short Term Rental situation in Girdwood.

Concerns have included privacy of the property owners, however impact of STRs on neighborhoods with commercial rental activity within the residential area is discussed.

The study would be conducted by Granicus, and the overall purpose of Granicus is compliance. However in Anchorage, other than room tax collection, which is apparently largely complied with, there is no compliance need. It is discussed that STR is not as impactful on long term rental as assumed, as the cost of residential homes is so high that those who purchase need to rent for more than most long term renters can afford.

Randy Sulte has expressed interest addressing regulation of STR, likely Muni-wide.

Group discusses that an overall housing study, which reviews other issues comprehensively, is still lacking.

Motion:

GBOS moves to amend language in the 5<sup>th</sup> Whereas bullets to replace this language:

number of STRs associated with primary residences vs vacant housing

with this:

number of STRs associated with primary residences, full time STR, and part-time STR

Motion by Jennifer Wingard/2<sup>nd</sup> by Briana Sullivan

Vote via roll call 5 in favor, 0 opposed

Amendment to resolution passes.

Motion:

GBOS moves to remove the 4<sup>th</sup> Whereas in the draft resolution

Motion by Jennifer Wingard, no second, motion dies

Motion:

GBOS moves to remove the 7<sup>th</sup> Whereas in the draft resolution

Motion by Jennifer Wingard, no second, motion dies

Return to original amended motion:

GBOS moves to approve the resolution as amended.

Motion by Briana Sullivan, 2<sup>nd</sup> by Guy Wade

Vote via roll call

4 in favor, 1 opposed

Motion carries

11. Girdwood Highway Interchange review and comment [Alyeska Hwy and Seward Hwy Intersection Improvements \(sewardalYESkahwyintersection.com\)](http://sewardalYESkahwyintersection.com)

\*NOTE: Item moved to Old Business for possible action within comment period ending mid-August

There have been many community comments on the Girdwood social media pages and directly to GBOS members. GBOS put forward a resolution regarding the need for an improved interchange at this location, but has not made comment on any of the proposals directly. The current primary concept has been presented in Girdwood twice in the last couple of months. This concept came about following seeking a way to calm traffic through Old Girdwood. The previous concepts, as well the current situation, made Old Town still a main corridor for access/egress. In addition to removing Old Town from the general traffic flow in and out of Girdwood, this plan would replace the road and pedestrian bridges over the railroad tracks.

Concerns now are related to size/scope of the project, ability of DOT to maintain, impact to wetlands and viewscape, removal of 2<sup>nd</sup> access from Toadstool (and Main St) lack of slowdown/traffic calming, lack of need based on infrequency of serious accidents at that location.

GBOS decides that GBOS Roads Supervisor and Public Safety Supervisor will collaborate on a draft letter to present to GBOS at meeting between now and Aug 31 to be sent to DOT. Opportunities for GBOS to review this letter could come at the GBOS LUC Joint meeting scheduled for the 30<sup>th</sup> or Budget meeting #2 on Aug 31. These are both late in the month for this discussion, group will be polled to set a separate meeting date for this discussion & review.

#### **NEW BUSINESS:**

12. **Agenda Item LUC 2208-05:** Request for GBOS Letter of Non-Objection for Case 2022-0080 Amendment to Special Land Use Permit (SLUP) for Alcohol (Beverage Dispensary Tourism-Duplicate) for The Pond Café and Bore Tide Deli. No additional information to present, full SLUP is in the meeting packet. Staff will reach out to Alyeska Resort for representation of this item at LUC and GBOS next month.
13. **Agenda Item LUC 2208-06:** Initial presentation of GLCT Request for GBOS Resolution of Support for Girdwood Community Land Trust Ground Lease for Girdwood South Townsite TR G-6, GCLT presenting  
More information here: [GCLT August 2022 Update — Girdwood Land Trust](#)  
GCLT is pursuing a 55 year ground lease for G-6, a 12.5 acre parcel off Karolius. GCLT will work to negotiate a lease to ownership of the land and arrangements to sub-lease as these are critical to the CLT plans. Goal on this property is to build

child care in phase 1, housing in phase 2 and rec center in phase 3. A main sticking point in development of this parcel in the past has been the requirement that the development include secondary access to Alyeska Highway, which is estimated to cost approximately \$4M. This is the preferred location by Little Bears, which has just been awarded funding to help with construction through MOA ARPA funding distribution.

14. GVSA staff request for approval of funding for media equipment for the Girdwood Community Room from the GCR Parks and Recreation 406 account. Quote is \$22,000 for update of media in the Girdwood Community Room, creating a modern Bluetooth compatible plug and play system with a new screen, projector and audio.
15. GFR request for approval of funding for IT equipment from the GVSA Fire Dept 406 account. This item removes capital requests from the GFR 2023 budget proposal to funding through the capital 406 account. Specific amount is not addressed yet.
16. Discuss ideas for DOT Community Transportation Program, Transportation Alternative Program, and Reconnecting Communities Pilot (RCP) Discretionary Grant Program (Amanda Sassi)  
Projects that have been discussed in the community that may be a match for one or another of these grant opportunities are:  
Paving Timberline to Vail to Loveland  
Replace Arlberg bike path from T intersection to Hotel  
Creation of bike path that connects Lower INHT to RxR  
Crow Creek Road\*

\*Funding for this has been allocated in the past and declined by neighborhood, scope of this project would need to be clear and supported by the neighborhood.

Phase 1 applications for CTP and TAP are due end of October.

17. Discuss training options for GBOS and committees (Jennifer Wingard):  
Open Meetings Act & Ethics training are being pursued through MOA. There should be more information on this in September. Parliamentary Procedure training through some source may be helpful as Girdwood navigates some complex issues in the coming months.

#### **REPORTS:**

18. Committee & Subcommittee Reports (see packet)  
PSAC Report  
Girdwood Trails Committee Report  
LUC Report  
Housing Working Group Report
19. Other reports (see packet)  
APL Gerrish Library Report: Staff changes! Ambler Stephenson is currently serving as Library Manager. Jamie White has moved out of state. Martina Steinmetz is retiring on FRI.  
APL has indicated that they may reduce qualifications for hiring of permanent Library Manager position. Girdwood Library Boosters are concerned that the library maintain the same standards as other branches in order to serve the public.  
Girdwood Service Area Report  
Imagine!Girdwood

#### **Action Item Updates as assigned:**

**Request for GBOS/LUC Joint meeting (1 held of 2 required in 2022):**

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2022):**

**Request for Executive Session:**

**Other:**

Adjourn 9:58PM