

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 18, 2023 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 7:00 p.m. Briana Sullivan, 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: Briana Sullivan (BS), Guy Wade (GW), Mike Edgington (ME)

Amanda Sassi is excused

Disclosures handled later in the meeting under topic #8.

Jennifer Wingard (JW) arrives approx. 7:05 and takes chair.

Agenda Revisions and Approval

December 18, 2023 Meeting agenda approved	ME/GW	Assent
Agenda amended to add Cemetery resolution under New Business, it is later moved to Old Business		
November 20 meeting Minutes and December 7 2023 Special meeting minutes approved	ME/JW	Assent

Announcements:

- GBOS Committees will hold elections at their Jan 2024 regular meetings.
- 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. More information is available here: [Elections Candidate Information \(muni.org\)](#)
- Foraker Group Board Training is scheduled for TUE Feb 27 at 5PM in the Girdwood Community Room. All are welcome to attend.

Introductions, Presentations and Reports:

1. Legislative Report –
Sen. Cathy Giessel: Governor proposed budget with \$1B deficit to be covered by budget reserve account. This allows dividend of approx. \$3,400 per person at a cost of \$2.3B. Education funding is cut, Senior benefit program omitted. Session starts Jan 16.

Mayor's Office No report

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

Assembly members – R. Sulte:

Working on bonds and ballot items. Items for spring election must be presented at Assembly on Jan 9 to be included in vote to put them on the ballot Jan 23. This includes Cemetery Bond.

Short Term rental Ordinance is pending S amendment. Work session **Jan 19 and hearing Jan 23. (Information at the meeting was incorrectly stated as Jan 5, date of Jan 19 is correct current WS date.)**

Girdwood Trails plan is also slated for introduction Jan 9 and hearing Jan 23.

Anchorage School Board Liaison – Margo Bellamy: Report is in the packet.

2. Supervisor Reports:

Briana Sullivan: attended several meetings regarding homelessness, highway safety, Girdwood Fire Dept Board. Glacier Valley Transit has a new app to track bus route.

Mike Edgington: attended assembly, housing strategy meetings as Girdwood’s specific housing issues are not the same as Anchorage Bowl issues. Following cemetery bond.

Ballot prop for Fire and EMS property tax exemption recommended by GBOS needs to be introduced at Assembly Jan 9 to be on the ballot. HLB work plan will be updated shortly, amendments initiated with HLBAC at their meeting last week.

Guy Wade: Tracking Cemetery bond and Girdwood Trails Plan progress

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
GTC; LUC; PSAC; Cemetery: No report

Housing and Economic Committee: Working on STRS, Data and updating matrix. Other items are on the agenda.

HLBAC: Tim Charnon introduces himself as Girdwood representative at HLBAC, filling role held by Ron Tenny. First meeting was last week. Next meeting is Jan 25 with items including HLB Work Plan, Girdwood Industrial Park and Disposal to GLT for land in the south townsite on the agenda. HLB work plan draft is likely to have public review draft by end of January, at which point a 45 day review and public comment period begins. Also in the work plan is partial disposal of parcel 6-011 for Glacier Creek Village.
Tim will be providing reports monthly at LUC.

4. Status of Proposed Girdwood Developments: see meeting packet.

5. Service Provider Reports (5 mins each)

Fire – Chief Weston: 450 Calls YTD. Santa parade Dec 23 at 6:30PM. Possibly slightly over budget for 2023.

Police – Chief Achee: provided new call summary for the meeting packet. Assisting with ticketing for towing of vehicles that aren’t moved as required. Preparing for holidays and New Years Eve.

Roads/Parks & Rec – Kyle Kelley: Lots of snow, thanks to volunteers who are grooming trails and to Alyeska for giving a boost with the snow cat to help firm up the base. Please do not use trails if they are too soft. Postholing during warm up late November caused a lot of damage to trails.

Staff request to move GBOS meetings in Jan and Feb to the 4th MON of the months. Special meeting may be needed to get STR Resolution and Cemetery Resolution to the Assembly in time for their meeting on Jan 23. Meetings are proposed as follows:

GBOS Special Meeting RE: STR and Cemetery Resolutions	December 28	10AM
GBOS Jan Regular meeting	Jan 22	7PM
GBOS Feb Regular Meeting	Feb 26	7PM

PUBLIC COMMENT:

Brian Burnett: Recent article about HLB/Great Land Trust/GCI collaboration to transfer land unsuitable for development to Great Land Trust and make available for recreation/trails at Potter Marsh Watershed. Burnett is interested in pursuing such a transfer in Girdwood of land north of the Girdwood Airport between Glacier Creek and the Snow Cat Trail.

Lee Ellis: Filed to run for State Legislature in seat currently held by Laddie Shaw, who is not seeking re-election. Concerns are education funding and energy.

Krystal Hoke: Update that the Girdwood Workforce Childcare project to build a new child care center has received \$350K from Rasmuson Foundation. Project is close to its funding goal and will be holding local fundraisers.

Jennifer Wingard: encourages people to review the GHEC work on line: [Municipal Road Maintenance Service Areas gbos-hes](#) and specifically the matrix that has been created to study Girdwood's housing needs: [GHEC Program Matrix Worksheet \(DRAFT\) - Google Sheets](#)

OLD BUSINESS:

6. Update on approved Foraker Community training on Effective Board Meetings, scheduled for Feb 27 at 5PM in the Girdwood Community Room. Jennifer will meet with facilitator in February. Training is for all who are interested (Wingard)
7. GBOS Resolution of Support for Assembly Adoption of the Girdwood Trails Plan. (Wade)
Trails plan has been in development for several years and has completed local, HLB, P&Z processes. Is to be introduced at the Assembly and voted on in January, presented by Kyle Kelley and contractor, Huddle AK.

Motion:

GBOS moves to approve Resolution 2023-24 as written.

Motion by Guy Wade, 2nd by Mike Edgington.

Motion passes 4-0 in roll call vote.

Motion:

GBOS moves to move item added to New Business at agenda approval to Old Business as it needs signature to be included in Assembly documents.

Motion by Mike Edgington, 2nd Briana Sullivan

Assent vote

8. GBOS action regarding Assembly proposition for Short Term Rental (STR) permitting (Edgington)
Jennifer Wingard discusses conflict of interest as she owns STR in Anchorage. This was discussed and voted on at the Dec 7 meeting, at which time it was determined that Jennifer will engage in the discussion and voting regarding Girdwood STR action but not on the discussion and voting regarding Anchorage STR action.

Group decides to discuss Girdwood action first:

Resolution draft addressing Girdwood-specific needs of STR Ordinance. Language is presented for the first time at this meeting in resolution form, although points have been previously discussed. Some members seek stronger statement requesting that Girdwood is excluded from Assembly ordinance. Amendment to the ordinance is still anticipated and Girdwood Housing and Economic Committee is planning discussion of the topic at their meeting Dec 27.

The Resolution proposed is an initial step, to set the goals and communicate those to the Assembly.

Step 2 will be to specifically address what Girdwood will request.

Motion:

GBOS moves to end discussion and call for a vote.

Motion by Mike Edgington, 2nd by Briana Sullivan

Motion carries 3 (ME, BW, GW)-1 (JW) in roll call vote

Motion:

GBOS moves to approve Resolution regarding STRS in Girdwood as presented.

Motion by Mike Edgington, 2nd by Briana Sullivan

Motion carries 3 (ME, BS, GW)-1 (JW) in roll call vote

Motion:

GBOS moves to hold a Special meeting before Jan 5 to discuss what GBOS will propose for the Service Area instead of the STR ordinance currently under Assembly consideration with AO 2023-110.

Motion by Mike Edgington, 2nd by Briana Sullivan

Motion carries by assent vote.

Resolution addressing MOA Ordinance within the Anchorage Bowl:

Motion:

GBOS moves to postpone this topic to the Special Meeting to be held before Jan 5.

Motion by Mike Edgington, 2nd by Guy Wade

Motion carries by assent vote

9. GHEC recommendation for funding \$TBA from the GHEC Capital account fund for a feasibility study for gravel infill/ and construction material exfill location in Girdwood.(Edgington)
Scope of work is under review by MOA term contractor, the Boutet Company and quote for study is pending. TBC may divide it into 2 phases, first to determine locations and 2nd to determine factors to locations that are relevant as they may be site specific. It is possible that the quote is available prior to GHEC meeting in January.
No action can be taken at this time as item is incomplete.

10. **Agenda Item LUC 2311-05:** GHEC recommendation that GBOS consider that land in the South Townsite is designated for a soccer field, repurposing the existing soccer field as a potential site for workforce housing due to its location adjacent to utilities, pathways and amenities, and collaboration with stakeholders including Government agencies and community organization. (Brett Wilbanks)
Study of this has shown that as dedicated park land, this parcel would require vote of the full MOA to change the zoning. This step would take significant time and at this time seems prohibitive in creating housing that would be helpful for the current housing crisis.
- Motion:**
GBOS moves to postpone this topic indefinitely.
Motion by Mike Edgington, 2nd by Briana Sullivan
Motion fails in roll call vote by a vote of 1 (ME) to 3 (BS,GW, JW)
11. **Agenda Item LUC 2311-06:** Review and consider Assembly areawide bond proposal for public restrooms in Anchorage. Proposition is under discussion at the Assembly currently and may or may not be approved for the Areawide spring ballot. If it does get n the ballot and is passed by voters, Girdwood could be determined as a location for such a public restroom. Restroom would need to be placed on municipal land, proposition includes maintenance and operation for the restroom outside of Parks and Recreation. Many specifics of this would be determined if it passes Assembly and is voted for by public. No further action on this under post-election but may return in May.
12. Discuss Girdwood and GBOS collaboration with HLB regarding the Girdwood Industrial Park. (LUC Chair)
Staff recommends that GBOS assign member(s) to meet and work with HLB staff to establish goals for the Industrial park. It is suggested that those members would meet with HLB monthly or quarterly to keep this project moving.
Jennifer Wingard and Mike Edgington agree to serve in this role. This item will be discussed at the MOA GBOS Quarterly meeting proposed for Jan 22 at 4PM in Anchorage.
13. Park and Ride Lot Homeless encampment (Kelley). Snowfall and snow storage is complicated by encampments in the lot next to town square park. Vehicles that hadn't been moved have been ticketed and some have been towed. No abatement is allowed for those that are occupied. There are also concerns of trash and human waste. There has been no clear direction from the MOA on how to handle the health and safety concerns, as well as the concerns of safe snow removal and storage. This item will be discussed at the MOA GBOS Quarterly meeting also.
14. GBOS Resolution for Areawide Cemetery Bond
Cemetery bond will need introduction and approval in January in order to be on the ballot in spring. GBOS needs to update the prior resolution a bit and will send it on to Assembly to voice support for the bond proposition.
Group makes some suggestions to the prior resolution. As there is now a Special Meeting scheduled for Dec 28 this item will be added to that agenda for review and signing.

NEW BUSINESS:

15. GBOS Appointment of new members to PSAC board. PSAC has 2 vacancies to be filled in January and staff has received one letter of interest so far. Anyone interested in serving on PSAC should email staff: Kyle: kellykt@muni.org; Margaret: tylerms@muni.org.
16. Discuss agenda for MOA GBOS quarterly meeting 4PM Jan 22 2023 (Anchorage-based):
Homeless abatement in Girdwood
HLB Items: Industrial Park collaboration with ME/JW and 1 and 5 year Plans
Follow up from July MOA GBOS meeting request for total of non-residential taxes collected from Girdwood (alcohol, bed, marijuana)
17. **Agenda Item LUC 2312-05:** Temporary Workforce Housing proposal.
Jennifer Wingard argues that this item should be removed from the agenda pending introduction at GHEC. Item was added without notice at LUC and has not yet been heard at GHEC. No motion is made to remove the item from this agenda. GHEC has opportunity to introduce it at their meeting in December and could move their meetings forward in the month to alleviate the now realized conflict that occurs by having their meeting so late in the month.

Edgington introduces that this idea is to remove barriers to use of commercial property for temporary housing. Current code does not allow commercial property for housing at all, this temporary allowance would sunset once conditions are met and is intended to address the Girdwood housing crisis now. Compared to Anchorage, Girdwood has fewer options as there are not empty buildings that can be retrofitted for housing. Amending code will require an assembly sponsor and an Assembly work session. At that point the Assembly will determine if it requires Planning and Zoning review. If P&Z review is not required, Assembly could make the code change. Total time could be as short as 2 months from GBOS approval.

Motion to extend meeting to 10:15 ME/BS Assent vote

Feedback on the proposal is that there may be unintended consequences. Community is concerned about RVs parked on commercial lots, safety. People are encouraged to read the proposal and provide their input:
Mike Edgington (GBOS) gbos.medgington@gmail.com
B Sullivan bsullivan.gbos@gmail.com
As well as public meetings of GHEC and LUC.

REPORTS:

- 18. Reports (see packet)
 - APL Gerrish Library Report
 - Girdwood Service Area Report
 - Imagine!Girdwood

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (5 held of 2 required in 2023): January 4, January 9, April 10, July 3, July 10

Request for GBOS/GFR Joint meeting (1 held of 2 required in 2023): Nov 13 2023

Request for Executive Session: None

Other:

Adjourn 10:03 PM