

# Municipality of Anchorage



P.O Box 390  
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<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*

## **January 17, 2022 GBOS Regular Meeting 7:00 p.m. via Microsoft Teams Minutes Final**

This meeting is taking place via Microsoft Teams:

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. Mike Edgington, Co-Chair

Roll Call: Mike Edgington, Briana Sullivan, Jennifer Wingard, Amanda Sassi, Guy Wade

Amanda Sassi leaves meeting prior to substantive votes in old business

Disclosures: Mike Edgington does IT work for Z Architects, item #5.

Board determines that this is not substantive enough to require Mike to abstain from voting on this item.

### **Agenda Revisions and Approval**

January 17, 2022 Meeting agenda approved	GW/BS	5-0
with addition of Item 11a	BS/GW	5-0
December 20, 2021 meeting minutes approved	BS/AS	5-0
December 20, 2021 LUC/GBOS Joint meeting minutes approval (LUC approved 1.10.22)		

### **Announcements:**

- Election for GBOS Seat C will be on the GVSA ballot in April. Filing Jan 14 - Jan 31.
- MOA/GBOS meeting is scheduled for MON Jan 24 at 4PM via Teams
- HLB Draft 2022 Annual Work Program and 5 Year Management Plan are being prepared and draft is available to review on line. HLB plans to present and hold public hearing at the HLBAC meeting in March, date TBA:  
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

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

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

1. Wildfire hazard mapping presentation, Jen Schmidt, Assistant Professor of Natural Resource Management and Policy, UAA. See meeting packet for full presentation.
2. Legislative Report:  
Sen. Roger Holland – no report  
Rep. James Kaufman -Matthew Harvey attending. Session starts tomorrow, some pre-meetings occurring already. Most items are regarding budget, the Governor's Amended budget will come out in 30 days. Working with town councils regarding Capital projects survey and determining how to move forward with them, on CAPSYS (SOA) or AMATS (MOA) and working collaboratively to work toward project progress. Girdwood falls outside of AMATS boundary, however. Under proposed redistricting, Girdwood would be represented by Rep. Laddie Shaw.

Assembly members J. Weddleton: Working on various projects to rehouse homeless out of the Sullivan Arena into a variety of types and locations of housing. Review reapportionment maps and provide input. There are meetings scheduled to review reapportionment (this item is later in the agenda and info is included in the meeting packet).

Anchorage School Board Liaison Kelly Lessons: Search of new superintendent is beginning with town halls to discuss what the community wants. Bond package has passed and will be on the ballot in April. This 2 year package is commensurate with usual requests of the ASD through bonding and includes new Inlet View school. Governor has added bond debt coverage into his budget for 2023 (state is on fiscal budget so 2023 budget starts July 1).

3. Supervisor Reports: Briana Sullivan reminds group of GTC Special meeting on TUE at 7PM via teams. Guy Wade thanks Fire Dept for distributing 1800 free COVID test kits.
4. Service Provider Reports (5 mins)  
Fire – Chief Weston. Security camera has been added to the Fire Dept entry doors. 1800 COVID test kits distributed from the Health Dept. 38 calls in January so far, 430 total calls in 2021. Fire dept funding for 1Q will arrive on WED, however the amount hasn't been updated to the contracted amount. This will be corrected shortly.

Police – Chief Achee. Full recap of 2021 at the next meeting. Oct had 136 calls, Nov was 126. 1 officer will be attending training in Sitka for 8 weeks. 1 position remains unfilled with WPD.

Roads/Parks & Rec – Kyle Kelley. See full report. Grooming and maintenance by volunteers, thank you! Girdwood Trails Plan review complete of the staff recommended changes following public review. Motion to approve the updated plan was withdrawn, GTC members want to make additional changes. Redline document of changes so far will be posted tomorrow. Weather and roads required a lot of attention last week. December roads accounting is pending.

#### **PUBLIC COMMENT:**

Julie Raymond-Yakoubian: MLK Day today. GBOS passed anti-racism Resolution with commitment to hold community forum to discuss racism and inequity 18 months ago. She requests that the forum is added to the agenda in the future.

Tommy O'Malley: Reimbursement for WPD and GFR Crisis training has been approved. This is a step in providing proper, appropriate treatment to those who need it.

Krystal Hoke: Holtan Hills project input – Girdwood should directly benefit from the sale of HLB property to be developed. This could be a percentage of property value, she requests vote from LUC and GBOS on this item. Disposal hearing with HLB is slated for Jan 27. (see committee reports for HLBAC meeting information and teams link).

Karen Zaccaro: Holtan Hills meeting in December lacked information that is needed to answer community questions.

Emma Kramer: Emma plans to facilitate Town Hall to discuss Holtan Hills.

#### **OLD BUSINESS:**

5. **Agenda Item LUC 2110-04:** Case #2022-0017 Planning and Zoning Commission hearing on Feb 14, 2022. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17508>. Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group requests GBOS Resolution of Support for Development Master Plan. (Marco Zaccaro, presenting)  
1.5 acre development of mixed use under Development Master Plan. Area is zoned gC-8, a transition between commercial and residential area. Project consists of 2 buildings of 5 townhomes (10 total) that are 1500 sf living space and 500 sf garage space and commercial space of 8800 sf that will house a distillery, coffee shop, sandwich shop and a community gathering space.  
Sewer will connect at Hightower Road, water is likely to be well as connection is prohibitively expensive. Goal is to leave in as much natural vegetation as possible and replace lost vegetation with native species. Gabion bioswale will use a more natural approach to catchment and cleaning of runoff from the parking area. MOA is pushing for this project to add lighting along Hightower Road to the school. Elements of Development Master plan that do not match code are:  
Horizontal instead of vertical mixed use – this is a benefit because it keeps residential area away from the commercial area.  
Roof overhang of 4' instead of 2' to protect pedestrians.  
Shallower pitch of roofline to hold snow.

One wall is longer than 42' allowable.

At LUC last week the group heard concerns from neighbor across the street regarding noise and light. They have discussed the project with him and have agreed to make the east side deck smaller and require that deck access is not allowable after 8PM.

GBOS asks about offering homes to Girdwood Residents first, to help with housing shortage. Builder says that several have already reached out to him, this is occurring organically although they are not yet selling property. Possible to restrict Short Term Rental of these units. No plan to restrict, however if Girdwood sets rules about this the property would comply.

Neighbor brings up several points about noise and general concerns about a new business operating across the street from housing. These items are outside of the purpose of this meeting, which is to discuss the elements of the Development master plan. Mixed Commercial use is allowable by code in this area. Owner is dedicated to operating under municipal ordinances for businesses allowed in this zoning area.

Motion:

GBOS moves to extend conversation for 10 minutes, as this topic has been under discussion approximately 1 hour.

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

Motion carries 4-0 in assent vote

Another neighbor adds that she is also concerned about noise and wants lighting to be added along Hightower. She also inquires about building inspections, however Girdwood is not withing the MOA Building Safety District, But falls under Alaska State Fire Marshall instead.

Updated draft Resolution of support is available in the meting packet.

Motion:

Girdwood Board of Supervisors moves to approve the Resolution 2022-01 Resolution of Support for the development master plan for Glacier City Center, as presented.

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

Motion carries 4-0 via roll call vote.

6. Update on Oct 2021 Storm & financial discussion

- Status of Emergency Declaration: Declaration received and added to State Emergency Declaration. Working toward reimbursement. Not included in FEMA declaration as the amount of damage is relatively small for FEMA, however if a federal declaration is granted then it can be amended to include Girdwood.
- 1<sup>st</sup> Quarter Revision needs. Unclear if 1Q revision will be needed regarding the flood damage and repair, this will be more clear in February. Possible that the CPI will increase and 1Q Revision will be needed to address that for Police Contract. Action can wait until March if necessary. Assembly will address 1Q Revisions at their first meeting after the election in April
- Long term solution for Ruane Road  
Ruane needs a box culvert that is fish-passage compliant, at a cost of \$1.5-\$2M.  
Projects still to be completed to wrap up after the October storm are:  
Repave Ruane  
Armoring culverts and drainages  
Assess all work completed last fall  
Replace culverts on Echo \$50-\$100,000  
Haul off unusable material and pipe  
\$433,000 was spent on repairs from storm, \$140,000 received through bridge grant, about 150-\$200,000 is being drawn from the Emergency Fund.

7. Review and vote on proposed changes to GBOS Rules and Procedures to allow virtual, hybrid or in-person meetings, regardless of public health emergency status. (Jennifer Wingard)  
Proposed changes mirror Assembly action to achieve option to meet in person or virtually, or in a hybrid format.

Motion:

GBOS moves to approve changes to the GBOS Rules and Procedures as presented.

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

Motion carries 5-0 in roll call vote.

8. Discuss agenda for MOA/GBOS Quarterly meeting scheduled for Jan 24 at 4PM (ANC based vs Teams TBA).  
Items to be considered for this meeting are:

- Funding/Repayment from October 2021 storm damage
- Girdwood Fire Dept: signed contract and payment schedule
- Reimbursement process for training funded by alcohol tax.
- HLB Topics added are: Girdwood Residential project and Industrial Park
- Glacier Creek Bridge

Michelle Weston states that she will not be able to attend that meeting and updates that MOA wants the Fire Dept to sign a contract that assigns no value of compensation to the contract. GBOS recommends that fire dept board member or staff attend to make this request as GBOS is the recipient of service, not the service provider. Fire Dept supervisor will discuss this with the fire department.  
No other changes, agenda will be updated and re-posted.

9. Girdwood Trails Committee/**Agenda Item LUC 2112-05**: final presentation of concept plan for new bridge over Glacier Creek, and vote regarding GBOS Resolution of Support for a suspension bridge to replace the hand tram over Glacier Creek. (Kyle Kelley)

USFS has offered their support and are working through requirements in order to take over maintenance and operation of the bridge. To date the funding for concept plan has come from Anchorage Parks and Rec through Cares Act funding, roughly \$525,000. Amount needed from GVSA is estimated to be about \$550,000, and additional funding sources will be needed to complete the project. Estimated cost is \$1.2M for the bridge and \$50,000 for the interpretive display.

Motion to extend meeting past 10PM.

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

Motion passes in assent vote 4-0

Motion:

GBOS moves to adopt Resolution 2022-02 support of design, engineering and construction of a suspension bridge to replace the hand tram to span Glacier Creek

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

Amendment:

Text amendment replacing the word "matching" with "allocating" in the Therefore statement.

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

Amendment passes 4-0 in roll call vote

Final motion:

GBOS Moves to adopt Resolution 2022-02, as edited.

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

Motion carries 4-0 via roll call vote

10. Girdwood Trails Committee request for GBOS Resolution of Support for KMTA grant application for matching funds for interpretive display project related to the Hand Tram. KMTA Grant applications are due Feb 2022. KMTA application requires show of community support, project will likely be prep & research on interpretive sign regarding the hand tram. Goal is to choose a project that can be taken in achievable portions that are reasonable investment by KMTA and Trails. KMTA grants must be completed in 2 years. Supervisor Edgington has concerns with the word "matching" as this is not tied to a dollar amount and there is uncertainty regarding funding pending reimbursement from October flood repair.

Motion:

GBOS Moves to adopt GBOS Resolution 2022-03 KMTA Grant for work on the Hand Tram Interpretive Display.

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

Motion carries 4-0 via roll call vote

11. Structure of New/Old Business meeting requirement and discuss what is needed for petitioners to receive 1 meeting review.  
Item is tabled as it is under discussion at the Girdwood Committee level.

- 11a: Update on Girdwood Trails Master Plan effort

Approximately \$70,000 has been spent on the Girdwood Trails Master Plan:

\$50,000 under the original scope of work,

\$20,000 to compensate for additional meetings needed and for mapping that was hoped to be completed by USFS but did not occur.

Subcommittee produced a draft trails Master Plan which was sent for public review last summer and 2000 responses were received. Although GBOS approved funding for Huddle AK to take the final GTC approved plan to MOA for approval process, GBOS cut the line item for the subcommittee to review the public comments and revise the plan. This task was taken on by staff, and review of the staff recommended changes based on public comments has now been completed.

A motion was made to approve the Girdwood Trails Plan prior to review of the staff suggested changes. This motion was not seconded, and the group proceeded with review and amendment of each recommendation over the course of meetings held in November and December.

A motion was made at the end of that step to accept the Trails Plan as amended, however the motion was withdrawn when discussion showed that GTC members had changes they still wanted to make and felt that the effort to pass the plan at that time ignored considerable comments throughout the prior review process and appeared disingenuous. Staff has collected additional requests for changes, which will be presented on TUE Jan 18 as new business and can be voted on at the GTC meeting in February.

Motion:

GBOS Moves to hold a Special Meeting on MON Jan 24 at 6PM to complete the agenda from this meeting.

Meeting ends at 11PM in accordance with GBOS Rules and Procedures

11PM Adjourn