

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

July 18, 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 Egloff 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 7:04 p.m. Briana Sullivan, Co-Chair

Attending are: Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW), Amanda Sassi (AS), Guy Wade (GW)

Disclosures: Guy Wade – wife works a Spoonline, item #19

No substantive conflict

Jennifer Wingard – owns Short term rental in Anchorage, item #14

No substantive conflict

Briana Sullivan – Girdwood Trails Committee member and Girdwood Nordic Ski Club board member, Item # 13

No substantive conflict

Amanda Sassi – Girdwood Trails Committee member and Trails Plan subcommittee member; Girdwood Area Plan member item #13

No substantive conflict

Mike Edgington – Girdwood Area Plan member Item #13

No substantive conflict

Agenda Revisions and Approval

July 18 2022 Meeting agenda approval ME/JW

Assent vote 5-0

GFR funding request for item #16 is increased to \$200,000

July 5, 2022 Special meeting minutes approval ME/JW

Amend minutes to clarify no GBOS on ad hoc committee ME/JW

Assent vote 5-0

June 20, 2022 Meeting Minutes approval ME/JW

Assent vote 5-0

Announcements:

- GBOS 2023 Budget meetings are scheduled as follows:

Budget Meeting 1 TUE July 26 6PM

Budget Meeting 2 TUE Aug 9 6PM

Budget Meeting 3 WED Aug 31 12PM

- Alyeska Highway/Seward Highway Interchange public open house WED July 27 at 6PM in the Girdwood Community room.

Introductions, Presentations and Reports:

1. Update on and invitation to attend meeting regarding the Alyeska Highway/Seward Highway interchange meeting WED July 27 at 6PM (Taryn Oleson-Yelle, presenting). See flyer in the meeting packet for additional information. DOT met with Old Girdwood residents last month to introduce and receive comments. Project website has the concept that is likely to be selected and contact button for making comments, link here:

[Alyeska Hwy and Seward Hwy Intersection Improvements \(sewardalyeskahwyintersection.com\)](http://www.muni.org/gbos)

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

2. DOT&PF Community Transportation Program (CTP) and Transportation Alternative Program (TAP) The CTP and TAP are competitive surface transportation programs to preserve, upgrade or create new roads, bridges, and trails outside the Metropolitan Planning Organizations (Anchorage & Fairbanks) boundaries. (Mark Eisenman, presenting)

Two new programs for road and trail improvement outside of Anchorage and Fairbanks – CTP is roads focused and is budgeted for 100M, TAP is trail focused and budgeted for \$45M. 9.03% match required. Process for application will include: Phase 1: Intent to Apply, DOT assessment of projects, Phase 2: formal application. Assessment criteria are still being established. Applications should come through local government with Resolution of Support. 2 projects of each type per area, maximum. Crow Creek is considered part of Girdwood Area. Phase 1 expected AUG-OCT
Phase 2 expected OCT-JAN

Ideas brought up are:

- Crow Creek Road improvements
- Underpass connector under Alyeska Highway to connect Hightower/Egloff
- Timberline crossing Alyeska Highway
- Roundabouts for traffic calming on Alyeska Highway
- Address sweeps on Alyeska Highway Pedestrian Safety corridor
- Add sidewalks where they are missing.

Question if TAP includes recreational trails or pedestrian access routes. Presenter will check and clarify. Materials for this presentation have been added to the meeting packet.

3. Presentation: Tract Plat Application for Holtan Hills project (Tony Hoffman, presenting)
Materials included in meeting packet. Tract plat relates to 488 acres and will create 4 tracts from the 3 that currently exist. All 4 would be transferred with land disposal to CY Investments, however, CY Investments only retains Tracts 1, 2, 3, total of approx. 60 acres. Tract 4, 388 acres, would immediately revert back to MOA HLB following recording.
Decision on tract plat application is made by the Platting Board. This is public presentation required prior to submission of application. Action will be requested as new/old business at future LUC and GBOS meetings. Presenter plans to present at LUC in August and receive comments at that time as well.

There are many processes prior to land disposal, which will be a responsibility of the Anchorage Assembly.

Community members input:

- Concern that this tract plat process does not follow the Girdwood Area Master Plan
- Lack of a master plan means that the community has no way to have a comprehensive view of the project
- Lack of opportunity for public input
- Concern regarding involvement of original partners in the RFP. Are they no longer part of this project or do they retain rights to any part of the Holtan Hills project? Staff will request clarification from HLB regarding this item.

4. Update of housing developments in Girdwood, including Holtan Hills
Update from the Holtan Hills Housing Advisory Committee: Committee formed and selected co-chairs, Emma Kramer and Sam Daniel. Next meeting is TUE July 19 at 4PM. Public is encouraged to attend and provide input. Meetings are posted under GBOS on the GBOS website: www.muni.org/gbos. Email may be sent to gbos@muni.org.
Committee members are Brooke Lavender, Emma Kramer, Nathen Ellis, Nico Reijns, Sam Daniel, Dave Hamre, Erin Eker.
Erin Eker and Sam Daniel met with Connie Yoshimura on Sunday and established that she is willing to work on ideas that the ad hoc committee brings forward.

Other updates regarding housing developments:

Comment received regarding Holtan hills is included in the meeting packet.
Alaska Housing Innovations Summit information also provided in the meeting packet.
HLB pages/links provided for public to review HLB documents and HLBAC meeting notices.

5. Legislative Report – Sen. Roger Holland, Rep. James Kaufman – no report available

Assembly members – R. Sulte, S. LaFrance. Randy Sulte attending, he plans to attend the 2 meetings on TUE regarding Holtan Hills. HHHAC meeting is at 4, Girdwood Inc is sponsoring listening session at 7PM. Homeless shelter at the Sullivan Arena closed. Assembly will consider proposal of \$20M to go toward homeless cause at upcoming meetings. Assembly passed 2022-60 related to removal of elected officials and members of service area boards, which Mayor Bronson has now vetoed. Assembly considering increase in residential property tax exemption. 3rd work session on American Rescue Plan Act funding disbursement on Friday. Girdwood has several projects still under consideration, including Area Plan funding, Little Bears and Ruane Road rebuild. Keep contacting Assembly to voice support for the projects.

Mayor's Office: Brice Wilbanks states that property taxes are due July 31. Mayor vetoed 2022-60 re removal of elected officials by assembly action, as previously discussed. Media attention regarding homeless camp at Centennial Park has been skewed by local media and Assembly members. Conditions at the campground are good. Campground has clean toilets, showers, WIFI and lots of non-profit and municipal support and oversight. Others are welcome to camp at Centennial campground as well. Wilbanks restates that the Centennial Campground is not part of the city's response to homelessness.

Anchorage School Board Liaison – Andy Holleman
ASB has been relatively quiet for summer break. Enrollment has started for 2022/23 school year. Public asks if ASD has considered expansion to provide high school in Girdwood, considering population increase with additional housing development. Holleman will inquire about high school option, suggests that population would probably still be too low to support high school variety and programming available in Anchorage.

6. Supervisor Reports

Sassi: No public safety meeting in July, next meeting is August 1. New member of PSAC is Emily Lewis. PSAC will be reviewing suggested amendments to the public safety contract.

Wade: Fire Dept items are later in the agenda.

Wingard: Working on signage for Gunnysack/Sproat Road and speed limit on lower Crow Creek Road.

Kyle adds that new signs, changing yield to stop, have been added to Loveland, Alpina, Alta, De Ette and Loveland roads.

Sullivan: Parks and Rec/Cemetery: 2023 GVSA Non-Profit Recreation grant cycle opens Aug 1. Due date is Sept 16.

Edgington: Land Use discussing Holtan Hills. Assembly considering Girdwood ADU amendment next TUE at their regular meeting. ADUs were discussed and recommendation for this ordinance made by GBOS in July 2021.

7. Service Provider Reports (5 mins)

Fire – Chief Weston thanks the community for following burn ban requirements. GFD was busy over Forest Fair, primarily dealing with heat. Trailer parked in front of the fire hall is a training facility providing great training opportunity for GFD. FF1 class ends in September. Working on GFD policy to address intake of new members who have already completed significant training, such as retired AFD member who is interested in joining Girdwood dept. Working on cell phone communications in Turnagain Pass with Verizon, AT&T and Chugach Electric.

Police – Chief Achee is out on medical leave. Staff updates that WPD was busy over Forest Fair, primarily with crowd management and parking. 15 cars were towed over the weekend. Whittier is reviewing contract points and should be bringing those to PSAC in early August.

Roads/Parks & Rec – Report is in the packet for Parks and Rec. \$1.2 has been approved for State funding of the suspension bridge to replace the hand tram on Winner Creek Trail. Fuel variance for roads contractor is held up in purchasing, despite efforts to resolve this issue and get the contractor paid for work performed. Oct 2021 storm repairs are all complete, bills submitted for State reimbursement. Fish culvert for Stowe is still planned for 2022.

PUBLIC COMMENT:

Dan Volland: New North Anchorage Assembly member.

Lynne Doran: Town Hall Listening session is TUE night, sponsored by Girdwood Inc. Email questions ahead of time to holtanhills@gmail.com.

Krystal Hoke: Email all Anchorage Assembly: wmmas@muni.org to support Assembly approval of ARPA funding for Little Bears.

OLD BUSINESS:

8. Update on status of HLB Draft 2022 Annual Work Program and 5 Year Management Plan.
No change in status. Projects are on hold due to staffing change.
HLBAC Agenda for July has not been posted yet, unknown if this item will be on the agenda for that meeting.

9. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting)
No change in status. Disposal of Industrial Park lots in Phase 2, which would require platting was a project for HLB but that has stalled. It is expected that winter operations at the Industrial Park will be the same as prior years.

10. Update on GBOS Resolution 2020-11 Resolution Against Racism & community forum (Guy Wade)
Recently in touch with the Alaska Humanities Forum for help on this project.

11. Discuss and vote on action generated from GBOS LUC Town Hall June 14 2022
GBOS can request opinion from Legal Dept on whether the correct process was followed for HLB's "Girdwood Residential 2021" RFP, selection of the proposal and subsequent Development Agreement for Holtan Hills with different scope/partners from the selected proposal. Taking legal action if the Legal Department finds that violations exist would likely require separate action. GBOS is aware that determination from Legal Dept could take months.

Motion:

GBOS moves to file a Request for Legal Services to determine if the correct process was followed for HLB's "Girdwood Residential 2021" RFP, selection of the proposal and subsequent Development Agreement for Holtan Hills with different scope/partners from the selected proposal.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Vote via roll call

5 in favor, 0 opposed

Motion carries.

12. **Agenda Item LUC 2205-07:** Girdwood Chamber of Commerce request for GBOS Resolution of Support regarding Holtan Hills Development Agreement and land disposal
Meeting packet includes draft resolution. Original resolution language provided by Girdwood Chamber has been edited by GBOS Land Use Chair Edgington for consideration at this meeting.

Motion:

GBOS moves to approve Draft Resolution 2022-14: Resolution in Support of Amendment of the Development Agreement between Heritage Land Bank and CY Investments to Address Girdwood Community Housing Needs as presented.

Motion by Mike Edgington, 2nd by Amanda Sassi

Discussion: Mike Edgington explains that his suggested amendments to the original draft supplied by the Girdwood Chamber address productive engagement with the newly formed Holtan Hills Housing Advisory Committee and perform the impact studies as amendment to the Development Agreement.

Jennifer Wingard requests stronger language and recommends that the GBOS add back in the language that was removed from the original draft presented by Girdwood Chamber at LUC.

Lynne Doran also requests that the Development Agreement being voided be added back in to the resolution.

Motion:

GBOS moves to amend the draft resolution to remove a redundant paragraph and to add language about deed restrictions to the 16th Whereas statement.

Motion by Mike Edgington, 2nd by Guy Wade

Vote via roll call

5 in favor, 0 opposed

Motion carries

Brooks Chandler states that this resolution is substantively different than what was considered at Land Use. HLB has strayed from their own policy, Anchorage Municipal Code and historic precedent with this Development Agreement. He requests GBOS be more aggressive.

Jennifer Wingard similarly states that the resolution should address the cause of the problem, which is the process used by HLB on this project.

Motion:

GBOS moves to adopt the language from the original proposed resolution for the introduction and conclusion of the GBOS resolution.

Motion by Jennifer Wingard, no second

Motion withdrawn as there is no 2nd.

Mike Edgington suggests breaking this in to 2 separate motions, as they are two separate changes.

Motion:

GBOS moves to adopt the following language in to the resolution introduction:

A resolution of the Girdwood Board of Supervisors requesting the Municipality of Anchorage Heritage Land Bank amend or cancel the request for proposals No. _____ [Holtan Hills], in order to advance policies of; 1) increasing the supply of workforce housing in girdwood; 2) address the results of the required moa impact studies; 3) limit the use of Holtan Hills property for short term rentals by using tools such as deed restriction.

Motion by Jennifer Wingard, no 2nd

Motion withdrawn as there is no 2nd.

Motion:

GBOS moves to adopt the following language in to the resolution conclusion:

NOW, THEREFORE BE IT RESOLVED: 1. That the Girdwood Board of Supervisors request the Heritage Land Bank to immediately provide a draft copy of the proposed development agreement to GBOS and LUC and allow up to 60 days for comments. The RFP must be amended to address the community needs for workforce housing and the results of the required MOA impact studies. If this is not possible the current RFP proposal should be canceled; and 2. If the development agreement plan cannot obtain a resolution of support by GBOS, then a new RFP should be released in consultation with GBOS on or before Spring 2023. The RFP should use conditions and covenants intended to increase the supply of workforce housing in Girdwood and use tools, such as deed restriction, as a mechanism to reach these needs.

Motion by Jennifer Wingard, no 2nd.

Motion withdrawn as there is no 2nd.

Motion:

GBOS moves to approve Resolution 2022-14 as amended.

Motion by Mike Edgington, 2nd by Amanda Sassi

Vote via roll call

4 in favor, 1 opposed (Wingard)

Motion carries

13. Consider options for expediting the development of the Girdwood Trails Plan

This action came to GBOS through public comment by a few members of the Girdwood Trails Committee at an earlier meeting of the GBOS. The request of those individuals was for GBOS to approve the redline document produced after the public comments were incorporated and approved by GTC in January 2022.

Amanda Sassi presents research that she did on the history of the Girdwood Trails Plan, which is included in the meeting packet. One element that is missing is documentation that the GTC voted on the Red Line Girdwood Trails Plan at their regular meeting on Feb 1 2022 and did not approve the document as written. More recent communication with planning department indicates that planning may still require higher level review, such as UDC or Master Site Plan, even with a Girdwood Trails Plan in place. Earlier discussion with Michelle McNulty and David Whitfield was that a Girdwood Trails Plan was necessary. There is some confusion if UDC or MSP will be required now, but there have been significant changes in the Planning Dept.

GBOS discusses that there has been lack of significant progress on the plan since January, however intervening as requested would remove the plan from Girdwood local process. Group discusses the cost of the plan so far and how that would be better spent on the Girdwood Area Plan. Project has used significant amounts of staff time, etc. Staff clarifies that GBOS can budget for and pay for recreation planning as it is under the local service area budget. Girdwood Area Plan funding must come from MOA as an Areawide service.

Motion:

GBOS moves to extend the meeting to 10:30PM

Motion by Mike Edgington/2nd Guy Wade

Assent vote

GBOS discusses providing a deadline to GTC to complete their revisions. Several dates are contemplated.

GBOS discusses presentation of the Redline plan from 2022 and whatever is completed by deadline to the public for final decision.

Kyle Kelley will request clarification from David Whitfield regarding the Girdwood Trails Plan and the role of UDC and/or Master Site Plan once the GTP is completed.

Motion:

GBOS moves to provide Jan 31 2023 deadline to GTC to complete the Girdwood Trails Plan. The existing Redline Plan as well as amended plan will go forward for consideration by the community as a whole.

Motion by Jennifer Wingard, 2nd by Mike Edgington

Vote via roll call

5 in favor, 0 opposed

Motion carries.

14. **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 (postponed at LUC 7.11.22)
This item was postponed at LUC meeting

Motion:

GBOS moves to postpone this topic to August 2022 GBOS meeting
Motion by Mike Edgington, 2nd Guy Wade 5-0 in assent vote

15. Girdwood Fire Department request not to exceed \$25,000 from the Fire Department 406 Capital Fund for 9 set of Turnouts. Draft resolution presented. Typos will be fixed for final signature.

Motion:

GBOS moves to approve Resolution 2022-15: Resolution of support t for the purchase of Fire Turnouts.
Motion by Guy Wade, 2nd by Mike Edgington
Vote via roll call
5 in favor, 0 opposed
Motion carries

16. Girdwood Fire Department request not to exceed \$190,000 from the Fire Department 406 Capital Account for replacement for Utility 41 and Command 41 Vehicles. At the last meeting GBOS suggested increase from 1 vehicle to 2. Request has been updated to Not to Exceed \$200,000.

Motion:

GBOS moves to extend the meeting to complete this topic
Motion by Guy Wade, 2nd by Mike Edgington
Assent vote

Chief answers questions about another GFD vehicle that is seen on the highway. She responds that the use is approved by Anchorage Fire Dept as the individual is shuttling supplies, including medicines, to and from the GFR station.

Motion:

GBOS moves to approve Resolution 2022-16: Resolution of Support for the purchase of 2 fire department vehicles.
Motion by Guy Wade, 2nd Jennifer Wingard
Vote via roll call
5 in favor, 0 opposed
Motion carries

Remaining topics are postponed to next GBOS meeting.

17. Finalize agenda for MOA GBOS Quarterly meeting on July 25 at 4PM. Meeting will be held on line via Teams and in-person at City Hall in the Mayors Conference room, 8th Floor.

NEW BUSINESS:

18. **Agenda Item LUC 2207-05:** Initial presentation - Request for GBOS Resolution of Support for Major Site Plan Review to expand the Ski Inn in gC-7 at 189 Hightower Road (Marco Zaccaro, presenting)
19. **Agenda Item LUC 2207-06:** Request for GBOS Letter of Non-Objection to Liquor license premises change to match area legally permitted during COVID-19 pandemic for Spoonline LL#5758
20. GVSA Budgets 2023: initial presentation of Service Area budgets (Kyle Kelley)

REPORTS:

21. Committee & Subcommittee Reports (see packet)
PSAC Report
Girdwood Trails Committee Report
LUC Report
Housing Working Group Report
22. Other reports (see packet)
APL Gerrish Library Report
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 10:35