

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 19, 2021 **GBOS Regular Meeting** **Minutes Final** **7:00 p.m. Girdwood Community 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 7:04 p.m. Briana Sullivan, Co-Chair

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

WPD Lieutenant Joe Colbert is attending via telephone.

Disclosures:

Mike Edgington discloses that he works with Girdwood Bear Aware and his wife serves as Girdwood Trails Committee Treasurer (items #8,12, and 15). Disclosures are found not to be significant enough to require recusal from these discussions.

Agenda Revisions and Approval

July 19 2021 Regular meeting agenda approved	ME/JW	5-0
June 21 2021 Regular meeting minutes approval	Tabled pending revision	
June 29 2021 GBOS Work Session RE: Grants minutes approved	JW/ME	5-0

Announcements:

- HLBAC Meeting is scheduled for July 22 at 11:30AM via Teams. See agenda for connection information: <https://www.muni.org/departments/hlb/2014%20docs/7.22.2021%20agenda.rev.pdf>
- Planning Department Administrative Site Plan Review (2021-0100) scheduled as a Non-Public Hearing with the Planning Director's decision date of 08/26/2021. More information available here: [Planning Application Status - CityView Portal \(muni.org\)](#)
- HLB RFP Results for development of portion of HLB Parcels 6-011, 6-016 and 6-017 are available for review on the HLB website here: <http://www.muni.org/Departments/hlb/Pages/HotTopics.aspx>

Introductions, Presentations and Reports:

- Legislative Report – Sen. Roger Holland, Rep. James Kaufman: No representative at this meeting however Kyle reports that they request a meeting with GBOS to discuss capital projects.
Assembly members J. Weddleton, S. LaFrance: No representative at this meeting.
Anchorage School Board Liaison Kelly Lessons: See meeting packet for School Board update.
- APL Gerrish Library Report (Jamie White, Scott & Wesley Gerrish Library Manager)
Library hours are 10-6 TUE-SAT
Summer programs are operating outdoors.
Library has hotspots (MYFI) and Chromebooks available for check-out. There can be a waiting list for MYFI

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

3. Girdwood Service Area Report (Kyle Kelley) – see report in the meeting packet.
 City Manager is interested in using CARES Act funds for bridge to replace hand tram instead of on repaving the bike path along Arlberg Rd. This will require about 50/50 match from GVSA. Expect meeting soon to discuss with City Manager Amy Demboski and Anchorage Parks and Rec Director Josh Durand.
 Budgets are at normal pace for the year:
 Roads is at 40%
 Parks is at 15% (getting ready to spend with the non-profit grants expense)
 Police is at 49%
 Fire is at 72% (fire receives full amount at once at the start of the year)
4. Imagine!Girdwood (Girdwood Area Plan) update – Mike Edgington updates on behalf of Imagine!Girdwood that the group received funding from the Assembly and they are seeking additional funds through donations. Planning Department requires current conditions analysis, which has been contracted. Project team should have update on these reports at the next meeting.
5. Supervisor Reports:
 - A) Public Safety – Jennifer Wingard. No update, no meeting held in July.
 Police Report – Lieutenant Joe Colbert updates that call volume has been down since onset of COVID.
 PSAC Report – PSAC representative - None.
 - B) Roads and Utilities – Amanda Sassi. No additional report – covered in report in packet
 - C) Parks and Recreation/Cemetery – Briana Sullivan – Trails work party on WED at 6PM, start at the railroad depot to do work on Beaver Pond Trail. Girdwood Trails Plan comment period ends soon.
 Cemetery is working on plan for outreach to pass bond initiative in Spring 2022.
 Girdwood Trails Committee Report – GTC Officer – no report
 Girdwood Trails (Master) Plan Subcommittee Report – no report
 - D) Fire Department – Guy Wade – Thank you Chief Weston for meeting and explaining budget and operations.
 Update of GVFD – Chief Michelle Weston/GFR BOD President – see written report.
 In addition, Hose replacement is necessary, anticipating capital request of \$30,000 for new hose.
 EMS Contract with MOA is pending, this will provide increase of \$300,000 to operating budget for Ems.
 Water rescue calls in Portage, Turnagain Arm and Search and rescue for overdue e-biker.
 - E) Land Use – Mike Edgington
 Land Use Report – LUC Officer Kevin McDermott reports that LUC recommended Resolution of Support for [Agenda Item LUC 2103-05](#), although LUC had questions regarding the project that could not be answered as petitioner was not present at meeting. LUC received GBOS letter regarding [Agenda Item LUC 2104-04](#) explaining the GBOS opinion regarding ADUs. Larger group that represented more of the rental/first time homebuyer market was attending LUC this month than had attended at the June LUC meeting. Group re-voted on ADU amendment to code and recommended GBOS Resolution.
 Update on T21 Ch9 review re: Parking requirements – Parking amendments are now with the MOA Planning to review. T21C9 group is not meeting currently as Imagine! Girdwood needs to complete the Girdwood Area Plan.
 Update on Housing Working Group: Met last week and discussed Housing Action Plan and preferred proposal for HLB Lots HLB Parcels 6-011, 6-016 and 6-017.

PUBLIC COMMENT: None

OLD BUSINESS:

6. [Agenda Item LUC 2007-04](#) Update on Remand Case 2020-0097 to be heard by Planning and Zoning Commission on Aug 9, 2021 to re-evaluate the findings adopted by PZC under resolution 2020-025 /MJ3 Development Conditional Use)
 Neighbors filed an appeal, Board of Adjustment has agreed and sent the project back to P&Z to re-evaluate 3 items:
 - Claim that this project assists in solving housing issues in Girdwood was not supported in the materials reviewed by P&Z
 - Promises made verbally by developer at GBOS were not included in the CUP.
 - Developer is required to provide evidence regarding their claims about traffic and is required to provide documentation that they are not able to connect the project to Alyeska Highway or Gunnysack Mine Roads.
 Hearing is on August 9. GBOS previously wrote a letter of objection to aspects of the CUP for this project. Individuals may provide additional input for that meeting.
7. [Agenda Item LUC 2103-05](#): Request for GBOS Resolution of Support Re case 2021-0067, request for rezone to modify the zoning district boundary and special limitations of tract B-2B Alpine View Estates Phase 3. Planning and zoning hearing scheduled for August 2.(Tim Cabana, presenting)

Motion: GBOS moves to write a Resolution of Support RE: Case 2021-0067, request for rezone to modify the zoning district boundary and special limitations of Tract B-2B Alpine View Estates Phase 3.

Motion by AS/2nd by BS

Discussion: As discussed earlier, LUC recommended Resolution but had questions that could not be answered during the meeting about specifics related to the two zoning districts. Petitioner has appeared numerous times and presented on this topic but questions remain and some members of GBOS do not feel educated on the impact of the change to zoning. No resolution is required for the meeting Aug 2..

Motion:

GBOS Moves to withdraw the first motion.

Motion by AS/2nd by BS

Vote by roll call 5-0

Motion carries

Motion:

GBOS Moves to table Agenda Item LUC 2103-05.

Motion by AS, 2nd by JW, 3rd by BS

Vote by roll call 5-0

Motion carries, item is tabled.

8. Girdwood Bear Aware (GBA) Requests (Alayna DuPont)

Discuss and vote regarding Code Enforcement changes to Secure Trash Regulation Zone ordinance language

Update on Interagency Grizzly Bear Committee (IGBC) certification of bear resistant cans available thru AK Waste

Alayna provided a powerpoint presentation on GBA activities, including work with Wind River Bears and ongoing contracted work with public and handling dumpsters. GBA thanks GBOS for funding Wind River Bears, KMTA funding helped with GBA flyers and handouts as well.

Ongoing issues with defective bear cans and lack of response from Alaska Waste regarding resolution to these defective cans that are now in service in the MOA/Girdwood is encouraging some change in language in the STRZ ordinance.

9. Discuss follow-up to GBOS Resolution on Domestic Violence and Support Services in Girdwood

Briana Sullivan updates that she has discussed creating some safe space parking spots at the Fire Department that would be lit and have surveillance cameras installed. Traffic department will need to provide response to change in parking at the Fire Dept, and they are currently backlogged due to recent retirements.

Briana is also working on a flyer to post at various locations in Girdwood, including rest room stalls. She estimates that \$400.00 would be adequate to print and laminate some flyers.

Motion:

GBOS moves to approve \$400.00 for creation and printing of Domestic Violence outreach posters from the Public Safety capital fund.

Motion by BS, 2nd by GW

Vote by roll call 5-0

Motion carries

10. Discuss update to GBOS Rules and Procedures and GVSA infrastructure to allow online/hybrid public meetings.

Structurally, GBOS Operating Rules allow hybrid meetings as long as at least 3 voting members attend in person. GBOS committees may need to update their operating rules to allow hybrid meetings GBOS rules don't allow for on-line only option.

Technology-wise, staff is working on how to support hybrid meetings that are. Main issue is providing quality sound for all.

Chairs and staff will need to consider how to run hybrid meetings and how to handle voting.

GBOS encourages Trails and LUC to review and work on this.

11. **Agenda Item LUC 2104-04:** Update regarding LUC and GBOS conclusion to Housing Working Group request GBOS

Resolution of Support for amendment of AMC 21.09.050C.2 regarding Accessory Dwelling Units (Mike Edgington)

GBOS wrote a letter to GTC outlining the disagreement and citing the reasons the GBOS disagreed with LUC opinion. Mike Edgington attended LUC in July and was able to address questions and concerns. There were more people in attendance at that meeting than at the June meeting, and the group included more of the first-time homebuyer and renter population than attended the meeting in June. A few of the June attendees were at the July meeting as well, and some were swayed by the group who are trying to buy homes here and see opportunity through ADU and other changes. Group also discussed Short Term Rentals and encouraged future work to regulate them.

After discussion, the LUC overturned their original decision and agreed with the GBOS opinion.

Comment at GBOS is that land use code could be amended to deter tree cutting. Concern that detached ADUS may incentivize tree clearing to maximize use.

Motion:

Resolution 2021-17: Resolution of Support for Amendment of Girdwood Code Regarding Accessory Dwelling units is read into the record.

Motion by ME, 2nd by BS

Vote by roll call 3-2

Motion carries

12. GTC request for GBOS consideration of the Flow Chart for New Trails re: relationship between GTC and LUC as advisory committees to GBOS.
GBOS continues conversation from June, noting that the flow chart for new trails is incorrect because it shows that LUC could vote against a new trail and send the item back to GTC to work out. What should occur is that both the GTC and LUC decisions go to GBOS and a decision is made by GBOS. Disagreement between GBOS and LUC will result in the established process outlined in GBOS and LUC operating procedures.

Motion to extend GBOS Meeting to 10:30PM

Motion by BS/2nd JW

Voice vote 5-0

Motion carries

Motion: GBOS moves that the Girdwood Trails Committee and Girdwood Land Use Committee should both review and vote on new trails and the result of both votes should be forwarded to GBOS. GBOS will make their determination on the new trail, and if needed, will resolve difference of opinion through the procedure established in the GBOS and LUC Rules and Procedures.

Motion by AS/2nd by BS

Vote by roll call 5-0

Motion carries

13. **Agenda Item LUC 2106-04:** Girdwood Community Land Trust request for GBOS Resolution of Support for a Community Garden in Girdwood.
Apparently an item that was missed when Girdwood code was written, gardening is not included in T21C9 as a community use, as it is in Anchorage. Changing code will allow for more options for gardens. In addition, statement from the community that gardens are wanted is helpful in seeking grant funding.

Motion:

Resolution 2021-15: Resolution of Support for Girdwood Community Garden location and for gardening to be added as a community use to Girdwood Land Use Code is read into the record.

Motion by ME/2nd by BS

Vote by roll call 5-0

Motion carries

14. **Agenda Item LUC 2016-05:** HWG request for LUC recommendation for GBOS Resolution of Support for HLB to prioritize allocation of a percentage of attainable housing in the agreement for HLB Parcels 6-011, 6-016 and 6-017 (area commonly known as Holtan Hills).

Motion:

Resolution 2021-18: Resolution of support for allocation of percentage of attainable housing in the agreement for disposal of Heritage Land Bank Land (HLB) Parcels 6-011, 6-016 and 6-017 is read into the record.

Motion by BS, 2nd by AS

Discussion centers on the idea that the preferred proposal has already been selected. This resolution does not have specifics and measurable outcomes. Once the negotiation process between HLB and Pomeroy is farther along, it will be possible for GBOS to complete this resolution with measurable request for number of units or some other method to create attainable housing.

Motion:

GBOS moves to table this item until August 2021.

Motion by GW, 2nd by BS

Vote via roll call 5-0

Motion carries, item is tabled

15. GTC request for approval of Huddle AK proposal to complete the Girdwood Trails Master Plan @ \$22,680 from the Parks and Rec 406 account.
This item is tabled as GTC did not meet in July and has not held a vote to request to approval of funds. Staff would like to add this to a Special meeting in order to resolve it shortly after the GTC meeting in August and avoid delays in the Trails Plan work.
16. Review and vote on changes to GVSA Non-Profit Recreation Grant information, application, and review documents.
Ongoing process to update the GVSA Non-Profit grant applications and evaluation documents.

Motion:

GBOS moves to approve the GVSA Non-Profit Recreation Grant documents as presented.

Motion by BS/2nd by JW

Vote via roll call 5-0

Motion carries

17. Agenda topics for MOA GBOS Quarterly meeting is scheduled for July 26 (Anchorage based meeting)
Amy Demboski is the new municipal manager, Adam Trombley is Director of the Office of Economic Development.
Meeting is an opportunity to meet and greet and introduce them to projects that Girdwood is working on.
Group reviews draft agenda and makes no changes.
Jennifer Wingard states she cannot attend the meeting in person and plans to attend virtually.

Motion to extend the meeting to 10:45PM

Motion by BS2nd JW

Voice vote 5-0

Motion carries

18. Update on PSAC Seat D candidates and request to set meeting to vote for appointment before PSAC Aug 2 meeting.
Application received from Tommy O'Malley.

Motion:

GBOS Moves to appoint Tommy O'Malley to Seat D of the Girdwood Public Safety Advisory Committee.

Motion by BS/2nd by JW

Vote via roll call 5-0

Motion carries

NEW BUSINESS:

19. Economic development tax exemptions under service area boards
Mike Edgington explains that a change was made to this in order to resolve a specific issue, and the Assembly has stated that they will take steps to restore the intent.
Alaska State Statute states that Service Area Boards as autonomous in budgeting and taxation, however municipal code does not.
20. GVSA 2022 Budget cycle: Fire Department, Public Safety, Parks and Recreation, Cemetery, Roads
Confirmation of budget meetings:
Budget Meeting 1 July 20 7PM Girdwood Community Room
Budget Meeting 2 Aug 4 7PM Girdwood Community Room
Budget meeting 3 Aug 16 6PM Girdwood community Room
Budget approval expected at Aug 16 Regular meeting

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (1 held of 2 required in 2021):

Request for GBOS/GFR Joint meeting (2 held of 2 required in 2021):

Request for Executive Session:

Other:

Adjourn 10:37PM

Pending Business: These items have been introduced to LUC and GBOS and are working through Municipal process. Items held under Pending Business for more than 12 meetings without update from petitioner will be retired and require presentation as New Business if they return for consideration.

Agenda Item LUC 1907-05: Discussion of Short Term rental impacts on community (Echo Ridge Road).

Regulation of short term rentals & Parking

Agenda Item LUC 2101-06b: Girdwood Clinic request for LUC Recommendation for GBOS Resolution of Support for code change for larger building than zoning allows.

Agenda Item LUC 2102-06: Dog Park on HLB land

Girdwood Lions Club and Girdwood Parks and Recreation request \$TBA for The Boutet Company to begin Permitting and plans for pavilion and amenities for Lions Club Park.