

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Guy Wade*

July 22, 2024 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: Attending are Briana Sullivan (BS), Guy Wade (GW), Brian Burnett (BB), Mike Edgington (ME) Jennifer Wingard (JW) is excused but plans to attend the meeting late. She arrives at 9:20, items that were deferred pending her arrival were revisited.

Disclosures: ME will not participate with GBOS on item #7. He will represent Imagine! Girdwood on this topic.

Note: Meeting room internet connection was lost at approximately 9PM at the start of topic #18. Connection was restored at approximately 9:20.

Agenda Revisions and Approval

July 22 2024 GBOS meeting agenda approved with amendment	ME/GW	Assent
Amendment to add New Business Item #21: Consider Resolution for AWWU to add projects to extend water mains to Old Girdwood and the Mine Roads (Edgington)		

Consent agenda:

1. Minutes Approval	BB/ME	Assent
June 17 2024 GBOS Regular Meeting minutes approved		
July 9 2024 GBOS Special Meeting minutes approved		

Presentations (10 Min) and Reports (5 Min):

2. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw	No report
Mayor's Office	No report
Assembly members – R. Sulte, Z. Johnson	No report
Anchorage School Board Liaison – Margo Bellamy	No report
HLBAC Girdwood Representative Report – Tim Charnon	No report

3. Supervisor Upcoming Items
Guy Wade has resigned, effective after this meeting.
GBOS will post the vacant seat, applications due by August 16.
GBOS co-chairs will fill Guy's role supervising roads, public safety and utilities in the interim.
4. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
None
5. Status of Proposed Girdwood Developments: Group reviews information in the packet.
No change yet to status of Enstar gas line project.
William Laurie states that Alyeska Village project will begin this summer with some clearing and initial work for utilities.
6. Service Provider Reports (5 mins each): Information included in the meeting packet.
Fire – Chief Weston
Police – Chief Achee
Roads/Parks & Rec – Kyle Kelley

PUBLIC COMMENT:

Mark Eisenman, Anchorage Area DOT Planner notes that there are grants open for FHWA Fish Passage Culverts. Road Service Areas may qualify. Grant closes late Sept and reopens in May.

Laurie Tryck, resident on Alyeska View requests more road service budget go to dust mitigation and improvements on Alyeska View, Garmisch as these areas have high traffic volume as connector roads and access to ski area parking.

OLD BUSINESS:

7. Consider GBOS response to Planning and Zoning recommendation for changes to the proposed Girdwood Comprehensive Plan (Imagine Girdwood Edgington; Supvs. Wingard/Sullivan)
PZC will issue a formal resolution at their meeting August 5.
Girdwood Inc is holding a work session next week to evaluate the proposed changes that planning staff have recommended and that PZC has accepted.
Girdwood Inc evaluation is that 4 of the 11 proposed changes are out of alignment with the community.
Girdwood Comprehensive Plan is likely to be sent to the Assembly in September. Imagine!Girdwood recommends that community response is drafted after the PZC resolution is received.
Group discusses holding a GBOS/LUC Joint meeting to determine what action to take. GBOS and LUC executive committee will be polled to hold this meeting near August 12 LUC regular meeting.

As the Land Use Chair is out of the country and not able to attend this part of the meeting, Brian Burnett and Briana Sullivan will collaborate on this project.

8. GVSA Housing Goals project status update
Housing Implementation Plan discussion and recommendations from GHEC (Supvs. Edgington/Wingard)

Motion:
GBOS moves to postpone this to the August GBOS meeting.
ME/BB
Assent vote

9. Municipal Room Tax compensation update (Supvs. Edgington/Wingard)
Item is to be addressed in the budget process with revenue items to be covered in the next budget meeting.

Motion:
GBOS moves to postpone this to the September GBOS meeting.
ME/BB
Assent vote

10. **Agenda Item LUC 2403-05:** status update on request for code change to put a "P" under Dwelling-Mixed Use in gC-2 zoned land east of Main Street and change intent language as presented. (Supvs. Edgington/Wingard)

Motion:
GBOS moves to postpone topic to later in the meeting when Jennifer is able to participate.
ME/GW
Assent

11. Discuss Levees in Girdwood:
California Creek Levee protecting Town Center
Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Tuttle/Supv. Wingard)
GBOS wrote a letter to HLB and ASD regarding the town center levee. At this time the three are working on a plan to meet and review the site.
No additional information on progress on the levee in Old Girdwood.
12. Fill PSAC vacancies (Supv. Wade) and set date for first meeting
There are 3 applicants for 2 vacant seats. PSAC will need to hold a kickoff meeting as well.
To give GBOS time to review applications and consider appointments, GBOS requests to set up a Special Meeting with PSAC. Staff will poll PSAC members, applicants, and GBOS to set a date for this meeting.
13. GBOS Rules and Procedures update (All GBOS) (Work Session August 14 at 12PM)
Mike updates the group that he and Briana are working on changes to the Rules and Procedures. It is likely to be a fairly substantive re-write.
14. **Agenda Item LUC 2406-04:** Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Tuttle/Supv. Wingard)

Motion:

GBOS moves to postpone this topic to later in the meeting when Jennifer is able to participate

ME/BB

Assent vote

15. **Agenda Item LUC 2406-05:** Request for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level.(Tuttle/Supv. Wingard)
A process exists for MOA to declare the area as an Historic District. It is unclear if the state has a designation that is similar. Julie Raymond-Yakoubian served on the MOA Historic Preservation Commission. She offers that all property owners in the district must agree to pursuing the MOA designation.
Group that will pursue this should work on application and return to LUC for recommendation and GBOS for resolution of support.

Motion:

GBOS moves to postpone this item until October GBOS meeting.

ME/BB

Assent vote

16. Request for GBOS to change Girdwood Parks and Rec decision and allow permanent pickleball lines on the tennis courts (Gates/Supv. Burnett)
Both pickleball and tennis groups are well represented at this meeting. Item was discussed at the Tennis Court Committee and decision made by GVSA manager:

Pickleball is welcome at the tennis courts but will not have permanent lines painted.

Girdwood School is eager to have lines painted on the blacktop. (Lines were painted earlier this summer and 3 courts are now there, GVSA caretaker staff does maintenance to keep the courts clear)

Future Park Planning effort is recommended for GVSA budget. This will include finding a place for pickleball.

A request was received to reconsider the decision not to paint permanent lines on one of the tennis courts. GVSA manager requests determination by GBOS either to support the current decision or overturn it. Many letters of support for both pickleball and tennis have been received. Public testimony is also split, and there is clearly conflict between the two groups. There is no data on how often various user types use the courts, and overall it is cited that there is not enough desirable court space within the MOA to accommodate all the need.

GBOS considers action and language for a motion, ultimately:

Motion:

GBOS moves to affirm the Girdwood Parks and Recreation decision and to revisit this item this winter.

ME/BB

Motion carries 4-0 in roll call vote.

17. Discuss agenda topics for GBOS MOA quarterly meeting July 29 4PM, Anchorage City Hall (All GBOS)
GBOS adds to item #2 summary of the Girdwood Comprehensive Plan
GBOS also asks that the incoming Muni manager is invited to the meeting as this will be her first day.

Meeting is interrupted by internet outage 9PM-9:20PM.
JW joins the meeting during this time.

18. GVSA Capital Projects List (Kelley)
CIP list presented in the meeting packet. MOA determines projects from the CIP list for funding. Girdwood falls outside of the Areawide consideration for these funds, but having items on the list may help keep MOA aware of Girdwood needs and limitations of funding. List is also forwarded to State for capital funding.

Motion:
GBOS moves to forward the CIP list as presented to the MOA.
ME/GW
Assent vote

** Return to topics postponed earlier:

#10: **Agenda Item LUC 2403-05**: status update on request for code change to put a "P" under Dwelling-Mixed Use in gC-2 zoned land east of Main Street and change intent language as presented.(Supvs. Edgington/Wingard)
GBOS now has the authority to propose zoning change and should approach this request for zoning change by introducing amendment drafted in ordinance form. This involves providing justification for the change, which, as currently drafted, applies to both gC-1 and gC-2. It's possible to direct it just to gC-2, but this would involve finding a different justification.

Motion:
GBOS moves to accept the text amendment as presented in ordinance form and forward it to the MOA Planning Director.
Motion by ME/2nd BB
Roll call vote 5 in favor, 0 opposed
Motion carries

#14: **Agenda Item LUC 2406-04**: Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Tuttle/Supv. Wingard)
Jennifer Wingard has no additional information on this topic. There is some confusion if the municipal code cited is being interpreted correctly.

Motion:
GBOS moves to postpone this topic to October GBOS meeting.
JW/ME
Assent vote

NEW BUSINESS:

19. Request for Chugach Electric to underground power lines in town square (Twinaime/Supv Wade)
Electric lines encroach on the parcels on Hightower road. They're unsightly and inhibit development of the lots that they serve. CEA has a 5 year plan that lists lines to bury with CEA funds. Pending input from others, request is for GVSA to request that this project is added to that list.

Supv Edgington offers to help in place of Supv. Wade.

Motion to extend meeting to 10:15PM ME/BB Assent vote

20. **Agenda Item LUC 2407-04**: GHEC request for LUC and GBOS to consider support for Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)
Draft language is presented. This item is similar to the STR regulation that nearly passed Assembly last year. There is potential to do this as a Girdwood only item or to do it as an Areawide item that is applicable only when specific conditions exist, such as a specific density of STR in an area. It's not clear which of these approaches would be better or more likely to pass.

Additional testimony is encouraged at GHEC and LUC as this item will be discussed at both of those meetings.

Motion to extend meeting to 10:20PM ME/BB Assent vote

21. Consider GBOS resolution to request extension of water mains to Old Girdwood and Mine Roads to AWWU projects list.(Supv. Edgington)

AWWU now has different ways to fund projects.

In the past extensions to service were paid for by property owners through assessments.

Now grants and other funding sources allow AWWU to extend lines and property owners can pay when they connect, at the rate of the cost of the work when it was completed.

A resolution from GBOS would help to get Girdwood projects on the list for extension of the water mains to Old Girdwood and to the Mine Roads.

Krystal Hoke asks for GBOS to consider adding connection to the Child Care Project to the list.

REPORTS:

22. Reports (see packet)

Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings completed in 2024, Feb 7; Apr 29):

Request for GBOS/GFR Joint meeting (0 held of 2 required in 2024):

Request for Executive Session:

Other:

Adjourn 10:20PM