

# 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 & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Guy Wade*

## **June 17, 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 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 7:00 p.m. Mike Edgington, 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 & Disclosures

Attending are Mike Edgington (ME); Briana Sullivan (BS); Brian Burnett (BB); Jennifer Wingard (JW)  
Guy Wade is excused.

#### Announcements:

2025 GVSA Budget Meetings are scheduled as follows:

Work Session 1 TUE July 9 12PM-2PM

Work Session 2 MON Aug 19 5PM-6:30PM

Work Session 3 TBA, if needed; Non-Profit Grant presentations TBA after budget approval in September

Chugach Electric Association will hold a Community Meeting June 25 at 6:30PM in the Girdwood Community Room. Meeting will address right-of-way clearing plans for summer 2024 in Girdwood.

#### **Agenda Revisions and Approval**

June 17 2024 GBOS meeting agenda approval	BS/JW	Assent
---	-------	--------

#### **Consent agenda:**

1. Minutes Approval  
May 20 GBOS Special meeting RE LONO minutes approved BS/JW Assent  
May 20 GBOS Regular meeting minutes approval approved  
May 23 GBOS Special meeting RE: reconsideration of vote minutes approved

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

2. GVSA request for purchase of gravel for future roads projects (GVSA Manager)  
Motion:  
GBOS moves to approve purchase of 2500 tons of Type 2A gravel for \$57,000 from the Roads Capital Account.  
Motion by JW/2<sup>nd</sup> BB  
Motion carries 4-0 in roll call vote

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

3. Presentation: Project Anchorage/Sales Tax Proposal (Supv. Edgington and Jenna Wright, AEDC, presenting)  
See meeting packet for presentation.
4. Presentation: Enstar (Sterling Lopez) No presentation at this time. Enstar will re-schedule when ready.
5. Legislative Report:  
Sen. Cathy Giessel, Rep. Laddie Shaw: Cathy Giessel presents that the capital budget has not yet been signed, including the Little Bears allocation. Letters of support for the budget and project are recommended.  
Girdwood Airport project: Cathy is setting up a meeting with Clark Cox and Cody Rice to discuss concerns about this project.  
Crow Creek Road: Working collaboratively with Randy Sulte and Crow Creek residents to hold a meeting of landowners/stakeholders regarding maintenance of Crow Creek Road.

Mayor's Office: No report.

Assembly members – R. Sulte, Z. Johnson:

Randy Sulte reiterates that he is working on Crow Creek Road maintenance issue. He's also working with the AEDC on Project Anchorage proposed tax presented earlier. He states that tax collection could begin within 6 months of passing the ordinance at the regular election in April 2025.

Anchorage School Board Liaison – Margo Bellamy: no report in person, report is available on line.

HLBAC Girdwood Representative Report – Tim Charnon: no report.

6. Supervisor Upcoming Items  
Brian Burnett: No July GTC meeting  
Briana Sullivan: followed up on question regarding traffic study for airport road. No study has been initiated at this time. Also following up on community question about transfer station hours and days of operation.  
Transfer station manager is available to discuss this.
7. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community  
GHEC will hold a work session on June 20 at noon regarding STRs.  
Cemetery: Tommy O'Malley states that Anchorage Cemetery will hold a meeting in July.  
PSAC: Tommy O'Malley states that Girdwood should maintain the community connection with the police and Whittier, which is established through PSAC.
8. Status of Proposed Girdwood Developments  
Chart has been updated and is in the meeting packet.
9. Service Provider Reports (5 mins each)  
Fire – Chief Weston: See meeting packet for report  
Police – Chief Achee: See meeting packet for report  
Roads/Parks & Rec – Kyle Kelley: See meeting packet for report

**PUBLIC COMMENT:** Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Ky Holland: House District 9 candidate

Willam Laurie: YMCA partnership with Pomeroy/Alyeska Resort has been announced. They will seek community input as the recreation facility project moves forward.

Mike Edgington: DOT projects near Girdwood are included in the meeting packet.

**OLD BUSINESS:**

Mike Edgington turns over chair to Briana Sullivan for this conversation

10. **Agenda Item LUC 2403-04:** Imagine! Girdwood request for GBOS Resolution of Support for the Girdwood Comprehensive Plan P&Z meeting likely July 15.(Mike Edgington/Supv. Wingard). Mike Edgington recuses himself from discussion and vote.

Motion:

GBOS moves to approve the Resolution of Support 2024-07 for the Girdwood Comprehensive Plan, as presented.

Motion by BB, 2<sup>nd</sup> JW

vote via roll call, 3 in favor, 0 opposed

Motion carries

Mike Edgington resumes as chair.

11. Update on Girdwood Forest Fair permitting 2024 (Karen Zaccaro/Supv. Burnett)

Punchlist for Forest Fair permitting is nearly complete. All documents have been submitted for processing by GFF committee. LONO approved at the last meeting will be signed once final items are received.

12. GVSA Housing Goals project status update (Supvs.Edgington/Wingard)

Housing goals have been established. No change.

This topic relates to new business item #19.

13. Municipal Room Tax compensation update (Supvs. Edgington/Wingard)

Municipal Budget Advisory Commission provided a resolution of support for room tax generated from Short Term Rental (STR) to be used to offset impacts of STR in the community following review of STR and accrual of room tax within the Municipality. Indication currently is that there will be a higher level and broader review of revenues, also including the proposed sales tax discussed earlier by the AEDC.

14. **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)

2023 Proposition 7 provides the process for GVSA to pursue this directly instead of requiring Assembly to initiate code change/text amendment. GBOS members Edgington and Wingard will produce language for Planning and Zoning to review. This action has already been approved by GBOS.

15. Discuss Levees in Girdwood: California Creek Levee protecting Town Center and Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Amanda Tuttle/Supv. Wingard)

Glacier Creek/Cali Creek Confluence Levee at the railroad trestle:

Army Corps of Engineers agrees that the levee was built by ACE following 1964 earthquake.

HLB understands that some of this land is HLB managed land

No specific request of GBOS at this time.

California Creek Levee behind Creekside Apartments

Levee passes through several ownership/management areas, however area that is eroding is on Anchorage School District (ASD) land. GVSA staff is pursuing contact with ASD to address concerns. At this time no action is requested, however it may need to be added to the current Work Session scheduled on July 9, which otherwise will be the start of the 2025 budget meetings.

16. Bikewood request with GTC Recommendation for GBOS Resolution of Support for Phase 2 Bike Trails (Dan Starr/Supv. Burnett)

Item has support from GTC and LUC and is consistent with the Girdwood Trails Master Plan.

Motion:

GBOS moves to approve Resolution 2024-06 in support of Bikewood's Phase 2 Bike Trails, as presented.

Motion by BS/2<sup>nd</sup> by JW

Vote via roll call, 4 in favor, 0 opposed

Motion carries

17. Fill Girdwood Housing and Economic Committee vacancy (Supv. Edgington)

Lisa Miles formally requested to be considered for this vacancy. She meets qualifications and is a Long Term Renter in the valley. Another inquiry was received but that person does not meet the requirement to be a voter in the GVSA. Group discusses that changes to the requirements for participation as a voting member would be required prior to filling the vacancy with someone who doesn't meet the requirements. All are encouraged to attend and participate in GHEC meetings.

Motion:

GBOS moves to appoint Lisa Miles to fill the vacancy on GHEC.

Motion by BS/2<sup>nd</sup> by BB

Vote via roll call, 4 in favor 0 opposed

Motion carries.

18. GBOS Rules and Procedures update (All GBOS)

No changes are presented at this meeting. Briana Sullivan and Mike Edgington will draft recommendations for GBOS to review at a work session likely in August. After that, the Rules & Procedures will need to be posted for 30 days and then can be adopted by GBOS.

A related item is shift in PSAC meeting schedule. GBOS had considered changing structure and meeting frequency. Previously 2 individuals expressed interest in serving on PSAC, however were not appointed as the future structure of the committee was under consideration. At this time GBOS decides to recruit members to serve on PSAC and initiate meetings as soon as possible once those members are appointed.

**NEW BUSINESS:**

Mike Edgington turns over chair to Briana Sullivan for this discussion.

19. Housing Implementation Plan: Contract for Resort Housing Consultant (Supv. Edgington)

Housing implementation plan was budgeted for in the budget cycle for 2024, following completion of the Girdwood Comprehensive Plan. As the GCP is now closer to adoption, it is time to begin work on how to achieve the Implementation Plan. This is a more technical element than can be completed via volunteer effort, and it is desired to have professional assistance with those who are familiar specifically with situations in resort communities. It is unclear if this will be done via Request for Proposals or Sole Source. Scope of work and other specifics need to be worked out as well.

Jennifer Wingard states that this work should be done by Girdwood Housing and Economic Committee. Item is added to GHEC July meeting.

Mike Edgington resumes as chair.

20. **Agenda Item LUC 2406-04:** Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Amanda Tuttle/Supv. Wingard)

Amanda Tuttle is concerned that HLB does not follow municipal code 25.40.025 by not completing Land Use Studies as required for land disposal as stated in code. Land studies have been infrequent and are out of date, and no land studies since 2006 include Old Girdwood. Of particular concern is the lack of hydrology study for the valley in order to understand the impact of additional development up-valley to the lower valley community and infrastructure there, including homes, power, gas, water/wastewater treatment, state and federal roads and levees.

There is some discussion about which Anchorage Plan the HLB is required to follow, as the Bowl Plan specifically states that it does not apply to other areas. There is discussion also if the request is for valley wide Land Use Study, which was completed for the new Girdwood Comprehensive Plan or related to specific parcels set for disposal. There is also question if the need is a Land Use Study or a valley hydrology study.

She requests that GBOS hold HLB to code compliance.

21. **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. (Amanda Tuttle/Supv. Wingard)

Residents can request that their area or property are designated as historic by completing various processes for municipal, state and federal declarations. Amanda's research has found that there are no requirements or additional restrictions that would need to be met by residents in the area if it is declared a Historic District. Benefits include a stronger voice in discussion with government entities about levee, future Seward Highway/Alyeska Highway interchange, addressing building codes in the area. Additionally, she believes that the designation will allow for funding via grants, particularly related to drainage and mitigating flood hazards. Old Girdwood has recorded residence since 1916 and probably dating back to 1896. More than half of the Girdwood properties recorded in a "windshield" survey by Anchorage historic properties were in Old Girdwood. Within the Municipality, there has been a recent change that allows for a declaration of a historic district.

22. Request for GBOS to change Girdwood Parks and Rec decision and allow permanent pickleball lines on the tennis courts (Sally Gates/Supv. Burnett)

A member of the pickleball community has requested that GBOS overturn decision not to allow permanent paint lines for pickleball on the tennis courts. Main issues with current solution of using the school, where lines have been painted recently is that there are no restrooms and surface is not as good as that at the Tennis Courts. Group requests that staff see if school is open to having rent-a-can placed on the school grounds to provide for restrooms in summer.

Meeting extended to 10:10PM      BS/JW   Assent vote

Pickleball is allowed at the Tennis Courts, with temporary lines. Future park planning will include space for pickleball. GBOS will consider paying for a rent-a-can for the school if the school allows it.

GBOS decides not to carry this conversation to a future meeting and stands by the existing decision.

23. Discuss agenda topics for GBOS MOA quarterly meeting July 29 4PM, Anchorage City Hall  
This meeting will be the first with the LaFrance administration.

Topics currently are:

Girdwood Transfer station hours/days of operation

Concerns about Levees on California Creek and Glacier Creek

**REPORTS:**

24. 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 10:10PM**