

# 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*

**January 9, 2023**  
**GBOS/LUC Joint Special Meeting**  
**RE: AO 2022-103 (S-1)**  
***Minutes Final***  
**5 p.m. Hybrid meeting via Teams**

This meeting is taking place via Microsoft Teams and in-person in 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 Briana Sullivan, Co-Chair

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

Roll Call LUC: Kevin McDermott, Ryan Hutchins-Cabibi, Shannon O'Brien

GBOS Disclosures - none

### **Agenda Revisions and Approval**

January 9 2023 GBOS LUC Joint Special Meeting) agenda approved      Guy Wade/Kevin McDermott      Assent

### **Agenda:**

1. GBOS and LUC consider official action on AO 2022-103 (S-1) Amendment

Group discusses S1 amendment proposed by Member Zalatel. Generally S1 doesn't deal with housing and doesn't establish a timeline for construction of housing, and therefore does not solve fundamental issues that the community has with the land disposal. Assembly counsel says that S1 doesn't require additional public hearing as it is not fundamentally different enough to require additional hearing.

At the Work Session last FRI, Assembly sounded inclined not take action at meeting tomorrow night, which has a full agenda. It is unclear if there will be modifications to S1 proposed at Assembly as well, so direction from LUC and GBOS is somewhat unclear, although it sounded like the Assembly would likely postpone vote to a Special Meeting to be held on Jan 19.

Public is concerned that Assembly may be inclined to pass S1 as they feel pressure to create housing. Group considers if LUC and GBOS should focus on additional changes to S1 to make disposal more palatable. It is noted that the Assembly Work Session was dedicated to discussion of S1 and how to fix it, so those Assembly members with opposing viewpoints were not vocal about fundamental disagreement with the disposal at that time. Group discusses requesting pause in order to complete Holtan Hills Area Master Plan effort, which is required before entitlements are granted by planning.

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

Question if this project is really a good deal for Anchorage overall. There is a citizen group that is attending Community Council meetings to educate the Anchorage population about this land disposal. This group is not affiliated with GBOS or LUC and is finding support for the concerns about process and disposal of public land. Profits from Phase 1 and 2 combined are estimated at 2.3M; profit from phase 1 is not known, but there are substantial costs. \$2.1M has been earmarked for sewer connection from Federal sources. Road improvements to the parcel are responsibility of the MOA, whether on Crow Creek Road, which is State owned or Hightower, which is MOA. Source for funding of road improvements has not yet been discussed. Responsibility for road maintenance on Crow Creek Road is still to be determined, likely this is figured out later on through separate agreements.

Although there is time before likely action by assembly on the 19<sup>th</sup>, group decides to take action tonight so that Assembly has formal feedback.

Motion:

LUC moves to request GBOS write a letter requesting Assembly delay of vote on the S1 amendment citing the prior objections to disposal and to provide time for GBOS to take formal action at the GBOS Regular meeting on Monday January 16.

Motion by Mike Edgington/2<sup>nd</sup> by Guy Wade

LUC vote is unanimously in favor of requesting delay and for GBOS to write letter opposing disposal, with 2 abstaining.

Item is then voted on by GBOS

Roll call vote GBOS: 5-0 in favor of request for delay and writing letter.

Mike Edgington will provide draft letter to staff tomorrow.

2. Consider action on the Area Master Plan Requirement in AMC 21.09.030.

Mike Edgington suggests that this item should be postponed, consider it jointly with item #1 at the GBOS meeting next week.

Motion to postpone this item

Motion by Mike Edgington/2<sup>nd</sup> by Guy Wade

Assent vote passes unanimously.

**Public Comment:**

Kalie Harrison: Thank you Ryan for joining Land Use

Briana Sullivan: Chugach Electric is holding in person public meetings Jan 24 6:30 in the Girdwood Community Room and Jan 26 in Indian at 6:30 – Transmission line rebuild from Indian to Girdwood.

Adjourn 6:08PM