

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*

August 30 2022 GBOS/LUC Joint Meeting Minutes Final 7:00 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 7:03 p.m. Briana Sullivan, Co-Chair

Roll Call, GBOS attending are Mike Edgington, Briana Sullivan, Guy Wade, Jennifer Wingard, Amanda Sassi

LUC officers attending are Kevin McDermott, Diana Stram

Disclosures: None

Agenda Revisions and Approval

August 30, 2022 GBOS LUC Joint meeting Re: Process for resolving dispute re: Holtan Hills Resolution

Amend agenda to add item #3, as New Business for GBOS regarding Library Branch Manager position

Amendment by ME/JW

Amended agenda approved via roll call vote

Announcements:

- GBOS 2023 Budget meetings are scheduled as follows:
Budget Meeting 1 TUE July 26 6PM
Budget Meeting 2 WED Aug 31 12PM
*Budget Meeting 3 MON Sept 19 6PM (if needed)
- GBOS Special Meeting with DOT RE: Alyeska Interchange is scheduled for Sept 14 at 7PM.
- GVSA Non-profit Recreation Grant Presentations meeting will be held WED Oct 5 at 7PM.

Agenda:

1. Discuss GBOS letter to DOT regarding Girdwood Highway Intersection [Alyeska Hwy and Seward Hwy Intersection Improvements \(sewardalYESkahwyintersection.com\)](http://www.sewardalYESkahwyintersection.com) (Amanda Sassi/Jennifer Wingard)

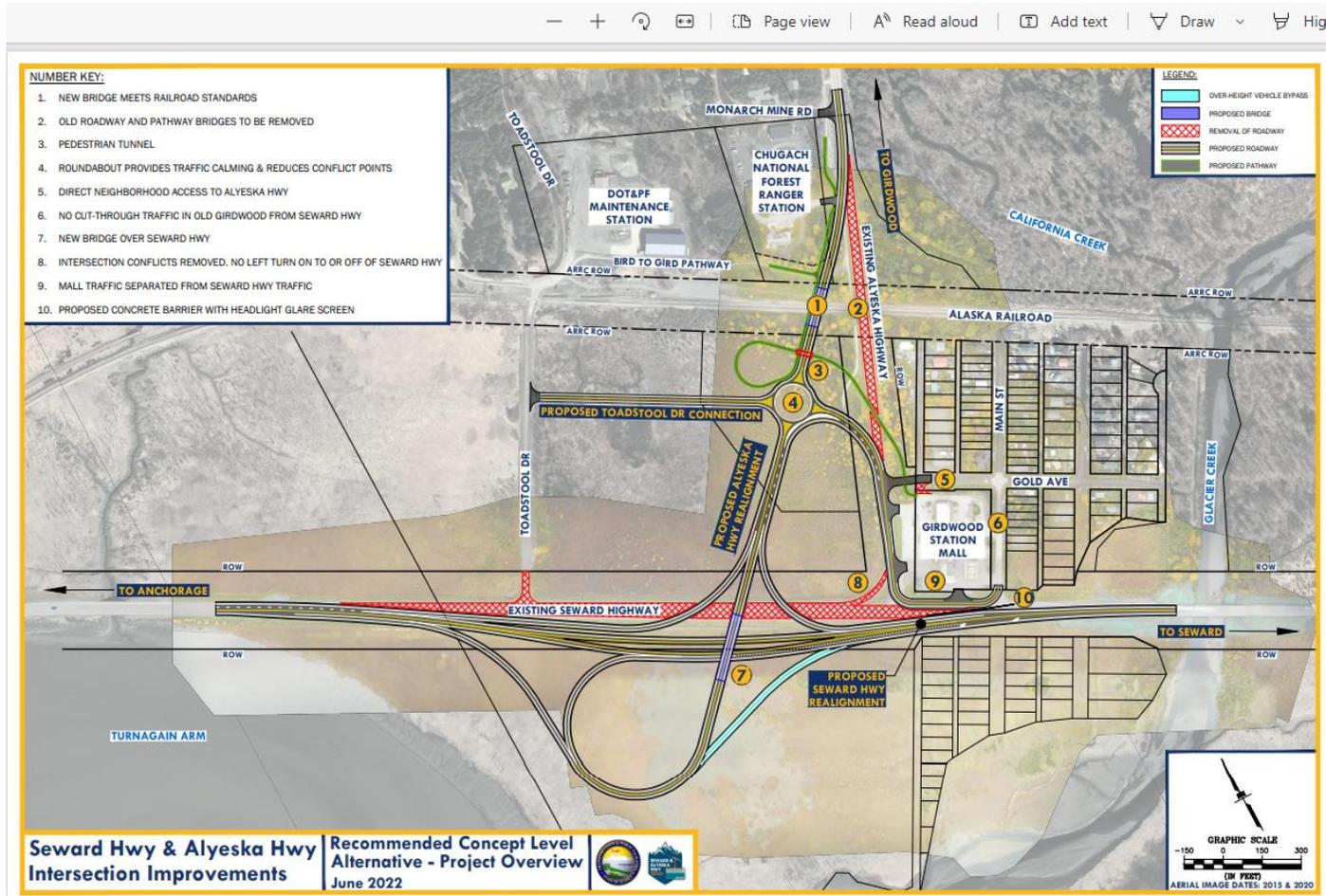
GBOS supported study of the intersection and requested design documents to address the interchange in 2018, using funds from existing Seward Highway projects. No funding has been set aside for construction of this project.

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

Open house #2 information has a strong description of the project details:

[Microsoft PowerPoint - Seward Alyeska Presentation OpenHouse 2 Draft 4-13-21.pptx \(sewardalyeskahwyintersection.com\)](#)

Preferred concept project (below) has evolved from community comments on a wide variety of options put forward at earlier DOT meetings. Residents in Old Girdwood expressed strong desire to remove access/egress and Girdwood Station Mall traffic from their neighborhood streets and to achieve access to their homes without using mall access/egress.



The Alaska Department of Transportation & Public Facilities (DOT&PF) is working to improve the capacity, operation, and safety of the

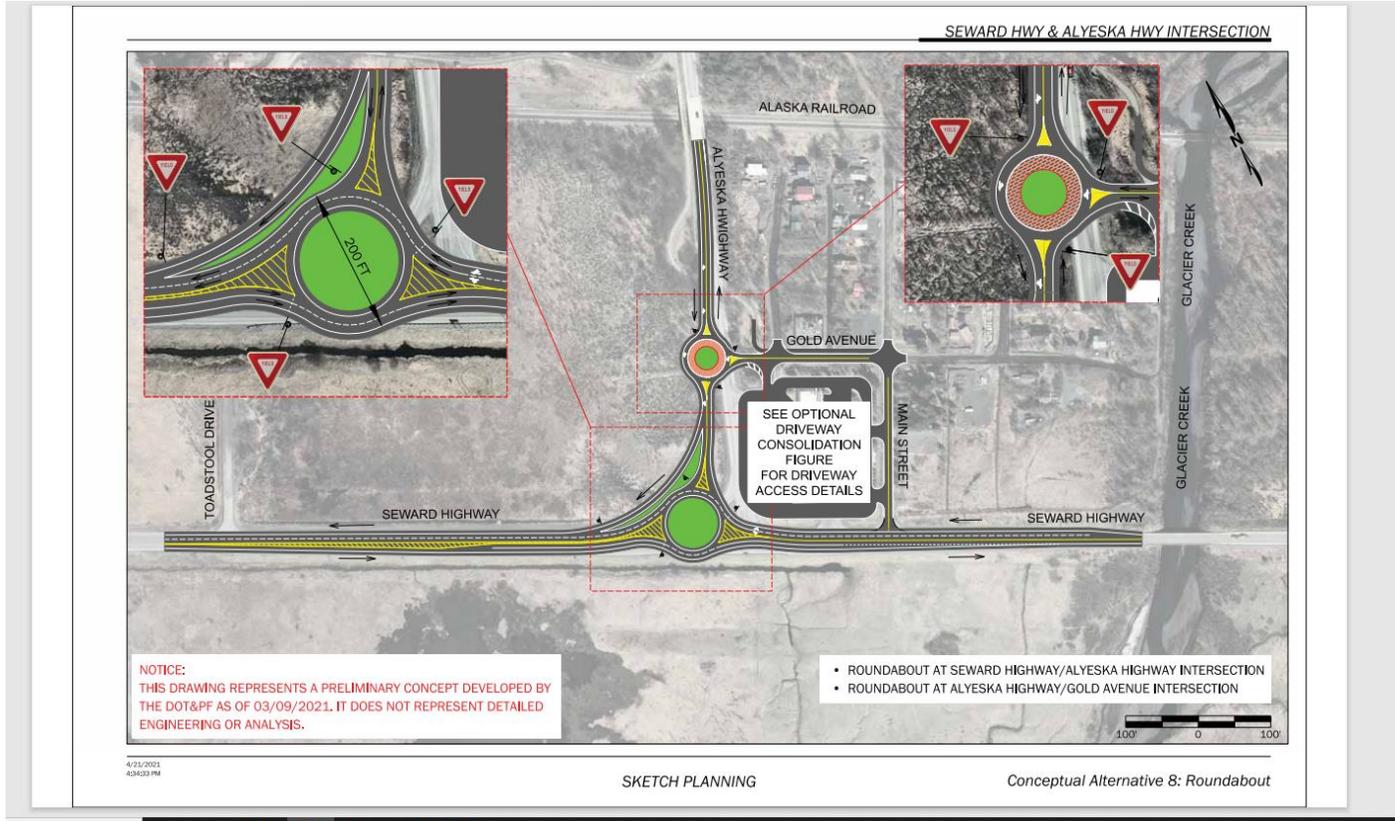
Community has expressed a number of concerns about this concept, centering on the following main points:

- Impacts to the wetlands and viewscape, generally over-built compared to need
- Concerns of Maintenance by DOT
- Loss of 2nd access from Toadstool and Main St/Creation of only one access in/out of Girdwood
- Size/Scope and questions of how viable this construction will be in wetlands
- Loss of general access to the Girdwood Station Mall

Positive aspects of this concept are:

- Moving Alyeska Highway to the west will rebuild the road/bridge over the Railroad, providing better access to trails on both sides of Alyeska Highway, which is not possible with the current bridge design. Also, pedestrian bridge, which is a style that has failed in Anchorage, would be replaced.
- Removes highway traffic from Old Girdwood roads
- Provides Old Girdwood with separate access.

Attendees at this meeting recommends reviewing #8 for revision:



Positives of this option that modifications to it should continue are:

- Less impact the viewshed or involve as much construction into the wetlands.
- Possibility to add pull-out to the south for drivers to enjoy scenic view

This concept will need to be revised to address the concerns of Old Girdwood regarding highway traffic on Main St and Gold Ave.

DOT planners and contractor have requested to meet with GBOS to discuss further on WED Sept 14. This meeting will be held via teams with in-person attendance at the Girdwood Community Room.

2. Discuss process regarding requests for action by GBOS from committees and the resulting action by GBOS, relative to Resolution 2022-14 Holtan Hills

Essentially 2 parts to this issue:

- Specifically related to Resolution 2022-17:
LUC takes exception to the revision of the resolution language provided at LUC without consultation with Land Use Committee. LUC doesn't ordinarily have text or document that they have reviewed, and instead usually passes ideas and the text itself is typically written as a collaboration between the petitioner and supervisor of that area (Land Use, Public Safety, Parks & Rec, Fire, Cemetery). This text is generally provided in the meeting packet prior to GBOS meeting at which it will be discussed and approved.

Mike Edgington states that at the time this Resolution was recommended by LUC, it was not strategic for GBOS to levy cancellation of the Development Agreement as the Holtan Hills Housing Advisory Committee was just being set up. Revision of the Development Agreement is the most positive outcome in order to meet community goals. Cancellation of the Development Agreement does not promote workforce housing, which is key to resolving the housing crisis that Girdwood currently faces.

Briana Sullivan reminds the group that although passing the Resolution was delayed from the June GBOS meeting, GBOS did write a letter to MOA Community Development Director Trombley with cc to the Anchorage Assembly, dated June 22. Full letter is included in the final meeting packet and is available on the GBOS website.

Later, the conversation returns to this letter. The letter takes strong exception to the Holtan Hills project and outlines the reasons for the community's issues with the project. The concluding paragraph of the letter is read:

While GBOS has yet to vote regarding support of the Holtan Hills project, it remains difficult to see how any responsible body could support such a major development in Girdwood without any mechanism to address the most serious of our housing needs.

Although GBOS removed language about cancellation of the Development Agreement in the Resolution signed in July, the GBOS has stated that there must be changes to the project in order for GBOS to support it.

- GBOS did not follow the Operating Rules of GBOS and LUC by making substantive change without calling for a meeting with LUC to discuss.

GBOS did not use the full language from the proposed Resolution that was presented at LUC and GBOS on several occasions. GBOS typically amends proposed text that is presented to them and sends a copy to the petitioner to review and approve prior to passing the resolution. Although Supervisor Edgington specifically asked at LUC if the specific language was required, the assumption was that the edits he proposed would be minor, rather than removal of one of the conclusions of the letter. Supervisor Wingard tried to bring up the change in substance but her motion to review it did not receive a 2nd, so although discussed broadly, the motion to amend the proposed GBOS language was not addressed.

In the future, it should be clear if the LUC is passing specific language or concepts and what edits the GBOS will propose. If there is substantive change to the language between the LUC and GBOS, the groups should meet as outlined in their operating rules.

LUC could take on creation of specific language for all recommendations for resolutions that come through LUC. Group discusses that it would be helpful to provide the language under consideration for resolutions earlier than in the GBOS packet or at the GBOS meeting at which it will be discussed and voted on.

GBOS New Business:

3. Discuss Girdwood Library Branch Manager position (Brooks Chandler)
The Scott and Wesley Gerrish Library and Community Center Boosters wrote a letter of the Deputy Director of Library Services requesting that Branch Manager position be maintained at the Professional Librarian II level. Library Boosters have received a response, which will be included in the meeting packet. This is introduction of the topic so that action can be considered by GBOS as Old Business at their September regular meeting.

Adjourn 9PM