

# 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*

## **March 27, 2023** **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. Briana Sullivan, Co-Chair

Roll Call: attending are Mike Edgington (ME); Briana Sullivan (BS); Jennifer Wingard (JW); Guy Wade (GW); Amanda Sassi (AS)

Disclosures: Mike Edgington discloses that he does work for Girdwood Bear Aware. No substantive conflict found.

### **Agenda Revisions and Approval**

March 27 2023 meeting agenda approved	ME/GW	Assent Vote
Amend to move item #9 re Girdwood Bear Aware to Old Business due to time constraints	ME/GW	
Amendment unanimously approved by roll call vote		
February 20, 2023 meeting minutes approved	ME/JW	Assent vote
March 6 2023 Special Meeting minutes approval	ME/JW	Assent vote

### **Announcements:**

- Racial Equity Forums hosted by Alaska Humanities Forum are re-scheduled as follows:  
March 29, April 12 and April 25 6-8PM in the Girdwood Community Room
- GVSA is hiring! Seasonal Parks Caretaker 1 and 2 are now posted on the MOA jobs page.  
<https://www.governmentjobs.com/careers/moa/jobs/3896235/girdwood-parks-caretaker-i-girdwood-range-7-171>  
<https://www.governmentjobs.com/careers/moa/jobs/3924934/seasonal-parks-caretaker-ii-range-10-171-girdwood>

### **Introductions, Presentations and Reports:**

1. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw:  
Cathy Giessel reports that anticipated deficit for current year budget as grown to \$900M due to drop in oil prices. Savings accounts are tapped. Legislature is considering ways to adjust the budget to resolve this shortfall, including oil tax structure and changing dividend structure, which would produce a PFD of about \$1300. Individuals are encouraged to provide feedback to Legislature on this.

Assembly members – R. Sulte, S. LaFrance: No report  
Mayor's Office: No report

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

Anchorage School Board Liaison – Andy Holleman – Mr. Holleman was able to join later in the meeting. PTA request for Girdwood School to be considered separately from Anchorage Bowl schools for snow days has been forwarded to the Superintendent, who will review and provide information. ASB is working on change to leadership of the Alaska Family Partnership charter school following unusual and ongoing leadership issues with the organization.

## 2. Supervisor Reports

Briana Sullivan: STAR provided a presentation at the Girdwood Clinic recently regarding domestic violence. Cemetery bonding project for 2024 is ongoing, pending memo from legal dept regarding status of cemetery funding as an areawide vs service area power. Safer Seward Highway project has begun, DOT is seeking input on plans now. Find project information and make comments via the project website: [Safer Seward Highway](#)

Mike Edgington: Assembly has passed changes to the ADU regulation that impacts Girdwood. Changes remove requirements that ADUs are owner-occupied and provide off-street parking.

Guy Wade: Thank you to Chief Michelle Weston for her tenacity and efforts to secure grant and other funding for Girdwood Fire Dept.

## 3. Service Provider Reports (5 mins)

Fire – Chief Weston. Deputy Chief Garhart reviews written report.

Police – Chief Achee. Kyle Kelley updates that Whittier Police have been busy assisting with some public nuisance requests and weekends have been busy as well, particularly dealing with parking issues. Transfer of dispatch to Sitka is ongoing.

Roads/Parks & Rec – Kyle Kelley. Report in the meeting packet.

Parks & Rec: Assembly should hear contract for bridge design and approve payment April 11. Project is 2 months delayed due to EO requiring Assembly approval for this, however contractor thinks they will be able to make up this time and get back on schedule to go out to bid for construction in fall/winter 2023/24. This design contract is for approx. \$250,000 for time and materials for 35% design documents.

Trails Plan is with HLB Advisory Commission for review with request for support. Planning and Zoning has requested HLB review as most of the land that is addressed is managed by HLB. After P&Z, plan will go to the Anchorage Assembly.

GTC submitted request for KMTA grant funding for trail crew through Alaska Trails.

Lions Club picnic pavilion is nearing completion of full design packet. With this, Lions and Parks & Rec can work on fundraising and grant applications.

Roads: Breakup is here, working on peeling ice and snow from road surfaces. Pending status of reimbursement from Oct 2021 storm, funds should have come to MOA and need to be directed to GVSA budgets.

## **PUBLIC COMMENT:**

Jerry Fox: Girdwood needs to repair our relationship with Municipality and Assembly. He supports Mike Edgington and Briana Sullivan in the GBOS election.

## **OLD BUSINESS:**

4. Update on current status of Alyeska Highway Interchange project (Roads Supervisor)  
Jennifer Wingard reports that she is scheduling a meeting with DOT to discuss this.
5. Update on Holtan Hills Questions: Dissolving the Development agreement, outcome of Sole Source contract, Status of Sewer Line, status of platting actions taken (Land Use Supervisor)  
Some of this was discussed at the HLBAC meeting last week, by Lance Wilber in his role as Acting director. Overall there is a lack of clarity in specifics:
  - Development Agreement is still in force, unclear what this means as consideration has been indefinitely postponed by the Assembly.
  - Sole Source Contract outcome: no update on this, issue is what happens to the product of work that CY Investments was paid to produce.
  - Sewer Line: it is expected that the sewer line will be completed to the edge of the school property once funding is received to complete this project. This element normally would have been completed when school was rebuilt several years ago but was not required at that time.
  - Status of Platting actions: unclear where the platting actions are at this time.
  - Other: No update on the status of the Alyeska Village project and legal bifurcation of original investors of the Holtan Hills and Alyeska Village projects.

6. **Agenda Item LUC 2201-06:** Girdwood Industrial Park concerns (power, platting and others) (Land Use Supervisor) Mike Edgington is working on setting up a meeting with HLB and lease holders/community to discuss Industrial Park. Girdwood Industrial Park is to be included in the HLB 1 year work plan in 2023. HLB staffing has improved with hiring of a new land manager.

7. Discussion of how Girdwood can address long-term housing needs (Land Use Supervisor)  
(LUC Item 2303-07 was LUC new business in March)

LUC and GBOS are out of sync on hearing this. LUC discussed as new business in March, and can make recommendation to GBOS as old business in April. LUC leans toward structure similar to that of the HHHAC with specific scope of study: address locations to create housing (mainly HLB land); consider funding sources; strategies to create various types of housing. Structure of this may change based on the outcome of Prop 7, which would give GBOS Housing and Economic Stability power. It will be necessary to determine who the subcommittee will use for support/advice, LUC or GBOS. Staff leans toward GBOS as the best location for this responsibility.

Input from public is to keep pushing forward on this as the public is engaged and there is need to address it.

8. Holtan Hills follow-up on point 2 of GBOS Resolution 2023-04: Future Land Disposal consideration requires project-specific Master Plan completed before development commences.(Land Use Supervisor)  
(LUC Item 2303-06 was LUC new business in March)

LUC and GBOS are out of sync on hearing this. LUC discussed as new business in March and can make recommendation to GBOS as old business in April.

Discussion is that 2006 Crow Creek Neighborhood Land Use Plan was being used by MOA to take the place of the required Area Master Plan in the Holtan Hills discussion. Some elements of the CCNLUP are good and worth keeping, the issue is the cherry-picking of elements to keep and elements that were being ignored in that discussion.

GBOS agrees that a resolution that addresses the requirement for and timing of plans is needed. Current code says plan is required "prior to development", but this is somewhat subjective. Mike Edgington and Jennifer Wingard will collaborate on a resolution to present to GBOS next month.

9. Girdwood Bear Aware request for GBOS Resolution of Support for their KMTA matching grant. Application deadline March 24, request for expedited review and approval. (Alayna Dupont, Girdwood Bear Aware).

GBA has applied for a KMTA grant for wildlife safety education curriculum and wildlife conflict management plan with Wind River Bear Institute. Resolution of support from GBOS will add to the support letters compiled for the grant application.

Motion:

GBOS moves to approve the Resolution of Support as drafted, with minor edits and change of the signature to the Parks and Recreation member.

Motion by Mike Edgington, 2<sup>nd</sup> Jennifer Wingard

Motion carries unanimously via roll call vote.

#### **NEW BUSINESS:**

10. PTA request TBA regarding school snow days (GBOS sponsor TBA). This topic is addressed by ASB Member Holleman in his report. See item 1.

11. **Agenda Item LUC 2303-07:** LUC discussion and recommendation to GBOS regarding creation of a formal GBOS subcommittee as well as encouraging community-led grassroots group to continue independent discussion of long term housing. (Land Use Supervisor)

Fundamentally discussed under item #7. GBOS also discusses that GBOS may need to consider adding a category for Housing under the GBOS roles. GBOS will be sorting out their structure (co-chairs and roles) after the spring election.

12. **Agenda Item LUC 2303-06:** LUC recommendation for GBOS Resolution of Support to take action TBA on the 2006 Crow Creek Neighborhood Land Use Plan (Land Use Supervisor)

There is concern that the Alyeska Village project may be considered under the CCNLUP. Alyeska Village is understood to be on the east side of Glacier Creek; the CCNLUP addresses only the west side of the creek. However, the map of the Alyeska Village project has been redacted in documents pertaining to the RFP.

Input from Planning Dept is that the plan was funded by HLB, so removal of the plan must come from HLB. It may be helpful to have Ryan Yelle explain this further. A letter from GBOS to HLBAC may also help to figure out a direction to take this.

GBOS directs staff to request an unredacted map from the original winning proposal received in response to the HLB RFP.

13. Discuss Girdwood Capital Projects list

Prior list is provided in the meeting packet. It includes completed projects as well as those that are on-going. GBOS and staff will review at the next meeting and can determine priority projects at that time as well.

14. Set meeting dates for 2022 Budget Review

Staff will send a poll to determine the date for review of 2022 budget the 2<sup>nd</sup> or 3<sup>rd</sup> week in April.

15. Consider agenda topics for MOA GBOS Quarterly meeting, scheduled for April 24 4PM Via Teams and at the Girdwood Community Room

January meeting was not able to be scheduled due to change in Municipal Manager. Possible that this meeting will be more focused on directors of the departments involved. Staff will reach out to Municipal Manager to coordinate.

16. Girdwood Forest Fair 2023 Permitting (Karen Zaccaro)

Girdwood Forest Fair planning is in full swing. GFF is an all-volunteer effort that supports various organizations and groups in the community by sharing up the proceeds of the event. 2022 was a huge success, over \$40,000 have been distributed! 2023 planning includes additional bus service from Anchorage, perhaps moving the bus drop off. GFF is working on moving food booths to improve flow and maintaining safety. GFF is working on internet to allow for quicker point of sale transactions.

**REPORTS:**

17. Committee & Subcommittee Reports (see packet)

18. Other reports (see packet)

APL Gerrish Library Report  
Girdwood Service Area Report  
Imagine!Girdwood

**Action Item Updates as assigned:**

Staff will poll for 2022 budget review meeting with seated GBOS.

**Request for GBOS/LUC Joint meeting (2 held of 2 required in 2023): January 4, January 9**

Staff suggests that GBOS and LUC set up a joint meeting to address GBOS agenda items #5, 7, 8, 11 and 12.

Staff will follow up with LUC executive committee with recommendation of MON April 10 at 6PM.

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2023):**

**Request for Executive Session:**

**Other:**

Adjourn 9:18PM