

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 & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

March 25, 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. Jennifer Wingard, 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: Jennifer Wingard (JW), Briana Sullivan (BS), Amanda Sassi (AS), Guy Wade (GW), Mike Edgington (ME)

Disclosures: Mike Edgington is chair and Amanda Sassi is Treasurer of Imagine!Girdwood (item #16). Both request recusal from this item.

Agenda Revisions and Approval

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| March 25 meeting agenda revised and approved | ME/BS | Assent |
| Amendment to move New Business item #22 to Old Business (becoming item #15) due to time constraint of Zoning Board meeting in April. | | |
| February 26 meeting minutes approved | ME/BS | Assent |
| March 20 2024 Budget Year 2023 Review meeting minutes approval | ME/BS | Assent |

Announcements:

Meetings: MOA GBOS Quarterly meeting April 29 at 4PM; GBOS LUC Joint meeting RE: Girdwood Comprehensive Plan April 29 at 7PM

Introductions, Presentations and Reports:

1. Presentation: Chugach Electric Association Girdwood to Indian Rebuild (Julie Hasquet)
CEA presents on the ongoing project to replace electric line between Girdwood and Indian. Line replacement will require some lane closures and managed intermittent closures on the Seward Highway as well as some power outages while power is transferred. More information is available on the project website: [Girdwood to Indian | Transmission Line Rebuild Project \(girdwoodtoindianrebuild.com\)](http://www.girdwoodtoindianrebuild.com)

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

2. Legislative Report – Sen. Cathy Giessel reports that legislature continues to work on some solution to funding of public education, perhaps via one-time Base Student Allocation rate increase. This issue is on-going following the Governor’s veto of the bipartisan funding that was presented to him. Rural broadband assistance passed, opening up federal funding for this project at a 90/10 match rate. Working on sub-sea high voltage power to Anchorage to create redundancy in power system, which requires match as well, however this could be achieved through surplus due to higher oil prices than the amount that was used to set the state budget.
Mayor’s Office – No report
Assembly members – R. Sulte reports that there is a joint assembly/Anchorage School Board meeting March 29 and encourages people to attend the AK DOT transportation Fair on March 28. Municipal election ballots are out. AO 2023-110 regarding short term rental regulation was passed by Assembly but vetoed by the Mayor. HLB 1 and 5 year work plan/management plan has been introduced and changes recommended by GBOS have been incorporated in the document. Natural Gas shortage is imminent, supply anticipated to last until 2028, while other sources of energy are not expected to be on line until 2030.
Anchorage School Board Liaison – Pat Higgins reports that the school board has forwarded their budget to the Assembly.
HLBAC Girdwood Representative Report – Tim Charnon report is in the meeting packet. Since that report was written, HLBAC has cancelled their March meeting, next meeting is in April. Check HLB website for more information: [Real Estate Department Heritage Land Bank \(muni.org\)](http://Real Estate Department Heritage Land Bank (muni.org))
3. Supervisor Reports:
Mike Edgington will present bed tax research to the Budget Advisory Committee meeting on April 11.
Guy Wade reminds public that the municipal ballot includes proposition for cemetery construction.
4. Committee updates to GBOS:
GHEC meeting April 1 at 6PM.
5. Status of Proposed Girdwood Developments
Updated chart is in the meeting packet. Enstar plans to attend the GBOS April meeting for a presentation.
6. Service Provider Reports (5 mins each): See meeting packet
Police: AT&T is having issue with telephone numbers with 472 prefix, which is the Whittier local prefix.
Girdwood local 907-783-3223 number is working without issue, please use that number for non-emergency connection to Whittier dispatch.

PUBLIC COMMENT:

Tommy O’Malley: Cemetery item is on the ballot.

OLD BUSINESS:

7. Assembly STR Registration ordinance update
Item covered in Member Sulte’s report. Mayor vetoed, Assembly doesn’t have votes for override. Information from Assembly and Mayor are in the meeting packet.
8. Girdwood-specific STR regulations – Discuss possibilities with GVSA powers (Edgington)
Work has been predicated on passage of the MOA-wide ordinance that was just vetoed. Girdwood-specific regulation needs to address the lessons from the failed effort. Member Sulte indicates that there may be support from the Assembly on Girdwood-specific regulation.
9. Update of GBOS Rules and Procedures

Motion:
GBOS moves to address this project as well as the Girdwood Housing and Economic Structure (Item #10) during a work session or special meeting in May.
Motion by ME/BS
Passes by Assent vote
10. Girdwood Housing and Economic Committee structure – see above.
11. Public Safety Advisory Committee structure
GBOS consideration of appointment of 2 new members to PSAC.
Group discusses postponing this and addressing with GBOS Rules and Procedures and GHEC structure.
Ultimately they agree to postpone discussion to April Regular meeting.

12. Update on Temporary Workforce Housing proposal (Edgington/Sullivan).
Amendments to the Workforce Housing proposal have been incorporated into the draft document included in the meeting packet. LUC recommended the proposal to GBOS with addition of a performance bond. In this discussion, edits to the language in the context portion and implementation details of the proposal was recommended and accepted by the proposers.

Amended Motion:

GBOS moves to support the Workforce Housing Proposal criteria, amended to add on-site sanitation facilities, and to have a formal draft AO produced by MOA Legislative Services for Assembly review and process.

Motion by ME/BS

Motion carries 4-1 in roll call vote (JW votes against)

Motion for change of chair from JW to BS for the duration of the meeting.

Motion by ME/GW

Motion passes by Assent vote

Concerns expressed at this meeting are mainly regarding inclusion of specific language about handling sanitation and concerns about maximum potential density that might create RV parks on commercial lots.

Amendment to original motion:

includes "amended to add sanitation"

Amendment to motion ME/BS (2nd by GW after chair change)

Amendment #1 to motion passes 5-0 in roll call vote

Amendment to original motion:

include "amended to add performance bond"

Amendment to motion by ME/GW

Amendment #2 to motion fails 2-3 in roll call vote: (JW and GW vote in favor)

In discussion, ME states opposition to this additional criteria because is not implemented in any other land use code within the MOA.

Amendment #1 is incorporated into the motion and passes. It is noted that the recommendation from LUC to add the performance bond is not reflected in the language of the motion passed at GBOS.

13. GBOS Housing Goals

Motion:

GBOS moves to hold a Work Session with GHEC on this item in May.

Motion by ME/JW

Motion carries by assent vote

14. GHEC recommendation for GBOS request for municipal bed tax compensation. (Wingard)

Mike Edgington briefly discusses his research into the bed tax history and revenues. Proposition passed by voters in 1979 states that funds must go to tourism. There are requirements on the use of the bed tax revenues and an "escape clause" that may release some funds from those restrictions. It is hoped that some amount that is currently held by MOA could be used instead to mitigate negative impacts of Short Term Rental on residential housing.

Motion to extend meeting to 10:30

ME/GW

Assent vote

15. 2024-0031 Request for Variance to Stream Setback at 158 Northland Dr. (Zoning board meeting 4/11/24)

Petitioners are seeking variance to allow them to build a residence and ADU/garage on the property. Lot is 80% encumbered by stream and setbacks. Neighbors express concern about flow of water and unintended impacts to their lots/drainage of Alyeska Creek above and below the lot. Petitioners are working with MOA Watershed.

Concerns expressed that Girdwood watershed data is out of date and that environmental review of the impact to the drainage is overdue.

Although this item was moved to Old Business to allow for possible action, GBOS does not move to make formal comment for the hearing April 11.

GBOS takes a 5 min break. Supervisor Wingard is unable to attend after 10PM and leaves the meeting.

Motion to extend meeting to 10:45

ME/GW

Assent vote

NEW BUSINESS:

16. **Agenda Item LUC 2403-04:** Imagine! Girdwood request for GBOS Resolution of Support for the Girdwood Comprehensive Plan (Imagine!Girdwood) [imaginegirdwood.org - Public Review Draft](https://www.imaginegirdwood.org)
With the two recusals on Item #16 **and departure of JW at 10PM**, GBOS does not have a quorum for this item. The topic is introduction only at this meeting.

Huddle AK reviews the draft Girdwood Comprehensive Plan and discusses timeline and how public can make comment on the draft plan. Comments are due March 31.

Motion to extend meeting to 10:55 ME/GW Assent vote

Motion to accept introduction of Items 17, 18, 29, 20, 23 and move them to Old Business in April.

Motion by ME/AS

Assent vote

17. **Agenda Item LUC 2403-05:** GHEC request that LUC and GBOS consider that a change is made in T21C9 to allow mixed residential use by right to commercial property zoned gC-2 east of Main Street.
18. **Agenda Item LUC 2402-04:** Discuss conversion of Accessory Dwelling Units rental to Long Term Rental by Policy (Wilbanks)
19. Request for GBOS Support for a 7-day traffic study on Arlberg Rd by MOA Traffic Dept in summer 2024.
20. Discuss agenda for MOA GBOS Quarterly Meeting April 29 4PM in Girdwood
21. Discuss Levees in Girdwood:
California Creek Levee protecting Town Center
Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood
Staff has researched levees and provides information in the meeting packet. The levee at the railroad abutment was built quickly in 1964 after the earthquake on land managed by HLB and shared in use by DOT and the AK Railroad.
Additional research is discussed by Amanda Tuttle, who has spent significant time researching this topic. Hydrologic data was last updated in 1969, there is no monitoring of the levee and the levee is not included in Army Corps of Engineers information. Concern that there is no entity responsible for monitoring or maintaining this critical infrastructure which protects the Old Girdwood neighborhood, railroad, highway and utilities.
22. Request for Letter of Non-Objection for Girdwood Forest Fair 2024 (Karen Zaccaro)
Karen Zaccaro provided site plan and information for the meeting packet. Plan is similar to last year, she welcomes input to improve the Forest Fair and will seek non-objection once her permit packet is complete.
23. Parks and Recreation requests:
NTE \$15,000 for dump trailer for parks operations
NTE \$TBA for re-sealing and painting the tennis courts

REPORTS:

24. Reports (see packet)
APL Gerrish Library Report
Girdwood Service Area Report
Imagine!Girdwood

Action Item Updates as assigned:

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

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

Request for Executive Session: None

Other: None

Adjourn 10:55PM