

# 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*

## **May 20, 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. Briana Sullivan, 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: Guy Wade (GW), Jennifer Wingard (JW), Brian Burnett (BB), Mike Edgington (ME), Briana Sullivan (BS)  
Co-chairs are ME and BS

Roles are:

GHEC Mike Edgington

Land Use Jennifer Wingard

Fire Department Briana Sullivan

Police, Roads, Utilities Guy Wade

Parks and Rec and cemetery Brian Burnett

Disclosures, occurring within the meeting:

ME recused from Girdwood Comprehensive Plan topic #9

ME discusses spouse working for Alyeska Resort but is determined not a significant conflict topic #10 and 11.

### **Agenda Revisions and Approval**

May 20 GBOS meeting agenda approved	ME/GW	Assent
May 6 GBOS reorganization minutes approved	ME/JW for all listed	Assent
May 13 GBOS GHEC meeting minutes approved		
April 29 MOA GBOS meeting minutes Approved		
April 29 GBOS LUC joint meeting minutes approved		
April 15 meeting minutes approved		
April 10 GBOS Special Meeting minutes approved		

Announcements:

- Girdwood Wildfire Mitigation Day! SAT June 15 10A-2P Girdwood Fire Department, Chugach Electric, and the Alaska Wildlife Conservation Center are collaborating on a Wood Lot for Girdwood (Julie Hasquet) see flyer in meeting packet.

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

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

1. Resolution of Gratitude: Amanda Sassi
2. Presentation: Enstar (Sterling Lopez) TBA: Postponed
3. Presentation: Alaska Regional Hospital: Application for South Anchorage Emergency Room. (Hank Ginold)  
Freestanding ER would shorten transport time for EMS from Girdwood and would disburse the location of ER assistance more broadly in the Municipality. Effort was unsuccessful last year, this year the effort is to be more transparent in the effort to gain community feedback. Individuals are encouraged to send letters of support and/or send questions or concerns.
4. Legislative Report  
Sen. Cathy Giessel: Session adjourned last week. Funding for Little Bears is in the budget forwarded to the governor, as is \$680 one-time funding increase to the Base Student Allocation Rate. Other items are energy bills, provision to make birth control bills available with a 12 month supply (currently 3 months), Internet for schools via a federal program, enhanced food stamp program, BBCE.  
Public asks about Cooper Landing Bypass in the STIP and when the BBCE will be implemented.  
Krystal Hoke thanks Sen Giessel for her support of Little Bears. Public is encouraged to write the governor and underscore how this funding is consistent with his vision of a family-friendly State of Alaska.

Mayor's Office: No report

Assembly members – R. Sulte, Z. Johnson: No report

Anchorage School Board Liaison – Margo Bellamy: See meeting packet

HLBAC Girdwood Representative Report – Tim Charnon: no report

5. Supervisor Upcoming Items  
Jennifer Wingard will be unavailable mid-July thru mid-August. GBOS will be setting meeting dates for 2-3 budget meetings via poll.
6. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community  
None
7. Status of Proposed Girdwood Developments  
Document is not updated in the packet.  
Holtan Hills platting action is complete, working toward Planned Unit Development (PUD) and announcement of contractor to work on the project on behalf of the MOA.  
Glacier City Center change to development master plan has been approved.  
39South Townhouses (triplex) is in P&Z now, LONO from GBOS was sent earlier today and has been received.  
Enstar Gas line presentation has been postponed again  
Airport lodge and facilities is pending documents from DOT.  
Alyeska/Seward Highway Intersection is postponed likely for several years.
8. Service Provider Reports (5 mins each)  
Fire – Chief Weston: Wood Lot on May 15 is probably only opportunity for local disposal of brush all summer. Thank you Chugach electric for partnering on this project while doing line clearing this spring.  
Fire Department will have the Burn Trailer in Girdwood again for training. 15 members are completing firefighter 1 class. Three fires by individuals on SAT May 11. These are under investigation by WPD.  
Police – Chief Achee: No report  
Roads/Parks & Rec – Kyle Kelley: See report in the meeting packet.  
Supervisors ask regarding abatement: GVSA is following Municipal Process and using Areawide resources for homeless encampment abatement at the Park and Ride and at Girdwood Park. Abatements were posted June 14, abatement notice is 10 days. By May 24 individuals must move from encampments.  
Areawide Social Services have been engaged and are available to assist.

## **PUBLIC COMMENT:**

Linda Mankoff: Thank you to the Fire Department for co-sponsoring Bike to Work Day with the Girdwood Clinic.

## **OLD BUSINESS:**

9. **Agenda Item LUC 2403-04:** Update/action on LUC/GBOS joint meeting and request for GBOS Resolution of Support for the Girdwood Comprehensive Plan (Imagine!Girdwood) P&Z meeting likely July 15.  
Mike Edgington is recused as previously in discussion of this topic. Girdwood Comprehensive Plan has been submitted to the MOA and is pending hearing. Action on this item is anticipated in June when the P&Z packet is complete.

10. **Agenda Item LUC 2402-GBOSSM(a)**: Alyeska Resort request for Resolution of Support for modifications to the Alyeska Resort Master Plan (PZC Resolution 2007-089/Case No. 2007-169) and request for Development Master Plan. P&Z Case #2024-0061 (P&Z meeting 6.3.24) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17999>. Mike Edgington requests decision regarding his conflict on this item and item #10. After review of the determination questions, he is not recused from these topics.

LUC heard extensive discussion on the request for Resolution of Support. They voted in favor of resolution except for the Glacier Creek Development in the final phase.

Discussion at this meeting is similar to that of Land Use, namely that there is broad support for phases 1-4 in the Alyeska Village and Moose Meadows development, but strong reservations about the Glacier Creek Village, which is slated for a location that has just been supported as Open Space in the updated Girdwood Comprehensive Plan and is recommended for trails in the Girdwood Trails Plan. Both of these plans have been informed by significant public input over many years. Request for a Community Impact Analysis, which would include impact to utilities, roads etc.

Public also discusses that input LUC last week was primarily from those who own homes in Girdwood and doesn't reflect renter and known community needs. Additional comments are that community wants additional housing but has not agreed on the location, the commitment of this developer to make homes available to local workforce and residents as well as their intent to restrict Short Term Rental of a substantial portion of housing produced is valuable.

Motion to extend discussion for 20 min ME/JW

GBOS reviews draft Resolution of Support, which was drafted to include the objection to the Glacier Creek Subdivision from Land Use Committee.

Motion:

GBOS moves to approve draft resolution 2024-04 as presented.

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

Amendment:

GBOS moves to amend draft resolution 2024-04 to remove "tract B" from Pg 2 Whereas.

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

Motion carries by Assent

Amendment:

GBOS moves to amend draft resolution 2024-04 to remove exception to Glacier Creek Development from the document.

Motion by ME/GW

Vote via roll call, 3 in favor 2 opposed (BB, JW)

Motion carries

Amended Motion:

GBOS moves to approve draft resolution 2024-04 with clerical correction to remove "tract B" from Page 2 Whereas and to remove language to except the Glacier Creek Development from the support.

Vote via roll call, 3 in favor 2 opposed (BB, JW)

Motion carries.

Motion to extend discussion for 5 min ME/JW

Staff will poll for a GBOS LUC Joint meeting between now and June 3 Planning and Zoning hearing. If they are unable to meet, both the LUC decision and the GBOS resolution will be forwarded to Planning and Zoning.

11. **Agenda Item LUC 2402-GBOS SM(b)**: Alyeska Resort request for Resolution of Support for revisions for amendment to the Commercial Tract Fragment Lot Site Plan per AMC 21.03.200E P&Z Case #2024-0061 (P&Z meeting 6.3.24) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17998>.

LUC supported this item fully. Draft resolution is not included in the meeting packet but is discussed.

Motion:

GBOS moves to approve Resolution of Support 2024-05 in full support of amendment to the Commercial Tract Fragment Lot Site Plan.

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

Vote via roll call, 5 in favor, 0 opposed

Motion carries

12. Girdwood Forest Fair request for GBOS Letter of Non-Objection for the 2024 Forest Fair (Karen Zaccaro)  
Forest Fair requests LONO so that they have it to assist with getting the rest of their permits in place.  
It is unclear if alcohol tax must be collected by Forest Fair and remitted to MOA, that sentence will be removed if this event is exempt from the requirement.

Group discusses that fee waiver is provided in exchange for Girdwood Forest Fair work caretaking and work in the park. This helps to allow donations to local non-profits from Girdwood Forest Fair. This was expressed in a Resolution in 2016, fees have been waived for as long as anyone can remember at the meeting. This may have been re-affirmed more recently years

Motion:

GBOS moves to approve the Girdwood Forest Fair Letter of Non-Objection as presented.

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

Motion carries by Assent

13. Parliamentary Procedure training by Alaska Municipal League @ NTE \$600 (Wingard)

Motion:

GBOS moves to approve expense of NTE \$600 for parliamentary procedure training by the Alaska Municipal League.

Motion by GW/2<sup>nd</sup> ME

Motion carries by Assent

14. GVSA Housing Goals

Outcome of GBOS GHEC joint meeting 5/13/24 are the following statements:

Vision:

Girdwood has good-quality, stable, affordable housing for residents across the community's income distribution while maintaining the characteristics of the outdoor recreation community.

Housing Goals:

1. Increase the supply of safe, affordable housing units for sale and for rent
2. Diversity the housing market: housing types, sizes, price points, locations, accessibility, and ownership models
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units
4. Reduce housing development cost burden
5. Streamline municipal process to achieve Girdwood Comprehensive Plan Goals
6. Increase Girdwood local control and management of public land

Strategies and implementation timeline metric are to be discussed at a future meeting.

STR regulation discussion was initiated. ADUS may be handled under STR discussion or separately.

JW recommends that these should be discussed further in an additional work session once GHEC has had time to review.

15. GHEC recommendation for GBOS request for municipal bed tax compensation. (Edgington/Wingard)  
ME presented to the Budget Advisory Commission about 6 weeks ago, outcome of that is a resolution that the commission has forwarded to the Assembly, which should come up for Assembly consideration this week.  
The recommended resolution doesn't address Girdwood specifically, but provides an avenue for additional work.
16. **Agenda Item LUC 2403-05:** Update on progress of Girdwood Housing and Economic Committee recommendation for GBOS Resolution of Support to 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.  
GBOS voted in favor of this last month with direction that ME and JW would work on communication for Assembly action. However there are changes possible on whether this is an Assembly action or if it must go through Planning. MOA is working on establishing process to follow, for now the project is on hold pending additional information on how to go forward.
17. Discuss Levees in Girdwood: California Creek Levee protecting Town Center and Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood  
There is no active concern at the moment at the Glacier Creek Levee, at least that has been observed from the road. No meeting has occurred yet with HLB, DOT, RxR and service area to review the levee and add measurement gauges.

California Creek Levee behind the Post Office is on Anchorage School District land. No progress yet on discussion with ASD of management of this. Staff will address this soon as active erosion is reported in this area.

Brett Wilbanks mentions that the dike on Glacier Creek has been brought up in infill/exfill discussions.

#### **NEW BUSINESS:**

18. Bikewood request with GTC Recommendation for GBOS Resolution of Support for Phase 2 Bike Trails (Dan Starr)  
Bikewood has approval from GTC for the proposed bike trails, and is presenting at LUC as well.  
These would be the first new trails since 2021. Projects have been on hold to work on the Girdwood Trails Plan.

Motion to extend meeting to 10:15

19. Resignation from GHEC and replacement of that member.  
Member who represented renters on the committee has resigned. GBOS will refill the position.  
Staff will post the position this week, with 2 weeks for response.

Willam Laurie expresses interest in participating as a member of this committee. GBOS earlier was discussing the various merits to changing the structure of GHEC, however as currently set up, GHEC voting members need to be residents and registered voters in GVSA.

**REPORTS:**

20. Reports (see packet)
  - Supervisor reports
  - 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):**

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

**Request for Executive Session:**

**Other:**

**Adjourn 10:10**