

# 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*

## **November 20, 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 or 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.

Call to order 7:01PM: Briana Sullivan

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

Disclosures: None

#### **Agenda Revisions and Approval**

November 20 meeting agenda approval ME/JW Assent  
Addition under Old Business Item #17 & 18: Park and Ride parking lot use for Electric Vehicle and Assembly Proposition regarding Short Term Rental permitting.

October 16, 2023 meeting minutes approval	JW/ME	Assent
October 23 2023 MOA GBOS Meeting Minutes approval	JW/ME	Assent
October 23 2023 GBOS Non-Profit Grants work session minutes approval	JW/ME	Assent
November 13 2023 GBOS GFR BOD meeting minutes approval	JW/ME	Assent

#### **Announcements:**

- GBOS Seats A and B terms end in 2024 and will be on the April GVSA ballot. Filing at the Municipal Clerks Office is between Jan 12 and Jan 26, 2024. More information is available here: [Elections Candidate Information \(muni.org\)](http://www.muni.org/elections)

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

1. DOT Re: Glacier Creek bank erosion (Sean Holland, DOT Central Region Director)  
Erosion has been occurring for 1.5 years and has accelerated recently. Channel has now moved away from the bridge. Area is monitored weekly, DOT is evaluating possibility of an interim fix if needed. Full project could be completed in March. Material is available from the McHugh Creek rock work. Decision and timeline should be made within the next 2 weeks and will be announced at the next GBOS meeting.  
Wilbanks asks if removal of gravel from upstream of the bridge help mitigate this in the future. He will follow up with DOT separately.

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

Seward Highway 75-90: Nearly complete – Bridges are 95% complete and highway itself is nearly done. Next year there will be more pavement, restriping. Phase 3 is going out to bid and will include the pedestrian path to Mile 83, additional parking lot for hooligan fishery.

Seward Highway/Alyeska Highway interchange: Initiated as a Right of Way acquisition, since then safety/crashes at the intersection have grown in concern. Large project such as this would be hard to fund currently; considering phased approach to improve safety and fit in with possible ultimate build but would be accomplished in smaller segments. Priority elements are the access from the mall and the left turn South in summer.

McHugh project: Delayed by site issues but ongoing.

2. Glacier City Development Presentation: Site plan update to the community/Master Development Plan 321 Hightower Rd. (Nathen and Liz Ellis)

Nate Ellis presents that 2 residential projects will be completed in the summer 2024. Two-floor commercial building now shifting to single story and fewer parking spaces. MOA has lifted parking requirements; current plan is to provide 12 spaces on-site.

3. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw

Cathy Giessel: Great report from Central Region earlier. Seeking better funding for DOT as it is fundamental to all aspects of our lives. Governor's budget to be released in mid-December. \$206.5M federal funds to upgrade electrical transmission system. Question regarding funding of the Cooper Landing road bypass. Project now is \$800M, \$300M larger than the original anticipated cost.

Assembly members: R. Sulte, Z. Johnson: report in the packet.

Anchorage School Board Liaison: Margo Bellamy: report on line will be added to the packet.

4. Supervisor Reports

Guy Wade: Trails Plan went to P&Z in Nov and passed unanimously. Next is Assembly action in January.

Mike Edgington: Attended Housing Action meetings recently.

Briana Sullivan: Fire Dept BOD and GBOS meeting addressed budget cycle for 2025.

Amanda Sassi: Great response to storms in November. PSAC Coffee with Cops Nov 18. Safer Seward Highway working group is now on public outreach, Meeting in December in Girdwood.

5. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community GTC; LUC; PSAC; Cemetery; Housing and Economic Committee None

6. Status of Proposed Girdwood Developments. No changes/updates.

7. Service Provider Reports (5 mins each)

Fire – Chief Weston: Thanks for snowplowing. Fire Dept used Unimog during snow events to help with access. 31 calls for service in October; 24 in November to date

Loss of cell and land line communications after power came back on.

Police – Chief Achee

Ice Cream and cops, Coffee and Cops, Cabanaland Halloween events have occurred.

Response report is included in the meeting packet.

Roads/Parks & Rec – Kyle Kelley

Report in the meeting packet. Thank you to Redmond and Mark Bauman who stepped up to clear snow. Thanks to everyone who cleared hydrants and kept us informed. Thank you to volunteer groomers. Trails Plan moving on to Assembly in January. GPR applied for grants with LWCF and RTP.

Roads: Successful season switch. Road projects – Ruane fish passage replacement. Funds are held with EPA but we must apply for the funds. Requires 20% match, which will be assisted by AWWU. Davos Fish Passage is up next, may need to increase Western contract.

Budgets: Roads budget higher in November due to snowfall. Other budgets in line with expectations.

Request GBOS Special Meeting after Thanksgiving holiday to discuss: suspension bridge funding; increasing Western contract NTE, and match for Ruane culvert replacement.

**PUBLIC COMMENT:** Brooks Chandler Alaska Attorney General action indicates that local libraries are becoming a target for those who want to limit or determine what materials are available through public libraries.

Amanda Sassi: Community Thanksgiving Dinner hosted at Daylodge on WED 5-8PM.

**OLD BUSINESS:**

8. Update on scheduling approved Foraker community training on Effective Board Meetings(Wingard). Training will be offered to the community as a whole in 2024. Date to be selected and shared.

9. Discussion and vote on GVSA Non-Profit Grant Allocations (Staff, Wade)  
Total of \$40,625 has been requested, GVSA has \$35,000 available to fund.

Total allocations once averaged are:

Little Bears:	\$9780.00
Challenge:	\$8200.00
Art Camp:	\$6045.00
KEUL:	\$5575.00
Glacier Valley Transit:	\$5400.00

Motion:

GBOS moves to allocate the \$35,000 set aside for recreation programs as follows:

Little Bears \$9780.00, Challenge \$8200.00, Art Camp \$6045.00, Girdwood Community Club \$5575.00, Glacier Valley Transit:\$5400.00

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

Vote by roll call is 5-0

Motion passes.

Motion:

GBOS allocates \$25,000 set aside for recreation programs to Four Valleys Community School

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

Vote by roll call is 5-0.

Motion passes.

10. GBOS approval of NTE \$15,000 in improvements to the Whittier Police Station in Girdwood, owed by ACS, to be paid thru temporary rent increase.

Substation improvements, increase can be incorporated into the budget during 1Q revisions and work done in June. See meeting packet for specific projects.

Motion:

GBOS moves to approve \$15,000 in tenant improvements to the Girdwood Police Station, to be paid back through temporary rent increase assessed after the project is completed and paid off over 3 years.

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

Vote by roll call is 5-0

Motion passes.

11. Girdwood Fire Dept request for GBOS Resolution of Support for Anchorage Assembly additional funding of \$188,768 in the 2024 Areawide EMS funding for Girdwood Fire Department. (Sullivan)

GFD requested full funding from MOA for EMS services, however funding was kept flat.

Assembly members have come forward with amendment to add funding back into budget. Chugiak also will likely make a request for additional funding. Draft resolution is available in the meeting packet. Group edits the resolution during the meeting

Motion:

GBOS moves to adopt resolution 2023-23 Resolution to Support Amendment of the Proposed 2024 General Government Operating Budget to Increase EMS Funding for the Girdwood Fire Department.

Motion by ME, 2<sup>nd</sup> by JW; amendments made by assent

Vote by roll call 5-0

Motion passes.

12. Assembly proposition regarding Short Term Rental (STR) permitting

Public Hearing on Dec 5, Amendment to the proposition is to be presented prior to the public hearing with likely work session. IT seems likely that the discussion will continue into January. Questions for GBOS are if this is adequate to address the concerns in Girdwood Typical concerns of STRS are: Impact on neighborhoods and neighbors; volume of STR impact on rental market.

This proposal addresses the impact on neighbors but not the impact on the long term rental market. The proposal as designed does not fit the Girdwood issues but does address Anchorage concerns. No distinction between various types of STR use by owners. Data derived from the registration would not be particularly helpful to Girdwood. Proposal creates another layer of self-funded government bureaucracy without bringing any additional funds to Girdwood or sending any bed tax funds to Girdwood to mitigate the impact of STRs.

GHEC is discussing this item at their next meeting at the end of the month and may provide input to GBOS for their next meeting in December. Their effort has been more directed toward finding ways to use STRS funds to mitigate the impact of STRS by moving funds from bed tax, potentially.

GBOS discusses if this is a proposition that Girdwood may want to opt out of and deal with separately, this seems to have the support of Randy Sulte. However there is need for clarification if the current proposal will automatically impact Girdwood and there is little interest in tackling both issues (MOA and Girdwood) at the same time. Once MOA is dealt with, there will be little incentive for MOA to deal with Girdwood issues. Seward has already implemented a model in their code that may be a better match for Girdwood.

GBOS discusses that we don't know what we want exactly. Anchorage effort is based on a completely different reality. It is unclear if GBOS will want to be excluded entirely or modification to the proposal can be made that would fit Girdwood better.

Motion:

GBOS moves to create a position statement: the position of GBOS is that the proposed STR ordinance as drafted does not address the key primary issues and specific conditions of the high density of STRS in Girdwood.

Proposed by ME, 2<sup>nd</sup> by JW

Vote by roll call 5-0

Motion passes

This can be an item added to the Special meeting. Following that meeting GBOS will determine their course, either to write a letter or a resolution or take some other action.

5 minute break

#### **NEW BUSINESS:**

13. GHEC recommendation for funding \$TBA from the GHEC Capital account fund for a feasibility study for gravel infill/ and construction material exfill location in Girdwood.(Edgington)

Kyle Kelley presents draft of a Scope of Work for a Feasibility Study for the proposed infill-exfill project. GHEC has been working on this as it will help to make housing creation more affordable. This is something that can be acted upon right away and will lower building costs by lowering fill costs. There are possibilities that may come about through the feasibility study, in order to forward the resulted goal of decreasing housing costs and achieving more affordable housing. GHEC plan is that this won't be at a cost to the taxpayer. Concern remains that there must be mechanisms to create more affordable housing as cost of housing is determined by supply and demand. Supply now is not meeting demand.

14. **Agenda Item LUC 2311-05:** GHEC recommendation that LUC consider that land in the South Townsite is designated for a soccer field, repurposing the existing soccer field as a potential site for workforce housing due to its location adjacent to utilities, pathways and amenities, and collaboration with stakeholders including Government agencies and community organization. (Brett Wilbanks)

GHEC exploring a land rezoning process. Idea is to move the soccer field to a location at the South Townsite and rezone the existing park off Aspen Mountain to for residential use. GBOS asks how the project could be set aside only for affordable housing. This is a part of the project that is still being fleshed out. Land is Service Area (Parks & Rec) owned, so public-private project with hybrid funding mechanisms. Site is small size, a good initial project to explore these various aspects with, well-located for utilities, etc.

Parkland was dedicated in 1990. Unclear what the process is to remove this dedication, and is required to be maintained for Municipal use. Request that staff explore how dedicated park land can be used otherwise.

Motion to extend meeting to 10:30PM ME/GW Assent vote

15. **Agenda Item LUC 2311-06:** Consider possibility of adding GVSA to the bond proposal for public restrooms in Anchorage, with a goal of receiving funding for 3 restrooms, locations to be determined. (Brook Lavender)

This was brought to Land Use and GBOS. Portland bathrooms are under consideration as part of Areawide bond proposition. Service Area has concerns as the bathrooms are fully plumbed with water and electricity and have some maintenance costs. Bathrooms elsewhere have become a nuisance to operate for maintenance and operation. Current method in Girdwood is rented portable toilets, which are maintained and owned by the contractor. They are not as comfortable, however they meet the needs well currently. If the project is areawide, then the maintenance provided for within the proposition should come from Areawide service. More information on this will come about as the item is discussed at the Assembly in preparation for the vote. GBOS remains interested in the concept, and wants to know how this would function in Girdwood if it passes.

16. Review of GBOS Operating Rules and Procedures/GHEC Operating Principles (Edgington)

GBOS Rules and Procedures and those of committees of GBOS should be updated, perhaps after the Foraker Board training that is likely to occur early in 2024. GBOS is encouraged to re-read the Operating Rules and think about possibilities to improve the structure.

17. Discuss Girdwood and GBOS collaboration with HLB regarding the Girdwood Industrial Park (Wingard)

HLB is working on alternatives regarding the Industrial Park via stakeholder interviews. No GBOS members attended HLBAC last week, there may have been information in the directors report.

HLB has requested how GBOS wants to be involved.

18. Park and Ride Lot Homeless encampment (Edgington).

Vehicle and tent camping is not new, however more are living in vehicles now and fewer are doing so voluntarily. There is need now to review temporary and non-traditional housing options to meet this need in the very short term. There have been a number of community member concerns about the camping. Vehicles are supposed to move every 72 hours, but now things are stationary. Federal District

Court Ruling doesn't allow abatement without provision of shelter. Winter operations and snow storage may require that people relocate from there. Guidance from MOA has not come.

GHEC is discussing this relative to the proposed campground in the South Townsite. They have discovered that the majority of the people living in that area are employed.

Abandoned vehicles are a different issue. They can be removed as long as they are not being lived in. GVSA will initiate towing for those.

**REPORTS:**

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

**Action Item Updates as assigned:**

**Request for GBOS/LUC Joint meeting (5 held of 2 required in 2023): January 4, January 9, April 10, July 3, July 10**

**Request for GBOS/GFR Joint meeting (0 held of 2 required in 2023): November 13**

**Request for Executive Session:**

**Other:**

**Pending business**

**Agenda Item LUC 2310-05:** Z Architects seeking GBOS Letter of Non-Objection for a Conditional Use Permit for a proposed triplex at 1550 Alyeska Hwy in the gR-1 zoning district. (Marco Zaccaro, presenting).

Adjourn 10:20PM