

# Municipality of Anchorage



P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

*Suzanne LaFrance, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Kellie Okonek*

## **November 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 Eglhoff 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 7:01 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:** Jennifer Wingard (JW); Brian Burnett (BB), Mike Edgington (ME), Kellie Okonek (KO), Briana Sullivan (BS)  
**Disclosures:** During the meeting BB discloses conflict regarding item #12 Power Lines in Town Square. He is recused from action on this item.

**Announcements:**

All committees of GBOS will be holding Officer Elections at their January 2025 meetings.

### **Agenda Revisions and Approval**

November 25 GBOS meeting agenda approved with

Amendment to add item #20 Capital Improvement Project List                      ME/JW                      Assent

### **Minutes Approval**

October 21 2024 GBOS Regular meeting minutes approved

October 28 2024 MOA GBOS Quarterly meeting minutes approved

November 14 GBOS HLB Work Session meeting minutes approved                      ME/JW                      Assent

### **Consent agenda:**

**Agenda Item LUC 2411-04:** LUC consider Dimensional Variance Case No. 2024-0112 which is scheduled as a Public Hearing before the Zoning Board of Examiners & Appeals on 12/12/24. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18080>.

This item is out of the Service Area and has been introduced to LUC. LUC may take action on it at their next meeting and send their minutes, which would occur in time for the ZBEA meeting.

**Motion:**

GBOS moves to take no action on this item.

Motion by ME/JW

Assent vote

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

## **Presentations (10 Min) and Reports (5 Min):**

### 1. Legislative Report – Sen. Cathy Giessel:

Cathy Giessel has forwarded a letter from DOT/State Airports regarding concerns about Girdwood Airport development. Letter will be added to the meeting packet. Public inquires about disagreement between city and state legal departments regarding following municipal land use code in development of State land.

Giessel will serve as majority leader; she continues to work on pharmaceuticals concerns as well as chairing the Resources Committee and involvement with State Security and Defense.

### Assembly members – Z. Johnson:

Assembly passed the 2025 budget, AO expanding parking for people with disabilities, Port of Anchorage Tariff to support port improvements. Assembly will meet soon to reorganize the executive branch and to review a contract for a non-congregate shelter.

December they will hear more about the Project Anchorage proposal. This topic is likely to span several meetings before going to a vote on putting the sales tax on the ballot this spring.

Dec 17 the Assembly will hold hearing on the Girdwood Comprehensive Plan. Work Session was held last week.

### Anchorage School Board Liaison – Carl Jacobs:

ASD is working on evaluating education outcomes and goals, Right Sizing project to assess what changes to address enrollment and shifting community needs. Teacher shortage remains a concern. ISER research has shown that ASD pay is below the national average. Article on the study with links is available here:

<https://alaskapublic.org/2023/12/08/alaskas-education-spending-lags-behind-national-average-when-costs-are-factored-in-economists-say/>

HLBAC Report – Tim Charnon: No report.

### 2. Supervisor Reports

ME: Three Girdwood projects were proposed amendments to the MOA budget:

Timberline Paving project – to be put forward as a bond proposal in the spring election

EMS funding increase – postponed to 1Q Revisions

Capital Request for Little Bears Construction – postponed to 1Q Revisions

### 3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community

MOA Cemetery Advisory Board (Tommy O'Malley) met recently with Real Estate Director Briggs and Parks Director Braniff. City no longer has space for burials and is looking for ways to open space, including in Girdwood. There are several steps to this process, but there is effort to have a small project area available for clearing in Summer 2025. Thank you to Zack Johnson for participating in these meetings.

PSAC (O'Malley): held several community events. Tommy O'Malley is resigning from Cemetery Committee.

GHEC (Brett Wilbanks): Submitted EPA Grant application, anticipate decision in July 2025. Grant proposal will be more specifically discussed at GHEC meeting Dec 2 at 6PM.

### 4. Status of Proposed Girdwood Developments:

Document will be updated:

Enstar has received appeals to Section Line Easement proposal.

Add New Airport development item

Separate report will be produced on the bed tax/municipal taxes received from GVSA item.

### 5. Service Provider Reports (5 mins each)

Fire – Chief Weston: see written report

Police – Chief Achee: see written report. WPD will increase patrols on Alyeska Highway and at Hightower/Alyeska Highway Crosswalk as discussed at PSAC.

Roads/Parks & Rec – Kyle Kelley: See written report.

5k is groomed and in great shape. Other trails that are ready for use are Winner Creek, Lower INHT and Beaver Pond.

Moose Meadows and other wetlands do not have the snow coverage required yet for grooming and are not open for use.

**PUBLIC COMMENT:**

**Girdwood Comprehensive Plan** (Edgington, as Imagine!Girdwood Chair). Hearing is scheduled for Dec 17. Imagine Girdwood plans to meet Dec 4 to review. Public is encouraged to attend, information is available at Imagine!Girdwood website: [imaginegirdwood.org](http://imaginegirdwood.org)

**OLD BUSINESS:**

6. Girdwood Housing Implementation Plan – Discussion and recommendations from GHEC (Supvs.Edgington/Wingard)  
This project needs to wait until the Girdwood Comprehensive Plan has been passed. It is noted that GHEC has voted against funding of a contractor to produce a housing implementation plan and has passed a plan for creation of one produced locally.

Motion:

GBOS moves to postpone this topic to January 2025 or until GCP has passed.

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

Motion carries by Assent vote

7. **Agenda Item LUC 2406-04:** Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Tuttle/Supv. Wingard)  
Information from the MOA GBOS meeting in October was that HLB finds that such a study is not required by code. This position has been supported by MOA legal opinion in the past.

Motion:

GBOS moves to postpone this item indefinitely.

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

Motion carries by Assent vote

Land use chair will share this with LUC as it remains a standing topic at that committee.

8. **Agenda Item LUC 2410-04:** Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Creek.(Tuttle/Wingard)

MOA GBOS meeting recommendation was for GBOS to discuss with the MOA Watershed Dept after the Girdwood Comprehensive Plan is adopted.

Motion:

GBOS moves to postpone this topic to January 2025 or until GCP has passed.

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

Motion carries by Assent vote

9. **Agenda Item LUC 2410-05:** Request for LUC recommendation for GBOS Resolution of Support for extension of water mains to Old Girdwood and Mine Roads to be added to AWWU project list.(Edgington)  
Item was introduced at LUC in November.

Motion:

GBOS moves to postpone this topic to December.

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

Motion carries by Assent

10. Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Tuttle/Supv. Wingard)  
Memo from HLB has now been received and added to the meeting packet in today's revision.  
Suggestions from HLB are that Service Area could request courtesy assessment of the levee by the Army Corps of Engineers. HLB states that as landowner they may require a permit to continue use of the HLB land as the right of way used by property owners to access private land. This would make the GVSA responsible for maintenance of the surface of that right of way.

GBOS wants to review the memo and bring back the separate items of Army Corps of Engineers Assessment and the Right of Way/HLB permit in future meetings.

11. Review and discuss GBOS Rules and Procedures edits (All GBOS) Work session Dec 10 3PM
12. Review letter requesting Chugach Electric underground power lines in town square (Twiname/Supv Edgington)  
BB discloses that he has interest in one of the impacted properties and requests is recused from action on this item.  
ME discusses that there are two issues related to the power lines in Town Square:  
Undergrounding of power lines generally on Hightower

Existing above-ground powerlines encroach into the easement.

ME is researching how many properties are affected by this encroachment. ME will continue to work on this and will provide a letter once more is known.

13. **Agenda Item LUC 2407-04:** GBOS action on Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington) ME is scheduling a meeting with the Director of Planning, Melissa Babb, likely in early January. JW requests to be included in the meeting, as well as representatives of GHEC.

On a related topic, the Assembly passed an ordinance recently requiring reporting on room tax received by zip code. Record keeping on this begins in January, and a report is due quarterly. First report is expected in April.

14. **Agenda Item LUC 2408-04:** GBOS Resolution on proposed 3% Municipal Sales Tax (Brice Wilbanks/Supv. Wingard) No action on this item as the specific proposal is still in formation and action by Assembly to put it on the Spring ballot has not yet taken place. Item deferred to December.

#### **Ky Holland addresses the group at this time:**

Ky Holland elected to State House in November election. Legislature is organizing now and he will be co-chairing the Energy Committee. He's interested in GVSA's Legislative and Capital Improvement Project priorities.

#### **NEW BUSINESS:**

15. GVSA Master Planning for Girdwood Parks (Kyle Kelley, Supv. Burnett)  
See meeting packet for draft RFP. Park planning is lacking currently and would be helpful in guiding community priorities for established parks and greenbelts.
16. **Agenda Item LUC 2411-06:** Request for LUC recommendation for GBOS Resolution of Support for 10-year community council boundary change to merge Portage Valley CC into Turnagain Arm CC [Planning Application Status - CityView Portal](#) (Supv. Edgington)  
3 areas that are of interest to Girdwood in the proposed boundary discussions:  
No change recommended to Girdwood Community Council Boundary  
Adjustment of tideland boundaries in Turnagain Arm. It is unclear what impact this has.  
Portage Valley is recommended to be merged with Turnagain Arm Community Council. Existing Portage CC has not met in years.
17. PSAC and **Agenda item LUC 2411-07:** PSAC recommendation for GBOS Resolution of Support for traffic calming and speed reduction on Alyeska Highway (Patty Wilbanks/Supv Okonek)  
See meeting packet for draft resolution.
18. **Agenda Item LUC 2411-08:** Project Anchorage – Girdwood Arts and Recreation Project (Krystal Hoke/Supv. Wingard)  
Presentation made at GBOS committees over the next month. Collecting ideas and information.
19. Announcement of vacancy of PSAC Seat D, term ending Spring 2026.  
Vacancy will be posted 11/26 – 12/10. GBOS will receive applicant information in time to review and consider appointment at their next meeting.
20. Capital Projects List for GVSA (Kelley/Edgington)  
A prioritized list exists from GVSA budget meetings. GBOS can determine what projects to recommend at their December meeting.

#### **REPORTS:**

21. Reports (see packet)  
Supervisor reports

#### **Action Item Updates as assigned:**

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

**Request for GBOS/GFR Joint meeting (1 held of 2 required in 2024):**

**Request for Executive Session:**

**Other:**

**Adjourn 9:15**