

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

October 18, 2021 GBOS Regular Meeting Minutes Final 7:00 p.m. via Microsoft Teams

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 Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW), Amanda Sassi (AS)
Guy Wade is excused

Disclosures:

Briana Sullivan is supporter of Bikewood (#6) No substantial conflict determined

Mike Edgington is also a supporter of Bikewood (#6) and occasionally works for Z Architects (#10, #11). No substantial conflict determined.

Amanda Sassi is former volunteer with Girdwood Fire Dept (#5). No substantial conflict.

Prior to discussion of liquor licenses, Amanda also discloses that she works for Alyeska Resort. Group votes (3-0) on nature of this conflict finding it to be substantial enough to require her abstention from the discussion and vote on license renewals.

Agenda Revisions and Approval

October 18 2021 meeting agenda approved

ME/JW 4-0

Amended topic # 12 to make this topic generally supporting community garden grants

ME/JW 4-0

September 20 2021 GBOS Regular meeting minutes approved

ME/JW 4-0

Introductions, Presentations and Reports:

1. Legislative Report

Sen. Roger Holland – No report

Rep. James Kaufman, staff Matthew Harvey provides update. Working with Legislative Legal Dept to understand the Economic Development Tax exemptions mismatch of state law and municipal code that Mike Edgington has brought forward. IT would be good to get this to the legislature in January to address.

Currently in Special Session #4, with the following items to be addressed: supplemental permanent fund dividend; revision of PFD formula consideration; appropriation limits; new revenue sources.

Rep Kaufman website: [Representative James Kaufman - House District 28 - Alaska \(akreprekkaufman.com\)](http://Representative.James.Kaufman-House.District.28-Alaska.akreprekkaufman.com)

To contact Rep Kaufman and his staff: Representative.James.Kaufman@akleg.gov

Assembly members J. Weddleton, S. LaFrance: John Weddleton reports that Assembly is working on 2022 budget currently, encourages public to review and provide input. Townhall on WED 6PM at the Wilda Marston Theater regarding homelessness. Mask Emergency Ordinance passed by Assembly after Mayor vetoed it originally. This expires after 60 days. Original Mask Ordinance is still on the table. There has been a lot of testimony on this in person and via email/comment form to the assembly.

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

Anchorage School Board Liaison Kelly Lessons: comprehensive report included in the packet. First Quarter is ending with parent teacher conferences the end of the week and end of quarter on FRI.

2. Supervisor Reports: all included in written packet, minutes are available online.
3. Service Provider Reports (5 mins)
 - Fire – Chief Weston: comprehensive written report in the packet. Funding for extrication equipment is a concern that needs to be addressed with the MOA soon.
 - Police – Chief Achee: No report.
 - Roads/Parks & Rec – Kyle Kelley: Western Construction billing for Arlberg paving project appears in the October budget figures in the written report. This leaves \$130,000 for end of year plowing, etc. If we need more, the capital contribution to Roads from 2021 has not yet been moved to the capital account, so there are funds available.

PUBLIC COMMENT:

Julie Raymond-Yakoubian: Commissioner on the Anchorage Historic Preservation Commission. Girdwood Historic Survey Project is nearly complete. Project handled by contractor, True North. Two components are the architectural and archeological surveys. Architectural report found 127 structures over 50 years old in Girdwood. Report is complete and digital version is available by request to Kristine Bunnell: Kristine.bunnell@anchorageak.gov Report on archeological survey will be available once report is complete.

Marco Zaccaro: Bears are still out, take care of your trash.

Jerry Fox: Health Department providing Flu and COVID vaccines on FRI Oct 29 from 2-4 at the Girdwood Community Center and 5:30-7:30 at the Girdwood k-8 School.

Briana Sullivan: October is Domestic Violence Awareness month. Violence Against Women Act reauthorization has been passed by House and Senate is now working on negotiating bipartisan reauthorization bill. Public is encouraged to email Senators Murkowski and Sullivan to encourage support reauthorization of this act. Visit ncadv.org for more information. Oct 20 has been selected as a day of action to tell the Senate to introduce and pass such a bill.

OLD BUSINESS:

4. Discuss Economic development tax exemptions under service area boards (Mike Edgington) Mike Edgington has brought this concern to Rep. Kaufman’s office. Mismatch in state law and municipal code that needs to be resolved. Legislative Legal Department has been asked to review the issue.
5. Girdwood Fire Dept request for \$20,000 for purchase of a snow machine to assist in winter backcountry rescue efforts (Chief Michelle Weston). Snow machine was totaled last year during a call on Winner Creek Trail. Finding a replacement has been difficult due to supply chain shortages, however 2 machines were found that meet the requirements for Fire Dept and for Nordic Ski Club grooming. Fire Dept requests funds from their 406 Capital Account to make this purchase. 3 quotes were requested, 2 received, 1 response was that none are available.

Motion: Girdwood Board of Supervisors moves to approve \$20,000 for purchase of snow machine for the Girdwood Fire Dept from the Girdwood Fire Dept 406 account.

Motion by Mike Edgington, 2nd by Amanda Sassi

4 in favor, 0 opposed in roll call vote.

Motion carries

6. GTC and **Agenda Item LUC 2009-06**: Discuss and vote on GBOS Resolution of Support of proposed for Girdwood Bike Park master plan to submit with construction grants applications in the upcoming year. This item was discussed in 2019 with non-objection by GTC and support of Land Use Committee. This year it has support from both entities. Bike Park needs to apply for grants prior to Girdwood Trails Master Plan receiving full approval, and needs to show support for their projects in the grant applications. If Master plan is not approved, Bikewood will pursue approval of just the Mountain Bike Master plan through the same process.

Motion: Briana Sullivan reads draft resolution 2021-20 into the record.

Girdwood Board of Supervisors moves to approve Resolution 2021-20.

Motion by Briana Sullivan, 2nd by Amanda Sassi

Motion to amend: Mike Edgington suggests change to the Therefore statement to include: “...or any construction of specific trails” at the end.

Motion by Mike Edgington, 2nd by Jennifer Wingard

4 in favor, 0 opposed by roll call vote

Amendment passes

Amended Resolution with additional language

4 in favor, 0 opposed by roll call vote

Motion for Resolution passes

- 7. Confirm agenda topics for MOA GBOS Quarterly meeting scheduled for MON October 25 at 4PM in the Girdwood Community Room.

Group removes Economic Development Tax Exemption item, adds HLB items – industrial park, Holtan Hills (now called Girdwood Residential 2021), and Cemetery & bonding. Draft will be sent to co-chairs to review and then meeting will be re-posted.

Item regarding 5% alcohol tax and how resources intended to be offered are to be delivered in Girdwood is on this agenda. Tommy O'Malley states that PSAC is researching information on the cost of sending police and fire dept members to training. Local organizations are providing resources for homelessness and could provide behavioral health support in Girdwood with additional funding. Girdwood Chapel already takes care of food pantry and assists domestic violence victims. Girdwood Clinic is building with space for behavioral health counseling.

Michelle Weston states that there were separate services to be run by APD and AFD. Both focused on providing training for officers. Crisis Response Team is APD; CORE Team is housed at Government Hill and when fully staffed would expand reach throughout muni area. John Weddleton adds that contract based on Request for Proposal (RFP) for behavioral health would be mechanism for that service delivery.

Concern is that Areawide funds are received for these services, however Girdwood is not within the Anchorage Police Service Area. If services are moved to be under APD, Girdwood will not receive them. Regardless, it is important that Girdwood be represented in the discussions of all services to be made available to those who need them so that our population is included in access. Tommy O'Malley requests that GBOS take on this issue as a priority item in their discussions with the MOA. Tommy has concerns that the tax reporting has not been completed as required by code.

John Weddleton states that the alcohol tax distribution is in front of the Assembly currently, feedback on how to use them best is helpful and encouraged.

- 8. **Agenda Item LUC 2109-05:** Notice of Liquor license renewals in 2022. Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022.

Group determines that Amanda Sassi will abstain from this discussion and vote, see disclosures.

No complaints/issues regarding liquor licenses have been reported.

5466	Bore Tide Deli		
287	Crow Creek Mercantile	3445	Hotel Alyeska
996	La Bodega	3446	Seven Glaciers Lounge
1632	Jack Sprat	3447	Sitzmark Bar & Grill
3263	Chair 5 Restaurant	5498	Girdwood Picnic Club

Motion to approve Letter of Non Objection as written for Liquor License Renewals 2022 for the following:

Motion by Mike Edgington, 2nd by Jennifer Wingard

3 in favor, 0 opposed, 1 abstaining via roll call vote

Motion carries.

- 9. Request for \$60,088 from the GVSA Roads Capital Account to complete engineering, design, permitting and construction support by HDR of fish passages rebuilt at Alyeska Creek at Mt. Hood Dr and Davos Rd, and Moose Creek at Lake Tahoe Rd. Construction in summer 2022. (Kyle Kelley)

Topic has been discussed over the last several years, and this is the final area of old culverts, which are failing and need to be replaced. Encumbrance includes permitting and project management, which may be achieved through Kyle at a savings to the service area.

Motion:

GBOS moves to encumber \$60,088 from the GVSA Roads Capital account to complete engineering, design, permitting and construction support by HDR of fish passages to be rebuilt at Alyeska Creek on Mt. Hood Dr. and Davos Rd and at Moose Creek at Lake Tahoe Rd.

Motion by Mike Edgington, 2nd by Jennifer Wingard

4 in favor, 0 opposed in roll call vote

Motion carries

NEW BUSINESS:

10. **Agenda Item LUC 2110-04:** Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Marco Zaccaro, presenting).

Updated meeting packet has majority of the presentation. Plan is for 10 condo units in 2 buildings along the California Creek side of the lot. Corner near the post office will have commercial building that holds distillery, coffee shop and sandwich shop, with upstairs space for events. Ellis Family has acquired the property from the Demains and plan to build a mixed use project that will benefit the community through additional housing, meeting and social space.

Development Master Plan will deviate from existing code requirements as long as the project meets or exceeds the existing standards/code. 3 areas that will differ from code in the GC8 zoning area are: horizontal rather than vertical mixed use; deeper overhangs of roof, which will protect sidewalks/pedestrians; shallower roof pitch, which is also safer for pedestrians than steep pitch.

This item will be sent to the MOA for review, and will return to LUC and GBOS once that review is complete and prior to Planning and Zoning hearing. Group plans to begin construction in summer, 2022

Group discusses parking. It is noted that parking at Post Office is now more full because of clinic construction. Staff are likely to park offsite of clinic after construction is complete as well. No direct crosswalk is currently in place from this lot to the bike path. Bike path is across the street, access currently is either at the Post Office or Creekside. Question if Post Office can accommodate need for more PO Boxes related to various proposed housing developments.

11. **Agenda Item LUC 2110-05:** Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting)
- Updated meeting packet has most of the presentation. Plan is for 56 units on 3 floor development, mostly 1 bedroom and studio apartment style living in similar footprint as existing Alyeska Employee housing, which is more dormitory style. Surplus of parking already, no need to provide more. Square footage of secure storage areas exceeds amount needed, although configuration is different that what is outlined in code.
- This project also is working through Development Master Plan. Areas that differ from existing code include appearance, need for kids play space (as demographic is not likely to have kids), and walkways to access existing paths, onsite storage configuration. Project will return to LUC and GBOS for action once MOA review is complete and prior to Planning and Zoning hearing. Group plans to begin construction in summer 2022.

Motion:

GBOS moves to extend meeting to 10:30PM.

Motion by Mike Edgington, 2nd by Jennifer Wingard

4-0 motion carries

12. **Agenda Item LUC 2110-06:** Girdwood Community Land Trust request for GBOS Resolution of Support for Grant Applications related to community gardens by Girdwood Community Land Trust (GLCT, Krystal Hoke)
- GCLT originally was working on RurAL CAP grant with imminent deadline, however that grant is not available for Girdwood projects. Now seeking a more general Resolution of Support to include with grant applications related to community gardens.
13. **Agenda Item LUC 2110-08:** HLB request for GBOS Resolution of Support for Rezone of approximately 6.6 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38). James Winegarner, Acting MOA Real Estate/HLB Director, presenting.
- Rezone request is for the acreage to be removed from Girdwood Institutions and Parks (GIP) and rezoned as GR3, which allows for single family homes. Plan is for this area to provide for Girdwood residential housing. School enrollment is at 76% of capacity, ASD has no plans to expand Girdwood School in the foreseeable future, or to add a high school within Girdwood.

Concerns expressed are:

Proximity of the proposed development to the Athabaskan Trail and Iditarod Trail. The Athabaskan Trail is within school property. Although not removed by the development, the Athabaskan trail could be impacted by nearby development. A buffer is requested to maintain the character of the trail.

Difficult to consider this comprehensively without knowledge of the other plans that are being considered for the HLB parcels currently under negotiation.

November meeting is likely to include comprehensive discussion of plans for the other parcels currently being negotiated with HLB. This is still under negotiation.

Discussion of how much GIP land that is usable is within the Girdwood Valley, as most GIP land is undesirable due to flooding and wetlands. There may be other community based projects that require GIP land in the future.

Request a map to show all GIP land with overlay to show which pieces of land are desirable for building.

14. Proposed change to GBOS Rules and Procedures to allow virtual, hybrid or in-person meetings, regardless of public health emergency status. (Jennifer Wingard)
Jennifer Wingard presents language changes to the GBOS Rules and Procedures to initiate the conversation of changes that would allow for the community to determine how to meet, without needing a public health emergency to hold virtual or hybrid meetings. Draft language is highlighted in the document included in the meeting packet.
Jennifer and Mike Edgington to work on revising proposed language and make a formal presentation of their recommendation.
15. Request for GBOS Resolution of Support for an application for the EPA Recreation Economy for Rural Communities (RERC) planning assistance, deadline Nov 22, 2021. (Margaret Tyler)
Margaret plans to attend webinar Oct 27 on this grant project to see if it is a good fit for park planning for Girdwood. Others may sign up for the webinar to understand the program better: To learn more about the program, to register for the informational webinar, and to apply, visit: <https://www.epa.gov/smartgrowth/recreation-economy-rural-communities>

REPORTS:

16. Committee & Subcommittee Reports (see packet)
 - PSAC Report
 - Girdwood Trails Committee Report
 - LUC Report
 - Housing Working Group Report
17. Other 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 held of 2 required in 2021): Under consideration for Dec 20 6PM

Request for GBOS/GFR Joint meeting (2 held of 2 required in 2021):

Request for Executive Session:

Other:

Adjourn 10:23PM