

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*

**January 30, 2024
GBOS Special Meeting
RE: HLB 1 and 5 year draft plans
Minutes Draft
3 p.m. Hybrid meeting via Teams**

This meeting is taking place via Microsoft Teams and in-person in 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 by Jennifer Wingard, GBOS Co-Chair; Chair switched to Briana Sullivan approx. 3:30 when Briana arrives to attend in person and EV discussion is concluded.

Roll Call: Attending are Jennifer Wingard, Briana Sullivan, Amanda Sassi, Mike Edgington (3:10)

Disclosures: None

Agenda Revisions and Approval

GBOS 1.30.24 Special Meeting Agenda Approved ME/AS Assent vote

Announcements:

- Foraker Group Board Training is TUE Feb 27 at 6PM in the Girdwood Community Room. All are welcome.
- GBOS LUC Joint meeting is Feb 7 at 7PM in the Girdwood Community Room.

Agenda:

1. Review HLB 1 and 5 year draft plans and provide input by Feb 9.

Consider and provide input on: Electric Vehicle Charging Station in Park and Ride:

HLB requests input from GBOS regarding this project. Impact will be to remove/replace some curb/landscaping to allow for pull-through charging area. Chugach Electric says the electrical component works. From a maintenance and operation perspective, GVSA is responsible for clearing the pavement and does not have ability to take on clearing the charging units.

Motion:

GBOS supports Electric Vehicle charging station in the Park and Ride lot as presented, subject to agreement that plants added to screen of the area are native to Girdwood.

Motion by Mike Edgington, 2nd by Amanda Sassi

Motion carries 4-0 by roll call vote

Briana Sullivan assumes the chair.

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

GBOS page comments:

Pg 6: RE: Last paragraph of History of HLB

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

GBOS considers request to have this amended to add that Girdwood requests more representation on the HLBAC. This is an item in code, which must be changed via Assembly or Mayor and is not an HLB item. Item will not be included in comments on the plan.

Pg 8: RE last paragraph:

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patents. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

GBOS: Request that HLB clarify in the last paragraph if they are in agreement with the State of Alaska determination that decision documents are equivalent to patent and considered equitable title.

Pg. 15: 6-075F (Girdwood Industrial Park):

HLB Parcel 6-057F – Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
3. Disposal with platting of Phase II only and improvements completed by the MOA; or
4. Disposal with platting of Phases II and III with improvements completed by the MOA.

GBOS: Add 5th option, that disposals considered under Options 2, 3 and 4 are considered with the land transferred to the Girdwood Valley Service Area for management.

Pg 15: HLB Parcel 6-011, 6-016, 6-017:

HLB Parcel 6-011, 6-016, 6-017 – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the improvements to the INHT have been placed on hold. A new trail easement may be required to develop the INHT north of Alyeska Highway through the properties identified as Holtan Hills and up valley.

GBOS: Remove this paragraph. Trails plan adoption is imminent and trail work should be able to begin without delay on established alignment.

Pg 15: HLB Parcel 6-076

HLB Parcel 6-076 – Girdwood Community Land Trust has submitted an application requesting a short-term land use permit for site development work and a long-term ground lease request. A Letter of Intent was executed to allow due diligence to move forward. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.

GBOS: To allow for change with the adoption of the Girdwood Comprehensive Plan: Edit last line to say: Development of the site consistent with the adopted plans.

Pg 16: HLB Parcel 6-018 (Cemetery parcel)

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as they formulate a cemetery design.

GBOS: Pending outcome of bond effort for Cemetery construction, parcel to be withdrawn and transferred to Girdwood Parks and Rec for management.

Pg 19 and throughout document:

Girdwood Area Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Area Plan (GAP), an element of the Municipality of Anchorage's Comprehensive Plan. HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

GBOS: Here and throughout document language of: Girdwood Area Plan Update, Girdwood Area Plan, and GAP to be replaced with Girdwood Comprehensive Plan.

Pg 22: Parcel 6-075:

HLB Parcels 6-075 – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.

GBOS: Thank you.

Consider parcel requests for 1 and 5 year plans from GHEC:

Parcel #	Known as	Action requested
Parcel 6-076	So Townsite	Already included in 1 year plan draft for transfer, no change
Parcel 6-039	land accessed off of Ruane	Add to 1 year plan to subdivide and transfer to GVSA or non-profit
Parcel 6-016	6.5 acres not in HH use zoned GIP	Add to 1 year plan to subdivide with Holtan Hills subdivision action. Add to 5 year plan if not able to handle through Holtan Hills subdivision
Parcel 6-134	So Townsite (Area discussed for RV camp)	Not discussed specifically as this meeting (pending feasibility study)
Parcel 6-013	2 acre across from Moose Meadow	Add to 1 year plan for wetland delineation Add to 5 year plan for transfer to GVSA or non-profit

Other Parcels:

Parcel 6-029	land behind existing commercial area off Hightower	Do not add to 1 or 5 year plans
Parcel 6-022	Park and Ride	Support HLB work on EV charging station No plan to transfer land to GVSA.

It is noted that GHEC resolution wrongly states that GBOS has also resolved these items. Recommendation of GHEC has been received by GBOS but no action has been taken.

Mike Edgington and Jennifer Wingard will work on letter to HLB with the input from GBOS.

Public Comment:

Non-resident tax information was provided to GBOS from Municipal Manager after the joint meeting Jan 22 2024. This item will be added to the GBOS agenda in February.

Staff has conflict for March 18 GBOS regular meeting, consider moving to March 25.

Adjourn 5PM