

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

April 15, 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 7:01 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: attending are Briana Sullivan (BS); Jennifer Wingard (JW); Guy Wade (GW); Amanda Sassi (AS); Mike Edgington (ME) arrives 7:10
Jennifer Wingard departs at 9:15 and rejoins via telephone for the rest of the meeting.

Disclosures

Mike Edgington and Amanda Sassi disclose that they are on the board for Imagine!Girdwood, Item #12. No voting is anticipated on this topic, disclosure is noted.

Agenda Revisions and Approval

April 15 meeting agenda approval with amendment	JW/GW	Assent vote
Addition of New Business Item #19 re Parliamentary Procedure Training	JW/GW	Assent vote
March 25 meeting minutes approval	JW/GW	Assent vote
April 10 GBOS Special Meeting minutes approval		postponed to May meeting

Announcements:

- MOA GBOS Quarterly meeting April 29 at 4PM
- GBOS LUC Joint meeting RE: Girdwood Comprehensive Plan April 29 at 7PM
- GBOS GHEC Joint meeting RE: GVSA Housing Goals and STRS May 13 at 4PM

Introductions, Presentations and Reports:

1. Presentation: Enstar (Sterling Lopez). See update in meeting packet for Enstar Project. No presentation at this meeting, presentation will occur once permitting is complete.

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

2. Legislative Report – Sen. Cathy Giessel:
Capital Budget includes \$500,000 for Girdwood Workforce Child Care project (Little Bears building) and \$180,000 for AK Long Trail/Middle Iditarod Trail. These items will not be conferenced with House.
Final approval is subject to Governor, who has line item veto power.
Operating Budget from Senate is balanced. House version has \$1B unfunded. Effort on this is ongoing.
US Dept of Education has levied \$29M fine on State of Alaska Education based on lack of adherence to Equity requirements. State Education Committee is working with Dept of Education on this. Anchorage School District would be owed \$6M.
Base student allocation rate has not been resolved since Governor veto. Broadband item has passed. Senate has passed a BSA of \$680 per student increase. House has not yet passed an amount. Alaska Districts say that over \$1,000 per student increase is needed to keep up with inflation.

Mayor's Office: no report

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

Anchorage School Board Liaison – Margo Bellamy: no report, check link on ASD page.

HLBAC Girdwood Representative Report – Tim Channon: See meeting packet

3. Supervisor Upcoming Items
Sullivan: Chugach Electric responded to concerns about eagle nests in areas of line replacement and are taking necessary steps to avoid nesting birds.

Edgington: Presentation to Budget Advisory Commission has occurred. There is interest by the Commission in discussing further, so this is ongoing.

Following budgets and proposed mill rates now that First Quarter Revisions are being incorporated.

Property Tax Exemption for volunteer fire fighters is to be heard by Assembly on TUE. GBOS adds item at the end of the agenda to assign member to speak on this.

4. Committee updates to GBOS:
GHEC items are #13 and #10 on the agenda
Assembly vote on HLB 1 and 5 year plans expected in April.
5. Status of Proposed Girdwood Developments: see meeting packet for updated chart.
Items that have been updated are:
Holtan Hills project contractor has not yet been filled.
Alyeska Village plan has been submitted to planning but is not yet available to public. It should be released shortly.
Enstar Gas line permit not yet issued. Enstar will come to GBOS once it has been issued.
Lodge at the airport has received land lease with provisions including traffic study and NEPA. Airport leasing manager was invited to attend GBOS but was unavailable. DOT requests questions to be submitted.
6. Service Provider Reports (5 mins each)
Fire – Chief Weston: Higher than usual call volume has settled down to more typical levels in April. Fire Fighter 1 training is occurring now. Chief attended Tsunami Workshop in Seward. NOAA Tsunami program funding is to sunset in 2025. This program has achieved the mapping, information campaign and is valuable to the communities. Letter writing campaign will start soon to lobby for continuation of the program.
Police – Chief Achee: March had 236 calls for service. Also attended Tsunami workshop. WPD is preparing for summer activities and is hiring and onboarding a new officer.
Roads/Parks & Rec – Kyle Kelley: see report in the meeting packet. Thanks to trails groomers for their work all winter. Thanks to Paul Crews, who has been working with volunteers and staff to haul materials in and build bridges on Middle Iditarod and Beaver Pond Trails. Service area has secured \$250,000 from Rasmuson Foundation grant for the bridge to replace the hand tram. Thank you Chris von Imhof for advocating for this. Davos Fish Passage project is out to bid. Ruane project to replace the current culverts. Staff has applied for \$1.6M that is with the EPA for this project. Service Area will match the required 20%.

PUBLIC COMMENT:

Linda Mankoff: Girdwood Clinic special programs: Variety of resources for senior population & mobile mammography coming to Girdwood April 24.

Brooks Chandler: Disappointed at dynamic between GBOS and GHEC; urges the members of these two committees to maintain focus to solve problems.

OLD BUSINESS:

7. Review GBOS and LUC discussions/votes on Temporary Workforce Housing on Commercial land proposal and procedure to resolve.

GBOS action did not include the performance bond and added sanitation. Citing requirement to resolve disagreement between bodies with no time constraint, GBOS can either write a letter to LUC explaining the reason for not following their recommendation completely or can re-vote on the original motion. Items of disagreement between GBOS and LUC are relatively small. Public member states that sanitation is still a good requirement to have, perhaps it is already required in code elsewhere. Power generation is also a concern. Cost of performance bond is not known. Once drafted, the item will come back to LUC and GBOS for review.

Motion:

GBOS moves to revert to the original motion presented at the April GBOS meeting:

GBOS moves to support the Workforce Housing Proposal criteria, including a performance bond, and to have a formal draft AO produced by MOA Legislative Services for Assembly review and process.

Motion by ME, 2nd GW

Motion carries 5-0 in roll call vote.

8. Girdwood-specific STR regulations – Discuss possibilities with GVSA powers (Edgington)

Item will be discussed in Joint meeting with GHEC May 13. Topic is postponed to that meeting.

9. Public Safety Advisory Committee structure & possible appointment of 2 new members to PSAC.

Tommy O'Malley has requested that this item return in June, when he can participate in the discussion. In the meantime, GHEC will take over the first MON of each month for their meetings in May and June. Amanda Tuttle suggests that levee concerns would fit under public safety.

Motion:

GBOS moves to table this topic until the June GBOS regular meeting

Motion by ME/2nd AS

Motion carries by Assent vote

10. GVSA Housing Goals (GBOS GHEC joint meeting 5/13/24)

Item will be discussed in Joint meeting with GHEC May 13.

Motion:

GBOS Moves to postpone this topic to the GBOS GHEC Joint meeting on May 13.

Motion by ME/2nd JW

Motion carries by Assent vote

11. GHEC recommendation for GBOS request for municipal bed tax compensation. (Edgington/Wingard)

15% of the bed tax is received through Short Term Rentals (STRs). This is \$6.5M and is growing by 33% per year.

Meeting with budget advisory commission found interest on the commission to understand more and potential interest in using funds to mitigate impact of STR in areas with high saturation of them, such as Girdwood. There will be additional review of this and discussions about this throughout the municipal budget process.

12. **Agenda Item LUC 2403-04:** Update on Imagine! Girdwood request for GBOS Resolution of Support for the Girdwood Comprehensive Plan (Imagine!Girdwood) imaginegirdwood.org - [Public Review Draft](#)

Mike Edgington and Amanda Sassi have requested recusal on this, however no action is anticipated on this topic at this meeting.

Meeting packet includes timeline for next steps: revised draft to be released on April 24, GBOS LUC meeting is April 29. Following that, there will be a staff packet and a comment period.

13. **Agenda Item LUC 2403-05:** LUC recommendation that GBOS and GHEC find the best path forward to put a "P" under Dwelling-Mixed Use in gC-2 zoned land east of Main Street and change language contrary to this use in the intent section of T21C9.

Two methods to implement this are through planning or request it through the Assembly. Some caution is warranted in order not to overextend the intended scope of the change, to accidentally include the Girdwood Station Mall. Care also must be taken that the change meets the intended use as Dwelling Mixed Use may be defined in multiple places in code.

Discussion of the method for handling this through pre-application meeting, draft ordinance, and then submission to Planning.

Motion:

GBOS moves to take this code change to Planning by creating a petition in the form of an ordinance to the Planning Director.

Motion by JW, 2nd GW.

Motion carries 5-0 by roll call vote

Jennifer Wingard and Mike Edgington to collaborate on this. Staff will assist in connecting them with Planning for pre-application meeting.

14. **Agenda Item LUC 2402-04:** Discuss conversion of Accessory Dwelling Units rental to Long Term Rental by Policy (Wilbanks)

Motion:

GBOS Moves to postpone this topic to the GBOS GHEC Joint meeting on May 13.

Motion by ME/2nd GW

Motion carries by Assent vote

GBOS takes a 5 min break, returning at 8:40

15. Request for GBOS Support for a 7-day traffic study on Arlberg Rd and Timberline Road by MOA Traffic Dept in summer 2024. Group reviews resolution 2022-21 as a model for this resolution.

Motion:

GBOS Moves to approve a resolution based on Resolution 2022-21 as discussed for 2024 purposes.

Motion by ME/2nd JW

Motion carries 5-0 in roll call vote.

Guy Wade will review and sign the resolution as Amanda Sassi is not available.

16. Set agenda for MOA GBOS Quarterly Meeting April 29 4PM in Girdwood
Group added Holtan Hills update, Airport Land Use Permit and levee.

17. Discuss Levees in Girdwood: California Creek Levee protecting Town Center and Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood

Railroad trestle was built in 1925, levee added after 1964 earthquake. Few documents and records are readily available although Amanda Tuttle is researching and finding items. Levee protecting Old Girdwood is generally on HLB land, although shared with DOT at Seward Highway and AK RR. High concentration of housing in the area, as well as all utilities: power, water, wastewater, gas lines and communications. Concern due to channelization of the creek, constriction at the trestle and confluence with California Creek at the trestle.

Levees are typically regulated by the Army Corps of Engineers, they have no records of any review of this levee.

Local hydrology studies are from 1969 and 2007 and need to be updated.

Hydrology meter was on the trestle at one time but is no longer there. Replacing it to understand the creek flow is needed.

Development upstream from the levee cannot begin until impact on the lower river are known.

Group discusses adding this to the Girdwood Capital Improvement list via the MOA. This would expand the prior requests for roads and drainage study. Also it could be added to the Statewide Infrastructure Transportation Plan (STIP) for state distribution of federal funds. Amanda Tuttle plans to meet with state levee expert and show them the levee and her concerns. Kyle requests to join that meeting. Following that meeting, GBOS will be updated and can determine next steps.

18. Parks and Recreation requests: NTE \$TBA for re-sealing and painting the tennis courts
This item is tabled as the courts need to melt out before contractors can view and provide bids.

NEW BUSINESS:

19. Parliamentary Procedure training (Wingard)

Prior training by Foraker was helpful and well attended by non-profits in the area. Training more focused on government will be helpful in guiding GBOS and committees. Alaska Municipal League is able to provide that training, at a cost of \$500 for a 2 hour session.

GBOS can select topics, list from AML is below, GBOS is encouraged to select from this list:

Types of Meetings, Open Meetings Act, Quorum, Agenda, Decorum in Debate, Parliamentary Procedure, Voting, Tips for a Successful Meeting

GBOS Adds: help with committee structure.

Mike Edgington to connect with Jamie Heinz, Municipal Clerk.

REPORTS:

20. Reports (see packet)
Supervisor reports
APL Gerrish Library Report
Girdwood Service Area Report
Imagine!Girdwood

Action Item Updates as assigned:

Assign member to attend Assembly meeting on behalf of GBOS to testify on Volunteer Fire Dept tax exemption on TUE April 23.

Motion:

GBOS Moves to have Briana Sullivan represent GBOS at the Anchorage Assembly meeting on April 23 to testify on the proposed Volunteer Firefighter tax exemption.

Motion by GW, 2nd by ME

Motion carries by assent vote

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings completed in 2024, Feb 7; Apr 29 scheduled):

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

Request for Executive Session:

Other: It is noted that this item is on the P&Z meeting agenda for May 20. No request for letter from the petitioner. Z Architects indicated that the timing was poor for packet to be received and comment to be given before May 20. Letter isn't required.

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 9:55PM