

**Municipality
of
Anchorage**



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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*

**October 21 2024
GBOS Regular Meeting
Minutes Draft**

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, 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: Briana Sullivan (BS), Brian Burnett (BB), Mike Edgington (ME), Kellie Okonek (KO), Jennifer Wingard (JW)
Disclosures:

- Re item #10: ME is chair of Imagine! Girdwood and is again recused from action on behalf of GBOS
- Re item #21: BB and BS are GNSC board members. Review of the conflict of interest questions by ME with determination that their conflict is not substantive enough to remove them from participation on this item.
- Re item #7: During the meeting JW states that she may have a conflict as she lives along Timberline/Vail, where this project would occur. Her conflict is determined not to be substantive enough to remove he from participation on this item.

Announcements:
MOA GBOS Quarterly meeting MON Oct 28 4PM (Girdwood-based meeting)

GBOS and Subcommittees are considering shifting meetings to avoid conflicts with Election Day and Veterans Day holidays. Proposal for November meetings are: Nov 4 GHEC, Nov 12 GTC (may cancel), Nov 18 LUC, Nov 19 PSAC, Nov 25 GBOS.

Agenda Revisions and Approval

October 21 GBOS meeting agenda approved ME/BB 5-0 by Roll call
Move items 21 and 22 from New Business to Old Business due to time constraints BB/ME 5-0 Assent

Minutes Approval

September 16 2024 GBOS Regular meeting minutes approval ME/BB for both 4-0 Assent
September 30 2024 GBOS GVSA Non-Profit Grants meeting minutes approval

Consent agenda:

1. **Agenda Item LUC 2409-06**: :LONO for Liquor License renewals 2025. Request for public hearing if needed is required by resolution received by October 15, 2024. Otherwise, Blanket Letter of Non-objection is requested.

LONO is in the meeting packet

Motion

GBOS moves to approve consent agenda items

ME/BB

5-0 Assent

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

1. Welcome New member: Kellie Okonek

Kellie Okonek agrees to take on the role of Police and Roads/Utilities until reassignment after the election.

2. Legislative Report – Sen. Cathy Giessel’s aide Paige states that Giessel is working on a new group addressing energy solutions, among other projects.

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

Anchorage School Board Liaison – Carl Jacobs: Focus is now on Math proficiency in ASD. ASB is working on right sizing plan for the district, which likely involves closure of some elementary schools based on population shift and decline in some neighborhoods.

HLBAC Report – HLBAC meeting October 24 at 1:30PM.

3. Supervisor Reports

ME: Assembly considering resolution at the 10/22 meeting that will encourage capital projects (ie bonding) for Parks and Recreation in Anchorage toward parts of town with high population density. Girdwood already has a difficult time bonding for anything, but this could make bonding even more prohibitive for Girdwood Parks and Rec projects. ME has been appointed to the Budget Advisory Commission. ME has traveled to a conference focused on housing issues of Mountain Towns held in the Lower 48.

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

PSAC: Tommy O’Malley shares photos and information from the Kids and Cops program at the Ice Cream Shop last weekend.

GHEC: Brett Wilbanks provided a progress report on GHEC activities that is included in the meeting packet.

5. Status of Proposed Girdwood Developments. No update. The report from September is unchanged.

6. Service Provider Reports (5 mins each)

Fire – Chief Weston: See meeting packet for report

Police – Chief Achee: See meeting packet for report. YTD Statistics are on the PSAC page.

Roads/Parks & Rec – Kyle Kelley: See meeting packet for report. GVSA has a donor for replacement of the California Creek Bridge behind the ACS/Police station building. Planning to build in 2025. Roads have been graded for winter. Snow clearing equipment is being prepared for the winter. Delay in acquiring the gravel from Chugach Electric project on the Highway. Gravel may be moved to Girdwood later this year if agreement is met. Fish Culvert on Davos will be placed next spring. Culvert at Ruane will likely be replaced in 2026. Finalizing work on the EPA grant to secure these funds.

PUBLIC COMMENT:

Ky Holland: Candidate for State House.

Hayley Johnston: Encourages Girdwood/Turnagain Arm residents serve on the Chugach State Park Advisory Board. Term is 3 years with 2 term limit.

Amanda Tuttle: HLBAC meeting is THU at 1:30.

Brice Wilbanks: uncovered loads of gravel on Alyeska Highway last week created air quality issue. He encourages that the contractor or project manager should be responsible for sweeping the road.

OLD BUSINESS:

7. GVSA capital budget program – Timberline Road Bond (Staff/Supv. Sullivan)

GBOS received a report in the beginning of the year that outlined 3 options for paving part of Timberline Road. The options were based on different build types, from thinner layer of chipseal to full dig-out and build. . The mid-point estimate for paving is for a Concrete Treated Base, which requires less dig-out. The cost estimates ran from \$1.2M-\$2.8M. Traffic study of timberline this summer shows that Timberline receives 1600-1800 unique trips per day, which is fairly close to the volume of Arlberg Road, which is paved. Paving would create narrower lanes for traffic calming and would provide a clearer pedestrian pathway separate from the lanes of traffic.

Paving is required for other types of traffic calming, such as speed bumps and additional signage. Paving of Timberline Road has been added to the State Capital Improvement Project List at \$2.5M. Recommendation from staff is for GBOS to also pursue those funds in a bonding effort in the spring election. The opportunity to vote on it will help determine if majority of Girdwood voters approve of this

project, even if it fails to get a majority of Area-wide voters. This will add confidence to the CIP effort at the state level. Project is too expensive for Girdwood to just save up for as with other capital projects.

Motion:

GBOS moves to pursue \$2.5M bonding effort in the Spring 2025 municipal election.

Motion by ME/2nd BB

Motion carries 5-0 in roll call vote.

8. **GVSA Non-Profit Recreation Grants review and vote on allocations for funding.**(Supvs Sullivan/Burnett)

This topic was discussed at several points in the meeting due to a variety of issues. For clarity, the entirety of the conversation is included below.

Motion:

GBOS moves to approve the following hard funding amounts from the 2025 GVSA Non-Profit Recreation Grants budget:

Four Valleys Community School \$25,000

Glacier Valley Transit \$7,500

Little Bears Playhouse \$10,000

Motion by ME, 2nd KO

Motion carries 5-0 in assent vote

Motion:

GBOS moves to approve the following funding amounts from the 2025 GVSA Non-Profit Recreation Grants budget:

Turnagain Arm Mycological Society \$2,070

Challenge Alaska \$8,015

Girdwood Art Institute \$6,250

Girdwood Community Club (KEUL) \$6,165

Total: \$22,500

Motion by ME, 2nd BB

Motion carries 5-0 in roll call vote

9. **Agenda Item LUC 2403-05:** Resolution of Support for P&Z project number 2024-0110: T21 Text Amendment-AO 2024-XXX amending 21.09.040 & 21.09.050 to provide Mixed-Use Development within Girdwood Valley. Planning and Zoning Commission at a Public Hearing on 11/04/24 (Supvs Edgington/Wingard)

Motion:

GBOS moves to approve Resolution 2024-10: Resolution of Support for Case 2024-0110 amending Anchorage Municipal Code Subsections 21.09.040 and 21.09.050 to allow Mixed Use Development in gC-1 and gC-2 zoning, as presented.

Motion by ME/2nd JW

Motion carries 5-0 in roll call vote

10. **Agenda Item LUC 2403-04** Planning and Zoning recommendation for changes to the proposed Girdwood Comprehensive Plan (Imagine Girdwood Edgington; Supvs. Burnett/Sullivan).

Mike Edgington is recused from this vote and is available to answer questions on behalf of Imagine!Girdwood.

Motion:

GBOS moves to approve Resolution 2024-08: Resolution in support of the Girdwood Comprehensive Plan as submitted by Imagine!Girdwood with Opposition to Planning and Zoning Commission Recommendations B.2a, B.2b, B.2c & B.2d, as presented.

Motion by BB/2nd JW

Motion carries 3-1 in roll call vote

KO voted no after learning she could not abstain.

Discussion centered on public comment that this plan should be in consultation with the State Dept of Natural Resources. Individual believes that the plan should be rescinded and re-done. She requests legal review of the proper authority to oversee Land Use Planning. Imagine!Girdwood response is that this would be highly impactful to all planning efforts in Anchorage and that the plan will be subject to all levels of review, including Legal. GBOS requests a written list of the concerns that she has so that they can be reviewed.

11. Girdwood Housing Implementation Plan – Discussion and recommendations from GHEC (Supvs.Edgington/Wingard)

Motion:

GBOS moves to postpone this to the November GBOS meeting.

Motion by ME/2nd JW

Assent vote

12. **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)

GBOS pursued need for a Land Use Study during the Holtan Hills discussions a few years ago but was unsuccessful.

GBOS decides to add this topic to the MOA GBOS meeting on October 28.

No action

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

This item is on the MOA GBOS meeting October 28.

No action

GBOS moves to have a 5 minute recess to allow staff to show an updated resolution for Item #14, returning at 9:20PM

ME/BB Assent

14. **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)

Updated draft Resolution of support is displayed. ME suggests passing this resolution conditional upon Land Use approval in November. Land Use had this item as new business but without anyone to present it. LUC requested it return as New Business in November. Urgency is in getting this project on the AWWU project list. Several people from Old Girdwood and Mine Roads state that they would not connect at this time as they are satisfied with their wells.

Updated draft Resolution of support is displayed. ME suggests passing this resolution conditional upon Land Use approval in November. Land Use had this item as new business but without anyone to present it. LUC requested it return as New Business in November. Urgency is in getting this project on the AWWU project list. Several people from Old Girdwood and Mine Roads state that they would not connect at this time as they are satisfied with their wells.

Motion:

GBOS moves to postpone this item to the November GBOS meeting.

Motion by JW/2nd ME

Assent vote

15. Glacier Creek/California Creek/Turnagain Arm Levee protecting Old Girdwood (Tuttle/Supv. Wingard)

JW requests that this is postponed to November.

16. Finalize agenda topics for MOA GBOS Quarterly meeting October 28 at 4PM in the Girdwood Community Room

Items are being added to the agenda. Staff will forward a draft to the co-chairs to provide input and clarify topics/requests of MOA.

17. Review and discuss GBOS Rules and Procedures edits (All GBOS)

No proposals presented. GBOS requests that staff poll for a work session on this in early December.

18. Review letter requesting Chugach Electric underground power lines in town square (Twiname/Supv Edgington)

Group postpones this topic to November.

GBOS moves to extend the meeting to 10:15.

ME/BB

Assent

19. **Agenda Item LUC 2407-04:** GHEC request for LUC and GBOS to consider support for Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)

GHEC has finished their work on committee level and the STR framework was reviewed and accepted by Land Use.

There are two ways to go about creating the AO – either via assembly/legal or with planning/legal. Assembly has just passed the AO to receive more data from the STR booking platforms. Discussion with Assembly Members Sulte and/or Johnson may help to determine the right direction as well.

Item is added to the MOA GBOS meeting.

20. **Agenda Item LUC 2408-04:** GBOS Resolution on proposed 3% Municipal Sales Tax (Brice Wilbanks/Supv. Wingard)

This item was postponed at LUC by the petitioner. Assembly has discussion of this at various upcoming meetings. Currently the proposal that may be brought forward for Assembly to consider for the spring election is still being worked out.

Motion:

GBOS moves to postpone this topic to November

Motion by ME/2nd BB

Assent vote

21. GNSC request and GTC recommendation for a GBOS Resolution of Support for their application to RTP for funds to work on bridges on the Nordic 5K. (Essex/Supv. Burnett)

RTP application is due the end of October, so there is urgency in passing this resolution to include in the application packet.

Motion:

GBOS moves to approve Resolution 2024-11: Support for Recreational Trail Program (RTP) grant application for Girdwood Nordic Ski Club Culvert/Bridge Projects.

Motion by BB/2nd ME
Motion carries 4-0 in roll call vote

22. **Agenda Item LUC 2410-06:** LUC recommendation for GBOS Resolution Marijuana Tax Fund for Childcare and Early Childhood Education to fund Girdwood projects (Krystal Hoke)

Assembly created a group to study and recommend how the funds collected from Marijuana Tax for Childcare and Early Education should be distributed. The plan they have recommended is that for 2024 the \$2.9M collected should have \$500,000 dedicated to capital projects. Krystal would like to request a portion of that is requested to go to the GVSA (GHEC account) and then on to the Little Bears construction project. Additionally, the plan for 2025 is that 1% of the the \$5M anticipated revenues is requested to be dedicated to the GVSA (GHEC) for early childhood education. Urgency in this is budget discussions and likely passing of the 2025 Municipal budget on November 19. It is thought that it would be better to get this in front of the Assembly sooner so that they can review it. GBOS decides to add it as a Special Meeting item after the MOA GBOS meeting on October 28.

Motion to extend the meeting to 10:20 ME/BB Assent

This was introduced at GHEC and LUC in October. Language of the Resolution discussed on October 28 should include statement that support is contingent on support from GHEC.

Motion:
GBOS moves to add this item to a special meeting following the MOA GBOS Quarterly meeting Oct 28.
Motion by ME/2nd JW
Assent

NEW BUSINESS:

None

REPORTS:

23. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

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

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

Request for Executive Session:

Other:

Adjourn 10:17PM