

# **Girdwood Land Use Committee Notice of Meeting on August 8, 2016 Meeting Minutes**

## **Agenda Item LUC 1608-01:**

Call to order 7:08

Attending are Brian Burnett, Di Powers, Lewis Leonard

Agenda Approved for August 8, 2016 Meeting with addition of Girdwood Family Village presentation and changes to language describing LUC and GBOS operating principle review

Minutes Approved for July 11, 2016 Regular LUC Meeting with change by Lewis Leonard

LUC Officer reports - None

## **Presentation (New Business item out of order):**

**Agenda Item LUC 1608-07:** Girdwood Family Village concept; 1<sup>st</sup> presentation to request support for update of letter of non-objection to addition of housing in conceptual planning to former Turnagain Arm Service Coalition (TASC) project.

Grace Pleasants introduced herself as commercial developer under Heritage Collection.

Change in concept since previous TASC effort in 2010/2011 is to add housing to the development. Project would no longer be Muni owned, but public/private partnership with federal funding.

Grace has met with Muni planners about the project, as well as reaching out to non-profits (Clinic, Little Bears, Rec Center) and possible other stakeholder groups.

Project still in conceptual phase, housing component is approximately 100 apartment units, broken in to 4 components:

Market rate units

Workforce units (Non-profit)

Senior Housing (non-profit)

Affordable housing (non-profit)

2/3 of the total units are affordable-housing; 1/3 are market rate.

Funding for market rate units would come from private investors; other units subsidized with other funds.

Structure of this is guided by HUD requirements.

Diana Livingston states that So Townsite Master plan does identify the area for housing.

TASC remains a sub-committee of the GBOS, but hasn't presented in the last 16 months or so.

Original concept was for the building to be owned by MOA, renting space to the non-profits, so this plan is different in that aspect as well.

Private/federal partnership will not require tax support from MOA, self-sustaining model as follows:

Clinic has asset to bring to development

Little Bears has solvent business and perhaps can be partnered with Bright Horizons.

Wellness center with pool would be available with funding from apartment rentals and selling memberships to others for use of the facility.

Non-profit ownership is uncertain yet, but may be owners/renters in condominium-style arrangement.

Full financial plan approximately 12-18 months out.

HLB has recommended that Grace present to LUC and GBOS at this time, although many specific components of the project are not known. She is seeking support from LUC & GBOS to update the original 2010/2011 Letter of Non-Objection to include housing in the conceptual plan put forward by TASC.

Kyle states that there is no reason for LUC to hesitate on exploring and supporting this concept as long as there is no chance that the land will be lost to other conceptual plans by doing so. There is no guarantee that the city will give land to this project. HLB and GBOS want to be clear that the concept and mission is changing from the original plan of local funding to federal funding. Clarify who the eventual owner(s) are of the facilities.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>



Brian states that letter could be written to be contingent upon seeing and agreeing with planning documents at a future date.

Jerry Fox seeks clarification on project estimated costs:

Total cost of \$50 million, estimated by Grace seems low for large project. Grace says she sees significant correction in market cost for construction. Also original estimate for TASC building was much too high at \$23 million (\$600/sf).

Also possible to consider modular construction

Lewis Leonard states that he wants to have more clear presentation of what is needed from LUC and why it is needed. He requests that group return to LUC in September with concise written text of these items.

Grace acknowledges that there are challenges with approval and zoning:

- High density housing for Girdwood
- Financial feasibility

Group agrees to have this item under Old Business at the September LUC meeting. Likely to be presented by Dale Goodwin with TASC. Group will also be on GBOS agenda in August and September.

**Agenda Item LUC 1608-02:** Public Comment

Jerry Fox comments that Marijuana Board approval system is working well.

Recently received information from State that The Herbal Cache has successfully submitted all paperwork to the State and is pending approval. Turnagain Herb Company also listed, but as pending full paperwork submission. Organics Anonymous originally started with State, and application is still listed but no action taken.

Di Powers asks about abandoned vehicles on Crow Creek Road. 2 were removed, 4 still remain. Margaret to follow up with Greatland Towing. Vehicles are owned by new owner of Don Conrad's lot on Crow Creek Road. Tommy discussed getting vehicles towed with owner after they were abandoned in public right of way. Owner will compensate Girdwood Service Area for towing.

**Agenda Item LUC 1608-03:** Committee reports:

Trails Committee Report (Brian Burnett). Last meeting on August 2.

Committee discussed:

Minor changes to trail maps to be placed at Olympic Mtn. Loop.

Unauthorized downhill mtn bike trail begin built above Abe's trail on HLB land.

Clarification of land management agreement for land at trailhead of California Creek and Beaver Pond Trail.

- Current agreement expires in 2020, plan is to have land managed by Parks & Rec.

New rope on Hand tram is working well. Still need to retrieve old rope from under hand tram.

RAC grant completed.

Girdwood Area Plan Review Committee (Diana Livingston & Lewis Leonard)

No report

Cemetery Committee (Tommy O'Malley)

No report

Title 21, Chapter 9 Review Committee (Tim Cabana & Marco Zaccaro)

No report

HLB Commission Report (Diana Livingston)

Passed agreement with parks and rec for hand tram.

Approved disposal of parcel for park and ride

August meeting cancelled; no agenda yet for September meeting.

Group discussed sign advertizing HLB land for sale south of library. HLB says sign is soliciting for interest by developers. Any purchase would require HLB Commission approval, resolution of stipulations cited by GBOS in letter to HLB, and master site plan review.

**Old Business:**

**Agenda Item LUC 1503-07:** Update on Law Enforcement in Girdwood.

Brian Burnett provided copy of letter received by GBOS from Alyeska Resort attorney Randall Call, regarding re-consideration of Alaska State Trooper enforcement offer (pasted at end of these minutes and on gbos website)

Alyeska Resort has requested that this item be addressed at the GBOS meeting on August 15, and it has been added to the agenda.

Kyle states that the contract is still being drafted, currently with the MOA attorney. Expected to be completed on August 10.

Points addressed in the Alyeska letter have been addressed by the contract committee and the attorneys drafting the contract language. Working toward the 9/30 deadline of AST service.

When GBOS considered the Trooper offer at their May meeting, the public attending were strongly opposed to the trooper option due to:

- Unwilling to pay for highway service by troopers

- Unwilling to pay for service to other Turnagain Arm communities by troopers

- Unacceptable response time

- Unclear funding in future years.

**Agenda Item LUC 1603-05:** Update on status of tri-folds to clarify Conditional Use Permit process and Marijuana Special Land Use Permit process and other MOA Title 21 development activities.

Conditional Use Permit info document provided for review. LUC and GBOS need to handle some administrative items before this is voted on, as below:

**New Business:**

**Agenda Item LUC 1608-04:** Review and Update of LUC Operating Principles

- 2 meeting requirement for general business "Issues Needing a Vote"

- Clarify process to be taken if LUC and GBOS disagree on Conditional Use Permit votes

Lewis provided language and notes on where it needs to be added in LUC operating principles. This will be discussed at GBOS meeting next week with draft document available for review.

**Agenda Item LUC 1608-05:** Review of GBOS Rules and Operating Procedures Article 10: Conditional Use Process.

- Need to clarify/codify process if LUC and GBOS disagree on Conditional Use Approval.

Lewis provided language and notes on where it needs to be added in GBOS Rules and Operating Principles. This will be discussed at GBOS meeting next week with draft document available for review.

**Agenda Item LUC 1608-06:** Consideration of topics for the GBOS/LUC Quarterly Meeting, to be held MON September 19 at 6PM in the Girdwood Community Room.

Discussion of GBOS Rules & Operating Procedures and LUC Operating principles is already on the agenda.

Meeting adjourned at 9PM.



P.O. Box 249  
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August 3, 2016

Girdwood Board of Supervisors

Dear Supervisors:

As you are aware, Alyeska Resort believes that the better policing option to transition into a Girdwood police model is to contract with the Alaska State Troopers ("AST") and not the Whittier Police Department. While we acknowledge that Whittier has shown good faith efforts to negotiate a contract with Girdwood, we do not believe that that should be the reason to choose the poorer of the two options. In an effort to understand what AST is offering, Mandy Hawes, Diana Livingston, Dick Rosston and I met with Public Safety Commissioner Walt Monegan, Colonel James Cockrell and Major Andy Greenstreet yesterday, August 1 for a couple of hours. The result of that meeting is that the Resort does not believe that the Community of Girdwood really understands what the AST is offering and what issues will be created by Girdwood contracting with Whittier. Following are a few of the facts we learned from our meeting:

1. If a contract were entered into with AST, AST would assign six (6) Troopers the Girdwood Post, three (3) of the Troopers would be Bureau of Highway Patrol Troopers and three (3) Troopers would be general Troopers; the Girdwood post at the Tesoro would stay open;
2. AST would commit to a three (3) year contract at \$620,000 a year. There would not be additional charges for serious crime investigation, no additional costs for prisoner transport, fuel, cars, or helicopter, the \$620,000 would be for essentially for salaries and benefits and cost to keep the Post in Girdwood open;
3. Contracting with AST would make available to Girdwood all AST resources, including serious crime investigations, helicopter, and crime lab. If Whittier had to pay for these AST services, if offered by AST, the cost of a Whittier contract would significantly exceed the \$615,000 per year contract price;
4. If Whittier contracts with Girdwood, AST would likely provide support to Whittier for investigative services, including serious crimes, for only two (2) years, but after one (1) year, AST would expect Girdwood to contribute to the costs of those services up to the maximum of the mill levy cap;
5. A contract with AST would result in at least the status quo of service, but likely improved services. While AST could not commit to a Girdwood response time, AST would commit to a greater presence in the community at places (including school) that the community would request and have after hour Troopers on call in South Anchorage 24/7. AST is willing to engage in community policing activities such as coming to the school and helping establish a Neighborhood Watch;
6. The training that Troopers receive is better than the training a Whittier police officer receives. While all officers in Alaska are required to attend one of three police academies in Alaska, Troopers have an additional training period of (3) three weeks and are provided better hands-on experience more quickly before being assigned to a rural area;
7. Because of the way Alaska law is written, a police department could hire anyone with a modicum of training as a police officer and give that person a year to go through an academy. It would be possible for a police department to hire seasonally and hire persons as police officers that don't get through the academy and then lay them off before the end of the year period;

8. If AST lays-off the three (3) Troopers and then the Community of Girdwood attempts to go back to AST because of a problem with Whittier or an early termination of a Whittier contract, it would be unlikely that AST could make the same offer because AST would have to hire and train three (3) Troopers which could take up to 18 months;
9. Significant concerns with a Whittier contract include, but aren't limited to, 911 calls and dispatch, prisoner containment and prisoner transport, costs of future serious crime investigations; and
10. AST is willing to commit to what it offered previously and enter into a three (3) year contract. Whittier apparently wants to be able to terminate upon thirty (30) days' notice.

For these and other reasons, Alyeska Resort believes that contracting with AST for three (3) years while Girdwood investigates whether it can establish its own police department is the better option. There are just too many uncertainties with a contract with Whittier. A draft of a proposed Whittier contract was only received by the Municipality of Anchorage attorney on August 1, 2016. Yet, it is expected that the contract will be in final form to be approved by the Whittier City Council by August 10, 2016. Whittier does not have the resources or the stability of AST. Once a mutually acceptable contract with Whittier is agreed to, the AST option is likely lost. While there are a vocal few who have determined that a contract with Whittier is the only option, Alyeska Resort believes that the AST option has not been sufficiently presented to the Community of Girdwood. At a minimum, it is our belief that there should be a properly noticed town meeting where all of the facts concerning a proposed Whittier contract and the AST option can be fully laid out and another vote taken.

Sincerely,

*J. Randall Call*

J. Randall Call

Vice President & General Counsel

cc: Mike Abbott -- AbbottMK@ci.anchorage.ak.us  
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