

2025 GBOS Comments for HLB Annual and 5 Year work				
Person	Page	Section	Parcel	Comment
Amanda Tuttle		Lack of Transparency		Draft Plan should be provided as a redlined doc to show changes from 2025 to 2026
Amanda Tuttle	7	The Heritage Land Bank Fund		Old Town Levee is not listed. It should be listed somewhere in the document. Briana suggested considering using the word Utility in Managing Land and HLB Utilities
Jennifer Wingard Briana Sullivan	12	Projects	6-057F (Girdwood Industrial Park)	A Thank you and support for the progress made on this area
Amanda Tuttle	12	Projects	6-011, 6-016, 6-017	Clarify which parcels have been transferred to CY Investments and which have not. Update the terminology they used last year to clarify what has been transferred and what is pending.
Brian Burnett	12	Land Management		Mention what they have not completed in 2025—no inspection and maintenance of the levee.
Kyle Kelley	15	2026 Potential Disposals, Exchanges and Transfers	HLB Parcel 6-011A, 6-011B (Middle Iditarod Trail)	Determining funding and alignment to move the trail out of the Holtan Hills development
Margaret Tyler	15	2026 Potential Disposals, Exchanges and Transfers	HLB Parcel 6-011A, 6-011B (Middle Iditarod Trail)	Additional Funding to improve the entire length of the trail for the increased usage forecasted from the Phase 1 Development of Holtan Hills
Briana Sullivan	16	2026 Potential Disposals, Exchanges and Transfers	6-104 (Chair 7)	Repeat the comment from last year for the 2025 work plan "GBOS supports valuation of this parcel for disposal."
Jennifer Wingard Brian Burnett	16	2026 Potential Disposals, Exchanges and Transfers	6-036, 6-061, 6-057F	Make comment GBOS supports it

Jennifer Wingard Briana Sullivan	16	2026 Potential Disposals, Exchanges and Transfers	6-036, 6-062	Make comment GBOS supports it
Mike Edgington	16	2026 Potential Disposals, Exchanges & Transfers	6-076	Add: ... <i>consistent with the Girdwood South Townsite</i> Area Master Plan and the Girdwood Comprehensive Plan (2025) <i>is supported</i>
Briana Sullivan	16	2026 Potential Disposals, Exchanges & Transfers	6-076	GBOS supports a long-term lease to the Girdwood Land Trust
Krystal Hoke	16	2026 Potential Disposals, Exchanges & Transfers	6-076	Has submitted comments directly to HLB on this parcel
Amanda Tuttle	16	2026 Potential Disposals, Exchanges & Transfers	6-076	Never completed a land use study for this parcel. HLB must complete a Land Use Study before disposing of this property.
Jennifer Wingard	16	2026 Potential Disposals, Exchanges & Transfers	6-076	The Girdwood Parks Plan document will be completed and Assembly-approved before disposal of land.
Mike Edgington	16	2026 Potential Disposals, Exchanges & Transfers	6-134	Question: Is the request for transfer of 6-134 dependent on the findings and adoption of the Girdwood Parks Plan? If so this should be noted in the work plan.
Briana Sullivan	16	2026 Potential Disposals, Exchanges & Transfers	6-134	Encourage HLB to transfer it, and GBOS has submitted a Resolution of Support for the transfer, 2025-08
Amanda Tuttle	16	2026 Potential Disposals, Exchanges & Transfers	6-134	Approve the transfer even if it is not consistent with the South Townsite plan
Briana Sullivan Brian Burnett	16	2026 Potential Disposals, Exchanges & Transfers	6-251, 6-296 (Bikewood)	GBOS support this
Briana Sullivan	16	2026 Potential Disposals, Exchanges & Transfers	Utility Easements Generally	Should GBOS support it? Briana to work on proposed comment on this item to present to GBOS

Margaret Tyler	16	2026 Potential Disposals, Exchanges & Transfers	Utility Easements Generally	Seek clarification from HLB, do waterways structures like culverts and levees qualify as a Utility in this section like power, gas, etc.
Mike Edgington	17	2026 Projects	6-011A	AO 2023-137 requires "at least one multi-family lot for the development of at least 8 units per lot, and at least one other multi-family or single family lot" to be designated for a Girdwood entity. Please clarify progress towards this goal.
Jennifer Wingard	17	2026 Projects	6-011A	Make sure we have on the record getting the Multi-Family lots in Phase 1
Krystal Hoke	17	2026 Projects	6-011A	Support GBOS preference to get the Two Multi family lots from phase 1
Mike Edgington	18	2026 Projects	6-011B	Thank you for the commitment to not dispose of any property in the mixed-use development area until trail easements are recorded.
Briana Sullivan	18	2026 Projects	6-011B	Thank HLB for the narrative, as it can be confusing whether GBOS supports this. Could highlight they need to follow the Girdwood trails and comp plan.
Jennifer Wingard	18	2026 Projects	6-011B	Does not support this.
Brian Burnett	18	2026 Projects	6-011B	Don't like the term at the end about making reasonable progress. Too vague. Clarification of reasonable progress. Add to this project description that it will comply all related plan (MOA, State and Federal plans)
Amanda Tuttle	18	2026 Projects	6-011B	Comply with the Coastal Management plan before a replat
Jennifer Wingard	18	2026 Project	6-011C	GBOS should support this.
Kyrstal Hoke	18	2026 Project	6-011C	Possible Well location for AWWU.
Brian Burnett	18	2026 Project	6-011C	Move this into the 5-year plan since there is no urgency

Mike Edgington	18	2026 Projects	6-039	Thank you for your work on platting this parcel. Update to reflect GBOS support and plat submission
Krystal Hoke	18	2026 Projects	6-039	GBOS gets more specific in the comments about how they like to see the parcel used. Reinforce the GBOS resolution supporting this parcel.
Brian Burnett	18	2026 Projects	6-039	This should be a Girdwood community benefit instead of a public benefit
Briana Sullivan	18	2026 Projects	6-039	Include language for community lead development and workforce housing in this description and dispose to Girdwood non-profit for housing
Jennifer Wingard	18	2026 Projects	6-039	Remove the last sentence from the current description, and per resolution, GBOS has requested that this land be platted for community housing needs as required by code.
Mike Edgington	18	2026 Projects	6-057F	Thank you for your work on the Girdwood Industrial Park. Update to reflect GBOS support and plat submission
Briana Sullivan	18	2026 Land Management	Wildland Fire Fuels Reduction	include reference to CWPP and add Girdwood Fire Department
Amanda Tuttle	19	Plans Studies and Surveys		They conduct Land use studies before land disposals, like 6-034
Krystal Hoke	19	Plans Studies and Surveys		Request land use studies but don't make it required for disposals
Jennifer	19	Plans Studies and Surveys		Jennifer to meet with Amanda to draft language for this section
Mike Edgington	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-011B	Thank you for including the list of suggested conditions for any future disposal.
Jennifer Wingard	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-011B	Include language that Girdwood has strong concerns about the development of this area. Jennifer works on word smithing this with Amanda.

Jennifer Wingard	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-053, 6-054, 6-056	Include language that Girdwood has strong concerns about the proposed highway changes from AKDOT and encourage close communication with businesses in this area and GBOS.
Amanda Tuttle	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-053, 6-054, 6-056	Comply with the Coastal Management plan
Briana Sullivan	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-053, 6-054, 6-056	Cite previous GBOS resolutions on this topic Could use language from last year' s comments on this topic
Briana Sullivan	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-057F	Support
Mike Edgington	23	Potential Acquisitions: 2027 – 2031	6-251, 6-295 & 6-296	The 2021 5-year plan has virtually identical language. Has any progress been made towards the conveyance to MOA?
Briana Sullivan	23	Potential Projects: 2027-2023	6-011, 6-018	Support
Mike Edgington	24	Potential Projects: 2027 – 2031	Various Girdwood Valley Parcels	Support for the concept of a mitigation bank site in the Girdwood Valley.
Mike Edgington	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood Valley Watershed	Thank you for recognizing the need for a Girdwood Valley Watershed Management Plan. GBOS looks forward to working with HLB to secure funding for this plan
Krystal Hoke	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood Valley Watershed	Supports a watershed plan for the whole valley.
Jennifer Wingard	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Do we want to make this a priority? Does GBOS consider the Girdwood Area comp to be the governing document for South Townsite? Worried about community motivation for updating the Girdwood South Townsite plan? Proposed language: The Girdwood Comp plan is the governing document for the Girdwood South Townsite area.

Krystal Hoke	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Preference for the Girdwood Comp plan to overrule the South Townsite plan
Brian Burnett	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Reorder the plans and put the Girdwood Comp plan at the top
Amanda Tuttle	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Bring the Girdwood South Townsite MP into compliance with the new Girdwood Comp plan
Amanda Tuttle	46	Appendix C	Fund projection	Return the Fund balance diagrams in Appendix C

Municipality of Anchorage



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Suzanne LaFrance, Mayor

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November 17, 2025

Thank you for the extremely in-depth and comprehensive CWPP release last week and this brief opportunity to comment. The Wildfire Community Town Hall presentation Nov 12 was organized and thorough, covering much of the CWPP process, current and past wildfire scenarios in Alaska, and provided detailed information with follow up guidance. Additionally, the Girdwood Board of Supervisors (GBOS) was able to notice Wildfire Wednesdays as well as announce the YouTube November 12 Community Meeting for several weeks recently. We thank you for recognizing our deployments over 2025. Further, the evacuation signage mentioned for Eagle River and Anchorage is progress. Girdwood has previously requested signage and is still waiting.

Our meeting schedule does not allow adequate time to respond during our regularly scheduled meetings, however through the support of our proactive Girdwood Fire Chief and GBOS, we have the following comments to contribute to the Draft CWPP:

Full Document

Table 3 Pg 35

Sites Typical Distribution for vegetation type only for White & Black Spruce

Q: Does the distribution location carry through the chart for all vegetation listed?

Suggested edit: Include Girdwood under Typical Distribution for vegetation type Alder & Willow, as we (our SPU) encompass wetlands and bogs

Pg 35

Statement regarding the microclimates through the MOA and most notably Girdwood compared to rest of MOA:

‘While microclimates are found throughout the municipality, the most notable difference between climates is that of Girdwood compared to the remainder of the municipality. Girdwood experiences warmer winters, slightly cooler summers, and receives significantly more

precipitation; it receives 45-55 inches of rainfall and 150-200 inches of snow. Conversely, the remainder of Anchorage receives 16-17 inches of rainfall and 75-80 inches of snow.'

Appendix A

SPU 20 pg 48-49

Statement of a different climate in Girdwood:

'The meeting of shoreline and forest at the community's entrance creates conditions where cool, damp, and overcast weather dominate, though small changes in this sensitive environment could have detrimental wildfire effects.'

Comment: GBOS emphasizes the above data and conclusions, and is curious about the Hazard Rating based on annual rainfall and climate. Further, we acknowledge the rigorous methodology and notice that the Hazard Rating cannot be modified.

Full Document:

Pg 47

The impressive progress made by AFD Wildfire Division in a short period of time supports the recommendation that a permanent division is imperative to the safety of the residents of the entire municipality. This provides evidence to support the concept that an expansion of the division can accomplish even more for those it serves. Without a stable funding stream, the division risks downsizing or disappearing altogether, which historically proves both unsuccessful and risky.

Figure 15 pg 50

Re: Landscape Burn

Comment: The recently adopted Girdwood Comprehensive Plan (2025) identifies one of the core physical environmental values of the community as the close integration of residential housing into the rain forest environment, (e.g. ...) For example, the proposed updates to residential zoning code emphasize minimizing disturbance to native vegetation. Care should be taken to balance the essential characteristics of the community with traditional approaches to wildfire hardening.

Figure 15 Pg 50

Comment: "Mean Wildfire Exposure" is not defined within the main document or appendices. The surrounding narrative implies that it is a measure combining the output of the landscape burn probability (LBP) model. All of these LBP outputs should be considering local weather conditions, so seeing the highest values of "Mean Wildfire Exposure" across the Municipality in Girdwood is surprising - as Girdwood has been identified elsewhere as the coolest, and by a substantial margin, the SPU with the greatest precipitation.

Q: Was local data reflecting Girdwood's climate used to determine the Mean Wildfire Exposure of Girdwood, or was weather more typical of Anchorage Bowl used instead?

Figure 29 pg 74

GBOS approves of the statement and GFRD service area map

Pg 75-76

Fire suppression needs:

Coordination and support with GFRD goals for service and training by 2030 is supported by GBOS, however, strongly urges coordination *within* upcoming critical months and years. The AFD wildfire division shall support and coordinate with both departments during fire season. i.e. coordination on funding, training, and equipment and apparatus purchases.

GBOS further notes the staffing of GFRD with modernized fleet of apparatus to ensure reliable and effective wildfire response within the MOA including Chugiak and Girdwood. The mention of distribution of these apparatuses between Northern and Southern MOA is evidenced and necessary.

Pg 79

GBOS supports:

All fire department connections, both man-made installments and natural sources should be checked annually and serviced as needed.

Q: Should CWPP explicitly mention who is responsible for this?

Comment: The Turnagain Arm community dry hydrants are privately maintained.

Pg 82-83

Develop Robust Wildfire Division

GBOS agrees with the recommendation to develop a permanently established and municipally funded wildfire division. This program would include suppression, mitigation, planning, training, public outreach, interagency coordination, year-round. The Team would respond to all wildland fires alongside AFD, CVFRD, and GFRD to operate in unified command to provide personnel and equipment as necessary and manage or support the incident. Responsibilities listed, GBOS supports.

Pg 84

Wildfire Division Roles & Responsibilities

GBOS looks forward to the public outreach of the Wildfire Division Program Manager and receiving updates from this leadership position. Further, the community would appreciate the two Wildfire Specialists' community education and training for GFRD, directly supporting and enhancing Girdwood's knowledge and resilience.

Pg 90

Access and Egress Route

GBOS appreciates any interagency annual pre-incident wildfire training specifically for enhancing interagency communication, and strengthening coordinated response to a sustained wildfire emergency within the MOA.

Re: recommended collaboration with WUI-CAT

GBOS shall collaborate with designated representatives in the WUI-CAT to plan and conduct community-led evacuation drills. Still, it is not the responsibility of citizen groups to lead evacuation drills; this should be an MOA function.

Comment: This local strengthening of preparedness is needed for Girdwood, and is most possible through AFD Wildfire Division and coordination between GFRD and community.

Pg 95

Development and Training

GBOS supports training events, budgeting, cross training firefighter and emergency personnel in both structural and wildland firefighting methods and tactics in coordination with GFRD.

Pg 98

Roadway treatments & Powerline

GBOS thanks CWPP for thoroughly defining the process for mitigation in identified areas. We encourage the coordination with utility owners and managers, as well as recognition of goals in the Girdwood Comprehensive Plan (2025).

Pg 102

GBOS acknowledges the recommendation by Bintel Inc to update hazardous vegetation map - citing the presence of hazardous fuels in Girdwood, which was not thoroughly represented with respect to 'density or the moderating influence of rainfall' which projected the suggestion that fire behavior was like the Anchorage Bowl. Further, the Alaska Climate Research Center cites Girdwood as receiving four times more rainfall than the Anchorage Hillside, a factor not currently reflected in the mapping.

Comment: If the CWPP cannot shift the Hazard Rating chart, we agree with the recommendation to accurately note the vegetation and fuel layers across the municipality, i.e. fuel type, density, and site-specific influence such as rainfall. Bintel Inc further specified improved mapping to enhance the accuracy of fire behavior modeling, resulting in better informed mitigation strategies.

Appendix A:

Pg 49, SPU #20 Girdwood

Suggested edit: "Hydrants are limited to the townsite and developments east of Glacier Creek ~~nearest to Alyeska Resort~~" and are not found ~~on~~ along the first 2 miles of Alyeska Highway"

Add: "In common with many tourism communities, the majority of residential homes are used as vacation homes and/or short-term rentals, which significantly increases the difficulty of communicating status in the event of a possible evacuation and may necessitate intensive door-to-door notification."

Appendix D:

Pg 29, Chart 31

Reference to Girdwood's changing environment present and future.

Comment: Thank you.

Figure 10

Pg 33-34

The community of Girdwood would most likely not support the proposed mitigation of shaded fire breaks in the three locations proposed. However, if there was substantial proof of elevated risk profile in Girdwood, perhaps this could be conveyed to locals. Furthermore, without much public outreach on this topic, we cannot confirm absolutely, except to urge consultation of the 2025 Girdwood Comprehensive Plan.

Pg 33

Proposed fuel reduction treatments

Glacier Creek: GBOS Appreciates reference to landowners and managers. Also emphasizes HLB's conclusion on proposed treatments regarding parcels 6-057F and 6-039, versus mastication. GBOS looks forward to discussing future options as noticed. Further, please see the Girdwood Trails Plan (2024), HLB 2026 Work Plan, and 2027-2031 5-year Work Plan for trails, easements, utilities (i.e. ENSTAR) and parcel intentions.

Pg 34

Alyeska Hwy and Crow Creek Road: GBOS Appreciates references to landowners and managers, and would suggest hand thinning in areas of steep, rough terrain wherever heavy equipment cannot operate (pg 96). While CWPP further cites hand-thinning is not a long-term method for effective management, the forest may not include all 'dense fuel stands' and such unintended impacts would directly clash with the community's values as expressed in the Girdwood Comprehensive Plan (2025).

Figure 11

Pg 35-36

Recommendation for water cistern in Girdwood and Upper Crow Creek:

Comment: The cistern water supply for Girdwood is located in an already water hydrated area. An area without hydrants would be preferred, such as Old Girdwood. This location is where a cistern has been requested for many years. -Chief Weston

Recommendation for water cistern location in Upper Crow Creek is supported per Chief Weston.

In Conclusion,

Bintel Inc presented overwhelming information in their analysis via the CWPP to conclude the definite recommendation to the MOA - to establish a permanently funded Wildfire Division within the Anchorage Fire Department - as the single most impactful and preventable action it can take to protect and safeguard its residents. Protecting Anchorage's people, property, and future is possible through this step with a stable, municipally funded division to begin year-round capacity, constant community engagement, and professional foundation.

Highlighted by the Nov 12 presentation and the CWPP, GBOS acknowledges wildfire resilience rests in the hands and minds of the homeowners and their mitigation and action. Citizens need to be firewise and ready, by staying informed through the channels brought forth in clarity through the CWPP, as well as programs like Firewise USA. Furthermore, GBOS supports the implementation recommendation to increase staff, thus sustaining the AFD Wildfire Division to support homeowner assessments which drive the CWPP. All objectives and recommendations of this plan entail a champion, which currently lies in our AFD and GFRD - already in action.

Sincerely,

Briana Sullivan
GBOS Fire Supervisor