

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek

December 15 2025 GBOS Regular Meeting Agenda 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:

Join the meeting now Meeting ID: 238 253 829 889 13 Passcode: tt2MB6BP

Dial in by phone [+1 907-519-0237](tel:+19075190237), [6667883](tel:+19076667883)# Phone conference ID: 666 788 3#

The Girdwood Board of Supervisors is 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. Jennifer Wingard or Mike Edgington, 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 & Disclosures

- Announcements:
The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.
- Volunteer Needed: Individual to serve on the Wildland Urban Interface-Community Action Team (WUI-CAT).
- Upcoming meetings:
GBOS WS re Intergovernmental Charges Date TBA
GBOS Rules & Goals part 2 Date TBA
- GBOS Committees will hold elections to fill executive leadership roles at their first meeting in the new year.
- GBOS Seats D and E terms end in 2026. Candidate filing for the 2026 Regular Municipal Election will **open** on Friday, January 16, 2026 at 8:00 a.m. and **close** on Friday, January 30, 2026 at 5:00 p.m. [Elections Candidate Information](#)

Agenda Revisions and Approval:

Minutes Approval:

December 15 2025 GBOS meeting agenda approval
November 17 GBOS meeting minutes approval
November 19 GBOS special meeting minutes approval

Consent agenda: None

Presentations (10 Min):

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

Reports (5 Min):

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland
Assembly members – Z. Johnson/Keith McCormick
Anchorage School Board Liaison – Andy Holleman
HLBAC Report – Tim Charnon
2. Supervisor Reports
3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
4. Standing Reports
Proposed Girdwood Developments
Girdwood Airport Parcel H
GVSA non-property tax funds
GBOS Rules and Procedures revisions
STR Registration and regulation
5. Service Provider Reports (5 mins each)
Fire – Chief Weston
Police – Chief Achee
Roads/Parks & Rec – Kyle Kelley
Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

OLD BUSINESS:

6. GBOS Resolution on the 50th Anniversary of MOA Unification (Burnett/Edgington)
7. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)
8. **Agenda Item LUC 2407-04:** Review LUC response to GBOS Resolution of Support 2025-19 re AO2025-91 Municipal STR Tax proposal. (Wingard/Burnett)
9. **Agenda Item LUC 2510-05:** Holtan Hills Development
Conditional Use for Planned Use Development (Edgington)
10. **Agenda Item LUC 2512-06:** Update on FCC Bylaws (NEW BUS at LUC Dec)
11. Capital Budget for consideration under leaseback funding mechanism. (Edgington/Wingard)
12. **Agenda Item LUC 2511-05:** Discuss and consider recommendation re proposed AO 2025-117 Bed tax increase of 2%. (Edgington/Wingard)
13. Review and consider shifting GBOS meeting dates to Jan 26, Feb 23, March 23 2026 due to conflicts with holidays and school schedule. (Staff)

NEW BUSINESS:

14. Consider requesting amendment to 2025-0003 Amend AMC 21.05 and 21.15 to ease restrictions on agricultural uses and food production in Anchorage Bowl to include Chapter 9/Girdwood. P&Z Public Hearing is Jan 12 2026 (Edgington)
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18347>
15. Consider Agenda topics for MOA GBOS Quarterly Meeting scheduled Jan 26, 2026 at 4PM at Anchorage City Hall (Wingard/Edgington)

REPORTS:

16. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025, October 21, 2025)

Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)

Request for Executive Session:

Other:

Adjourn

Pending items to return to GBOS as Old Business:

Agenda Item LUC 2507-05: Request for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle/Wingard)

Girdwood Housing Implementation Plan – Discussion and recommendations from GHEC (Supvs. Edgington/Wingard) – Jan or GCP adopted

Agenda Item LUC 2410-04: Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Creek. (Tuttle/Wingard) – Jan or GCP adopted

Municipal Room Tax compensation update (Supvs. Edgington/Wingard) - September

Agenda Item LUC 2406-05: Request for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level. (Tuttle/Supv. Wingard) – October