

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

Disclosures: none

Announcements:

Safer Seward Highway meeting Jan 13 5PM in the Community Room
Girdwood Parks Plan meeting Dec 16 6PM in the Community Room

Agenda Revisions and Approval: December 15 2025 GBOS meeting agenda revised & approved KO/BS Assent
Agenda revised to add HLB 1 & 5 year plan redline review to Old Business. ME/KO Assent

Minutes Approval: November 17 GBOS meeting minutes approved BS/KO Assent
November 19 GBOS special meeting minutes approved

Consent agenda: None

Presentations (10 Min): None

Reports (5 Min):

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland
Budget proposed by Governor leaves significant deficit and draws on reserves from PFD; recommends PFD of \$3800 per person. Lower revenues predicted from oil. Currently 60% of state funding is coming from PFD, 30% from oil revenue. Governor has suggested interest in state taxes.

Gas Line options will be in discussion. Natural gas currently available expected to run out in 2030
Recommend submit CAPSIS requests so that need for state-funded projects is documented, although no capital projects are likely to be funded in budget.

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

Assembly members – Z. Johnson/Keith McCormick: No report
Anchorage School Board Liaison – Andy Holleman Start of budget process, \$70-\$80M shortfall anticipated in next year
HLBAC Report – Tim Charnon. No report.

2. Supervisor Reports
KO: See meeting packet for AK DOT Alyeska Highway Speed Study and recommendations. Public may send comments to AKDOT.
BS: Fire Dept holding annual meeting Jan 13. Looking for volunteers to serve on board.
3. Committee updates to GBOS: No reports
4. Standing Reports
Proposed Girdwood Developments: see meeting packet
Girdwood Airport Parcel H: Hangar is under construction. Public requests that item stay on the agenda
GVSA non-property tax funds: Assembly considering tax propositions on April ballot.
GBOS Rules and Procedures revisions
STR Registration and regulation: regulation item is on Assembly agenda
5. Service Provider Reports (5 mins each)
Fire – Chief Weston: see meeting packet
Police – Chief Achee: see meeting packet
Whittier contract approval by MOA and Whittier council on TUE 12/16. ME is attending assembly.
GBOS seeks member to attend Whittier Council. Meeting information and tunnel schedule forwarded to GBOS.
Roads/Parks & Rec – Kyle Kelley: see meeting packet
Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager: see meeting packet

PUBLIC COMMENT: None

OLD BUSINESS:

6. GBOS Resolution on the 50th Anniversary of MOA Unification (Burnett/Edgington). No revisions received after Nov meeting.
Motion:
GBOS moves to approve Resolution 2025-21 as presented
ME/KO
Amendment:
GBOS changes language in 4th therefore regarding management by GVSA of municipal lands
ME/KO
Assent
GBOS approves amended Resolution 2025-21
5-0 in roll call vote
7. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett).
Motion:
GBOS moves to increase community room fee to \$20 per hour and Marlow Pavilion rental to \$80 for 4 hours, \$100 for 4-6 hours, \$120 for 8+ hours
Motion by ME/KO
Motion carries 5-0 in roll call vote
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)
LUC reviewed GBOS resolution and BB's report of why the two bodies disagreed.
LUC voted to support the GBOS resolution, no need for follow up.
9. **Agenda Item LUC 2510-05:** Holtan Hills Development
Conditional Use for Planned Use Development (Edgington)
Mike Edgington presents two draft resolution related to housing concerns and road/trail concerns for discussion. Language is based on recommendations from GHEC, GTC, which were supported without additions by LUC.

Motion:
GBOS moves to approve Holtan Hills Resolution of Support for Conditions for Planned Use Development related to housing . (Resolution 2025-22)

Motion by ME/KO

Amendment:

Language in therefore to shift to CU denied pending completion of Land Use Study required by code.

Amendment by KO/ME Assent

GBOS approves draft Revised Resolution 2025-22.

Motion carries 5-0 in roll call vote

Motion:

GBOS moves to divide the Conditions for Road and Conditions for Trails to separate Resolutions.

Motion by BB/ME

Assent

Motion:

GBOS moves to approve draft resolution regarding trails pending addition of Whereas statements to be drafted by ME/BB (Resolution 2025-23)

Motion carries 5-0 in roll call vote

Motion:

GBOS moves to approve draft resolution regarding request for private road pending addition of Whereas statements to be drafted by ME/BS (Resolution 2025-24)

Motion by BS/ME

Motion carries 5-0 in roll call vote

All three resolutions will be forwarded to GBOS members to review and qualify for 24 hour reconsideration before signature and sending to Planning & Zoning.

10. **Agenda Item LUC 2512-06:** FCC items. All were new business at LUC in December.

Update on FCC Bylaws

FCC Membership

Motion:

GBOS moves to postpone to January GBOS meeting

Motion by ME/KO

Motion carries by Assent

11. Capital Budget for consideration under leaseback funding mechanism. (Edgington/Wingard)

Item was added to the agenda in case there was need to exceed the tax cap. Better understanding of how this would work shows that this is not necessary. There will be more discussions in work sessions likely in Jan/Feb 2026.

No action needed by GBOS at this time. Item will be removed from agenda until a specific project/proposal is ready.

12. **Agenda Item LUC 2511-05:** Discuss and consider recommendation re proposed AO 2025-117 Bed tax increase of 2%.

(Edgington/Wingard)

GBOS has provided support with conditions to STR tax.

No action by LUC. Item will be removed from agenda.

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)

Motion:

GBOS moves to shift meetings to Jan 26, Feb 23 and March 23 to avoid conflicts.

Motion by ME/BB

Motion carries by assent

BB will be unable to attend meetings Jan 26 (MOA GBOS and GBOS) and requests to be excused.

14. Consider response to redline HLB draft 1 and 5 year plans.

Redline with revisions to the proposed draft plans is available in the HLBAC meeting packet.

HLBAC meeting is THU Dec 18 at 1:30PM.

Of concern is that Parcel 6-134 and 6-076 have moved from 1 year to 5 year plan, relating to disposal of property to Girdwood entities (GCLT and Parks and Rec). These are pending approval of the Parks Master Plan, which after local approval will go to the Assembly, and is unlikely to complete this process until fall 2026. Also language about community led development has been removed from GBOS recommendation for parcel 6-039.

ME will attend HLBAC and speak in favor of the recommendations from GBOS as they were presented in the letter from Nov 19.

NEW BUSINESS:

15. 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>
Possible that Girdwood will want to be added to this code amendment that currently applies only to Anchorage bowl. Item will be sent to LUC for introduction in January.
16. Consider Agenda topics for MOA GBOS Quarterly Meeting scheduled Jan 26, 2026 at 4PM at Anchorage City Hall (Wingard/Edgington)
As the next scheduled meeting for GBOS will occur after this meeting, GBOS considers agenda topics, which will be fine-tuned by co-chairs, who will also set a date to meet with Municipal Manager.
Items requested for the agenda are:
HLB Topic: Status of Orca View/Girdwood Industrial Park Re-Plat and GVSA use of service area lot
IGCs, specifically large expenses in Fire and Roads
Code change to create Dark Sky Initiative for Girdwood
Review of actions requested from GVSA 50th Anniversary Resolution and how to implement them
SWS fee increase and request for GVSA Sunday Service and Recycling
17. Nominations for Volunteer to serve on the Wildland Urban Interface-Community Action Team (WUI-CAT).
Item was initially call for volunteers, however switched to request for volunteer to be appointed by GBOS to serve.
Unclear if this is a role of GBOS.
18. **Agenda Item LUC 2510-07:** LUC recommendation for GBOS letters regarding Solid Waste Services Fee increase (Wilbanks/Wingard). Fee increase goes into effect in 2026. LUC interested in opposing it in Girdwood and requesting recycling at Girdwood Transfer Station and Sunday service at the dump. Item is added to MOA GBOS agenda for Jan Meeting

REPORTS:

19. 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 9:45AM