

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
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

February 24 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 Eglhoff 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: Attending are Mike Edgington (ME), Brian Burnett (BB), Jennifer Wingard (JW), Kellie Okonek (KO), Briana Sullivan (BS)

Disclosures: ME is chair of Imagine Girdwood (topic 5 standing reports)

Announcements:

- March GBOS meeting will be held March 24, 2025; March LUC meeting will be held March 17.
- 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.

Agenda Revisions and Approval

February 24 GBOS meeting agenda approved	ME/JW	Assent vote
#9 adding alcohol tax items to sublist	ME/JW	Assent vote
#16 adding Airport Development to New Business based on public comment	ME/JW	Assent vote

Minutes Approval

MOA GBOS Jan 27 and GBOS Reg Meeting Jan 27 meeting minutes approved	ME/JW	Assent vote
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Consent agenda:

GBOS LONO RE: PZC Case No. 2025-0021 Parks and Recreation Administrative Site Plan Review Thresholds.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18147>.

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

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

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland
Sen Giessel reports work on education funding and increase in the Base Student Allocation rate to be determined, but currently between \$680-\$1000 per student. Gov Dunleavy wants open enrollment, which allows for first come first served status for all Alaska public schools, which could push neighborhood students out of their zoned schools and would require that transportation to school is covered for those students traveling out of their neighborhood/city to attend elsewhere. Voting on education funding is delayed due to illness of some members of legislature. Anticipating veto by governor and need to have members available to vote to override. No capital project funding is likely as the operation budget is at a deficit. Sen Giessel and Rep Holland are hosting a community meeting in Girdwood March 8.

Rep Holland arrives to the meeting later, he also reports that no CAPSIS funding likely (capital project requests), HB69 work (school funding). Working on Energy/natural gas supply and wildfire preparations.

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

Anchorage School Board Liaison – Carl Jacobs: FY26 Operating budget must be passed in Early March and is required to provide a balanced budget based on current funding. This will be prior to any change in funding from the State, so it will reflect severe cuts. Mr. Jacobs will be adding an amendment to that will prioritize programs to be added when/if funding is secured through State legislative process. He reminds group that although funding may come closer to end of session, schools lose employees who must seek secure employment elsewhere after receiving notification of being laid off.

HLBAC Report – Tim Charnon: No report.

HLBAC has a meeting this THU and review/vote on the HLB 1 and 5 year plans is on that agenda.

2. Supervisor Reports
ME: Co-chairs met with OMB Manager and City Manager. Plan is to meet to review agenda items for MOA GBOS meetings once Quarterly Meeting agenda has been set so that Quarterly Meetings are more productive and can be solution based rather than information sharing.
BS: Attending a meeting with Planning Dept re Girdwood Clinic.
JW: HLBAC on THU regarding 1 and 5 year plans; public comment now open on Army Corps of Engineers permit for Pomeroy project by the helipad.

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
GTC has 2 executive committee roles open – vice chair and treasurer.

4. Standing Reports

Proposed Girdwood Developments: See meeting packet for update.

GVSA non-property tax funds: Pending additional information for update.

GBOS Rules and Procedures revisions: no update

STR Registration and regulation: On agenda, item #7.

Girdwood Comprehensive Plan: Assembly hearing and likely vote Feb 25. At least 3 amendments are anticipated at the meeting:

- Technical changes proposed and acceptable to Imagine!Girdwood
- Change of zoning of area north of the Airport to Mixed Use. Not accepted by Imagine!Girdwood.
- Change to allow residential development on the west edge of Alyeska South Subdivision, essentially extending dead end roads including Carlina, Turin, Virgin Creek Rd etc for additional housing either with cul-de-sacs or connector road. Not accepted by Imagine!Girdwood.

There may be others that are introduced on the floor at the meeting.

GBOS discusses rules for testimony, it will be up to the Assembly Chair to determine how flexible they are allowing individuals who have already testified to speak again and to address amendments

Motion:

GBOS moves to have Brian Burnett speak on behalf of GBOS at the Assembly meeting re: Girdwood Comprehensive Plan.

Motion by JW/2nd KO

Assent vote; Motion carries *ME is recused

Kellie Okonek agrees to serve as back-up if needed.

5. Service Provider Reports (5 mins each)

Fire – Chief Weston: See Report. Rescue 41 has arrived and is in service. R41 is EMS vehicle responding to highway calls and was paid for by Areawide funds. Engine 41 is delayed in manufacturing.

Police – Chief Achee: See report. Increase in traffic enforcement will be reflected with a new service line on the report starting next month. Dispatch services are out to bid currently, bids close in early March.
Roads/Parks & Rec – Kyle Kelley: Likely both seasonal employees will return for summer 2025. Hiring Alaska Trails crew for 12 week hitch in Girdwood and a YEP crew for Virgin Creek Falls trail tread project.
Roads switching to spring/breakup work. Cautious use of sand as there is none available for purchase and likely need for more in spring. Status of Ruane Culvert replacement via EPA grant of \$1.6M is uncertain based on federal grants programs currently.
Budget: Surplus in 2024 budget will roll to pay for Engine 41 debt service.

PUBLIC COMMENT:

Steve Halverson: Opposition to Airport Lease of Parcel H, which is adjacent to private land and apparently requires no buffer for aviation use.

Camilla Siefert: Opposition to Airport Lease of Parcel H. Lease was rejected by DOT and allowed on appeal.

Deb Croghan: Opposition to Airport Lease of Parcel H. Not consistent with uses in Girdwood Area Plan/Girdwood Comprehensive Plan

Mike Kenny: Opposition to Airport Lease of Parcel H. Area is effective and small sound and safety barrier. Lessee is Heli operator and this would be detrimental and unsafe for neighbor property owners and would negatively impact values of homes in this area.

Keith McCormick: South Anchorage Assembly Candidate

Jennifer Wingard: Concern about GBOS as individuals meeting with MOA without including members of subcommittees and/or supervisor that is assigned to the topic through Supervisor roles.

Amanda Tuttle: Frustration with GBOS lack of follow-through, specifically regarding her request that GBOS require HLB compliance to code.

Motion:

GBOS moves to add item #16 to new business: Developments at Girdwood Airport.

Motion by ME/2nd JW

Assent vote; Motion carries

OLD BUSINESS:

6. Appointment to PSAC Seat D; Vacancy of PSAC Seat B

Motion:

GBOS moves to appoint Deb Croghan to PSAC Seat D.

Motion by ME/2nd JW

Motion carries by roll call vote 5-0

Seat B is now vacant. Staff will continue to publicize vacancy for GBOS consideration.

7. **Agenda Item LUC 2407-04:** GBOS action on Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington) GHEC, GBOS and LUC have been working on this item for a long time and provided their recommendation for a framework in October 2024. Earlier effort was put on hold because Assembly was working on an Areawide proposal, which eventually failed when vetoed by Mayor Bronson.

GBOS wrote a resolution in 2023 stating four goals to be achieved through registration in order to meet the needs of Girdwood:

- Set requirements on STRs to reduce negative impacts on immediate neighbors and provide a reporting and response mechanism
- Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
- Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
- Encourage primary-occupancy of housing in Girdwood by distinguishing between:
 - use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
 - use of housing which is not a primary residence for STRs

Comments include desire to move forward and adjust to meet additional goals as the proposal works through the municipal process. Waiting provides potential that MOA will work on a proposal that is directed at Anchorage concerns about STR that are not the same as Girdwood needs and that Girdwood will not have adequate solution as a result. Supv. Edgington states that the

framework proposed by GHEC in 2024 does not address all of the goals as currently drafted and that the committee should add information to distinguish between STR as an accessory use versus STR as a primary use of properties.

Motion:

GBOS moves to endorse the STR Framework as proposed by GHEC and recommended by LUC in October 2024.

Motion by KO/JW

Amendment:

Add to motion:

Addition of description of accessory versus primary dwelling.

Amendment by ME/KO

Amendment passes 3-2 in roll call vote

(ME, KO, BS in favor; BB and JW opposed)

Vote on Amended motion:

GBOS moves to endorse the STR Framework with addition of definition of STR as Accessory Use compared to Primary Residency and to move STR registration/regulation forward.

Motion carries 5-0 in roll call vote

This item will be taken to GHEC/LUC in March.

8. Winner Creek Trail Bridge at Glacier Creek 90% design documents presentation (Supv. Burnett/Kelley)
90% design is complete, taking comments and then will return with 100% design set to go out to bid.
Girdwood Trails Committee voted in support of the 90% design.

Motion:

GBOS moves to support the 90% design.

Motion by KO/2nd ME

Motion carries 5-0 in roll call vote

9. GVSA 2025 Budget First Quarter Revisions due March 3 to OMB (Supv. Edgington/Kelley)
Increase in valuation of condominiums and new construction provides more funds and there are projects that need additional funding. Staff requests that capital allocations to Parks and Rec and Roads are raised by \$300,000 and \$50,000 respectively. Mill Rate will remain similar to what was projected at the time the budget was approved.
Road Service Bond is on the ballot for April election. If it passes, the cost of this will appear in the 2026 budget, so it does not impact the 2025 budget.

Motion:

GBOS moves to approve 1Q Revisions as presented.

Motion by KO/2nd ME

Motion carries 5-0 in roll call vote.

Amendment to lower the allocations to \$300,000 total is proposed by ME, dies when it fails to have 2nd

ME takes chair for this topic.

Alcohol Tax Items

Fire department and police have created a wish list of items to serve Girdwood as part of the contribution to the municipal alcohol tax. Distribution of these funds is part of the First Quarter Revision process. It is suggested to put forward the proposals received on behalf of GFR and WPD.

These items are:

WPD requests portable breath testers; better radio (in conjunction with others purchased via grant)

GFR requests funding for 3 staff labor during summer season, Polaris ranger, Firefighter wellness strength training program

Motion:

GBOs promotes the GFD and WPD wish list items to the Administration to meet Girdwood needs via Alcohol tax funding source.

Motion by BS, 2nd JW

Assent vote; Motion carries

BS returns to chair.

Rep Holland has joined the meeting. At this time in the meeting he provides his report on Legislative activities, which is included under reports, Agenda Item #1.

10. GVSA Bond: Timberline Dr (Supv Edgington)

Bond will be on the ballot in April. If passed it will appear in the budget for 2026. To pass the bond must receive positive vote both in Girdwood and the MOA as a whole. The cost of the bond will be paid only by property taxpayers in the Girdwood Valley Service Area. Education on this is needed as historically Anchorage votes against bonds even though they do not pay for the project.

GBOS is able to work on education efforts but cannot lobby for a specific outcome. GBOS can also provide letters/opinion letters to explain the funding for bond projects. A separate group is forming to advocate for bond projects.

Motion:

GBOS moves to write the Assembly and Mayor and to write an opinion/editorial letter to educate voters in the MOA Spring election about the GVSA Road Bond proposition.

Motion by ME/2nd JW

Assent vote; Motion carries

KO notes that there are people in the room who are attending to hear New Business Items #14 and 15. Minutes reflect these items as they appeared on the agenda as there was confusion that they may have been moved to Old Business. After introduction of #14 and #15, meeting returned to Item #11.

Motion:

GBOS moves to address new business items 14 and 15 at this time.

Motion by KO/2nd JW

Assent vote; Motion carries

11. Bills in State Legislative Session 2025 (Supv Edgington)

Property tax exemption (HB13): This will provide incentive to convert STR to LTR via property tax exemption. State is responsible for allowing property tax exemptions.

Funding Sources for workforce housing (SB14): This would add workforce housing as a possible project for AIDEA.

Meeting packet includes information on these two bills. Neither is fully formed yet and it is recommended that GBOS watch how they evolve during the legislative session and consider vote on them in the future.

Motion to extend meeting by 30 min to address #12, #13 and #16. Motion by ME/no second. Motion dies

Motion to extend meeting by 10 Min. Motion by KO/2nd JW. Assent vote; Motion carries

12. Girdwood Industrial Park: GBOS input to HLB on future plans (Supv Edgington/Supv Wingard)

item was discussed at work session last week. Jennifer and Briana collaborated on a letter, a copy of the draft is included in the meeting packet. Since then Jennifer has discussed the industrial park with HLB and has some additional changes to make to the draft, essentially focusing on Lot A to meet Service Area need and Giving flexibility to lessees in Lot C and HLB. Lots B and D may be removed from the letter.

Motion:

GBOS moves to have the letter re-written and voted on at the March GBOS meeting.

Motion by KO/2nd JW

Amendment:

GBOS moves to have JW and BS edit the letter and present for GBOS review and possible reconsideration vote.

Motion by KO/2nd JW

Assent vote; Motion carries

13. Review and consider any action regarding HLB Work Plan responses to comments (Supv. Edgington)

HLB work plan responses to comments have been received and are included in the meeting packet. HLB has accepted some but not all of the GBOS comments. GBOS members are encouraged to review the responses. HLBAC will discuss this item at their meeting on THU Feb 27. Jennifer Wingard and Mike Edgington will review and collaborate on a response for the meeting.

Motion to extend the meeting by 5 minutes. Motion by ME./2nd BB; Assent vote

Group continues meeting with Item #16

NEW BUSINESS:

Items #14 and #15 are addressed after item #10 during the meeting. They are New Business items, even though discussed earlier in the meeting.

14. **Agenda Item LUC 2502-04:** Development Master Plan for Alpenglow Residences gC-9 zoning district, BLK3 LT2. Mixed-use building housing two retail shops, Physical Therapy Clinic and 5 apartments. Petitioner seeking LUC recommendation for GBOS Letter of Non Objection or Resolution of support, TBD) (Supv Wingard/Z Arch) Presentation by Z Architects.
 Concern expressed has to do with parking. Design has space for 5 parking stalls for residences (5 condos) in phase 1. Street parking is the plan for businesses in the building. There is no longer commercial parking requirement in municipal code. Public meeting on this item was held at LUC meeting in February. It is introduced at GBOS tonight so that when the staff packet is received, the item can be heard and voted on as Old Business.
15. **Agenda Item LUC 2502-05:** LUC recommendation for GBOS Resolution of Support for code change to allow retail hardware store in gC-10, Tract B2A, Alpine View Estates, Phase 3 (Supv. Wingard/Tim Cabana).
 Item was introduced at LUC in February. At that time it was unclear what the request was going to be. It has now been clarified with planning that a text amendment to allow retail in gC-10 is needed. Area zoned gC-10 is commercial but more restrictive than other commercial areas in Girdwood.

 Neighbors express concern about impact of retail on gC-10 which is adjacent to residential property. Concerns expressed include lighting, traffic pattern and possible change of plan from hardware store or other projects that would be included in "retail" in gC-10. Neighbors also were opposed to wetlands permitting. Group is reminded that Girdwood Area Plan restricted commercial use in gC-10 intentionally in an effort to keep some commercial uses in the core part of the town, instead of spreading it out.
16. Development at the Girdwood Airport (Adjacent land owners/Supv Edgington)
 Item was added based on comments during Public Comment regarding lease of airport land adjacent to homes. Land is owned by State of Alaska, Department of Transportation. State of Alaska and Municipality of Anchorage have differing legal opinions regarding State's need to follow Municipal Land Use Code.
 GBOS has encountered this previously with another project on Airport land. GBOS may consider resolution to encourage MOA to engage to uphold Municipal Land Use Code in development of state land within MOA.

REPORTS:

17. 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)

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

Request for Executive Session:

Other:

Adjourn 10:20PM