

# 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*

## **March 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 Egloff 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. 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 Attending are: Briana Sullivan (BS), Brian Burnett (BB), Jennifer Wingard (JW), Mike Edgington (ME)

Kellie Okonek (KO) arrives 8:10PM

Jennifer Wingard (JW) departs approx. 9:45PM, prior to final decision on item #10

Disclosures: None

### **Agenda Revisions and Approval**

March 24 GBOS meeting agenda approved BS/BB Assent

Amendments:

Move New Business item 13 to Old Business, becoming #11 BS/BB Assent

Add Girdwood Forest Fair permit/Letter of Non objection to New Business #14 BS/BB Assent

### **Minutes Approval**

GBOS Feb 24 regular meeting minutes approved BB/BS Assent

### **Consent agenda:**

Letter of Non-Objection regarding Planning Dept Short Plat (Case S12826) Non-Public Hearing. Director's decision on 4/21/25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18165>.

JW states that no vote on this is different than non-objection, which implies more intentional consideration of the item.

Motion:

GBOS moves to approve the Letter of Non-Objection for Short Plat Case S12826 as presented.

Motion by BB, 2<sup>nd</sup> BS

Vote via roll call 3 in favor 1 opposed (JW)

Motion carries

LUC chair to sign.

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  
Giessel states that she has provided letter to DOT Commissioner requesting rescinding of lease for Girdwood Airport Parcel H. This topic is #10 on the agenda.  
Governor’s proposed Dept of Agriculture was declined, however will be reconsidered by legislature in some other form with more clarity in the proposal.  
Budget is top priority.

Holland addressed the group approx. 8:30PM. He also is engaged in the Girdwood Airport Parcel H item. He is working on Education funding, wildfire projects, Liquefied Natural Gas (LNG).

Assembly members – R. Sulte, Z. Johnson

Sulte will be leaving the Assembly following certification of the election. He will be in Girdwood on SAT with Little Bears. Working on Anchorage School District and Operational budgets. Assembly Ordinance proposals are in the works to streamline permitting/zoning processes.

Girdwood Comprehensive Plan passed; Sales tax proposal did not pass and will not go to special election.

Review of bond proposals in League of Women voters information. If Girdwood’s bond for Timberline Road does not pass, another option may be Levy.

Zac Johnson states that he has introduced change to HLB that will be considered in the future.

A new area has joined the MOA Secure Trash Regulation Zones. (Girdwood was the first STRZ, which was implemented because of Girdwood). ASD Budget will be handled in a separate budget meeting. Wood lots in Anchorage are planned in 2025, first one opens in early April.

Anchorage School Board Liaison – Carl Jacobs. No report

HLBAC Report – Tim Charnon. No report.

2. Supervisor Reports

JW: HLBAC meeting March 27 at 1:30PM

ME: GBOS requested additional information on MOA legal opinions and received additional information today. GBOS will be reviewing this additional information.

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community  
GHEC interested in RV park proposal at MOA. (Brett Wilbanks)

4. Standing Reports

Proposed Girdwood Developments: See updated page in the meeting packet.

GVSA non-property tax funds: No report. Pending update on reporting by STR platforms.

GBOS Rules and Procedures revisions: No report. GBOS will set work session prior to April regular meeting.

STR Registration and regulation: On agenda.

Girdwood Comprehensive Plan: Passed Assembly last week. Memo from Planning to Assembly should be passed in 2 weeks.

5. Service Provider Reports (5 mins each)

Fire – Chief Weston: New EMS manikin is arriving. New members start in April. 6 members passed firefighter testing last week in Anchorage. Wildfire season planning. Request for tsunami signs on-going. Cruise ships are scheduled May through October, GFR plans to bring on additional paid staff to match schedule. Earthquake simulation trailer to come to Girdwood some Sunday this summer. Working to coordinate local wood chipping opportunity this summer to help with firewise effort.

Police – Chief Achee. See report. Officer training ongoing; planning for Spring Carnival/Slush Cup and summer operations.

Roads/Parks & Rec – Kyle Kelley. See report. Lots of volunteers have worked to clear downed trees from trails. Campground host position is open, see staff for information and to apply. Ball Field dugouts are going to be demoed and rebuilt before season starts.

Calcium Chloride has been received for dust control. Anticipate surplus from roads budget due to less need for plowing than anticipated. Some will be spent on road projects but most of surplus will drop to undesignated fund to be used for debt service on purchase of new fire apparatus.

Parks plan kickoff meeting is later this week. At that meeting the timeline and schedule will be proposed.

**PUBLIC COMMENT:**

Brian Burnett addressing the group as member of the public. Shared a photo of a mug that says "Girdwood Locals Tears". Mugs were created and given to members of the team that pushed for approval of the amendment in the Girdwood Comprehensive Plan that supported amendment that allows Pomeroy Lodging to develop the area North of the Airport (aka the Mitten). This rezoning was opposed by the majority of those who participated in creation of the original Girdwood Comprehensive Plan proposal.

Krystal Hoke: Regarding Girdwood Comprehensive Plan. Overall pleased that the GCP was passed; thank you to Randy and Zac. Concern that the Assembly have Girdwood representation. Regarding the Sales Tax item, although the Assembly has not accepted the sales tax, she plans to push forward with Girdwood Arts and Recreation projects.

Keith McCormick: Assembly candidate on the ballot now.

**OLD BUSINESS:**

- 6. Appointment to PSAC Seat B.  
Tim Astle has applied for appointment. See meeting packet for information.

Motion:  
GBOS moves to appoint Tim Astle to PSAC Seat B.  
Motion by BS/BB; Vote by roll call 4 in favor, 0 opposed  
Motion Passes

Briana Sullivan assumes chair for this item:  
Kellie Okonek joins the meeting.

- 7. **Agenda Item LUC 2407-04:** GBOS forward revised Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)  
At the last meeting GBOS voted to have GHEC reconsider addition of items to the framework that they passed. GHEC did consider and opted not to make changes. It is understood that as the framework is reviewed at the municipal level, changes and recommendations will be made.

Motion:  
GBOS moves to forward the STR Registration and Regulation Framework to the MOA/Assembly as presented.  
Motion by ME/BB; vote by roll call 5 in favor, 0 opposed  
Motion Passes.

Mike Edgington returns to chair.

- 8. GVSA Bond: Timberline Dr (Supv Edgington). Information item only. Bond information is provided in the meeting packet.
- 9. Bills in State Legislative Session 2025 (Supv Edgington)  
Property tax exemption HB 13:  
Item is available to be reviewed on the akleg website. Hearing is expected this week. GBOS received a draft resolution to consider earlier today.

Motion:  
GBOS moves to pass draft resolution in support of HB13.  
Motion by BS/BB  
Amendment to motion: change text to remove "strong" from Therefore statement.  
Amendment by BB/BS; vote by roll call 5 in favor, 0 opposed  
Amendment passes  
Return to vote on amended motion.  
Vote via roll call; 5 in favor 0 opposed  
Resolution passes as amended.

Resolution to be signed by ME.

Funding Sources for workforce housing SB14:  
This item is not yet set for hearing and requires no action at this time.

Discussion of Item #10 begins with presentation of a draft letter to the MOA that has been added to the meeting packet, however most have not seen it before now. Ky Holland joins the group and provides his Legislative Report, documented under Agenda Item 1. Group returns to topic 10.

10. GBOS Letter to MOA regarding Development at the Girdwood Airport and MOA Land Use Code (Adjacent land owners/Supv Edgington)

Group discusses that there are a couple of aspects to this item, and some strategy in how to approach the topic.

- Discussion with the MOA and need for legal assistance related to the state and municipal disagreement about land zoning and planning on DOT Airport land.
- Discussion including neighbors, MOA and the DOT Airports division

The letter is addressing the first point, addressing the need to determine clarity municipal code and plans as they relate to State airport land.

Group takes a 10 minute break, returning at 9:30PM, and begins amending the motion made at the beginning of the meeting, with information and clarifications that have come up in discussion.

Motion:

GBOS moves to approve the GBOS letter to the Municipality as presented.

Motion by BS/BB

Text amendments to draft letter:

Fix text in 3<sup>rd</sup> paragraph from "issued" to "offered"; Change text similarly in following paragraph, remove "Colorado-based".

Amendment by ME/2<sup>nd</sup> BS; vote by roll call 5 in favor, 0 opposed.

Text amendments pass

Amendment

GBOS moves to add a round of review by GBOS members to soften language in final bullets and present to GBOS for review and possible 24 hour reconsideration.

Amendment by JW/BB; vote by roll call 4 in favor, 1 opposed (KO)

Amendment passes

JW leaves the meeting, She will go with the will of the body instead of voting on the final motion as she must catch a plane.

Vote on amended motion:

GBOS moves to update the GBOS Letter with specific text amendments and softening of language to be presented to GBOS meeting for review and possible reconsideration.

Motion carries 4-0 in roll call vote.

Kellie Okonek and Mike Edgington agree to collaborate on this letter.

Neighbors, DOT representatives and owner of the potential leaseholder discuss the heli operation proposed for Parcel H. State process involves many steps, and award of the lease and allowance for work to be done on the property could take months – years to complete. However, this project is for aviation use of the airport land. Stipulations for continued community involvement that were included in the process for the possible development of non-aviation use would not be applicable to this development.

Neighbors are clear that they seek that the lease offer is rescinded by DOT as use of the land for aviation use instead of as a buffer should not be allowed and DOT should obey their own 2005 plan that affirms this.

Service Area manager notes that construction of the hangar complex at the airport has changed the drainage pattern and the current drainage and culverts at Mt. Hood Rd need to be redesigned by DOT to manage the water that currently flows through them and impacts neighboring properties.

On March 25, noting undisclosed conflict of interest, the following motion is made:

Motion:

GBOS moves to reconsider the vote on the letter to MOA regarding DOT Parcel H.

Motion by ME/2<sup>nd</sup> BS.

A GBOS Special Meeting will be scheduled for reconsideration of this item before the next Regular Meeting April 21.

11. Planning and Zoning case #2025-0025 (Comp Plan Amendment T21 Text Amendment). P&ZC hearing 5.5.25. Council comments due 4.14.25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18153>. (Edgington)

This item is moved to Old Business due to time constraints to provide input for the P&Z Commission. Item is a text amendment to correct designation of Hightower Road to Collector Status.

Motion:

GBOS moves to write a letter of non-objection to the change of Hightower Road to Collector Status.

Motion by BS/KO; Assent vote

Motion carries

ME and KO will collaborate on the LONO.

Extend meeting by 10 minutes, end 10:10 BS/BB Assent vote

**NEW BUSINESS:**

12. Discuss MOA GBOS Joint Quarterly Meeting Apr 28 4PM (Girdwood-based) Agenda topics  
Review explanation of legal opinions just received from MOA legal (Q&A about specific items)  
DOT Airport land and Municipal zoning and planning requirements.  
STR Regulations  
Alcohol Tax  
Marijuana Tax
13. **Agenda Item LUC 2503-04**: MOA Planning Dept Case No 2025-0035 Non-public hearing of Administrative Site Plan Review. No request from petitioner. Directors decision 4.18.25.  
LUC discussed. NO request from petitioner; no public hearing. Anyone may make comments regarding this review.  
Decision will occur before next GBOS meeting. Likely no action will be taken.
14. Girdwood Forest Fair Request for Letter of Non-Objection  
Forest Fair presents initial plans for 50<sup>th</sup> Girdwood Forest Fair. They will continue completing tasks and seek GBOS LONO for the fair activities and fee waiver in April/May.

**REPORTS:**

15. 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 10:10PM**