

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*

May 19 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 is excused.

Disclosures: None

Announcements:

- | | | |
|------------------------------------------------------|--------------|------|
| • GBOS WS: 2024 Budget Review | TUE May 20 | 2PM |
| • GBOS WS: Rules & Procedures, 1 & 3 year plans | MON June 9 | 1PM |
| • GBOS WS: Parliamentary Procedure & Ethics Training | MON June 14 | 12PM |
| • GBOS WS: Budget meetings 1 & 2 | TBD July/Aug | |

Agenda Revisions and Approval

May 19 2025 GBOS meeting agenda approved as amended	BS/JW	Assent
Amended to move item #10 to old business as it is time sensitive	JW/BB	Assent

Minutes Approval

GBOS April 21 regular meeting minutes	All approved	BS/JW	Assent
MOA GBOS April 28 Quarterly Meeting minutes			
GBOS Special Meeting RE Airport Parcel H, GBOS Roles, Co-chairs, Disclosures minutes			

Consent agenda: None

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

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

1. Announce annual reorganization of GBOS. Co-chairs are Edgington and Wingard.
Areas of responsibility did not change.
2. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland. End of Legislative session. Austere budget, however some items regarding mental health and other needs have been included. \$70M has been allocated for fire. Governor vetoed education funding today and legislature will vote on override tomorrow AM. Governor has stated he will reduce the legislature funding of \$700 BSA to \$500 with line item change.
Assembly members – Z. Johnson/Keth McCormick: No report. Assembly meeting TUE May 20. HLB work plan is on the agenda for hearing at this meeting and amendment is expected to be introduced by Member Johnson regarding trails in the area north of the airport slated for development by Pomeroy.
Anchorage School Board Liaison – Carl Jacobs: No report.
HLBAC Report – Tim Charnon: No report. HLB Work plan on the agenda at Assembly and awaiting adoption.
3. Supervisor Reports
BS: Fire Board met last week. Anchorage wildfire preparedness town hall tonight in person in Anchorage and livestreamed.
BB: Trails Committee will hold work parties instead of meetings in June and July.
4. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
GHEC: Pleased to see progress on parcel 6-134; GHEC is working on a public/private partnership plan for the land along Alyeska Highway north of Ruane. Please see GHEC website and meeting materials for information and provide comments at GHEC.
5. Standing Reports
Proposed Girdwood Developments: Connie Yoshimura presents that HLB and CY are out to bid for offsite construction of road, sewer, gas and electric. This will bring these utilities to the property line of Holtan Hills this summer. Developer plans a public meeting this summer as part of the Planned Unit Development application. She is guided to use the Land Use Committee for this public meeting; LUC meetings are the 2nd MON of each month (June 9, July 14, Aug 11).

GVSA non-property tax funds: No report

GBOS Rules and Procedures revisions: Work Session #1 scheduled June 9.

STR Registration and regulation: Framework from GHEC/GBOS has been shared with the Administration. Draft ordinance to address Anchorage needs is expected the end of this month. There will be some work to make the two compatible.

Girdwood Comprehensive Plan: Adopted in the end of April. LUC is to review implementation steps.

6. Service Provider Reports (5 mins each)
Fire – Chief Weston: Wood chipping/education program June 6 and 7. New website will be launched soon with links to weather, burn information, etc.
Police – Chief Achee: Dispatch services have switched to Valdez with minimal disruption or complications. There are some computer software elements to be resolved. 911 calls initiated from Girdwood go through Anchorage dispatch and then routed to Valdez, same as previously. Officer Corbett has retired. WPD will be fully staffed for Forest Fair. No formal report of activity is available. Chief says 314 calls in GVSA in April; 113 in Whittier. Spring Carnival went well, Alyeska Resort had extra presence from APD for Slush Cup.
Roads/Parks & Rec – Kyle Kelley: Summer in full swing with positions filled and services in place. Grading, calcium chloride spread. Kickoff of many projects throughout town.

PUBLIC COMMENT: None

OLD BUSINESS:

7. Girdwood Airport Parcel H (Supv Edgington): No new information. This item will move to standing reports as the item is on-going and out of GBOS/GVSA hands. Municipal Manager is working with State DOT. MOA position is that this use will require a Land Use Permit prior to construction and must follow the DOT Building Permit process.
Supervisor Sullivan inquires about LUC request in April that an alternate location is recommended. It is clarified that the neighbors did not request this, it was suggested by LUC but didn't address neighbor concerns. Letters sent by GBOS were drafted with neighbor input.

8. GBOS Letter requesting HLB transfer of HLB Parcel 6-134 to Girdwood Parks and Recreation, recommended by GHEC..(Wingard/Edgington)
Preliminary draft resolution 2025-08 is presented. It needs some work. GBOS discusses whether to work on it over the next month or to pass it conceptually and then present the final version to members via email with option to reconsider within 24 hours. This topic has been on GHEC, LUC and GBOS agendas over the last year in various forms, including adding this action to the HLB work plan.

Motion:

GBOS moves to approve the draft Resolution 2025-08: Support for Transfer of Parcel 6-134 from HLB to Girdwood Parks and Recreation in principle, with edit to note the 2025 HLB work plan approval. Final resolution to be presented to GBOS via email with option to reconsider within 24 hours.

Motion by BS/JW

Motion carries 4-0 by roll call vote

9. Planning Case 2025-0064 Administrative Site Plan Review for pavilion construction in Lions Club Park, hearing June 13, 2025. Staff request for capital funding to cover project payments for reimbursement from the 2024 Land and Water Conservation Fund grant (Supv. Burnett/GVSA Staff). Discussion of pavilion in Lions Club Park has been on-going for years. LWCF grant was secured in 2024 and has been confirmed with State. Information on capital funding request is not presented at this meeting. Funding for construction will be discussed fully in the future. Discussion focuses on the Site Plan review to allow the project approval in this location.

Motion:

GBOS moves to approve Resolution 2025-07: Support for the Site Plan for a Pavilion in Lions Club Park.

Motion by BB/BS

Motion carries 4-0 by roll call vote

10. GVSA request for capital funding of \$125,000 for Davos Fish Culvert Project/Enstar Gas Line Relocation. Request consideration and vote immediately.(GVSA Staff)
Item was moved to Old Business because of time sensitivity in getting this project completed. Upon inspection of the project it was found that there is a 6" high pressure gas line on top of the existing culvert. This gas line serves Alyeska and must be buried. Timeline for construction is 3 days in June/July.

Motion:

GBOS moves to encumber NTE \$125,000 from the Roads Capital Reserve fund for Enstar Natural Gas line relocation for the Davos Fish Culvert Project.

Motion by JW/BS

Motion carries 4-0 in roll call vote

NEW BUSINESS:

11. PSAC recommendation for GBOS Resolution of Support for two year extension of the Girdwood Police Services Contract (Dec 31, 2027) between the Municipality of Anchorage and City of Whittier, including an increase for Dispatch Services, at a total cost NTE \$925,000 per year (Okonek)
3 year contract ends Dec 2025, new contract will need to be fully signed and executed before Dec 31. Increase in cost includes the increase that is negotiated as part of the extension as well as funds to cover the increased cost of new dispatch and software for communications. Group is encouraged to review contract on line and PSAC minutes for more details of the PSAC discussion.
12. **Agenda Item LUC 2504-04:** Transit Supported Development (TSDs) Introduction only. LUC recommendation TBA (Supv Edgington/Miles)
Two aspects to this discussion:
- Transit Supported Development project in Anchorage is not currently applicable in Girdwood. One question is if Girdwood wants to weigh in on this project in the Anchorage bowl.
The ordinance under discussion at the MOA is likely to be adopted in the next month. It seems unlikely that Girdwood as a whole will make comment on the project.
 - Transit Supported Development is a concept supported by the Girdwood Comprehensive Plan and there may be aspects of the Anchorage proposal that could be adopted into Girdwood projects. This deserves additional study and review, likely better handled by a committee of GBOS, which could come back to GBOS with recommendations.

Members of GBOS express concern that the committees have bandwidth for this exercise. Krystal Hoke expresses support for this project going to GHEC for review.

Motion:

GBOS moves to request Girdwood Housing and Economic Committee review Transit Supported Development proposal/ordinance and make recommendations for GVSA to consider adopting.

Motion by BS/JW

Motion carries by assent vote

13. **Agenda Item LUC 2505-04:** Marijuana license renewals 2025. Objection to licenses within the GVSA must be provided by resolution no later than June 1 2025. If no objections exist, staff request for Letter of Non-Objection for License #M19277 Retail Marijuana Store The Herbal Cache, expiring 8/31/25. (Wingard)

Process is similar to liquor license renewals. No objections have been raised so far to the renewal of The Herbal Cache license. If none are heard, next month a Letter of Non-Objection will be considered by GBOS.

14. PZC case 2025-0045 allowing more flexibility for development of modular and mobile dwelling units in manufactured home parks in the MOA. PZC hearing June 9 2025. [Planning Application Status - CityView Portal](#) GBOS comment/addition of GVSA (Edgington). The proposed ordinance does not currently include Girdwood, although there may be interest in it in Girdwood. Group discusses moving this to committee for consideration.

Krystal Hoke speaks favorably about GHEC interest in promoting code changes to allow legal tiny homes and other non-traditional building types that promote affordability in housing.

Motion:

GOBS moves to request Girdwood Housing and Economic Committee review the proposal and consider action to allow similar flexibility in development in Girdwood.

Motion by JW/BB

Motion carries by assent vote

15. Bed Tax allocation to Girdwood. (Edgington)

STR bed tax allocation for the purpose of mitigation of negative impacts of STR use in the community has been discussed on many occasions..

Motion:

GBOS moves to request GHEC take on this project.

Motion by JW. No second. Motion fails.

GHEC has previously requested such action. Until this year, all funds were tied to specific projects (convention center, Visit Anchorage, etc), however the threshold for how much should be held has now been met and there is an opportunity to request funds for other projects

It is suggested that this would be a good topic for a joint GBOS/GHEC meeting in the future.

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)

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

Request for Executive Session:

Other:

Adjourn 8:40PM