

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

October 20 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 Jennifer Wingard (JW), Briana Sullivan (BS), Brian Burnett (BB), Mike Edgington (ME)
Kellie Okonek is excused.

Disclosures made during the meeting:

Item #7: JW family member received scholarship from TAMS. No conflict

Item #10: JW owns STR in Anchorage. Requests and receives recusal.

Item #16: ME active on Imagine! Girdwood Board. Recused as previously.

Announcements:

- Upcoming meetings:
GBOS/LUC Joint meeting RE: Holtan Hills CU/PUD TUE Oct 21 7PM
GBOS Rules & Goals part 2 Date TBA
- Community Wildfire Protection Plan. Public review draft is to be completed, comment period Nov 11-30, 2025. Town Hall is scheduled for Nov 12 at Loussac library. wildfire.muni.org/cwpp
- Case# 2025-0141 Registration of Non-conforming Lot. Scheduled for non-public hearing and directors decision due 10/24/25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18336>.

Agenda Revisions and Approval: October 20 GBOS meeting agenda approved JW/BS Assent

Amendments:

move item #16 to 7 BB/BS Assent

Move items #11 and #12 to 8 and 9 JW/BS Assent

Minutes Approval: September 15 and Sept 30 meeting minutes approved JW/BS Assent

Consent agenda:

LONO for Liquor License renewals 2026 Approved

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

Presentations (10 Min): None

Reports (5 Min):

1. Legislative Reports:
 - Sen. Cathy Giessel, Rep. Ky Holland: Storm in Western Alaska, Medicaid funding, CAPSIS funding
 - Assembly members – Z. Johnson/Keith McCormick: No report
 - Anchorage School Board Liaison – Andy Holleman: downsizing district with closure of Lake Otis and Fire Lake Elementary Schools. They are expected to open with Charter school options. District receiving students from Western Alaska from recent flooding. This is an ongoing, dynamic situation for the district, city and state.
 - HLBAC Report – Tim Charnon No report. HLBAC meeting in October was cancelled.
2. Supervisor Reports
 - Sullivan: Wildfire protection program, flyer in the meeting packet.
 - Edgington: Change in Anchorage Municipal Code regarding public meetings and Open Meetings Act. GBOS will hear more about these changes in the MOA GBOS meeting next week.
3. Committee updates to GBOS: None
4. Standing Reports
 - Proposed Girdwood Developments – updated version to be added to the meeting packet
 - Girdwood Airport Parcel H – lawyers retained by non-profit created to work on this. No action for MOA/GBOS.
 - GVSA non-property tax funds – no update
 - GBOS Rules and Procedures revisions - pending
 - STR Registration and regulation – on agenda
5. Service Provider Reports (5 mins each): See meeting packet for written reports.
 - Fire – Chief Weston
 - Police – Chief Achee
 - Roads/Parks & Rec – Kyle Kelley
 - Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager

PUBLIC COMMENT:

Amanda Thompson, RE: FCC. Item is on the agenda later.

OLD BUSINESS:

6. Review and reconsider GBOS resolution 2025-13 regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one/two (creating two/three total of a board of seven). (Wingard/Edgington)
Item has returned for reconsideration as resolution draft referenced Girdwood resident members while discussion about the resolution stated two.

Motion:
GBOS moves to reconsider Resolution 2025-13.
Motion by ME/2nd JW
Roll call vote: 3 in favor, 1 opposed (JW)
Motion carries

Motion:
GBOS moves to accept amendments presented to change resolution to address 2 members of HLBAC to be residents of Girdwood.
Motion by BS, 2nd BB
Roll call vote: 3 in favor, 1 opposed (JW)
Motion carries
7. Vote on amounts for GVSA non-profit grant funding. \$42500 hard funded; \$22,500 competitive grant funds (staff/Burnett)
Amounts are received from members attending, however input is needed from KO to complete this project.
Item will be addressed at end of MOA GBOS meeting, if possible. Vote will be postponed to GBOS November Regular meeting.
8. **Agenda Item LUC 2509-06:** LUC recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB Yelle /Wingard)
Minor changes to be made to properly identify the tracts to be created. One lessee of the industrial park states that he opposes the platting action. New location for his lot is not acceptable in current condition, concern regarding lack of site specific land use study.

Motion:
GBOS moves to approve draft Resolution 2025-16: Girdwood Industrial Park Phase 2 Plat.
Motion by JW/2nd BS
Motion carries 4-0 in roll call vote

9. **Agenda Item LUC 2509-04:** LUC recommendation for GBOS action regarding subdivision of Tract 18-B, Orca Mountain View Subdivision (HLB Yelle/Wingard)
Minor changes to language in draft resolution regarding name of subdivision.

Motion:

GBOS moves to approve draft Resolution 2025-17: Orca Mountain View Subdivision Plat.

Motion by BS/2nd JW

Motion carries 4-0 in roll call vote

10. MOA new STR Tax proposal and GVSA Bed Tax allocation to Girdwood to mitigate negative impacts of STR.
Review proposed amendments and status of the proposal
JW is recused from this topic as she operates and STR in Anchorage.

Amendments will be discussed at Assembly on TUE 10/21, Mike Edgington will attend. Amendment 1 addresses that funds will be spent within the areas they are received. Amendment 2 excludes owner-occupied STR from tax.

Review and vote on LUC recommended Letter of Objection: (LOO): LOO was recommended by LUC in September, prior to submission of amendments. LUC took no additional action at their October meeting.

GBOS considers Letter of Objection, however the amendments, if accepted by Assembly, relieve concerns. Draft resolution of support that addresses

Motion:

GBOS moves to approve draft Resolution of Support 2025-18 as presented.

Motion by BS/2nd BB

Motion carries 3 in favor 0 opposed in roll call vote

As this is not in alignment with most recent recommendation from LUC, the minutes from LUC Sept meeting will be included with submission of the Resolution of Support. Items are needed for the Assembly meeting on TUE evening, to be laid on the table.

Brian Burnett and Jennifer Wingard are assigned to write a letter to LUC to explain this action.

11. PSAC recommendation for GBOS resolution of support for a traffic study and Traffic Impact Analysis on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Okonek)
Kellie and Mike have worked to fine-tune Resolution 2025-14 since last month's presentation of it.

Motion:

GBOS moves to approve Resolution 2025-14 as presented.

Motion by BS/2nd JW

Motion carries 4 in favor, 0 opposed in roll call vote

12. GBOS Resolution on the 50th Anniversary of MOA Unification (Burnett/Edgington)
Comments were requested from the community, none received.
Item is postponed to November

13. **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)
Item is pending hearing and action at Land Use. GBOS moves it to pending items.

14. Agenda topics for MOA GBOS Quarterly Meeting MON Oct 27 4PM at the Girdwood Community Room.(Wingard/Edgington)
IGCs in GVSA Budgets, WPD & enforcement of Municipal code
Group discusses adjusting topics. Agenda will be posted TUE.

15. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)
Group reviews research. GBOS is interested in increasing community room rentals to \$20 per hour. Group may adjust pavilion rentals to be more simple. May add potential for overnight rate. Burnett is going to research trail use fees and will report back next month with his findings. Item will return in November for possible vote.

16. Imagine!Girdwood Request for NTE \$3,000 for Girdwood Comprehensive Plan funding to Huddle AK. (Sassi/Wingard)
ME is recused from this discussion.
Berenson presents on behalf of Sassi, in his role as Vice Chair of Imagine!Girdwood.

Burnett requests a wrap-up summary from Imagine!Girdwood about what was learned through this process.

Motion:

GBOS moves to approve one-time \$3000 payment to Huddle AK for work on the Girdwood Comprehensive Plan.

Motion by BB/2nd BS

Motion carries 3-0 in roll call vote

NEW BUSINESS:

17. **Agenda Item LUC 2510-04:** Consider GBOS input to HLB Annual work program and 5 year management plan. Public comment period ends 11/16/25 [2026_HLBWorkPlan_DRAFT_20250930_PublicReview.pdf](#) (Wingard)
GBOS will request extension of comment deadline so that they can hold a work session meeting after LUC meeting Nov 10 to incorporate information from GHEC and LUC into formal comments.
Currently there is time Nov 12 and 13 to hold a work session. A poll will be sent for GBOS to determine date/time.

Motion: Extend GBOS meeting to 10:15

JW/BS

Assent

18. Assembly STR Registration proposal to provide data on STR activity by zip code.
This item is to replace the AO that the Assembly passed last year but was challenged by STR booking platforms.

19. **Agenda Item LUC 2510-05:** Discussion and formation of a request regarding street lights/dark night considerations within the on-site Holtan Hills Subdivision (Wingard)
Discussion of this has taken place since the first Holtan Hills CU/PUD meeting last month. Offsite lighting is already required and set. On-site lighting is more flexible. Noted that dark nights doesn't mean dark streets.

Motion: Extend GBOS meeting to 10:20

JW/BB

Assent

20. **Agenda Item LUC 2510-06:** Federation of Community Councils
Update on FCC Rules and Procedure re-write and delegate clarification
Consider the appointment of a Girdwood Delegate to the FCC (Wingard)
Lack of information on FCC role and potential for Girdwood. Confusion regarding Ombudsman opinion regarding Girdwood delegate pool.

Meeting adjourns at 10:21 when time extension is elapsed.

REPORTS:

21. 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

Pending items to return to GBOS as Old Business:

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