

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

September 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, 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: Brian Burnett (BB), Jennifer Wingard (JW), Briana Sullivan (BS), Kellie Okonek (KO), Mike Edgington (ME)
Disclosures: Mike Edgington recuses himself from item 20 during the meeting.

Announcements:

- Sept 23 5PM Holtan Hills Presentation on Conditional Use/Planned Use Development at The Meadows
 - Upcoming meetings:
GVSA Non-Profit Grant Meeting
GBOS Rules & Goals part 2
- TUE Sept 30 7PM
Date TBA

Agenda Revisions and Approval: September 15 GBOS meeting agenda BS/BB Amended/approved Assent
Amendment to move presentation of New Business items 16 and 17 under presentations at the start of the meeting.

BS/BB Assent

Minutes Approval: August 18 2025 GBOS meeting minutes approved BS/BB Assent
September 3 2025 GBOS Special Meeting minutes approved BS/BB Assent

Consent agenda: None

Presentations (10 Min):

- * HLB Presentation on Girdwood Industrial Park Subdivision (Yelle)
- * HLB Presentation on Orca View Estates Subdivision (Yelle)

Required public meeting on these was held at LUC at their Sept 8 Meeting. Both are initiated at the request of the community. Girdwood Industrial Park has been cited as critical need by the community. Orca View was cited in HLB study requested by the community as most developable land among HLB holdings. It is supported by the community for public private partnership to develop community/workforce housing. First step is the subdivision of the property. Meeting packet includes full presentation and additional support materials. Goal for both is to submit to planning in late September. Seeking statement of community support for that submission.

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

Reports (5 Min):

1. Legislative Reports

Sen. Cathy Giessel: Interest in Crow Creek Road ownership discussions; Legislature in lawsuit with governor over Department of Agriculture. Fiscal year budget surplus is temporary as there are supplemental expenses in excess of the surplus amount.

Rep. Ky Holland: Ayden Nichol, staffer reports that Rep Holland will hold Energy Policy Workshop Sept 27 in the Girdwood Community Room.

Assembly members

Z. Johnson: working on Short Term Rental (STR) Registration AO, which has not been released to public yet.

Members Volland and Constant have proposed STR tax AO, which is set for public hearing Sept 23.

Review of drop in State funding for local projects over the last 10 years.

Keith McCormick: No report

Anchorage School Board Liaison – Andy Holleman. No work on road adjacent to the school is occurring on ASD land.

HLBAC Report – Tim Charnon: See meeting packet for report.

2. Supervisor Reports

Sullivan: APD meeting regarding the Seward Highway will be held Sept 25 7-8PM in the GW Community Room.

Edgington: Change in code to clarify aspects of public meetings. These will clarify what groups must meet Alaska Open Meetings Act, among other things.

3. Committee updates to GBOS:

LUC will make recommendation to GBOS regarding the two HLB presentation items at their October meeting.

4. Standing Reports: See meeting packet

Proposed Girdwood Developments

Girdwood Airport Parcel H: Trees have been cleared. Alaskans for Responsible Airport Development is pursuing legal action. They request support from MOA, GBOS and legislators.

GVSA non-property tax funds

GBOS Rules and Procedures revisions

STR Registration and regulation

5. Service Provider Reports (5 mins each)

Fire – Chief Weston. See Report

Police – Chief Achee: Additional speed enforcement in Lower valley.

Roads/Parks & Rec – Kyle Kelley. See written report.

Anchorage Public Library – Katarina Pavic, Gerrish (Girdwood) Branch Manager. See written report. Sept is Library Card sign up month.

PUBLIC COMMENT:

Weston: Complete Anchorage Wildfire Survey [Anchorage Community Wildfire Survey](#)

Wingard: Thank you to the service of committee members that inform GBOS decisions, particularly GHEC.

OLD BUSINESS:

6. 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. (Okonek)

Motion:

GBOS Moves to approve the Resolution 2025-10 Policing Contract Renewal as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

7. MOA new STR Tax proposal and GVSA Bed Tax allocation to Girdwood to mitigate negative impacts of STR. Review and vote on recommended LOO (Wingard/Edgington)

Motion:

GBOS moves to approve the LOO as presented

Motion by KO/BS

Amendment to motion

GBOS amends to postpone this topic to the October GBOS Meeting.

Amendment by KO/BS

Amendment carries by Assent vote

Amended Motion carries 5-0 in roll call vote

Item will be heard at Land Use Committee in September and an updated draft of proposed action by GBOS presented.
Suggestions for the letter are to be sent to staff and will be forwarded to Mike & Jennfier, who will work on amendment to the letter.

8. Girdwood Fire Department request for GBOS Resolution of support for NTE \$31,000 for equipment and hose replacement from the Fire Dept 406 account.(Weston/Sullivan)

Motion:

GBOS moves to approve Resolution 2025-11: Support for Capital Request of \$31,000 from the GFR 406 Capital Account.

Motion by BS/BB

Motion carries 5-0 in roll call vote

9. Review and consider GBOS resolution regarding draft AO to allow change code to allow GBOS to propose changes to T21C9. (Wingard/Edgington)

AO has been written by request of GBOS. This mirrors language in code that applies to Chugiak/Eagle River.

Motion:

GBOS moves to approve Resolution 2025-12: Update of Title 21 Land Use Code to formally designate GBOS as a review body within that Title.

Motion by BS/BB

Motion carries 5-0 in roll call vote

10. Review and consider GBOS resolution regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one (creating two total of a board of seven). (Wingard/Edgington)

AO has been written at the request of GBOS.

Motion:

GBOS moves to approve Resolution 2025-13: Designation of a second HLBAC seat to a Girdwood Resident

Motion by BS/KO

Discussion:

Wingard requests amendments to the resolution to address the percentage of HLB-managed land in Girdwood, noting that more seats dedicated to Girdwood residents on HLBAC would be more equitable and that sale of land to fund HLB activities comes at a cost to the neighborhood that the land is within, as in the case of Holtan Hills..

Amendment: Approve Resolution 2025-13 with amendments to be presented by the authors and as discussed. Item will be presented to GBOS members when complete with option for 24 hour reconsideration.

Motion by JW/KO

Motion carries 5-0 by roll call vote.

11. PSAC recommendation for GBOS resolution of support for a traffic and traffic control measures study on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Sullivan/Okonek)

Motion: GBOS moves to approve Resolution 2025-14 as presented.

Motion by BS/KO

Discussion:

Current issue of trucking related to road development is nearing an end for the season. Study would not be effective until winter when more construction is underway. Winter traffic study using cameras to establish speed and volume is possible. Most traffic studies occur in summer when staff is dedicated to this purpose.

It has been suggested that a Traffic Impact Analysis would be a good additional request within the resolution as this would identify future needs, which is ultimately the concern of the community as new subdivision will bring additional traffic.

Amended motion:

GBOS moves to review options, amend resolution and present a revised resolution at the October GBOS meeting.

Motion by BS/KO

Motion carries 5-0 in roll call vote

Kellie Okonek is to provide revised resolution.

12. Crystal Mountain Road No Parking Sign request and possible vote on resolution (Joel St. Aubin/Okonek)

Motion:

GBOS moves to approve Resolution 2025-15 as presented.

Motion by KO/BS

Motion carries 5-0 in roll call vote

At the meeting, items 14 & 15 are addressed first, in the minutes the order will remain as on the agenda.

13. GBOS statement on the 50th Anniversary of MOA Unification (Edgington)

Draft resolution laid on the table for GBOS consideration.

GBOS members want to edit the resolution and will consider it at a future meeting.

14. **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 postponed to future meeting, pending LUC review.

15. Vacancy on GHEC (Edgington)

14-day vacancy notice has been posted. It would be possible for GBOS to consider nominees at the GVSA Grants Presentation meeting by turning that into a special meeting. Meeting has not yet been posted.

Extend meeting to 10:17

KO/BS

Assent

NEW BUSINESS:

16. **Agenda Item LUC 2509-06:** LUC recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB Yelle /Wingard)
Presented earlier at the meeting. No action at this time.

17. **Agenda Item LUC 2509-04:** LUC recommendation for GBOS action regarding subdivision of Tract 18-B, Orca View Estates (HLB Yelle/Wingard)
Presented earlier at the meeting. No action at this meeting.

18. 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

Other items discussed are HLBAC applications, Update on Crow Creek Road Ownership, Clarification about AO 2025-91 re OMA

19. Discuss increase in permit fees for Girdwood parks and recreation resources (Burnett)
Current permit fees are included in the meeting packet.

Extend meeting to 10:20

Assent

20. Imagine!Girdwood Request for NTE \$3,000 for Girdwood Comprehensive Plan funding to Huddle AK. (Sassi/Wingard)
Request for funds incurred due to unanticipated last minute changes in the Assembly review and adoption process.
Mike Edgington recuses himself as he is a principle of Imagine!Girdwood.

Briana Sullivan accepts the chair as Mike has left and Jennifer is on-line.

21. GVSA non-profit grant applications and funding. List of applicants and requested grant funds is included in Parks and Rec report.
Vote on funding will take place at the October GBOS meeting.

REPORTS:

22. 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