

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 Agenda Draft

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:

Join the meeting now Meeting ID: 267 907 069 072 Passcode: AB3oN2aG

Dial in by phone [+1 907-519-0237](tel:+19075190237), [102150125#](tel:+1202150125) Phone conference ID: 102 150 125#

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 or 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 & Disclosures

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 approval

Minutes Approval

MOA GBOS Jan 27 meeting minutes approval
GBOS Jan 27 regular meeting minutes approval

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>.

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
Assembly members – R. Sulte, Z. Johnson
Anchorage School Board Liaison – Carl Jacobs
HLBAC Report – Tim Charnon
2. Supervisor Reports
3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
4. Standing Reports
Proposed Girdwood Developments
GVSA non-property tax funds
GBOS Rules and Procedures revisions
STR Registration and regulation
5. Service Provider Reports (5 mins each)
Fire – Chief Weston
Police – Chief Achee
Roads/Parks & Rec – Kyle Kelley

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

OLD BUSINESS:

6. Appointment to PSAC Seat D; Vacancy of PSAC Seat B
7. **Agenda Item LUC 2407-04:** GBOS action on Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)
8. Winner Creek Trail Bridge at Glacier Creek 90% design documents presentation (Supv. Burnett/Kelley)
9. GVSA 2025 Budget First Quarter Revisions due March 3 to OMB (Supv. Edgington/Kelley)
Capital allocations to Parks and Rec and Roads
Mill Rate
Road Service Bond
10. GVSA Bond: Timberline Dr (Supv Edgington)
11. Bills in State Legislative Session 2025 (Supv Edgington)
Property tax exemption
Funding Sources for workforce housing
12. Girdwood Industrial Park: GBOS input to HLB on future plans (Supv Edgington/Supv Wingard)

NEW BUSINESS:

13. **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)
14. **Agenda Item LUC 2502-05:** LUC recommendation for GBOS Resolution of Support for variance for a retail hardware store in gC-10, Tract B2A, Alpine View Estates, Phase 3 (Supv. Wingard/Tim Cabana).

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

Pending items to return to GBOS as Old Business:

Agenda Item LUC 2408-04: Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks) (FEB 2025)

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

GBOS goals for 1 and 3 year plan (Supv. Sullivan/Supv Edgington) (March 2025)