

# 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*

## **January 27 2025 GBOS Regular Meeting Minutes 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 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. 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: Mike Edgington (ME); Brian Burnett (BB); Jennifer Wingard (JW); Kellie Okonek (KO)  
Disclosures: None

#### Announcements:

- February GBOS meeting will be held Feb 24 2025 at 7PM
- ZBEA will hear Dimensional Variance Case 2025-0009 for property at 1230 Timberline Rd on 2/13/25.
- 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**

January 27 2025 GBOS meeting agenda approval	KO/JW	Assent
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#### **Minutes Approval**

December 16 2024 GBOS Regular meeting minutes approval and GBOS LUC Joint meeting Jan 13 meeting minutes approval	KO/JW	Assent
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**Consent agenda:** None

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

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland  
Giessel: Studying Natural Gas availability and possible solutions.  
Working on budget shortfall, which could be fixed through limit on the PFD.

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

To provide feedback regarding bills: send email to sponsor of bills directly and they will attach it to the bill. If sponsored by a committee, send email to the committee chair. Benefit of early engagement is that it may propel bill forward; later engagement once changes have been made allows public to comment on final version. Holland: Addresses the group later in the meeting. Getting set up in Juneau and available to assist constituents.

2. Supervisor Reports

JW/KO met with DOT regarding speed limit reduction request. There are some funds remaining from the original project, which must be spent in 2025. Kyle is working on making requests for funds for paint, etc. Speed limit item will be discussed later in the agenda.

ME: Productive MOA GBOS meeting today. Property assessments are in the mail for 2025. If you want to appeal the assessment, contact MOA immediately to initiate that process.

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community  
None

4. Standing Reports

Proposed Girdwood Developments:

CY Investments updated on Holtan Hills project at the MOA GBOS meeting. Draft Preliminary Plat for Phase 1 of Holtan Hills is nearing completion. Once draft is complete, there will be a Pre-application meeting, followed by a Community Meeting and then Planning and Zoning Application. Project is Planned Unit Development with Conditional Use Overlay

GVSA non-property tax funds:

Also discussed at MOA GBOS meeting. Pushback from booking platforms on the request for report. There may be a solution based on changing the method (tax) used for the request. This may delay reporting; MOA Legal is working on a response.

GBOS Rules and Procedures revisions:

ME and BS are working on a draft. Uncertain if the next step will be through another work session or via introduction at GBOS.

5. Service Provider Reports (5 mins each)

Fire – Chief Weston: See Report for the year overall and January.

Police – Chief Achee: See report in the packet for year overall. This is the final year of the contract, GVSA has 2-1 year renewals at a set price.

Roads/Parks & Rec – Kyle Kelley. See report in the meeting packet. Surplus in budgets for 2024 will drop to Undesignated Fund. Service Area needs to pay down debt for Engine 41, that will be the recommendation for use of funds in Undesignated Fund.

**PUBLIC COMMENT:**

Bob Wolfe: Requests progress on development of the Girdwood Industrial Park. This was a topic at the MOA GBOS meeting. HLB awaits input from GBOS on how to proceed.

Steve Rowe: Swalling General Contractors working next to Seward Highway at Bird Creek on the Railroad bridge there. Project is 50% complete and should be done in April.

Motion:

GBOS adds the following items under New Business:

18: Road Bond for Timberline

19: State Bills

20: Girdwood Industrial Park

Motion by JW/2<sup>nd</sup> KO

Motion passes by Assent

**OLD BUSINESS:**

6. Appointment to PSAC Seat D, vacancy posted Jan 2-Jan 23. Individual who was appointed in December has declined due to conflict of interest. No applications received during reposting. ME notes that last year GBOS considered having PSAC go dormant.

7. GVSA Master Planning for Girdwood Parks (Kyle Kelley, Supv. Burnett)

Proposal from Huddle AK is included in the meeting packet. Park planning includes 5 parcels in one plan with an estimated total cost of \$128.103. Project should take about 1 year in Girdwood and then the Municipal review process. Huddle will operate as a subcontractor under The Boutet Company's MOA Term contract.

Motion:

GBOS moves to approve NTE \$128,103 for master planning by Huddle AK for Girdwood Parks.

Motion by KO/2<sup>nd</sup> JW

Motion carries 4-0 in roll call vote

8. Capital Projects List for GVSA (Kelley/Supv. Edgington): No change to capital projects list overall.  
Resolution 2025-02: Alyeska Creek Fish Passage Culvert at Mt. Hood  
Project has been added to State CAPSIS fund requests. Updated resolution for this funding stream is needed to include with application documents. GBOS reviews draft resolution, staff completes this and it is reviewed later in the meeting. CAPSIS request is \$1.5M, GVSA contribution is \$500,000.  
Motion:  
GBOS moves to approve Resolution 2025-02: Culverts at Mt Hood and Glacier Creek as presented.  
Motion by JW/2<sup>nd</sup> KO  
Motion carries 4-0 in roll call vote
9. **Agenda Item LUC 2407-04:** GBOS action on Service Area STR registration and regulation. (Wilbanks/Schechter/Supv. Edgington)  
This item was a topic of MOA GBOS meeting today. Pushback from booking platform discussed earlier, this may cause a delay in reporting that otherwise would have come in April and would provide statistics for amount of revenue generated from Girdwood nightly rentals. MOA legal dept is working on this as well as working on an opinion regarding legality of STRS in Anchorage Municipal Code overall.  
GBOS will provide Municipal Manager and Planning Dept with STR framework documents created recently through GHEC and supported at LUC. Delays have occurred as Assembly was working on an Anchorage Bowl STR item last year, which was vetoed by Mayor Bronson but was likely to be re-voted at the Assembly. Since then the rate of STR in Girdwood has risen. It is estimated that 25% of housing in Girdwood is used for STR.  
Item will move to standing reports in FEB as well as stay on the FEB agenda as an action item.
10. PSAC and **Agenda item LUC 2411-07:** PSAC recommendation for GBOS Resolution of Support 2025-03 for speed reduction on Alyeska Highway (Patty Wilbanks/Supv Okonek/Wingard)  
Meeting with DOT was positive. First step is a traffic study to determine all the factors related to the road. GBOS reviews the draft resolution with this in mind.  
Motion:  
GBOS moves to accept Resolution 2025-03 as presented.  
Motion by KO/2<sup>nd</sup> JW  
  
Amendment 1:  
GBOS moves to change the Therefore to a request for Traffic Study on Alyeska Highway.  
Motion by KO/2<sup>nd</sup> JW  
Motion passes 4-0 roll call  
  
Amendment 2:  
GBOS moves to add a bullet under Whereas #4 that addresses 2 miles without crosswalks, residences on opposite side of road and trail crossing of Alyeska Highway.  
Motion by JW/2<sup>nd</sup> KO  
Motion passes 4-0 roll call  
Return to motion with amendments:  
Amended motion carries 4-0 in roll call vote
11. **Agenda Item LUC 2412-04:** GBOS consider requesting HLB to seek Army Corps of Engineers courtesy assessment of the Glacier Creek Levee in Old Girdwood (Supv. Wingard)  
HLB recommended that assessment is requested. Land belongs to HLB.  
Motion:  
GBOS moves to request that HLB formally request an assessment of the Glacier Creek levee by the Army Corps of Engineers.  
Motion by JW/2<sup>nd</sup> KO  
Motion carries 4-0 in roll call vote
12. **Agenda Item LUC 2412-05:** GBOS consider permit with HLB for use of embankment along Glacier Creek in Old Girdwood for existing use as Right of Way (Supv. Wingard)  
HLB recommended that GVSA request a permit annually to use the embankment as ROW. This is the current use of the embankment, no assumption of responsibility for the embankment results from this permit. Purpose is to establish formally the use and the surface maintenance by GVSA.  
Motion:  
GBOS moves to direct GVSA to request a Right of Way permit for use of the embankment.  
Motion by JW/2<sup>nd</sup> KO  
Motion carries 4-0 in roll call vote

13. GBOS goals for 1 and 3 year plan (Supv. Sullivan/Supv Edgington)  
 GBOS Co-chairs want to encourage proactive planning and tracking of GBOS items/projects.  
 It is likely that they will request a Work Session at 6:30PM on FEB 24, just prior to the next GBOS Regular Meeting.
14. Lions Club Park: New pavilion construction support service from TBC \$14,415.00 for 2025 (Kelley/Supv. Burnett)  
 Pavilion funding is secured through LWCF Grant which is matched 50/50 with Service Area funds. Lions Club also has been fundraising for this project for years.  
 Motion:  
 GBOS moves to approve NTE \$14,415 for The Boutet Company construction support service on the Lions Club Park Pavilion.  
 Motion by BB, 2<sup>nd</sup> by JW  
 Motion carries 4-0 in roll call vote
15. **Agenda Item LUC 2410-06:** GHEC recommendation for GBOS Resolution 2025-04 Support for Marijuana Tax Fund for Childcare and Early Childhood Education to fund Girdwood projects, contingent upon recommendation of LUC at their November 18 regular meeting. (Supv. Edgington/Krystal Hoke)  
 ME states that he supports using marijuana tax funds but not this system to achieve it.  
 Motion:  
 GBOS moves to approve Resolution 2025-04 Support for Marijuana Tax Fund for Childcare and Early Education Funding for Girdwood projects.  
 Motion by KO/2<sup>nd</sup> JW  
 Motion carries 3-1 in roll call vote (ME opposed)

Motion: GBOS return to conclude item #8. Action taken is noted there. Assent vote

**NEW BUSINESS:**

16. Winner Creek Trail Bridge at Glacier Creek final design documents  
 Design documents will be available at GTC and GBOS in February along with engineer estimate. Goal is to put this project up to bid this spring with construction in 2025 and probably 2026 for completion.
17. GVSA 2025 Budget First Quarter Revisions  
 Changes based on:  
 Status of bond for Timberline Road improvements.  
 Assessments/mill rate information
18. GVSA Bond: Timberline Dr  
 Assembly has put this item on the ballot for April. Girdwood will pay the full amount of the bond however Anchorage must vote in favor of it as it is technically the responsibility of the entire MOA. This will take education/outreach of voters to succeed. Voting begins in March and ends election day April 1.
19. Bills in State Legislative Session 2025  
 Legislative Session pre-filed bills of interest to GVSA are:  
 Property tax exemption proposed for some rental properties  
 Funding sources for workforce housing
20. Girdwood Industrial Park: GBOS input to HLB on future plans  
 2025 HLB work plan includes GBOS in working on a solution or the Industrial park  
 HLB is waiting for input from GBOS on how to develop the park and requests action by GBOS.

**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 9:55PM**