

Girdwood Land Use Committee

Notice of Meeting on April 13, 2026 7PM

Agenda Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2604-01:

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on.

The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order Ryan Hutchins-Cabibi
Agenda Approval for meeting April 13 2026
Minutes approval from Feb 9 2026
LUC Officer report
HLBAC Update
GBOS update

Announcements:

- Girdwood Parks Master Plan project is on-going. Website is: <https://girdwoodparksplan.com>
- Dimensional variance case #2026—045 scheduled as public hearing at Zoning Board of Examiners & appeals on 4/16/26. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18411>.

Presentation/Reports:

Girdwood Parks Master Plan, Kyle Kelley, GVSA manager

Potential boutique resort concept for HLB Parcel 6-296, Nathan Braun, Monarch Hospitality Group Managing Director, presenting.

Agenda Item LUC 2604-02: Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda

Agenda Item LUC 2604-03: Committee Reports. Any items for update or discussion should be brought up at this time.

Old Business:

Agenda Item LUC 2512-06: Federation of Community Councils (FCC)
Update on FCC Bylaws revision & impact on FCC delegate from Girdwood

New Business:

Agenda Item LUC 2504-04: GHEC request for LUC to provide input on draft ordinance to allow more flexibility for small forms of housing and relocatable dwelling unity in the gR-1, gC-5 and gC-8 zoning districts. (Hoke/Chandler)

Request for GBOS/LUC Joint Meeting (0 of 2 completed in 2026):

Adjourn

Pending business:

Agenda Item LUC 2510-07: Solid Waste Services Fee increase. Follow up from MOA GBOS meeting 1.26.26 (Wilbanks)

Agenda Item LUC 2406-05: Old Girdwood residents request for LUC recommendation for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level. (Amanda Tuttle/Supv. Wingard)

Agenda Item LUC 2409-07 & **Agenda Item LUC 2409-08** Status of DNR Section Line Easement appeals