

Girdwood Land Use Committee

Notice of Meeting on April 13, 2026 7PM

Minutes Draft

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglhoff 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	Jerry Fox/Carol Fox	Assent
Minutes approval from Feb 9 2026	Amanda Tuttle/Brian Burnett	Assent
LUC Officer report	None	
HLBAC Update	None	
GBOS update	None	

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>.

Meeting is attended by approx. 40 people on line and 20 people in the meeting room. Most are attending for the presentation from Monarch Hospitality.

Presentation/Reports:

Girdwood Parks Master Plan, Kyle Kelley, GVSA manager: Contractor is reviewing comments received from draft plan public review and will meet with Advisory Committee this week to discuss and receive direction. All comments received will be included in the appendix to the plan.

Potential boutique resort concept for HLB Parcel 6-296, Nathan Braun, Monarch Hospitality Group Managing Director, presenting. Nathan Braun provides presentation, which is included in the revised meeting packet. Concept is use of parcel 6-296 between the resort's Autobahn trail and Winner Creek Trail for development of approximately 10-20 acres for luxury wellness/resort retreat. Concept is perhaps 80 rooms and 60 workforce housing beds. Monarch has not developed hotels before and plans to build and then turn facility over to management company (similar to Ritz Carlton or other luxury franchise). Item has arisen since the adoption of the HLB annual and 5 year plans. HLB has encouraged development group to receive community input at this time.

Members of the community raised questions about ownership, investors in Monarch, viability of development given cost of road to access it and distance from all utilities, current use/management of land by Alyeska Resort, overall benefit to Girdwood compared to impact to Nordic Trail, Winner Creek Trail, market for this project in Girdwood, other locations that might be suitable for a project that fits better with the community, concerns of unintended impact to housing in Girdwood and to workforce housing.

There is no immediate request for action and no plan for when this topic will return to LUC. Public is encourage to send comments/questions to Nathan directly: girdwood@monarchhospitalitygroup.com

Agenda Item LUC 2604-02: None

Agenda Item LUC 2604-03: Committee Reports. None

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Old Business:

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

Motion:

LUC moves to retire this topic.

Motion by Brice Wilbanks, 2nd Amanda Tuttle

Motion carries by assent

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)

Brooks Chandler explains that GBOS requested that GHEC review an ordinance that was passed in Anchorage that relaxed restrictions on relocatable dwellings (tiny homes and trailers) within the MOA. That ordinance didn't extend to T21C9, which guides Girdwood Land Use. Currently Girdwood Land Use Code doesn't allow mobile homes at all, the current trailer court is grandfathered in.

GHEC studied the item and is presenting possibility of allowing these structures in gC-5 which includes the current trailer court; gC-8 which is the area in the South Townsite/south of Forest Fair Park on Karolius; and gR-1, which are undeveloped parcels parallel to Alyeska Highway toward the mouth of the valley.

GHEC requests LUC consideration and input. Questions for LUC are:

Is this code change a good idea overall?

Should these 3 zones be pursued? Remove one/some? Add more zoning districts?

Does LUC have opinion on pursuing the code change as a separate project handled soon vs should this be bundled into a more comprehensive zoning rewrite that would address bringing code in line with the new Girdwood Comprehensive Plan. Rewrite is big project that would require considerable time.

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

Adjourn

9PM