

Girdwood Land Use Committee

Notice of Meeting on August 10 2026 7PM

Minutes Draft

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 2608-01:

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 August 10 2026

Minutes approval from June 8 2026

LUC Officer report

HLBAC Update

GBOS update

B Wilbanks/M Edgington

M Edgington/J Wingard

None

None

None

Announcements: Wildfire Program: All of GVSA is in the eligible area. Sign up with Smart911 to qualify for sprinkler kit.

Sprinkler kit distribution is scheduled for this SAT at the Fire Dept.

Presentation: None

Reports:

Agenda Item LUC 2608-02: Public Comment (3 minutes each) None

Agenda Item LUC 2608-03: Committee Reports. Any items for update or discussion should be brought up at this time.

On behalf of GHEC: Mayor has proposed AOs for residential tax relief for first time homebuyers and to encourage development of multi-family residences. Current threshold for first time buyers is out of line with property values in Girdwood. There will be changes to the AOs in work sessions. GHEC seems interested in proposing something that meets Girdwood needs better.

Also change in state law allows for different tax exemptions for property that goes from short term into long term rental.

Girdwood Industrial Park has been platted, this allows future action in transferring the GVSA lot to local management and will allow for sale through competitive bid for another lot. Permittees are accommodated on another lot, as previously discussed. Competitive Bid timing for the lot for sale has not yet been announced. The best way to stay informed on HLB bid is to sign up for HLB email:

HLB@AnchorageAK.gov

Orca Mtn View parcel has also been platted, allowing for continuation of process for development of this parcel for community housing in a way that the community supports.

GHEC and PSAC will be making recommendations for non-residential tax funding opportunities.

Tourism Improvement Project (TIPS) funds are accrued from a portion of bed tax revenue. \$1.5M in 2027 which must go to support tourism. GHEC has made proposal via motion and more information will be provided for GBOS meeting on MON Aug 17.

Public Safety IT funds are accrued via areawide levy and can only be spent on IT for Public Safety within the MOA. This will be discussed at PSAC meeting TUE Aug 11.

Old Business:

Agenda Item LUC 2606-05: FCC Delegate from GBOS (Wingard).

Topic is to discuss whether Girdwood wants to send a delegate to FCC. There are several neighborhoods in Anchorage that don't actively participate at FCC. Group postpones discussion to September.

Agenda Item LUC 2606-06: LUC co-chair vacancy

Seat is open for anyone to self-nominate.

New Business: None

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

Adjourn 7:20PM

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