

Girdwood Land Use Committee

Notice of Meeting on December 8, 2025 7PM

Agenda Draft

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

[Join the meeting now](#) Meeting ID: 261 135 387 386 09 Passcode: Uy9cK2XN

Dial in by phone [+1 907-519-0237,,999473468#](#) Phone conference ID: 999 473 468#

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

Agenda Item LUC 2512-01:

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 December 8, 2025

Minutes approval from November 10, 2025

LUC Officer report

HLBAC Update

GBOS update

Announcements:

- Girdwood Parks Master Plan project is on-going. Advisory Committee meeting scheduled in November. Next public meeting is tentatively scheduled for TUE December 16 6PM in the Girdwood Community Room.
- Platting Board will meet on Jan 7 to review platting requests for Orca View and Girdwood Industrial Park:
S12866: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18350>
S12865: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18349>
- Volunteer Needed: Individual to serve on the Wildland Urban Interface-Community Action Team (WUI-CAT).

Reports:

Agenda Item LUC 2512-02: 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 2512-03: Committee Reports. Any items for update or discussion should be brought up at this time.

Old Business:

Agenda Item LUC 2510-05: Holtan Hills Development

A) GBOS Action on street lights/dark night considerations within the on-site Holtan Hills Subdivision

GBOS Resolution 2025-20 (Wingard)

B) Conditional Use for Planned Use Development (Edgington), P&Z Meeting Jan 5 2025; comments Due Dec 15, 2025

2026-0005

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18352>

S12867

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18353>

Agenda Item LUC 2510-06: Update on Federation of Community Councils Girdwood Delegate (Wingard)

Agenda Item LUC 2510-07: Solid Waste Services Fee increase (Wilbanks)

Agenda Item LUC 2407-04 (A): Update on AO2025-91 Municipal STR Tax proposal.

LUC consider and vote on GBOS Resolution 2025-18 (Wingard/Burnett)

Agenda Item LUC 2407-04 (B): Update on Registration AO 2025-115

GBOS Resolution 2025-19 (Wingard)

Agenda Item LUC 2511-05: Update on and consider recommendation re proposed AO 2025-117 Bed tax increase of 2%

Agenda Item LUC 2507-05: Request for LUC recommendation for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle)

Agenda Item LUC 2511-04: LUC action regarding LUC meeting protocol based on and AO2025-91 Re: Open Meetings Act, GBOS and Girdwood Committees.

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

New Business:

Agenda Item LUC 2512-04: Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Valley. Originally heard as 2410-04 for Glacier Creek. Revised and reintroduced Dec 2025. (Miles/Wingard)

Agenda Item LUC 2512-05: LUC Officer Election in January 2026. Executive officer roles are Chair; two Co-chairs.

Agenda Item LUC 2512-06: Update on FCC Bylaws

Request for GBOS/LUC Joint Meeting (2 of 2 completed in 2025, Jan 13, Oct 21):

Adjourn

Pending business:

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