

Girdwood Land Use Committee

Notice of Meeting on December 8, 2025 7PM

Minutes 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 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 Twiname/Edgington Assent

Minutes approval from November 10, 2025 Wingard/Edgington Assent

LUC Officer report: None

HLBAC Update: HLBAC meeting Dec 18 will address comments to the 1 and 5 year plans.

Updated plans and catalog of comments should be posted soon.

GBOS update: Note that GBOS meeting dates are shifted in Jan, Feb, and Mar to avoid holidays.

Announcements:

- Girdwood Parks Master Plan project is on-going. 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 needed to serve on the Wildland Urban Interface-Community Action Committee (WUI-CAT).

Reports:

Agenda Item LUC 2512-02: Public Comment (3 minutes each)

Tuttle: Add item for discussion on Holtan Hills Conditional Use – will be addressed under that item in the meeting.

Gallup: Watch for great aurora activity tonight.

Hunter: concern about potential for negative impacts related to proposed Orca View subdivision.

Agenda Item LUC 2512-03: Committee Reports. None

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) was passed by GBOS without vote by LUC as it was brought to GBOS' attention that support for this earlier would help initiate the discussion immediately and LUC had been receptive to the idea in discussions last month. Wingard asks LUC to review the resolution that has gone forward. This may be a code change that Girdwood wants to pursue.

B) Conditional Use for Planned Use Development (Edgington), P&Z Meeting Jan 5 2026; 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>.

Both GHEC and GTC have made recommendations for GBOS to include in formal comments via Resolution.

GHEC passed motions are listed below, additional information is available in the GHEC minutes:

Motion: GHEC moves to recommend that GBOS require a plat note stating that Lot 12 or 13 has been required to be deeded to a Girdwood Non-Profit for community housing for residents by AO2023-037.

Motion: GHEC moves to recommend that GBOS requests that the plat and the Conditional Use Permit be denied a Land Use/Area Plan has been completed, as required by code.

Motion: GHEC moves to recommend that GBOS request a condition is added to the Conditional Use Permit limiting use of at least three (3) lots, specified as Block 1 Lot 1, Block 1 Lot 2 and Block 1 Lot 3 to be specified for 2-family dwellings (duplexes), in addition to Lot 12 or 13.

Motion: GHEC moves to recommend that GBOS request that the Conditional Use Permit to contain a condition requiring future conveyances of each of 4 specified lots to contain a 20-year restrictive covenant previously approved by the Planning and Zoning Commission that requires each dwelling unit on these lots to be used only as the principle place of residence of at least 1 person who during the entire period of their occupancy of the property earned their living by working at least 30 hours per week for a business or public institution located in and servicing the Girdwood Valley Service Area.

Motion: GHEC moves to recommend GBOS oppose the requested variance for a private road (cul de sac pictured in the plat).

Motion: GHEC moves to recommend that GBOS receive input from GFD Chief regarding public safety concerns for cul de sac that is longer than is allowed by code.

GTC Motions are listed below, additional information is available in the GTC minutes.

Motion: GTC moves to recommend that GBOS request a plat note as a condition to the approval of the Planned Use Development to designate the following actions and to clarify that they are to be paid for by the development partners (HLB and/or CY Investments):

* Platting of the Girdwood Middle Iditarod National Historic Trail and 50' easement through Phase 1

* Realignment of the existing trail segment, in consultation with GTC

* Trail improvements through Phase 1, in consultation with the GTC and in accordance with established practices in the Girdwood Trails Master Plan (2025) and Girdwood Trails Management Plan (2020).

Motion : GTC moves to recommend that GBOS request that the trail and its easement of 50' (25' on each side of trail center line) is surveyed and recorded on the plat, thereby protecting the trail and trail easement from development in perpetuity, including where the trail and private property overlap.

Motion:

Girdwood Land Use Committee moves to recommend that the GBOS write a Resolution of Support for Conditions to the Planned Use Development as recommended by the Girdwood Housing and Economic Committee.

Motion by Wingard/2nd Theiss

Motion carries by Assent

Motion:

Girdwood Land Use Committee moves to recommend that the GBOS write a Resolution of Support for conditions to the Planned Use Development as recommended by the Girdwood Trails Committee.

Motion by Wingard/2nd Hanson

Motion carries by Assent

LUC hears the suggestion from Tuttle regarding snow storage and need for snow dump locations in the Holton Hills neighborhood. However, it is already addressed in code that the storage of snow must be managed on-site in residential areas, as in the rest of the MOA. Snow from the right-of-way (municipal and state roads) is stored within the right-of-way as creation of a snow dump is expensive and adequate location does not exist within the valley.

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

Previously LUC voted to have a temporary delegate attend FCC meeting, however this delegate was rejected by Municipal Ombudsman as the opinion of the Ombudsman is that the FCC delegate must be a member of the Girdwood Board of Supervisors. With this information, GBOS voted that the FCC delegate for Girdwood should be the member who is responsible for Land Use, a seat currently held by Jennifer Wingard. There remains dispute about the Ombudsman's opinion, fundamentally. Also there is confusion about FCC bylaws requirement that delegates are not "elected" officials, without clarification of the extent of this designation and observing that GBOS members are elected.

Motion:

Girdwood Land Use Committee supports the GBOS selection of the GBOS Land Use Supervisor to serve as the FCC delegate with the a co-chair of GBOS selected as the alternate.

Motion by Twiname/2nd Hanson

Amendment to motion:

Girdwood land Use Committee supports the GBOS selection of the GBOS Land Use Supervisor to serve as the FCC delegate for Girdwood.

Motion by Wingard/2nd Hatch

Amendment approved 8 in favor 7 opposed

Amended motion passes 14 in favor and 0 opposed.

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

Fee increase at the transfer station was approved by the Assembly earlier this year and goes into effect in January.

Increase is from \$6 to \$10 for 4 bags. Concern expressed that this will negatively impact progress by Girdwood Bear Aware as people will store trash longer to maximize value. Other concerns expressed include desire for recycling and days of transfer station operation.

Motion:

Girdwood Land Use Committee moves to recommend that the Girdwood Board of Supervisors write a letters regarding transfer station operation as follows:

objection to the increased fee structure due to negative impact of higher fees on promoting bear-safety/waste management support for addition of free recycling and addition of Sunday service at the transfer station.

Motion by Wingard/2nd Harrison

Motion carries by Assent

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)

Letter from Supervisor Burnett explains the reason for difference between LUC recommendation not to support STR tax proposal and the GBOS action. GBOS Resolution relates to the amendment to the original tax proposal that stipulates that revenues received from this tax are to be used to mitigate negative impacts of STR in the neighborhoods/geographic area they are received from. This item has been postponed on several occasions at the Assembly but is likely to be considered, along with other related items, at Assembly meeting Dec 16. If passed by the Assembly, the item would go forward to voters to determine.

Motion:

Girdwood Land Use Committee moves to support GBOS Resolution 2025-18.

Motion by Wingard/2nd by Edgington

Motion carries by Assent

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

GBOS Resolution 2025-19 (Wingard)

Registration item would be adopted by Assembly and become law without municipal vote and is also likely to be taken up by Assembly at their December 16 meeting. It has been discussed that contact information for managers/owners of STR properties will be publicly available. Compliance/enforcement of registration is not currently addressed. Health and safety information from prior Bed and Breakfast ordinance is not addressed.

Motion:

Girdwood Land Use Committee moves to support GBOS Resolution 2025-19.

Motion by Edgington/2nd Wingard

Motion carries by assent

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

LUC takes no action on this item.

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)

Item is postponed until Amanda Tuttle presents new information for LUC to consider.

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

Motion:

LUC moves to remove this line from the LUC meeting agendas:

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Motion by JW/2nd ME

Motion carries by Assent

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)

Item was included in GBOS comments on the HLB 1 and 5 year plans. Item will be reviewed at LUC after adoption of the HLB plans and determine if additional action is needed.

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

Agenda Item LUC 2512-06: Update on FCC Bylaws. Revised bylaws are in process. Likely after Jan meeting to be available for review.

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

Adjourn 9:30PM