

# **Girdwood Land Use Committee**

## **Notice of Meeting on February 9, 2026 7PM**

### **Minutes Final**

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 2602-01:**

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 February 9 2026

J Wingard/B Wilbanks

Minutes approval from January 12 2026

J Wingard/B Wilbanks

LUC Officer report: None

HLBAC Update: No action at the January HLBAC meeting. Next meeting is scheduled for Feb 26, agenda has not yet been posted.

GBOS update: CY Investments has let J Wingard know that due to insurance requirements a gate and camera will be temporarily installed at the entry to Holtan Hills along with a No Trespassing sign.

#### **Announcements:**

- Girdwood Parks Master Plan project is on-going. Website is: <https://girdwoodparksplan.com>
- Case S12877 is scheduled as a Non-Public Hearing with the Director's decision due February 23<sup>rd</sup>, 2026 (02/23/26). **S12877:** <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18402>
- Case No. 2025-0010 (T21 Text Amendment) is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 03/09/26 **AND** Urban Design Commission at a Public Hearing on 03/11/26. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18367>.

#### **Presentation/Reports:**

##### **Agenda Item LUC 2602-02:**

Scheduled power outage tonight 12A-4A.

Unprecedented weather this winter. Roads crew has needed the thaw truck more in the last 2 months than in the last 15 years combined.

**Agenda Item LUC 2602-03:** Committee Reports. Any items for update or discussion should be brought up at this time.

Brooks Chandler, GHEC: GHEC recommending GBOS support for RFP for Housing Consultant, to be introduced at GBOS in Feb.

#### **Old 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)

Watershed MP is part of the HLB work programs. Letter is requested to spur the project along.

Motion:

LUC moves to recommend the GBOS write a Resolution of Support for a Watershed Management Plan for Glacier Valley.

Motion by K Hoke/2<sup>nd</sup> A Tuttle

Motion carries by Assent

**Agenda Item LUC 2512-06:** Federation of Community Councils (FCC)

Outcome of LUC recommendation that GBOS void their Nov 2025 vote: GBOS did rescind their November vote and adopted the LUC language in a follow-up action.

Discuss Sending a Delegate to FCC: Delegate is currently the GBOS Land Use Supervisor. LUC tables this conversation until bylaws revision is complete, as the bylaws revision may necessitate that a different delegate is selected.

Update on FCC Bylaws revision: Current revision of the FCC bylaws is available on line. Bylaws adoption is in process at FCC.

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

**Agenda Item LUC 2601-04:** Request for LUC recommendation for GBOS support for code change to align with Girdwood Comprehensive Plan and support for conditional use permit for the Virgin Creek Avalanche Mitigation/Control Development Project. (Tim Glassett, DOT&PF) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18375>.

Motion:

LUC moves to recommend GBOS Resolution of Support for code change to align with Girdwood Comprehensive Plan and for conditional Use Permit for the Virgin Creek Avalanche Mitigation/Control Development Project.

Motion by B Wilbanks, 2<sup>nd</sup> R Hutchins-Cabibi

Motion carries by Assent

**Agenda Item LUC 2601-05:** Review proposed amendment to 2025-0003 Amend AMC 21.05 and 21.15 to ease restrictions on agricultural uses and food production in Anchorage Bowl to potentially include Chapter 9/Girdwood. P&Z Public Hearing is Jan 12 2026 (Edgington) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18347>

Motion:

LUC moves to recommend GBOS pursue similar code change to allow agricultural uses and food production in Girdwood.

Motion by K Hoke, 2<sup>nd</sup> A Tuttle

Motion carries by Assent

**Agenda Item LUC 2510-07:** Solid Waste Services Fee increase. Follow up from MOA GBOS meeting 1.26.26 (Wilbanks) SWS and GBOS discussed this at the MOA GBOS Quarterly Meeting. Girdwood requested information on what the increase goes toward and GBOS discussed requests from the community for services desired. Funds from increase are to go to Healthy Spaces team, which is a complaint-based service that will come to pick up trash from MOA parks and MOA public spaces and is available to respond to Girdwood-based complaints. Sunday disposal service offers challenges to SWS because they have no other trash sites open that day. How funds received for recycling as part of the fee increase was not addressed directly in the meeting, however since then SWS has been engaging with the community to hold a pilot recycling event this spring, with potential for others to come in the future.

Item is to be moved to pending business for follow up.

**New Business:**

**Agenda Item LUC 2602-04:** Safer Seward Highway Environmental Assessment and comment period thru Feb 27.(Wingard)

[Draft EA - Safer Seward Highway](#)

Motion is made and withdrawn for LUC to request GBOS write a Resolution of Support for the Environmental Assessment. Individuals are encouraged to make comments to the EA.

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

**Adjourn** 8:15PM