

Girdwood Land Use Committee

Notice of Meeting on January 12, 2026 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 Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2601-01:

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 Brice Wilbanks

Ryan Hutchins-Cabibi arrives 7:05 and takes chair at public comment.

Agenda Approval for meeting January 12 2026

Wingard/Tuttle

Assent

Minutes approval from December 8 2025

Wingard/Hutchins-Cabibi

Assent

LUC Officer report

None

HLBAC Update

HLB 1 and 5 year plans are at Assembly for introduction tonight; approval likely in February

GBOS update

Wingard presents that P&Z met and approved Holtan Hills Conditional Use for PUD without LUC requested conditions. Her insight is that the P&Z found it was bound by development agreement.

Announcements:

- Girdwood Parks Master Plan project is on-going. Website is: <https://girdwoodparksplan.com>
- Volunteer Needed: Individual needed to serve on the Wildland Urban Interface-Community Action Committee (WUI-CAT).

Presentation:

Virgin Creek Avalanche Mitigation/Control Development Project in Girdwood required presentation for Conditional Use Permit approval. Planning and Zoning Commission date (tentatively) is April 13 2026. Dave Whitfield, R&M Consultants, and Tim Glassett, DOT&PF, presenting.

Seeking support for Conditional Use Permit and rezone of the area for use as a heli-port. Additional information is still evolving from Planning and Zoning and will be presented in the coming months.

Comment: request that material acquired from site prep goes to the service area.

Response: This project does not involve much extraction and is not zoned to extract material.

Another question from prior effort on this project was impact to secondary access to Girdwood, this project does not impact secondary access route.

Reports:

Agenda Item LUC 2601-02: Public Comment (3 minutes each)

None

Agenda Item LUC 2601-03: Committee Reports. Any items for update or discussion should be brought up at this time.

Krystal Hoke discusses P&Z hearing regarding Conditional Use for Planned Use Development. Land Use Study was declined because the topic has already been addressed via legal review; residential occupancy requirement declined as P&Z thought it to be unenforceable.

Old Business:

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

Ryan Hutchins-Cabibi nominated as chair

Nomination accepted

Jennifer Wingard

Brice Wilbanks nominated as vice-chair

Nomination accepted

Jennifer Wingard

Amanda Tuttle nominated as vice-chair

Nomination accepted

Jennifer Wingard

Motion:

LUC moves to accept the officers for 2026 as follows:

Ryan Hutchins Cabibi, Chair; Brice Wilbanks and Amanda Tuttle as vice-chairs.

Motion by Brice Wilbanks, 2nd Amanda Tuttle

Motion carries by Assent

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

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)

Motion:

LUC moves to remove this item from the agenda.

Motion by Amanda Tuttle/2nd by Jennifer Wingard

Motion carries by assent

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 is on the HLB plans being presented at the Assembly. Request to keep for one more month and then likely removal by vote.

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

Discuss FCC Membership

Update on FCC Bylaws revision

Wingard: Additional concern that GBOS vote in November was not identical to the recommendation by LUC. It did not seem substantive at the time but since then has been interpreted by FCC

Edgington responds that proper method for this conflict is via Ethics Board. Disclosure not required as there was no personal interest.

Motion:

LUC moves to recommend that GBOS void their vote on Agenda Item 2510-06 as a member of GBOS voted on an item related to their own appointment status, violating AMC1.15.060.

Motion by Amanda Tuttle, 2nd Ken Hatch

Motion passes 12 in favor, 0 opposed, 3 abstaining

Motion:

LUC moves to postpone this topic's 3 components to the February LUC meeting:

GBOS motion re FCC in November

FCC membership

FCC bylaws revision

Motion by Brice Wilbanks/Amanda Tuttle

Motion carries 10 in favor, 0 opposed, 3 abstaining

FCC will be posting revised draft bylaws shortly, information can be found through FCC channels:

[Federation of Community Councils](#)

Signup for FCC information is available: [Federation of Community Councils : Sign Up to Stay in Touch](#)

New Business:

Agenda Item LUC 2601-04: LUC recommendation for GBOS action regarding Virgin Creek Avalanche Mitigation/Control Development Project Conditional Use Permit approval. (Tim Glassett, DOT&PF) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18375>.
Topic was presented earlier. Amanda Tuttle restates her request for material excavated for this project to be given to Girdwood.

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>

Current code change will have little impact in Girdwood, Girdwood could request code change that is specific to T21 C9.

Tuttle: support relaxation of cottage production as it supports business start-ups.

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

Adjourn 8:40M

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