

Girdwood Land Use Committee

Notice of Meeting on July 14, 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 2507-01:

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 Approved for meeting July 14, 2025

Minutes approval from June 9, 2025

LUC Officer report

HLBAC Update

GBOS update

L Miles/Brice W

Brice W/L Miles

No report

July Meeting canceled. Next meeting Aug 28.

GBOS sent a letter to DOT regarding Airport Parcel H Lease

Announcements:

Ky Holland plans a Girdwood-based meeting on July 29 in the afternoon/evening. More information to follow>

Dimensional Variance Case No 2025-0092 scheduled for public hearing at Zoning Board of Examiners and Appeals on 8.14.25.. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18260>.

Title 21 AO (Case 2025-0034) scheduled for public hearing before Planning and Zoning Commission on 8.11.25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18246>

Case No. 2025-0093 (Administrative Site Plan Review for Food & Beverage Kiosk) which is scheduled as a Non-Public Hearing with a Planning Director's decision date of 08/15/25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18261>.

Presentation:

Reports:

Agenda Item LUC 2507-02: Public Comment (3 minutes each)

Trails Work party July 22 at the Middle Iditarod. Meet up at the parking area on Crow Creek Road at 6PM, bring gloves, water, snack and a bucket if you have one.

Parks Master Plan will initiate an online survey on July 21. Please complete the survey to help determine park planning in Girdwood.

Agenda Item LUC 2507-03: Committee Reports. Any items for update or discussion should be brought up at this time.
None

Old Business:

Agenda Item LUC 2407-04: Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration. (Wilbanks/Schechter/Edgington)

Proposal that has been mentioned by Zac Johnson has not yet been received. Assembly has received a copy of the proposed Girdwood framework.

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

Agenda Item LUC 2506-04: GHEC request for LUC to consider and provide input on proposed Ruane/Alyeska Highway proposal (6-039). Request for LUC to recommend GBOS write a Resolution of Support for HLB to subdivide the buildable tract from the parcel as a whole and designate the land for development by a Girdwood non-profit via Public Private Partnership, with a goal of 50% of the land dedicated to development of workforce/affordable housing purposes (Krystal Hoke)

Motion:

LUC to recommend GBOS write a Resolution of Support for HLB to subdivide the buildable tract from the parcel as a whole and designate the land for development by a Girdwood non-profit via Public Private Partnership, with a goal of 50% of the land dedicated to development of workforce/affordable housing purposes.

Motion by J Fox/2nd J Wingard

Motion carries with 8 in favor, 0 opposed, 4 abstaining

Discussion: Concern about the overall potential density. Site Plan and plat will not take place until after parcel is subdivided and studied. First step is to subdivide. HLB is pursuing subdivision while the Industrial park is being subdivided. HLB wants confirmation of support from the community. Vote by LUC will be forwarded to GBOS and GHEC.

New Business:

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)

This item was brought up last month, with frustration that the GBOS had not acted on LUC request for action. In further review, which is included in the June LUC minutes, the topic was addressed with HLB and MOA Legal in October 2024. Topic was closed after that discussion. Group discusses if there is a different request based on the outcome last year.

Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13)

Adjourn 7:45PM