

Girdwood Land Use Committee

Notice of Meeting on June 8 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 2606-01:

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 June 8 2026 JW/AT Assent

*it is noted that item 2606-04 is missing from the agenda. This item originally was Challenge Alaska item, which as moved to presentation as no action from LUC is requested.

Minutes approval from May 11 2026 ME/AT Assent

LUC Officer report None

HLBAC Update None

GBOS update JW reports that CY Investments received over 160 letters of interest for Holtan Hills properties, 30 from Girdwood. Building permit and first rights of refusal in the fall.

Announcements:

- Case 2026-0078: Girdwood Parks Master Plan Hearing July 6
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18463>.
- Case S12893. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18457>
- Dimensional Variance Cases,
2026-0068 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18448>.
2026-0074 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18456>.

Presentation: Challenge Alaska plans for renovation and expansion of the Kiel Center. (Nate Boltz, ED Challenge Alaska) Current building in place since 1993, ready to renovate and expand on the property. Phase 1 this summer with utilities and foundation work. Phase 2 starting spring 2027 with vertical build. Fundraising campaign and more information available at the Challenge Alaska website: [Girdwood Keil Center Updates](#)

Reports:

Agenda Item LUC 2606-02: Public Comment (3 minutes each)

None

Agenda Item LUC 2606-03: Committee Reports.

WUI-CAT information in the meeting packet

Old Business:

Agenda Item LUC 2604-04: GHEC and LUC recommendation for GBOS to provide input and move forward on draft ordinance with MOA to allow more flexibility for small forms of housing and relocatable dwelling units in the gR-1, gC-5 and gC-8 zoning districts. (Hoke/Chandler, GBOS Land Use Supervisor) Returned for additional discussion by GBOS. Project was requested by GBOS last year, proposal to add relocatable dwelling units in Girdwood by code following similar action in Anchorage bowl. Both GHEC and LUC have previously reviewed the proposal and voted to move it forward to GBOS.

At introduction to GBOS last month, GBOS requested that LUC review some specific questions regarding this proposal. Brooks Chandler researched and reported on these items:

- Alignment with Girdwood Comprehensive Plan (GCP), adopted last year: Researched and confirmed; in particular the GCP addresses goals of affordability, range of housing offerings, non-conventional housing and multi-family options, all of which are part of this proposal.
There are inconsistencies between the old Area Plan and the original zoning and the new Girdwood Comprehensive Plan.
There will be some time before changes to zoning match the new plan

- gR-1 was added to the original two zoning districts in response to public comment requesting this addition. gR-1 zoning supports this inclusion.
- Access to hydrants/Fire concerns: This plan addresses the types of housing that could be provided. Specific projects should address fire concerns.
- Traffic study: Speed study in 2025 addresses the traffic volume on Alyeska Highway during the dates of the study. Specific projects should address traffic concerns based on the volume of traffic they are anticipated to add according to size of proposed community.
- Safety related to construction type: mobile dwelling units are required to meet federal standards.
- Affordability of housing created: MOA commissioned a study of this in Anchorage in Dec 2024, which focused on trailer parks. There are other methods of achieving mobile dwelling units, some of which are pre-fab tiny homes. In Dec 2024, purchase of a new trailer in a trailer park community was estimated to cost \$226-\$331,000, plus the rental of the land, estimated at \$1000/mo. A lot in Anchorage for private ownership was estimated at \$110,000. In Girdwood, the private lot would be more like \$250,000.

Discussion:

Consider addition of gR-2. This zoning district includes Mine Roads and neighborhood off Timberline Road.

Consider addition of gR-2a. This zoning district is outside of GVSA on Crow Creek Road.

Consider removing gR-1.

Add extra permitting requirement for creation of mobile dwelling communities.

Add information in Whereas statements to explain the method for determining zoning districts included in the proposal.

Motion:

LUC moves to amend the May 2026 recommendation to GBOS to remove gR-1 from the proposal.

Motion by B Wilbanks, 2nd A Tuttle

3 in favor, 3 opposed, 3 abstain

Motion fails.

Motion:

LUC moves to amend the May 2026 recommendation to GBOS to add gR-2 to the proposal.

Motion by B wilbanks, 2nd A Tuttle.

1 in favor, 3 opposed, 5 abstain.

Motion fails

Motion:

LUC moves to amend the May 2026 recommendation to GBOS to require conditional use process for development in gR-1.

Motion by B Wilbanks, 2nd J Wingard

2 in favor, 2 opposed, 4 abstain.

Motion fails

Group discusses that this will be the first proposal for Girdwood to bring AO to Assembly for review. There will be lengthy drafting process via planning and opportunities for public input. Changes to current proposal should be drafted and sent to GBOS for consideration during their review.

New Business:

Agenda Item LUC 2606-05: FCC Delegate from GBOS (Wingard): LUC to consider if Girdwood should send a delegate to FCC.

Agenda Item LUC 2606-06: LUC co-chair vacancy

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

Adjourn 9PM