

# **Girdwood Land Use Committee**

## **Notice of Meeting on June 9, 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 2506-01:**

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 9, 2025

Brice W/B Burnett

Amended agenda approved by Assent

Lisa Miles requests that LUC remove Item 2504-04 Re: Transit Supported Development from Old Business with no action as no action has been recommended by GHEC.

Minutes approved from May 12, 2025

Brice W/L Miles

Minutes approved from April 14, 2025

Brice W/L Miles

LUC Officer report

None

HLBAC Update

See meeting packet for information regarding HLB work plan amendment to add replat of Glacier Creek zone, also known as the Mitten area north of the Girdwood Airport.

GBOS update:

GBOS reviewing Rules and Procedures

Recommend that public review the budget meeting held recently and progress by HLB and staff on the Girdwood Industrial Park and transfer of the Winner Creek Extension trail to Girdwood Parks and Rec.

**Announcements:** None

**Presentation:** None

**Reports:**

**Agenda Item LUC 2506-02:** Public Comment (3 minutes each)

Amanda Tuttle requests return of her item LUC recommendation that GBOS formally request HLB conduct a Site Specific Land Use Study.

At LUC in October 2024:

**Agenda Item LUC 2406-04:** Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)

Tuttle is frustrated that GBOS has not taken on writing a letter to HLB requiring that they are compliant with code.

Wingard clarifies that this is on the agenda for GBOS in October. It was new business in September at GBOS.

LUC moved of support from LUC in September.

This could come up at the MOA GBOS Quarterly meeting October 28.

When this came up related to Holtan Hills, the community was told that the Crow Creek Neighborhood MP was allowable to serve the required Land Use Study.

Item will shift to Pending status in case there is need for future action.

This item was a topic at the MOA GBOS Quarterly Meeting in October 2024:

- Girdwood Land Use Study

This is addressed in the discussion responding to Tuttle's comments earlier in the meeting

HLB states that municipal code requires Site Specific Land Use Study when the applicable Comprehensive Plan doesn't provide enough information on how future land use is to be completed. HLB has completed land use studies when zoning was not completed, citing specific instances in Eagle River. There is not a similar situation in Girdwood so no site-specific land use study is required.

Item returned to LUC in November 2024 with this information:

**Agenda Item LUC 2406-04:** Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)\*

Refer to MOA GBOS Minutes for fuller discussion. Basically, HLB says that a land use study is not required by code.

Tuttle requests that the item is re-opened and requests that LUC recommends a formal letter from GBOS to HLB.

Item will be added to LUC agenda in July. Tuttle will need to provide draft language for letter.

Camilla Siefert requests update on Girdwood Airport Parcel H.

Item was discussed with MOA staff and administration at the MOA GBOS Quarterly meeting April 28 2025

2. DOT Airport land and Municipal zoning and planning requirements GBOS is working on letters to MOA and to SOA regarding this issue. GBOS will work on the MOA letter further and send it once it is approved. There are two developments that have been discussed regarding the Girdwood Airport: Earlier effort (2023) for a hotel and other aviation and non-aviation elements at the North end of the Girdwood Airport. 2025 lease for land at the south end of the airport for heli pad and hangar. (Parcel H) Concern of the community is SOA determination that they don't need to follow Municipal Land Use Code on airport land. City agrees that aeronautical use is within purview of the SOA on airport land, however non-aviation uses are in dispute. Use of Parcel H for proposed commercial heli operation is in conflict with the Girdwood Comprehensive Plan and Girdwood Airport Master Plan. Urgency based on concern that the buffer will be removed while the conversation is on-going as the property is studied. Municipal Manager plans to discuss with DOT directly to understand better the specifics of Parcel H and determine if the specifics of this development may fall within MOA purview.

GBOS letters were sent to MOA and State of Alaska DOT. These letters are available for review on the GBOS webpage under GBOS Items of Interest, linked below:

[GBOS Letter to DOT Commissioner re Parcel H](#)

[GBOS Letter to MOA re Parcel H](#)

Municipal Manager has connected with AK DOT but no additional response has been received. No application for building has been received.

**Agenda Item LUC 2506-03:** Committee Reports.      None

#### **Old Business:**

**Agenda Item LUC 2407-04:** Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration. (Wilbanks/Schechter/Edgington). Girdwood Assembly representatives Johnson and McCormick attended GHEC last week. They indicated that an Areawide Ordinance for STR registration is to be proposed soon, however a public copy of this has not appeared yet. GHEC discussed the aspects of the Girdwood Framework that has been supplied to the administration, and that there are aspects of this proposal that are unlikely to be represented in one for the MOA as a whole as the issue of STR has different impacts in Girdwood than the Anchorage Bowl. Request of GHEC was that the Areawide Ordinance not preclude Girdwood-specific concerns based on volume of STR in Girdwood. Miles intends to discuss this further with GHEC in July.

**Agenda Item LUC 2505-04:** Marijuana license renewals 2025. Objection to licenses within the GVSA must be provided by resolution no later than June 1 2025. If no objections exist, staff request for Letter of Non-Objection for License #M19277 Retail Marijuana Store The Herbal Cache, expiring 8/31/25.

No objections have been made to the renewal of License #M19277. Draft Letter of Non-Objection is provided for review.

#### **Motion:**

Girdwood Land Use Committee recommends GBOS Letter of Non-Objection to renewal of marijuana retail license #M19277.

Motion by Brice W/2<sup>nd</sup> L Miles

Motion carries by Assent vote

#### **New Business:**

**Agenda Item LUC 2506-04:** GHEC request for LUC to consider and provide input on proposed Ruane/Alyeska Highway proposal (6-039). (Krystal Hoke)

Krystal Hoke is representing the Girdwood Community Land Trust and is also a member of the Girdwood Housing and Economic Committee. GCLT presents this concept following review at GHEC, seeking input from the community. Project will require that HLB subdivide the area proposed for development from the larger parcel. Project is conceptual at this point and many aspects may change over the course of review. Goal is to create significant percentage of workforce housing units and to have management under the authority of a Girdwood non-profit with deed restrictions or other mechanisms to maintain housing below market rate into perpetuity. Access from Alyeska Highway preserves buildable area for development.

#### **Concerns raised are:**

- Percentage of revenue sharing of the Public Private Partnership (PPP)
- Design standards for construction
- Viewshed impact along Alyeska Highway
- Watershed/Drainage concerns
- Enforcement of intended rules to protect housing from use as STR or unoccupied homes
- Pushback from DOT regarding access to Alyeska Highway

Future request of LUC will be specifically to request recommendation for GBOS to write a Resolution of Support for HLB to subdivide the lots from the parcel for development by a Girdwood Non-Profit.

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

**Adjourn 8PM**