

Girdwood Land Use Committee

Notice of Meeting on May 12, 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 2505-01:

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 May 12, 2025

LMiles/B Wilbanks

Assent vote

Minutes approval from April 14, 2025

LMiles/B Wilbanks

Changes to minutes proposed by Wilbanks will be submitted in writing for consideration at the June LUC meeting.

Motion to postpone approval of April meeting minutes

B Wilbanks/R Hutchins-Cabibi

Assent vote

LUC Officer report: None

HLBAC Update: Tim Charnon reports that HLB 1 and 5 year work plans on Assembly May 20 agenda. Public testimony and comment will be taken at that meeting. Work Session was held May 9. Amendment to the plans is to be introduced to address concerns of community in the area north of the airport regarding future trails and scope and scale of proposed housing development in the area. Next HLBAC meeting is May 22 at 1:30PM. No specific Girdwood items on that agenda.

GBOS update: None

Announcements:

Planning Case #2025-0064 Administrative Site Plan Review, Directors Decision 6.13.25: Construction of a pavilion in Lions Club Park.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18213>.

Girdwood Parks Master Plan project is kicking off with steering committee meeting in June, community survey and stakeholder interviews. Project website is: www.girdwoodparksplan.com.

Presentation:

Reports:

Agenda Item LUC 2505-02: None

Agenda Item LUC 2505-03: Committee Reports. None

Old Business:

Agenda Item LUC 2502-05: Request reconsideration vote re LUC April 2025 recommendation for GBOS Resolution of Support for code change to allow retail in gC-10, Tract B2A, Alpine View Estates, Phase 3 (Tim Cabana, presenting).

Brice Wilbanks notes that he was unclear of what was being voted on at the LUC meeting in April. Vote didn't follow Roberts Rules – Proposed motion was not formally amended but was passed as amended. Additionally, throughout the public process the request of the petitioner changed without supporting documents presented for consideration. The result was a confused group unclear of what they were voting on. GBOS moved forward with action despite being advised of the confusion at LUC. Wilbanks raises Point of Order and suggests a motion to reconsider. Concern is about the process not the project, chair acknowledges those concerns. Reconsideration vote would require motion by someone on the prevailing side; such motion is suggested by Wilbanks but no motion is made.

Agenda Item LUC 2403-04: Status of the Girdwood Comprehensive Plan and Heritage Land Bank 1 and 5 year plans (Imagine!Girdwood).

Girdwood Comprehensive Plan adopted April 22 by the Anchorage Assembly and is now in force. Celebration planned for 6PM at Girdwood Brewing Co Wed 5/14/25.

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

HLB plan work session held last week. Assembly Member Johnson plans to bring amendment to the 1 and 5 year plans at the May 20 meeting addressing the land north of the airport. Recommendation from assembly attorney is that conditions to land transfer should be handled through HLB via the work plan. Recommendations currently in Appendix 5 in the GCP would be added to the HLB Work Plan.

Agenda Item LUC 2407-04: Status of LUC recommended GBOS Resolution of Support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington)

Municipal Manager has indicated that ordinance for STR registration is in the works and should be available for public review shortly. Girdwood could push forward our own ordinance however the two will need to have some consistency; recommendation by Edgington is to review the language provided by the MOA and determine changes to that to meet Girdwood needs.

New Business:

Agenda Item LUC 2504-04: Transit Supported Development (TSDs) LUC recommendation for GBOS Resolution of Support (TBA) Proposal for TSD in Anchorage wouldn't apply to Girdwood as-is, although some of the items in TSD are represented in Girdwood. Question for Girdwood committees (LUC and/or GHEC) is if they want to identify and support ideas considered in Anchorage that are consistent with Girdwood development goals, such as Transit Supported Development. LUC typically has commented only on items within Girdwood area. Lisa Miles states she will carry this forward to GHEC to discuss options and consider action. Wilbanks proposes a motion to postpone this item indefinitely at LUC, however it is new business. Action can be taken at a future meeting.

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.

Anyone having objections should make them known so that action can be taken. If no objections are raised, Letter of Non-Objection will be recommended.

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

Adjourn 7:30PM