

Girdwood Land Use Committee

Notice of Meeting on May 11 2026 7PM

Minutes Draft

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 2605-01:

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 11 2026	JW/RHC	with changes	Assent
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Agenda amendment to put New Business items in Old due to time constraints	RHC/JW		Assent
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Minutes approval from April 13 2026	JW/RHC		Assent
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LUC Officer report None

HLBAC Update None

GBOS update MOA GBOS meeting held end of April, discussed SWS and fee assessed at the dump for Healthy Spaces.

MOA will revisit fee in the fall when data is collected on impact to trash.

Announcements:

- Girdwood Parks Master Plan project is on-going with application to Planning and Zoning. Website is: <https://girdwoodparksplan.com>

Presentation/Reports:

Agenda Item LUC 2605-02: Public Comment (3 minutes each)

Emma Kramer: HLB is not renewing their lease for use of Industrial park for boat storage, net repair. Future anticipated use is storage of road equipment for Crow Creek Road contractor by UCCA. No reason given by HLB for not renewing lease.

Doug Menish: MOA Residential tax assessment is high and comps used are flawed, assessors office is ignoring the Assembly resolution to review assessments and is not being transparent. He is appealing the assessment and the methodology of the comps.

Agenda Item LUC 2605-03: Committee Reports. Any items for update or discussion should be brought up at this time.

Briana Sullivan: Wildlands Urban Interface Community Action Team information in the meeting packet. Girdwood residents should sign up for fire wise review, chipping etc to receive these services in Girdwood.

Old Business:

Agenda Item LUC 2504-04: GHEC request for LUC to provide input on draft ordinance to allow more flexibility for small forms of housing and relocatable dwelling unity in the gR-1, gC-5 and gC-8 zoning districts. (Hoke/Chandler)

GBOS requested that GHEC review an ordinance that passed in the MOA last year, to see if a similar relaxing of restrictions should be applied in Girdwood. Group reviews that gC-8 is in Town Square area, including the current trailer court, which allows existing dwellings by grandfather rights but not new ones. gC-5 is the area near the ball fields. Area is zoned mixed use and parks plan does not include potentially buildable area that is noted for civic use. gR-1 are parcels along Alyeska Highway. Group discusses adding design standards and/or adjusting the language of the proposed AO to limit Relocatable Dwelling Unit Community along the highway viewshed. Group discusses that there are different forms of modular housing that are more attractive than the original trailer style, also GHEC has recommendations for addition to the AO regarding skirting and façade and requirement for connection to sewer. It is noted that requirements for design features and less density are impediments to affordability.

Motion:

LUC moves to recommend the draft ordinance for GBOS to forward to MOA Planning which would allow more flexibility for small forms of housing and relocatable dwelling units in the gR-1, gC-5 and gC-8 zoning districts.

Motion by Krystal Hoke, 2nd Briana Sullivan

Motion carries by Assent (JW abstains)

Agenda Item LUC 2605-04: Planning and Zoning case 2026-0062: Amendment to 21.05.040G.2.b to match process for adoption of Park Master Plans in Turnagain Arm public or private parks with the process to adopt master plans for Anchorage Parks. P&Z meeting June 8, request to move to Old Business due to time constraint (staff)

Staff explains that the process of adopting park plans in Anchorage has been streamlined to require adoption by Planning and Zoning, not Assembly. The process for Girdwood currently requires both. This change will bring Girdwood under the same process as the rest of Anchorage. Timing will allow for the Girdwood Parks Plan to fall under this more streamlined process.

Motion:

LUC moves to recommend that GBOS support Planning and Zoning case 2025-0062, Amendment to 21.05.040G.2.b to match process of adoption of Park Master Plans in Turnagain Arm public or private parks with the process to adopt master plans for Anchorage Parks.

Motion by Jennifer Wingard, 2nd Doug Menish

Motion carries by Assent

Agenda Item LUC 2605-05: Marijuana License renewal for The Herbal Cache, license #19277 (Request to move this to Old Business due to time constraint (staff)

LUC approved two-year Letter of non-Objection last year, however MOA requires annual review.

Motion:

LUC moves to recommend that GBOS provide Letter of Non-Objection to marijuana license renewal for The Herbal Cache, license #19277.

Motion by Jennifer Wingard, 2nd Doug Menish

Motion carries by Assent

New Business: None

Pending business: Group reviews pending business items as there are several that have not been addressed. Pending items have been introduced but not moved forward for action. Items removed may return to LUC as new business at any time.

Agenda Item LUC 2510-07: Solid Waste Services Fee increase. Follow up from MOA GBOS meeting 1.26.26 (Wilbanks)

Supervisor Wingard earlier explained that GBOS has discussed this with the City Manager. Funds accrued at the transfer station are directed to fund the Parks and Rec Healthy Spaces team, which cleans public land from garbage throughout the Municipality. Transfer station is to keep track of the size of loads that come in to see if the fee is changing people's behavior about storing trash. This is of particular concern in Girdwood as a trash regulation zone to deter bears. MOA and GBOS will revisit this once data has been collected.

Group also discusses addition of recycling at the transfer station. Recycling requires entry into the gated area to keep secure from wildlife. There is no fee for can recycling. There are plans for future recycling of cardboard and an event for electronics recycling, dates are not set yet.

Motion:

LUC moves to remove this item from pending business.

Motion by Jennifer Wingard/2nd Doug Menish

Motion carries by assent

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)

This item was brought to LUC and GBOS in summer 2024. The next step is for Old Girdwood neighborhood to complete applications and request action from LUC/GBOS in support of them. There has been no report of activity on this.

Motion:

LUC moves to remove this item from pending business.

Motion by Jennifer Wingard, 2nd Doug Menish

Motion carries by assent.

Agenda Item LUC 2409-07 & Agenda Item LUC 2409-08 Status of DNR Section Line Easement appeals

This item is on-going. DNR has not yet responded to appeals made by neighbors on Virgin Creek Road/Timberline Road. Enstar is planning to install secondary gas line through the section line easement. The platted section line easement is not in dispute. GBOS wrote a letter of objection requesting additional time for comment period in July 2023

Motion:

LUC moves to remove this item from pending business.

Motion by Jennifer Wingard, 2nd Doug Menish

Motion carries by Assent

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

Adjourn

8PM