

Girdwood Land Use Committee

Notice of Meeting on November 10, 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 2511-01:

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 November 10, 2025

Minutes approval from October 13, 2025 & GBOS LUC Joint meeting October 21, 2025

Wingard/Brice W

Brice W/Wingard

LUC Officer report

None

HLBAC Update

See meeting packet for update from Tim Charnon.

Also see packet for information RE: HLB submission of Orac View and Industrial Park Platting, which are both scheduled for Planning Department hearing Jan 7.

GBOS update

Work session re HLB 1 and 5 year plans is scheduled for FRI at 12PM

Announcements:

- GBOS Committees will hold elections to fill executive leadership roles at their first meeting in the new year.
- Community Wildfire Protection Plan. Public review draft is to be completed, comment period Nov 11-30, 2025.
wildfire.muni.org/cwpp Town Hall is scheduled Nov 12 at Loussac Library.
- Girdwood Parks Master Plan project is on-going. Advisory Committee meeting scheduled in November. Next public meeting is tentatively scheduled for December 16 in the Girdwood Community Room.

Reports:

Agenda Item LUC 2511-02: Public Comment (3 minutes each) None.

Agenda Item LUC 2511-03: Committee Reports. None

Old Business:

Agenda Item LUC 2510-04: Consider recommendations for GBOS input to HLB Annual work program and 5 year management plan.

[2026_HLBWorkPlan_DRAFT_20250930_PublicReview.pdf](#)

LUC doesn't take action on this. Individuals are encouraged to review and make recommendations via HLB email and/or through GBOS work session or email: gbos@muni.org.

Agenda Item LUC 2510-05: Discussion and formation of a request regarding street lights/dark night considerations within the on-site Holtan Hills Subdivision <https://darksky.org/resources/what-is-light-pollution/effects/safety/> (Wingard)

No action at this time. Review via link to learn more. This is about dark sky, not dark streets.

Agenda Item LUC 2510-06: Federation of Community Councils Girdwood Representative (Wingard/Wilbanks)

Motion:

LUC moves to adopt the following statement and forward it to GBOS:

Whereas there is no evidence of an official appointment or election of an FCC delegate from Girdwood since 2020, the Girdwood Land Use Committee agrees that:

1. Girdwood does not have a current delegate to the Federation of Community Councils, and
2. Girdwood has not had an FCC delegate since January, 2021."

Motion by J Wingard, 2nd M Schechter

Motion:

LUC moves to call the question.

Motion by M Schechter/K Hatch

14 in favor, 4 opposed. Motion approved by 2/3 majority as required.

There is no discussion on original motion.

Return to original motion.

15 in favor 2 opposed.

Motion carries.

Agenda Item LUC 2510-07: Solid Waste Services Fee increase (Wilbanks)

It is unclear if the ordinance applies to Girdwood transfer station as the Girdwood station is not scaled. Informal input from people at the meeting is that the cost to dump at the transfer station has not changed. There is a surcharge for "recycling", and Girdwood is interested in having local recycling option at the Transfer station. Wilbanks will follow up with transfer station and report back at a future meeting.

Agenda Item LUC 2407-04 (A): Review GBOS action related to AO2025-91 Municipal STR Tax proposal. (Wingard/Burnett)

LUC voted in favor of a Letter of Objection in September.

In October, the amendments were introduced, LUC took no action. LOO recommendation remained.

GBOS voted in favor of sending Resolution of Support for STR tax with provision in amendment that the funds received in an area are spent in that area, which is one of the amendments that has been introduced.

Disagreement between LUC and GBOS was forwarded to the Municipal Clerk, as required by both bodies.

GBOS assigned a member to write a letter explaining the GBOS position, but that has not yet been received.

Assembly postponed this topic to Nov 18 meeting. In addition to this STR tax, there is a proposal for increase in bed tax, and other are other tax proposals under consideration. It is considered unlikely that all of those options will be approved by the Assembly for the April ballot.

Agenda Item LUC 2407-04 (B): Review MOA proposed Registration AO 2025-115. Registration will provide information by zip code on where STR activity is taking place. Registration would make STR legal activity in municipal code, which is not currently the case. This would be completed just by ordinance. Item does not address several of the health and safety concerns that were originally included in Bed and Breakfast code. Public hearing on this item is scheduled for the Assembly meeting Nov 18.

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)

No action on this item.

Noted request to add the Watershed Master Plan request back on to the LUC agenda. Original Item was 2410-04. Item will be re-numbered and added to New Business in December.

New Business:

Agenda Item LUC 2511-04: Clarification of AO2025-91 Re: Open Meetings Act, GBOS and Girdwood Committees

As of today, change to AMC regarding Girdwood Board of Supervisors clarifies that GBOS is subject to OMA unless they are meeting solely on Community Council topic (as when they met with LUC last week). LUC is not subject to OMA, other committees' status is less clear. Action for LUC after this month is to determine if they want to change their current alignment with OMA or continue in the current format.

Agenda Item LUC 2511-05: Discuss and consider recommendation re proposed AO 2025-117 Bed tax increase of 2%. This is another option under consideration at the Assembly. This would add 2% to the Municipal Room tax that is not allocated already through code to the 3 buckets that existing room tax supports.

Request for GBOS/LUC Joint Meeting (2 of 2 completed in 2025, Jan 13, Oct 21):

Adjourn 8:45PM

Pending business:

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)

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