

Girdwood Land Use Committee

Notice of Meeting on October 13, 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 2510-01:

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 October 13, 2025

B Burnett/Brice W

Amendments to add items to New Business: 2510-06: FCC item & 2510-07 SWS Fees Agenda amended and approved by Consent

Minutes approval from September 8, 2025

B Burnett/Brice W

LUC Officer report; HLBAC Update; GBOS update

No reports. Highlight Holtan Hills meeting TUE Oct 21 at 7PM

Announcements:

- GBOS LUC Joint meeting re: Holtan Hills Conditional Use/Planned Unit Development is TUE Oct 21 at 7PM in the Girdwood Community Room.
- Community Wildfire Protection Plan. Public review draft is to be completed, comment period Nov 11-30, 2025. [wildfire.muni.org/cwpp](https://www.muni.org/cwpp) Town Hall is scheduled Nov 12 at Loussac Library.
- Case# 2025-0141 Registration of Non-conforming Lot. Scheduled for non-public hearing and directors decision due 10/24/25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18336>.

Reports:

Agenda Item LUC 2510-02: Public Comment (3 minutes each) None.

Agenda Item LUC 2510-03: Committee Reports. None.

Old Business:

Agenda Item LUC 2509-06: LUC consider recommendation for GBOS action regarding subdivision of Tract B, Girdwood Industrial Park. (HLB/Wingard)

Agenda Item LUC 2509-04: LUC consider recommendation for GBOS action regarding subdivision of Tract 18-B, Orca View Estates (HLB/Wingard)

Both items are discussed prior to vote.

Motion:

LUC moves to recommend GBOS Resolution of Support for platting action for Tract 18-B as presented.

Motion by J Wingard/2nd B Burnett

7 in favor, 5 opposed

Motion carries

Motion:

LUC moves to recommend GBOS Resolution of Support for platting action for Tract B, Girdwood Industrial Park.

Motion by J Wingard/2nd B Burnett

11 in favor, 1 opposed

Motion carries

Agenda Item LUC 2509-05: Liquor License renewals for 2026. Community Councils may request legislative public hearing on renewals within their boundaries by adopting a resolution requesting such action by October 15, 2025. If no such action is requested, LUC to consider requesting GBOS Letter of Non Objection covering renewals in 2026.(Staff/Wingard)

Motion:

LUC moves to recommend GBOS Letter of non-objection for liquor license renewals as presented.

Motion by Brice W/2nd A Tuttle

Motion carries by assent

Agenda Item LUC 2407-04: Consider Municipal STR registration and regulation compared to proposed Girdwood STR registration.

Review New MOA STR tax proposal, amendments and draft Letter of Objection. (Wingard/Edgington)

Review new Registration AO

LUC has previously objected to the un-amended STR tax proposal. Amendments have not yet been addressed/accepted or declined. GBOS has drafted Letter of Objection but has not sent it yet, pending final proposed AO. Tax option, if accepted by Assembly, would go to an areawide vote in the spring election.

Motion:

LUC moves to recommend Letter of Objection to GBOS

Motion by Brice W. No second. Motion fails

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 update. Amanda Tuttle will redraft request.

New 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 is encouraged to review the draft plan and provide comments either directly to HLB or via LUC. Comment period ends prior to GBOS meeting in November. Staff will request extension so that GBOS can make formal comment.

Agenda Item LUC 2510-05: Discussion and formation of a request regarding street lights/dark night considerations within the on-site Holtan Hills Subdivision (Wingard).

Light pollution is a concern of new development of Holtan Hills. Developer seems open to possibility of less lighting of the street than is typical in Anchorage. Off-site improvements (ie road from Hightower to edge of new development property line will have street lights as required by code.

On-site lighting of the new road within the new neighborhood could be pared down to something more similar to Verbier Rd lighting – ie intersection lighting and intermittent lights otherwise. It is noted that private home lighting would need to be addressed in HOA requirements.

Agenda Item LUC 2510-06: Federation of Community Council Bylaws and Girdwood Representative

During discussions of FCC Bylaw re-write, discussion of Girdwood participation has come up. Years ago LUC agenda included item to find volunteer to participate at FCC but no one volunteered. GBOS member who brought the need for volunteer forward agreed to continue. Since that time there has been little discussion of FCC at Girdwood public meetings. Bylaws re-write has brought some questions to light about that individual's participation at FCC. FCC amended bylaws vote is apparently scheduled for this week.

Some state that the FCC operation is redundant to the Girdwood staff work. Role of FCC is different for small neighborhood councils, but Girdwood system has different, more robust role.

Motion:

LUC moves to temporarily appoint Brice Wilbanks to represent Girdwood at the Federation of Community Councils Meeting.

Motion by J Wingard/2nd A Tuttle

Motion carries by Assent vote

Motion:

LUC moves to write a letter affirming Brice Wilbanks as the temporary appointed representative to FCC.

Motion by J Wingard/2nd A Tuttle

Motion carries by Assent vote

Jennifer Wingard agrees to write the letter.

Agenda Item LUC 2510-07: Solid Waste Services Fee increase. Assembly increased fees starting in September for trash disposal at SWS. These funds are used to help pay for city crew that clears parks of homeless camps with Healthy Spaces team. Girdwood staff confirms that Healthy Spaces team has worked in Girdwood to assist with camp cleanup.

Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2025, Jan 13): Holtan Hills CU/PUD meeting schedule Oct 21 at 7PM.

Adjourn

9PM