

Girdwood Land Use Committee

Notice of Meeting on September 8, 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 2509-01:

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 Brice Wilbanks

Agenda Approval for meeting September 8, 2025

Mike Edgington/Brian Burnett

Minutes approval from July 14, 2025

Lisa Miles/Emma Kramer

LUC Officer report None

HLBAC Update See meeting packet

GBOS update MOA is observing 50 years of Unification. Brian Burnett and Mike Edgington are working on a letter from GBOS. The public is encouraged to submit comments about Unification as well.

Announcements: Girdwood Parks Plan Public Workshop Sept 16 6PM-9PM at the Girdwood Community Room.

Holtan Hills Phase 1 Conditional Use/Planned Use Development scheduled for TUE Sept 23 at 5PM at The Meadows Community Center, 370 Northface Road.

Presentations:

Proposed Subdivision of Tract 18-B, Supplemental Cadastral Survey. North of Ruane Rd to subdivide the large tract into two smaller tracts and a large remainder. Proposed Tract 18-B2 is intended to be along the lines of zoning between GR-1 and GOS. Project is in conjunction with Girdwood Community Land Trust. Project is Public Private Partnership to provide community workforce housing on a tract of land that was found to be among the most buildable among the HLB land inventory.

Known issues to development of this property for housing are:

- access on to Alyeska Highway, which is likely to be challenged by DOT.
- Sewer system as connections are uphill of the buildable land, which would require a lift station (\$1M)

Proposed subdivision of Tract B, Girdwood Industrial Park, adding five tracts at the end of Bedrock Circle. Presentation by Dave Hale, R&M Consultants.

Project to develop next phase of the Girdwood Industrial Park to provide better lease and potential purchase opportunities for permittees of the Industrial Park. Project has been underway for 20+ years. AWWU development of the treatment plant spurred development of Phase 1, which is complete. HLB is self-funded; work to develop the industrial park to the standard required by code must be funded by HLB.

Subdivision into 6 parcels creates the following tracts:

B-1 is mainly wetland and to be undeveloped at this time.

B-2 will be used for permittees.

B-3 is current location for most permit holders and is intended to continue.

B-4 is intended to be sold and proceeds will be used for subdivision cost. Any remaining funds are intended to be used to improve industrial park, in particular access to the flag lot B-3.

B-5 is GVSA lot, used by service area/fire department. Fire department needs a training facility in this location in order to serve the community.

B-6 is large remainder zoned GOS and is not proposed for development.

Following subdivision, the tracts could be platted and sold or leased.

HLB hopes to submit proposal to Planning the end of September.

Reports:

Agenda Item LUC 2509-02: Public Comment (3 minutes each) None

Agenda Item LUC 2509-03: Committee Reports. Any items for update or discussion should be brought up at this time.

GHEC: GHEC will hold a work session on the Housing Action Plan. Please submit comments in writing or attend the meeting.

GBOS: Assembly working on code change regarding public meetings will clarify that community council-type meetings (such as LUC) are not subject to the Alaska Open Meetings Act.

Draft ordinances under review will change code to allow GBOS to initiate code change to Title 21 Chapter 9 and code change to bring number of Girdwood-based members serving on the HLBAC to 2.

Old Business:

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

Review New MOA STR tax proposal. (Wilbanks/Schechter/Edgington)

STR Registration/Regulation proposal is still pending from Assembly members. This would just be an ordinance and could be implemented quickly as it does not require a vote in the Municipal election. It has been understood that this ordinance is likely to focus on registration, not regulation. Given that the Assembly is now moving into budget cycle, it is likely that the registration ordinance will not be available until December or January.

STR Tax proposal was laid on the table at the last Assembly meeting. Hearing is scheduled for September 23 Assembly Meeting. This proposal does not address registration or regulation. If accepted by the Assembly, this proposal will require approval via Municipal Election. Proposal is for 5% tax to be levied on STRs, in addition to the existing 12% Municipal room tax, bringing the total tax to 17% paid by those who rent STRS.

Current room tax is dedicated in code to specific areas, including Visit Anchorage, Convention Center, and Areawide contribution. Areawide contribution does impact Girdwood directly in services provided through the MOA.

Concerns of LUC attending are that the proposal does not address elements discussed previously at GHEC, LUC and GBOS:

- Does not address Registration/regulation of STRS.
Having not seen a proposal for this aspect of STR, there is concern that they will not be addressed adequately.
Legality of STRS as an allowed use within the MOA or state where STR activity is allowed.
Address health/safety of occupants (ie required smoke detectors, number of occupants)
- Does not provide solution to the problems cited in Girdwood from STR
impact on neighbors (noise, parking, bears)
No method to deal with bad renters who misuse or owners who mismanage property
Impact of high density of STR on long term rental market
- Proposal is vague in how funds received would be distributed
Girdwood is disproportionately impacted by STR; funds collected by STR tax unlikely to reflect that inequity.
Unclear use of STR generated tax in ordinance
- 17% tax may discourage STR too much and negatively impact local businesses.

GBOS discussed this proposal at their Special meeting last week and assigned Supervisors Edgington and Wingard to write a letter to be presented at the GBOS Regular meeting on Monday

Motion:

LUC moves to recommend that GBOS write a letter of objection to the proposed STR tax citing reasons discussed at this meeting.

Motion by Emma Kramer/Burnett

Yes 7; No 0; Abstaining 4

Motion carries

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)
Item is tabled for this meeting but is on-going.

New Business:

Agenda Item LUC 2509-04: LUC recommendation for GBOS Resolution of Support for subdivision of Tract 18-B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from community earlier in the meeting. Project is titled Orca Mountain View Subdivision.

Concern that GCLT or other local non-profit will be guaranteed opportunity to develop the land to meet Girdwood's need for community workforce housing. Public raised some other concerns that will need to be addressed. GCLT has not seen this presentation, nor has the item had the opportunity to be presented at GHEC.

Item will proceed as Old Business in October and has been separated from the Industrial Park item..

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.

Agenda Item LUC 2509-06: LUC recommendation for GBOS Resolution of Support for subdivision of Tract B, Girdwood Industrial Park, as presented earlier in the meeting.

Presentation included discussion from the community earlier in the meeting and has been separated from the Odra Mountain View subdivision. Permittees need to review the proposed action. Permittees are encouraged to review their potential to develop land once it has been subdivided.

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

Meeting likely to be set with GBOS for Oct/Nov.

Discuss October meeting date: Oct 13 is National Holiday, Indigenous Peoples' Day. LUC decides to stay with current schedule.

Adjourn 9:40PM