

# Municipality of Anchorage



P.O Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

*David Bronson, Mayor*

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**

*Mike Edgington & Briana Sullivan, Co-Chairs*

*Jennifer Wingard, Amanda Sassi, Guy Wade*

## **April 10, 2023 GBOS/LUC Joint Special Meeting RE: Holtan Hills, Housing and Planning Minutes Final 6 p.m. Hybrid meeting via Teams**

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

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 Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order Briana Sullivan, Co-Chair

Roll Call: GBOS Attending are Mike Edgington, Briana Sullivan, Guy Wade, Jennifer Wingard and Amanda Sassi

LUC Executive Committee attending are: Kevin McDermott, Joel Ribbens, Ryan Hutchins-Cabibi

No Disclosures

### **Agenda Revisions and Approval**

April 10 2023 GBOS LUC Joint Special Meeting RE: Holtan Hills, Housing and Planning

Agenda revisions: Community Council Boundary study  
Assembly Presentation regarding STRS  
Alyeska Resort Short Plat action

Motion to accept agenda revisions: ME/AS 5-0 in Roll Call vote

Motion to accept revised agenda: ME/GW 5-0 assent vote

Announcements:

- GVSA is hosting Equity Forums facilitated by the Alaska Humanities Forum. Next Forums are WED April 12 and TUE April 25. Events are held at 6PM in the Girdwood Community Room. 12-25 people aged 12+ is optimal.
- DOT is conducting outreach for the Safer Seward Highway project. See project website for details and to provide comment: <https://safersewardhighway.com>. Comment period ends April 20.

### **Agenda:**

#### 1. Update on Holtan Hills Questions

There has been no update on these items. They are likely on the agenda for HLBAC at their meeting April 27. Also, the Anchorage Assembly has reactivated an oversight committee of HLB and other enterprise organizations that will be meeting April 20.

From the HLBAC meeting in March it seems clear that the Development Agreement remains in play. Community is concerned as the process issues that were responsible for failure of this project to meet community needs still remain. Community wants for the Development Agreement to be dissolved.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

LUC will make a formal request of GBSO regarding this and the other items at the LUC Regular meeting:

Dissolving the Development agreement

Outcome products of Sole Source contracts

Status of Sewer Line

Status of platting actions taken

Status of formal bifurcation of original investors/request for information on the Pomeroy Lodging Development Agreement.

Staff recommends that GBOS write a Letter of Request Attn: Lance Wilber, HLB oversight committee members Constant and Zalatel, and HLBAC outlining these items. Addressing the points of this letter can be added as a topic for the MOA GBOS Quarterly meeting April 24.

2. Discussion of creation of a formal subcommittee to address long term housing needs

LUC or GBOS Committee, Structure & voting, Member application/selection, Scope  
Proposition 7 is likely to pass, although the Municipal election is not yet certified. With this change in structure, it is likely that the committee that GBOS and LUC have been discussing will be a committee of the GBOS.

GBOS requests that LUC provide community input on the committee structure, goals, roles.

Group discusses that HLB is to provide a list of land suitable for development in Girdwood.

Group discusses that the task of this committee should review this list to determine those that are most easily developed for community housing due to existence/proximity of utilities, land quality etc.

Broad spectrum of participants in the committee is desired

Partnership with other Girdwood entities is desired (Girdwood Inc, Chamber, Girdwood CLT)

Group discusses holding a facilitated workshop/open house to form a Strategic Plan to inform the committee and create prioritized project list.

3. Discussion of action needed to require a project-specific Master Plan to be completed prior to development commence (point 2 of GBOS Resolution 2023-04)

GBOS discussed this item at their March Regular meeting and determined that Mike Edgington and Jennifer Wingard are going to work on this letter. LUC will make recommendations of content at their Regular meeting immediately following this meeting.

4. Discussion of action needed related to the 2006 Crow Creek Neighborhood Land Use Plan.(Land Use Supervisor)

Community desires that the Crow Creek Neighborhood Land Use Plan is dissolved/withdrawn from use as an Area Master Plan.

LUC will discuss this further as the issue is complex. Use of the plan was not the primary issue in the Holtan Hills development, the issue was misuse of the plan. Neighborhood plans are updated, Area Master Plans sunset after 7 years with no activity. In this case, the water line installation was used to support the LUP being extended as an Area Master Plan into perpetuity.

5. Community Council Boundary study

Informational item that the planning dept has initiated study of Community Council boundaries, requesting feedback from Community Councils. This item will be added to LUC meeting and current materials are included in the meeting packet.

6. Anchorage Assembly Short Term Rental discussion

Assembly STR Work session FRI 4/7/23 Video here: <https://www.youtube.com/watch?v=DXgz1Oh5-oM>

Assemblyman Sulte created a power point presentation, included in the meeting packet. This was presented at an Assembly work session last week, link to video is included in the agenda.

7. Alyeska Resort Short Platting action:

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17760>.

Short plat is to subdivide one parcel of land into 2 tracts. Land is located off the 2<sup>nd</sup> tier parking lot, adjacent to Alyeska Avenue. This topic has just arrived to GBOS this afternoon. Comments are received through linked page. Director's decision is slated for May 15, comments currently requested by May 5.

**Public Comment:** Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Adjourn 7PM ME/JW