

**Girdwood Land Use Committee**  
**Notice of Meeting on April 18, 2022**  
**7PM**  
**Minutes Final**

Meeting was held via Teams teleconference:

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 2204-01:**

Call to order 7PM, Kevin McDermott, Chair

Agenda Approval for April 11 2022 meeting

Shannon O'Brien/Guy Wade assent vote

Minutes Approval from March 14 2022 meeting

Shannon O'Brien/Brooks Chandler assent vote

LUC Officer reports: None

**Announcements & Presentations:**

Recording of public meeting held regarding the Girdwood Health Clinic Proposed Phase 2 Modification held on March 28 is available on line here:

<https://us06web.zoom.us/rec/share/2WFO6pAjoRxdxLWhzQC1PFIjDE04Vdell16qxmWpD5LmiuOKjJEacitynwV4gvp.KR-ItbSrXLKOxZs6>

Proposed schedule effective June 1 2022 for Girdwood Transfer Station (dump):

MON, FRI, SAT 9:30A-5P; Closed TUE, WED, THU, SUN

**Agenda Item LUC 2204-02:** Community update and community input regarding housing and housing developments  
Brooks Chandler discusses that there is outreach via the Girdwood Chamber, particularly focused on ensuring that workforce housing is included in the Holtan Hills development. Brooks encourages those who are or have experienced housing issues become involved in this effort. Kyle Kelley says that Girdwood Valley Service Area office has received letters regarding Holtan Hills and is forwarding them to the HLB staff, Emma Giboney; HLBAC Girdwood Representative, Ron Tenny; and GBOS Land Use Chair, Mike Edgington. Shelley Rowton no longer works for HLB. The HLBAC meeting in April has been canceled, however a meeting is scheduled in May. There may be delays in HLB projects, however projects are likely to move forward. Group discusses that the Heritage Land Bank/Municipality of Anchorage is the owner of the Holtan Hills land and as the landowner MOA can levy requirements related to the development of the land. Group discusses that there are models from other similar resort communities which are discussed in the Crow Creek Neighborhood Plan. In addition to workforce housing, other issues should also be addressed, such as impact on infrastructure (utilities, roads), impact on the neighboring community, etc.

**Agenda Item LUC 2204-03:** Public Comment (3 minutes each) None.

**Agenda Item LUC 2204-04:** Committee written reports are included in the meeting packet monthly.

Any items that require additional discussion should be brought up at this time. None

**Old Business:**

**Agenda Item LUC 2203-04:** GBOS update on formal comments regarding HLB Draft 2022 Annual Work Program and 5 Year Management Plan. <https://www.muni.org/Departments/hlb/Pages/Plan.aspx> This project may also be delayed based on the staff change at HLB. Meeting packet includes the letter written by GBOS addressing the HLB proposed plans.

**Agenda Item LUC 2008-04:** Update on draft land acknowledgment statement (Diana Stram). No update, Diana is unable to attend this meeting.

**Agenda Item LUC 2201-04:** Review results of poll regarding meeting style options for future LUC meetings (virtual, hybrid, in-person)  
Poll results show interest in hybrid meetings, sticking with the 7PM start time. Executive committee members are encouraged to attend in-person in the Girdwood Community Room. Materials packet will be published and some printed copies made available at the meetings. LUC will move to hybrid meetings starting in May.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

**Agenda Item LUC 2201-05:** Review proposed change to LUC Operating principles related to mechanics of new/old Business topics and what is needed to take action on new business items.

Group reviews the language proposed at the last meeting, making language adjustments at the meeting, concluding as follows:

- A. Exception may be an issue of extreme importance of a time-sensitive nature beyond the control of the principals and/or representatives, in which case only one meeting is necessary and the rules for second presentation apply. Petitioners requesting relief from the two meeting presentation requirement must be able to provide adequate answers to these questions, in writing, prior to the meeting:

What is the due date for this action?

When did you become aware of the need for this action and the due date?

Why do you need relief from the two meeting requirement for action on your item?

Motion:

LUC moves to approve the updated language to the LUC Operating Principles as presented and discussed.

Motion by Shannon O'Brien, 2<sup>nd</sup> by Lynne Doran

Vote by poll, chat and voice

8 in favor, 0 opposed, 2 abstain

Motion carries

**Agenda Item LUC 2201-07:** Discuss outcome of Assembly redistricting/reapportionment and State redistricting/reapportionment. GBOS wrote a Resolution of Support for 2 of the Municipal Assembly redistricting maps, one of which has moved forward in the process.

State Senate redistricting process has been on-going, with the original proposal ending up in court and sent back to be revised.

Revised plan includes plan that joins East Eagle River with Girdwood. GBOS has written a resolution supporting maps 1 and 2 and opposing map 3. Please see meeting packet for the resolution copy, or review on the GBOS Resolutions page on the website:

[www.muni.org/gbos](http://www.muni.org/gbos)

**New Business:**

**Agenda Item LUC 2204-05:** Request for LUC recommendation for GBOS Resolution of Support for Girdwood Health Clinic Phase 2 Modification. Assembly action to T21 allows slightly larger health services building in the gC-7 district. Urban Design Commission hearing is scheduled for June 8, 2022. Public meeting held on this item March 28. Recording is available here:

<https://us06web.zoom.us/rec/share/2WFO6pAjoRxdxLWhzQC1PFIjDE04Vdell6qxmWPpyD5LmiuOKjJEacitynwV4gvp.KR-LtbSrXLKOxZs6>

Change in municipal code allows for a slightly larger building, which the clinic design team is pursuing a GBOS Resolution of support for. Meeting packet includes information on the proposal. Full presentation at next month's meeting along with request for recommendation for GBOS Resolution.

**Agenda Item LUC 2204-06:** New Liquor license for Sadie Romo's #6025 and transfer of Hightower Pub Liquor License # 3558 are before the Anchorage Assembly agenda on April 26. Response in support, neutral or in opposition must be received by April 26 2022. Informational only at this point, petitioners have not requested action from LUC/GBOS.

**Agenda Item LUC 2204-07:** Marijuana License Renewal. Request for public hearing, if desired, is required by resolution no later than June 1, 2022. If no hearing is required, request LUC recommendation for GBOS Letter of Non-Objection for The Herbal Cache. Brett Carse presents that there are no operational changes anticipated, no opposition to license renewal has been brought to public meetings.

**Request for GBOS/LUC Joint Meeting (0 of 2 completed in 2022)**

**Adjourn**