

Girdwood Land Use Committee

Notice of Meeting on April 8, 2024 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 2404-01:

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 Kevin McDermott, Chair		
Agenda Approval for April 8 2024 meeting	Wingard/Hutchins-Cabibi	Assent
Amended to move item re DOT Avalanche to presentation instead of Old Business		
Minutes approval from the March 11, 2024 meeting	Hutchins-Cabibi/Wingard	Assent
Minutes approval from the February 12, 2024 meeting	Hutchins-Cabibi/Wingard	Assent

LUC Officer reports: None

HLBAC Girdwood Representative Update: Tim Charon – see meeting packet, next meeting April 25

GBOS updates:

Jennifer Wingard. On the agenda for LUC is update on GBOS Action re Temporary Workforce Housing. Of note are two changes to the proposal from what was voted on by LUC: addition of on-site sanitation and removal of performance bond.

Mike Edgington: HLB 1 and 5 year plans will be on the agenda for Assembly approval later this month, unless postponed.

Disagreement on the responsibility of LUC and GBOS and the ability of GBOS to make changes to items recommended by LUC. This is later discussed under Item 2312-05.

Announcements:

GBOS LUC Joint meeting to review the Girdwood Comprehensive Plan is scheduled for 7PM April 29 2024

Presentation & Reports:

Agenda Item LUC 2404-02: Public Comment

Brett Wilbanks: Disagrees with action by GBOS that is not in accordance with LUC motions (ref Item 2312-05).

Agenda Item LUC 2404-03: Committee Reports. Any items for update or discussion should be brought up at this time.

Cemetery Bond failed in the spring Municipal Election April 2. This is an areawide responsibility. Girdwood Cemetery Committee has not met yet following election result and has not scheduled a meeting at this time.

Girdwood Housing and Economic Committee Updates: GHEC and GBOS will meet regarding STR regulation in a joint meeting in May.

Agenda Item LUC 2402-05: Updated presentation on DOT Avalanche Program to build and operate heliport and munitions magazine storage at the old gravel pit.

MOA Planning and Zoning has recommended that the DOT wait until the new Girdwood Comprehensive Plan has passed, and then apply for Conditional Use Permit for the project. As drafted currently, the Girdwood Comprehensive Plan recommends change to zoning from Industrial to include Airport operations. State has funding now secured through STIP for design in 2025 and construction in 2026. Whether under the Old Girdwood Area Plan or under the upcoming Girdwood Comprehensive Plan, there are several steps to have approval for this use in the old gravel pit.

Old Business:

Agenda Item LUC 2310-06: Update on Assembly proposed STR permitting ordinance. The Assembly passed the ordinance however it was vetoed by the Mayor. There were not enough votes on the Assembly to override. GBOS will discuss next steps at their meeting next week and GBOS/GHEC Special meeting will discuss further.

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

Agenda Item LUC 2312-05: Update on status of Temporary Workforce Housing proposal (Edgington/Sullivan). GBOS voted to approve moving forward with Ordinance Draft. In discussion, GBOS opted to add “onsite sanitation facilities” and not to add the performance bond, which was recommended by LUC. Draft ordinance will come back to LUC and GBOS for review and approval before going on to the Assembly.

Members of the community express frustration that the recommendation from LUC was not followed completely. GBOS and LUC have process to resolve disagreements, this falls under GBOS Rules and Procedures, Article 6 Section E(b):

b. Not in agreement; no time restriction:

The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is not time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and will provide any and all additional and/or new information pertinent to the issue being considered, and request that the Land Use Committee reconsider their action in view of the additional and/or new information. An issue can be sent back to the Land Use Committee one (1) time for reconsideration by the LUC, and the issue in question must appear on the following month’s Land Use Committee agenda.

Ryan Hutchins-Cabibi makes a motion, 2nd by Lisa Miles to request a letter from GBOS to explain the changes made by GBOS. The motion is tabled when it is clarified that the process already requires this. Item will be on the GBOS agenda next week and return to LUC in May.

Agenda Item LUC 2403-04: Imagine! Girdwood request for LUC recommendation for GBOS Resolution of Support for the Girdwood Comprehensive Plan (Imagine!Girdwood): imaginegirdwood.org - [Public Review Draft](#)
Over 400 comments were received to the Girdwood Comprehensive Plan. Revised draft with changes highlighted will be available for public review on April 24. GBOS and LUC will hold a joint meeting to discuss and likely vote on the draft on April 29.

Agenda Item LUC 2403-05: GHEC request that LUC and GBOS consider that a change is made in T21C9 to allow mixed residential use by right to commercial property zoned gC-2 east of Main Street.
Effort is to create a permanent solution to allow combined residential and commercial use on gC-2 land, not to include the Girdwood Station Mall. This use is allowable on adjacent gC-3 land, however rezoning this parcel to gC-3 is not acceptable as it does not allow other uses, which the property owner wants to maintain for future plans.

Updated Girdwood Comprehensive Plan does make this change, in its current draft form.

Group discusses at length how best to go about making the change, Jerry Fox makes a motion, 2nd by Ryan Hutchins-Cabibi to ask Planning and Zoning (or Assembly) to change gC-2 to include combined Commercial and Residential use on the Use table and change the description in the intent paragraph.
The motion is amended several times and ultimately restated as follows. Discussion included that language will need to be very specific in order to achieve the goal intended.

Motion:

Land Use Committee tasks GBOS and GHEC to find the best path forward to have a “P” in Dwelling-Mixed Use in the Table of Allowed Uses for land zoned gC-2 and change language in the intent paragraph to match this as a permitted use.

Motion by Jerry Fox, 2nd Ryan Hutchins-Cabibi

Motion carries 15 to 0 with 5 abstaining

New Business:

Agenda Item LUC 2404-04: 2024-0031 Request for Variance to Stream Setback at 158 Northland Dr. (Zoning board meeting 4/11/24)
This item is on the ZEBA meeting agenda for April 11, however petitioners have been notified that the board will be short members and would therefore require unanimous approval of those attending on April 11. Petitioners have not decided yet if they will pull their item from the agenda and resubmit for a future meeting. Lot is heavily encumbered by stream setbacks. Family wants to build a home and detached ADU with garage on the lot and has requested stream study. Neighbor presents her concerns about stream flow. As this item is new business, there is no action taken by LUC. Item may return pending decision of petitioner regarding the ZEBA meeting later this week.

**Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2024, Feb 7):
Adjourn 9:10PM**