

Girdwood Land Use Committee
Notice of Meeting on February 12, 2024
7PM
Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglhoff 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 2402-01:

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.

7:02 Call to order Kevin McDermott

Agenda Approval for February 12, 2024 meeting

Minutes approval from the January 8, 2024 meeting

LUC Officer reports:

HLBAC Girdwood Representative Update: Tim Charnon

GBOS updates: Jennifer Wingard

Lisa Miles/Ryan Hutchins-Cabibi

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None

See report in packet

GBOS/LUC Joint meeting was most recent GBOS meeting

GBOS provided a letter with input from GHEC to the HLB for the 1 and 5 year plans, including request for land transfer to GVSA from HLB.

Response to GBOS requests are expected to be included in information for the HLBAC public hearing Feb 22.

Foraker Board training on Feb 27 at 6PM.

Announcements:

Foraker Group Board Training is TUE Feb 27 at 6PM in the Girdwood Community Room. The program is free to attend. Please register to ensure that we have the proper number of handouts/materials:

https://www.forakergroup.org/site/index.cfm/calendar.ShowEvent?classid=438&event_id=3198

HLB 1 and 5 year plans: **2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN (PUBLIC REVIEW DRAFT)**. Public hearing scheduled for Feb 22.

Presentation & Reports:

Update from DOT Avalanche Program on proposed heliport and utility substation at the Virgin Creek Pit. (Tim Glassett)

Previous presentation was for Conditional Use only. Due to zoning, DOT must shift to request a zoning change to Girdwood Airport (GA) and then seek Conditional Use Permit for munitions storage. Rezone will not change opportunity for gravel extraction. The only allowed users of the site will be those involved in shared need of avalanche mitigation (DOT, Railroad). Change in zoning will not change the possibility of second access to the Seward Highway. DOT will seek LUC recommendation for GBOS Resolution for zoning change and Conditional Use Permit.

LUC motion:

Land Use Committee moves to shift this item to New Business so that it can be voted on as old business when the planning and zoning packet is complete.

Motion by Lisa Miles, 2nd Ryan Hutchins-Cabibi

Motion carries by Assent

Agenda Item LUC 2402-02: Public Comment: None

Agenda Item LUC 2402-03: Committee Reports. None

Girdwood Housing and Economic Committee Updates: GHEC confirms items of concern are on the agenda.

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

Old Business:

Agenda Item LUC 2401-04: Holtan Hills Proposal introduced at Anchorage Assembly 12/19/23

Assembly made some minor amendments to the Holtan Hills AO and passed it on January. Holtan Hills disposal will go forward. Municipality has a Request for Proposals open now to hire a contractor to handle the project for HLB through the Planned Unit Development and Conditional Use Process.

Krystal Hoke mentions that the 6.5 acre parcel that is not part of the development but is part of the GIP parcel should be subdivided out to be more useable. This was a part of the input from GBOS/GHEC to HLB in their 1 and 5 year plan.

Agenda Item LUC 2312-05: Temporary Workforce Housing proposal (Edgington/Sullivan).

GHEC has not yet made a recommendation on this proposal. LUC also has not made a recommendation. GBOS voted to review a more detailed proposal, which is likely to be ready for review next month.

Input at this meeting is:

- Remove GC4 from the list– This parcel runs along Alyeska Highway and there are concerns about viewshed from the highway.
- Remove GC5 from the list – This parcel is HLB land in South Townsite and unlikely to be supported by HLB. Another member opposes removal of this parcel from the list, because temporary moveable housing may be good option for predominately flood plain land.
- Tie sunset date to a specific date as it is easier to manage and track than a date to be determined via circumstance when specific conditions are met.

Group discusses that one commercial land owner who spoke in support of this could be better and permanently served by a rezone of her commercial land from GC2 to GC3, which would allow mixed dwelling and commercial use. It is noted that this would resolve the needs of one employer with her own land but does not resolve immediate housing need universally.

Agenda Item LUC 2310-06: Update on proposed STR permitting ordinance

Assembly held an initial discussion and a work session on the STR permitting ordinance. A second hearing is anticipated but not yet scheduled. There has been some pushback from owners of STRs and it is not clear if the ordinance will pass. GBOS has been advised by the sponsors of the ordinance that they know the ordinance does not address Girdwood needs and concerns and that they are willing to take on separate ordinance to address Girdwood only in the future. GBOS is concerned that this not be delayed for several years. GBOS has written a resolution that identifies the goals of STR regulation in Girdwood and notes that only one of those goals is met by the current Assembly proposal.

MOA receives one check for bed tax received from platforms that are used to book STRs. As the MOA has not requested locations where those taxes are generated from, the MOA does not know the amount that is collected from Girdwood STRs. This information could be requested and the lack of clarity of the value of Girdwood-based STRs contribution to MOA tax base would be resolved.

There is frustration that the GBOS is unable to make the Assembly amend the STR ordinance that does meet Girdwood goals and address Girdwood issues. From the outset, the sponsors of the ordinance have stated that addressing Girdwood-specific needs was unlikely.

Agenda Item LUC 2311-06: Update on status of areawide bond proposal for public restrooms.

Restroom bond will be on the ballot in Spring with significantly reduced funding from \$9M to \$4M. Prior to election there will be some sites recommended for placement of restrooms.

Cemetery bond was also reduced to \$4M, for all 3 cemetery projects to share.

New Business:

Agenda Item LUC 2402-04: Discuss conversion of Accessory Dwelling Units rental to Long Term Rental by Policy (Wilbanks)

GHEC is reviewing an idea to convert ADUs to Long Term Rental by changing language in code to allow rental for not less than 30 days.

Group discusses that this comes down to the fundamental issue of how the community wants to regulate Short Term Rentals, including those that are ADUs. There are many different ADU and STR scenarios in Girdwood, including those that are primary residences part time/full time and those that are rented full time, which might be considered inns or hostels instead of STRs.

Considerations include:

- Will all ADUs be subject to the proposed change in code or will existing ADUs be grandfathered in?
- Would ADUs that are joined with primary residences be excluded/included.
- What is required of residency to be considered “primary residence” (this may be answered by PFD requirement of 6 month residence)
- Private property rights
- Unintended consequences to ADU change could be:
Homes that are occupied and rent short term to balance their mortgage.
Jobs that are held by those who maintain, clean, etc STRs to balance their income

It is suggested that the answer overall is one that is combined with other tools including other STR regulation, property tax incentives, land use assessment etc, This should be carefully and methodically discussed by the community to determine how to go forward with a balanced approach that doesn't land unfairly on part of the population and provides the intended result of achieving more long term workforce rental housing. Girdwood does have more tools to do this with the Housing and Economic power that was added to the GBOS responsibilities last year. This provides a way to collect and spend funds locally, and some limited enforcement.

GHEC will continue this discussion at their meetings and at LUC to receive community input.

Agenda Item LUC 2402-05: DOT Avalanche Program request for LUC recommendation for GBOS Resolution of Support for zoning change and Conditional Use Permit to build operate heliport and munitions magazine storage at the old gravel pit. This item was discussed earlier during presentations and added to the agenda as a business item so that a recommendation can come from LUC to GBOS.

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

Request for GBOS LUC Joint meeting to review the Girdwood Comprehensive Plan. Currently aiming for April 22 or 29 2024 (Comprehensive Plan): Supervisor Edgington states April 29 is more favorable date currently.

Adjourn 8:55PM