

**Girdwood Land Use Committee**  
**Notice of Meeting on January 8, 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 2401-01:**

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.

Call to order 7:01PM Ryan Hutchins-Cabibi  
Agenda Approval for January 8 2024 meeting Lisa Miles/Mike Edgington  
Minutes approval from the December 11, 2023 meeting Lisa Miles/Eryn Boone  
LUC Officer reports: None  
GBOS updates:

- GBOS meeting moved to Jan 22 at 7PM.
- HLB 1 and 5 year plans public comment period is open thru Feb 9. Hearing is planned for Feb 22.

**Announcements:**

Foraker Group Board Training is scheduled for TUE Feb 27 after 5PM in the Girdwood Community Room. All are welcome to attend

HLB 1 and 5 year plans are currently posted for public review and comment. **2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN (PUBLIC REVIEW DRAFT)**. Send comments to [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov),

**Presentation:**

AK DOT Avalanche Program presentation on two conditional use permits for a "heliport" and "utility substation" to be located at the DOTPF ILMT at Virgin Creek Pit. These permits will allow the development of multiagency (ARRC and DOT&PF) storage as one of the first steps to phase out military artillery as the primary means of avalanche mitigation along the Seward Highway corridor.  
Location: US SURVEY 4805 TR 29B T10N R2E SEC 29 (AK DOT&PF, presenting)  
Tim Glasset presents that current use of military artillery is phasing out and is to be replaced with Remote Avalanche Control Systems (RACS). This requires new storage location and heliport, location that has been identified for these purposes is the old gravel pit site. This interagency effort includes DOT, the AK Railroad and Chugach Electric, which have similar need for mitigation. The site would store up to 20,000lb of explosives, so no occupied structures would be allowed within ¼ mile. Public inquires if there is possible synergy with gravel extraction as gravel is needed for projects within the community. Current permit is exclusive for the use of this permittee.

**Agenda Item LUC 2401-02:** Public Comment (3 minutes each): None

**Agenda Item LUC 2401-03:** Committee Reports.

Any items for update or discussion should be brought up at this time.

Girdwood Housing and Economic Committee Updates: GHEC has provided resolutions to provide GBOS with input on the Assembly's Proposed STR Ordinance. GHEC has recommended study of the RV parking and gravel extraction ideas, which will be put out to bid shortly. GHEC has updated information in their matrix, in particular updating information on long term rentals, short term rentals in order to determine possible mechanisms to convert some STRS to LTR. Matrix is accessed from the GHEC webpage: [GHEC Program Matrix](#)

**Old Business:**

**Agenda Item LUC 2312-04:** Girdwood Land Use Committee annual officer elections. Positions are chair and 2 co-chairs.

Motion:

LUC moves to elect Kevin McDermott as Chair; Ryan Hutchins-Cabibi and Lisa Miles as Co-chairs to serve in 2024.

Motion by Kaie Harrison, 2<sup>nd</sup> by Eryn Boone

Motion carries by assent vote.

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

See presentation in the meeting packet. Idea is to make temporary changes to code that would allow commercial property owners to use their property for residential workforce housing legally. The goal is to provide a location for temporary housing until permanent workforce housing can be developed to alleviate the housing crisis. Sanitation requirements are already established in code.

Concerns expressed:

- Q: What is the mechanism to enforce and remove temporary housing once sunset provisions have been met.  
A: Sunset clause would be clear in stating the need for removal. Adherence is the responsibility of the land owner. Complaints would be responsibility of MOA code enforcement.
- Q: How is the public ensured that housing will be used for Girdwood workforce housing instead of residential housing.  
A: Residential housing refers to the primary use – people who live in Girdwood full time. There isn't a way to further determine that those residents are necessarily workforce in Girdwood, but it does exclude nightly rental and part-time use. To make this available only to those who qualify as "workforce" would likely require that public funding/public land is used. A limit of this type on private property would infringe on private property rights.
- Completion of study of whether this avenue would be utilized by commercial property owners and by members of the workforce who this proposal is intended to help.  
A: This proposal was initiated by discussion with individuals who own commercial property and want to make temporary housing available to workforce. Discussion with those who currently experience housing instability has indicated interest in security of legal location for housing. Girdwood Community Land Trust has found significant interest in tiny homes although no location has been determined. Intent of this proposal is to provide a relatively immediate solution while the community determines methods to create stable long-term workforce housing.
- Girdwood Chamber has polled their membership and identified concerns about enforcement and restrictions that they would like to see added and/or clarified:  
Q: Number of people who will be housed  
A: This would depend on how many commercial properties are developed for temporary housing.  
Q: Number of structures allowable per lot  
A: This is determined in code for most commercial zones at 20 dwellings/acre.  
Q: Number of people who would be allowed per structure.  
A: This would be part of the safety requirements.

**Agenda Item LUC 2310-06:** Discussion and possible recommendation of LUC regarding Assembly proposed STR permitting ordinance Anchorage Assembly is reviewing AO 2023-110 and has a work session scheduled for FRI the 19<sup>th</sup>. It has been clear that the ordinance doesn't provide all that Girdwood needs. GBOS has written a resolution stating goals for STR regulation. GHEC has provided a resolution with their input to be considered in further action by GBOS.

**Agenda Item LUC 2311-05:** Update on status of GHEC proposed study of South Townsite for relocation of the soccer field and study of repurposing the existing soccer field and adjacent land as a potential site for workforce housing (Brett Wilbanks)  
Based on comments received from community members and research into what process is required to swap dedicated park land, GHEC is moving this parcel to the bottom of the list for potential development of workforce housing. GHEC will continue to review parcels and bring them to LUC for consideration. GHEC matrix will include the list of parcels that they consider and their findings.

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

Assembly is determining whether or not to put the public restroom item on the ballot for public vote in the spring 2024 election. This will be likely voted on by Assembly at their meeting on Jan 9.

**New Business:**

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

Items was unexpectedly added to the Assembly agenda in December. The version introduced is similar to the 2023 S2 amendment, which was not accepted by the community and which the GBOS objected to formally. Changes that have occurred since the S2 was indefinitely postponed are that a consultant is to be hired to manage the project on behalf of the MOA and the Assembly has adopted a Housing Action Plan, which the current Holtan Hills proposal does not seem to comply with.

Timing on this item is hard to be certain of. Assembly agendas are packed with review and vote on ordinances for the spring election. It is understood that the Assembly will have hearing on it on Jan 9 and extend hearing into Jan 23. An updated version is anticipated before Jan 23. Original RFP for contractor went unawarded, new RFP is anticipated in the coming weeks. There is some thought that the Assembly will wait on vote on the Ordinance until that position is filled.

Comments received in prior hearing of Holtan Hills does not automatically transfer over to this set of hearings. Assembly has 50% turnover since hearings in 2023. Public is encouraged to review the proposal, attend Assembly meetings and provide comment, particularly once changes have been incorporated into a future amended version.

HLBAC Girdwood representative reminds group to review the HLB 1 and 5 year plans and provide comments as they relate to this item as well.

**Request for GBOS/LUC Joint Meeting (0 of 2 required meetings completed in 2024):**

**Adjourn 9:30**

**Brett Wilbanks/Mike Edgington**