

Girdwood Land Use Committee
Notice of Meeting on July 11, 2022
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 2207-01:

Call to order Kevin McDermott, Chair	
Agenda Approval for July 11 2022 meeting	Lisa Miles/ Shannon O'Brien
Minutes approval from June 13, 2022 meeting	Shannon O'Brien/Lisa Miles
Minutes approval from June 14 GBOS LUC Town Hall	Mike Edgington/Lisa Miles

LUC Officer reports:

Shannon O'Brien: Weed pull on THU July 14 at 10:30AM in Town Square Park.

Announcements & Presentations:

DOT Is holding a public meeting on WED July 27 from 6-8PM at the Girdwood Community Room regarding the Alyeska Highway/Seward Highway intersection concepts. See flyer in the meeting packet for additional information.

Agenda Item LUC 2207-02: Community update and community input regarding housing and housing developments
One new letter received and included in meeting packet.

Holtan Hills Housing Advisory Committee was formed at the GBOS Special Meeting July 5 and will hold their organizational kickoff meeting on TUE July 12 at 10AM. Committee members are: Dave Hamre, Brooke Lavender, Nico Reijns, Emma Kramer, Nathen Ellis, Sam Daniel, Erin Eker. Meeting on Tue will select leadership and work on direction. HHHAC will report and make recommendations to the Board of Supervisors. Agenda, minutes, materials will be sent to the GBOS mailing list and will be kept on the GBOS web page: www.muni.org/gbos.

Agenda Item LUC 2207-03: Public Comment (3 minutes each)

Grace Pleasants: Recommend that LUC and GBOS requires that any new commercial development have a residential component. There are several projects coming up in the near future. Group discusses that this would be a code change.

Agenda Item LUC 2207-04: Committee written reports are included in the meeting packet monthly.

Any items that require additional discussion should be brought up at this time.

None brought forward.

Old Business:

Agenda Item LUC 2203-04: Update status of HLB Draft 2022 Annual Work Program and 5 Year Management Plan.

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

No change in status per the HLB website.

Agenda Item LUC 2205-07: update on status of Girdwood Chamber of Commerce & LUC recommendation for GBOS

Resolution of Support regarding Holtan Hills Development Agreement and land disposal.

GBOS postponed vote on the proposed resolution indicating that there were items they wanted to change in it. GBOS voted to send a letter Dir Trombley and cc'd the mayor, municipal manager, Assembly Members Rivera, Constant, Peterson, Sulte and LaFrance and HLBAC Chair Oswald, local HLB representative Tenny and HLB general email. Letter was sent June 22 and copy is in the meeting packet.

Lynne Doran has amended the proposed Resolution from the Girdwood Chamber and requests that this version is considered as a basis for the GBOS Resolution at their July 18 meeting. Staff will put the letter in to GBOS resolution format for GBOS Land Use Chair to edit. Draft will be available in the GBOS meeting packet when it is posted on Friday. GBOS may further edit the letter in the meeting.

Additional comments from Community members:

Need for additional roads planning as Hightower is not built to handle this increase in traffic.

Holtan Hills project as presented so far does not meet the interests of the community for workforce housing.

Concern expressed regarding meeting of LUC Chair, GBOS LUC Chair and Connie Yoshimura recently. Topic was the formation of the Holtan Hills Housing Advisory Committee, which has now been formed. HHHAC has come about at the suggestion of Yoshimura and has been seated by GBOS rapidly. At the suggestion that LUC Chair should recuse himself regarding Holtan Hills, group is reminded that LUC members are not required to provide disclosures in the way that GBOS does, which is consistent with other community council role. The point is understood that this could appear a conflict.

Agenda Item LUC 2206-06: Request for LUC recommendation for GBOS Resolution of Support for study of Short Term Rentals in Girdwood to be conducted through MOA Planning Department.

Assemblyman Weddleton added \$12,000 in First Quarter Revisions for a study of STRs in Girdwood. This request is to cover approximately \$10,000 for the comprehensive review of STRS (how many, location, seasonal/year-round) and \$2,000 that could go toward consultation on possible regulation. Review would be performed by Granicus, a company that did a study for the MOA Treasury also regarding STRs. Treasury does not share the results of their study, which was related to collection of room tax. A separate "point in time" review of STR listings in the area provided snapshot view that there were approximately 250 STRs operating at that time. Granicus review would be more comprehensive in scope.

Motion:

LUC moves to recommend a GBOS Resolution of Support for study of Short Term Rentals in Girdwood to be conducted by a contractor through the MOA Planning Department.

Motion by Shannon O'Brien, 2nd by Eben Stone. Motion is withdrawn during discussion:

Discussion:

- If Girdwood is going to consider some change in STR or Deed Restrictions, it would be good to have additional information on STRs.
- It would be helpful to know also what number of requests for STR is not met by current supply.
- STRs are a part of the financial support of many businesses in Girdwood.
- \$12,000 is a waste of money for study just of STRS. Funding is needed for Girdwood Area Plan and other projects.
Response: Information gained from this would be useful in Area Plan work.
Response: Funding cannot be reappropriated elsewhere; if it is not used for this it will not be repurposed for another area in Girdwood.
- Concern about publishing locations of STRs, invasion of privacy.
- Wait for a month and learn more in August regarding the scope and purpose of the study.

John Weddleton is attending and explains that this appropriation came about at the request of the Housing Working Group, following discussions of that group.

Motion:

LUC moves to postpone this topic to the LUC meeting in August.

Motion by Lisa Miles, 2nd by Kalie Harrison.

24 in favor, 0 opposed, 3 abstain

New Business:

Agenda Item LUC 2207-05: Initial presentation - Request for LUC recommendation for GBOS Resolution of Support for Major Site Plan Review to expand the Ski Inn in gC-7 at 189 Hightower Road (Marco Zaccaro, presenting)

Ski Inn expansion would add 10,000sf building on the adjacent lot with connectivity among the buildings although the lots will remain separate. Concept is more of a boutique hotel with a small grocery, dining area, and meeting/event/office space as well as open-air space for gathering. Building style is gabled with various elevations, no taller than new clinic building and designed to fit in with the existing Inn building and the other structures nearby.

Eleven rooms would be added, bringing total rooms to 17. 9 will have kitchenettes. This area is zoned for no on-site parking. Current parking on site is grandfathered in. Parking requirement for Inn and additional function space calculates to 29 spaces, there are 198 shared-use parking spaces surrounding Town Square area.

No variances or exemptions are needed for the design as currently proposed.

Discussion:

Concerns express focus on parking. Some find that parking is already difficult in the town center. Group discusses the possibility of time limited parking (30 minute parking/loading/unloading)

Design and information are well received overall.

Agenda Item LUC 2207-06: Request for LUC recommendation for GBOS Letter of Non-Objection to Liquor license premises change to match area legally permitted during COVID-19 pandemic for Spoonline LL#5758

Owner is requesting Letter of Non-Objection to continue using outdoor areas that were temporarily permitted under COVID rules. Area includes outdoor deck.

Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2022)

Adjourn 9:15PM