

Girdwood Land Use Committee
Notice of Meeting on June 13, 2022
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 2206-01:

Call to order, Kevin McDemott, Chair 7:01PM
Agenda Approval for June 13, 2022 meeting
Minutes approval from May 9, 2022 Meeting
LUC Officer reports

Lynne Doran/Shannon O'Brien
Shannon O'Brien/Krystal Hoke
None

Announcements & Presentations:

LUC and GBOS will hold a Town Hall meeting regarding Holtan Hills on TUE June 14 at 6PM.

Agenda Item LUC 2206-02: Community update and community input regarding housing and housing developments
2 new letters included in the meeting packet. No other updates.

Agenda Item LUC 2206-03:

Krystal Hoke: Girdwood Inc Fundraiser this weekend 7PM-11PM, \$25.

Agenda Item LUC 2206-04: Committee written reports are included in the meeting packet monthly.

HWG met this evening and made a plan for completing wrap up report. A final meeting to review and finalize the report will be scheduled in August. No other items are brought up for additional discussion.

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>

This item remains on the agenda as GBOS and other groups provided input to the annual program and 5 year plan. Revision or response from HLB pending with staffing changes.

Agenda Item LUC 2201-07: Discuss outcome of State Senate redistricting/reapportionment. Supreme Court overturned the lower court decision. Election will go forward using Map 2, which was preferred in public process. A request for damages and reimbursement has been made, depending on the result and percentage granted, reimbursement will go forward to donors.

Agenda Item LUC 2205-05: Request for LUC recommendation for GBOS Resolution regarding holding a Constitutional Convention, Cathy Giessel, presenting, Donna Phillips, representative. 2nd presentation. Question of holding a constitutional convention will appear on the ballot this November as it is constitutionally required every 10 years. IN the past 50 years this question has been considered and voted down by a margin of 2:1. This year there are supporters of holding such on convention. Defenders of the Constitution is a bipartisan statewide group educating voters regarding this issue. Constitutional Convention is Unnecessary: Amendments to the constitution can and have been made. Amendments can be made topic by topic. Amendments have to be passed by the legislature 2/3 majority and then pass ballot vote. Constitutional Convention is Expensive: \$17M for 65 day convention. Entire document is open for a re-write, causing upheaval of government. Timeline: 2022 vote for convention, 2024 elect delegates to convention, 2026 revision available for public vote. Constitutional Convention is Dangerous: Convention requires plenary power – unlimited power to change any/all aspects of the constitution.

Motion:

LUC moves to recommend that the GBOS write a resolution opposing the Constitutional Convention and proposing a “No” vote at the October 8 State General Election.

Motion by Lynne Doran, 2nd by Betsy Connell

Vote in room: 8Y, 0N, 6A; Poll 4Y, 0N 4A; Chat 3Y, 0N, 1A; voice 13Y, 0N, 1A

Total: 28 in favor, 0 opposed, 12 abstain

Motion carries

Agenda Item LUC 2205-07: Girdwood Chamber of Commerce request for LUC recommendation for GBOS Resolution of Support for request of Anchorage Heritage Land Bank to amend or cancel the request for proposals for HLB parcels 6-011, 6-016 and 6-017 [Holtan Hills], in order to advance policies of; 1) increasing the supply of workforce housing in Girdwood; 2) address the results of the required moa impact studies; 3) limit the use of Holtan Hills property for short term rentals by using tools such as deed restriction. (Patty Wilbanks, presenting)

This action is the result of several Chamber meetings and another locally organized Town Hall that collected input from Girdwood valley residents. Main issue is that the RFP had no discussion of workforce housing, a major issue in Girdwood and a particular concern of local businesses associated with the Girdwood Chamber. Several businesses have documented that their workforce is primarily commuting from Anchorage. Girdwood demographics appear affluent and Girdwood doesn't qualify for housing assistance and established public-private partnerships for subsidized development. Study of the actual housing need is necessary. Development of this public land should be targeted to meet the local community need in order to support the population that lives and works here. Holtan Hills project as it has been presented so far provides little "affordable" housing but develops land for housing of a type that is not needed in Girdwood.

Mike Edgington: GBOS and LUC are holding a Town Hall on TUE night. There has been no update from HLB or the developer since December. There are many examples of other resort communities' efforts to provide workforce housing, typically involving local government and developer collaboration. Ultimately land disposal will need to be approved by the Anchorage Assembly.

Motion:

LUC recommends a GBOS Resolution of Support for HLB to amend or cancel the Request for Proposals for Holtan Hills in order to increase workforce housing, study impact on the community, and limit short term rentals in the community.

Motion by Kellie Okonek, 2nd by Jacky Graham

Vote in room: 10Y, 0N, 3A; Poll 6Y, 0N, 0A; Chat 7Y, 0N, 3A; voice: 19Y, 1N, 0A

Total 42 in favor, 1 opposed, 6 abstain

Motion carries

New Business:

Agenda Item LUC 2206-05: Initial presentation - Request for LUC recommendation for GBOS Resolution of Support for proposed rezone, comprehensive plan map amendment and plat for MOA HLB property Tract B, Girdwood Elementary School Subdivision; Tract 9A, HLB 6-017 T10N, R2E, section 9; Tract 1, Alyeska Prince Subdivision. LaQuita Chmielowski, DOWL Developer has paused the request for rezone. LaQuita will attend Town Hall tomorrow. DOWL is contracted to work on public outreach regarding the rezone, HLB and developer throughout the process with the development of Holtan Hills.

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

Just prior to leaving the Assembly, John Weddleton secured \$12,000 to be put toward study of Short Term Rentals in Girdwood. It is understood that short term rentals are not the entire problem of housing here, however understanding how many STRS are in Girdwood, what seasons they are available for rental and where they are located in the community would be useful information. Community is also interested in how many long term rentals there are and how many unoccupied "dark" homes are here. A more comprehensive Basic Needs Analysis of housing in Girdwood would cost \$50-\$80,000.

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

Adjourn 8:50PM