

Girdwood Land Use Committee

Notice of Meeting on March 11, 2024

Minutes Draft

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 2403-01:

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 7PM; Kevin McDermott, Chair

Agenda Approval for March 11, 2024 meeting

Minutes approval from the February 12, 2024 meeting

Carolyn Brodin/Deb Essex

Assent

Ryan Hutchins-Cabibi/No Second Postponed

LUC Officer reports

None

HLBAC Girdwood Representative Update: Tim Charnon

Report in packet.

Other items of note are:

Concerns about status of levees in Girdwood. This will be a topic at GBOS at their March 25 meeting.

Amendment to HLB 1 and 5 year plan to require that no disposal of Glacier View Parcel to Pomeroy until Girdwood Trails Plan and Girdwood Comprehensive Plan are passed.

GBOS updates: Jennifer Wingard; no report

Announcements: None

Presentation & Reports:

Agenda Item LUC 2403-02: None

Agenda Item LUC 2403-03: Committee Reports.

Girdwood Housing and Economic Committee Updates that Larry Daniels has joined the appointed committee.

Old Business:

Agenda Item LUC 2312-05: Temporary Workforce Housing proposal (Edgington/Sullivan). Input from prior meetings has been incorporated into an updated draft. Those changes will be added to the revised meeting packet.

Changes are:

Proposal does not include gC-4, added gRST-2, hard expiration date set, instead of conditions to be met for expiration. This is currently set for October 2027.

Density clarified as not more than 12 units per parcel; 20 du

Items not changed:

Request for requirement of local employment status. This item can be handled by owner; properties can not be used for short term rental.

Restriction on RV/trailer homes. The definitions of these are too similar those of tiny homes, which are essentially on trailers. Restriction would preclude use of tiny homes.

Comments:

Fire Dept has reviewed and supports with language for inspection requirements.

Concern that RVs and trailers can't be removed from this and allow for tiny homes and other temporary structures.

Concern that enforcement of sunset date and/or violations of the intent of this ordinance are up to neighbors to report to Land Use Enforcement. Recommendation is to require a performance bond to ensure that the property owner ends use and remediates area as required.

MOA has reviewed informally and idea has some support from Assembly members.

Process for this proposal going forward:

Concept and draft language approved in Girdwood would go to Assembly or by petitioner work with Planning.

Collaboration on language to be proposed by Assembly/Planning

Language reviewed either by Assembly or P&Z Commission

Ordinance and code change drafted for Assembly hearing and action.

Process for owners who want to use this change to provide housing:

With adoption of ordinance, an "effective" date will be selected.

Property owners can then apply to planning and undergo Administrative Site Plan Review, meet with Planning Staff and, if their plan is approved, proceed with their plan for their parcel.

Motion:

LUC moves to recommend GBOS support for Temporary Workforce Housing proposal as described.

Motion by Mike Edgington, 2nd Julie Jonas

Amendment:

Add: "petitioner must secure a performance bond"

Amendment by Patty Wilbanks, 2nd Brice Wilbanks

Vote on amendment in room and on line:

7 in favor, 5 opposed, 2 abstaining

Amendment Passes

Amended Motion:

LUC moves to recommend GBOS Support for Temporary Workforce Housing Proposal as presented with addition of requirement that petitioners secure a performance bond.

Vote on amended motion in room and on line via roll call

11 in favor, 4 opposed, 5 abstain

Motion carries

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

Assembly hearing last week on this item included presentation of GBOS resolution 2024-01, which included 4 recommendations that would make it easier to add elements to the STR ordinance that would help Girdwood. Currently only the first of those, which would give geographic data to the MOA on location of STRS for which room tax is collected, has been accepted as amendment to the ordinance. Assembly members proposing the STR ordinance now being considered have been clear that they will not accept Girdwood-specific changes to this STR ordinance and that Girdwood will need to propose its own ordinance.

Vote was postponed last week and is likely to be voted on at the next Assembly meeting. Seven Assembly members must vote in favor for this ordinance to pass.

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

Ordinance that relaxed land use requirements for Accessory Dwelling Units (ADUs) was intended to provide long term rental options, however that intent was removed from final ordinance language. This effort is to return that intent to Title 21 Chapter 9 by stipulating that ADUs would not be used for rental of less than 30 days. There are 52 single family homes with ADUs, 11 have been approved since land use requirements were relaxed.

Motion:

LUC moves to recommend GBOS support for T21C9 code change to require that ADUs are rented for periods not less than 30 days, as presented.

Motion by Brice Wilbanks, 2nd by Matt Schechter

Vote in room and via roll call on line.

5 in favor, 3 opposed, 15 abstaining

New Business:

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](https://www.imaginegirdwood.org) - [Public Review Draft](#)
Public review draft is now live and accepting comments. Contractor assisting Imagine!Girdwood with the project provides orientation to the document, shows how to navigate the website and information, and how to provide comments.

Comments are:

Concern for parcel north of the Airport (aka the Mitten), which is proposed as Mixed Use in the draft document.

85% of responders indicated preference for trails/recreation on this land.

Combined use of trails and housing development is unlikely to meet the intent of the community participating in the Trails Plan effort.

Priority of the resort has been the first two phases, which does not include this parcel. Community is supportive of the first 2 phases as presented thus far but may not support phase 3, which is likely to be the most elite neighborhood in Girdwood once developed.

Comprehensive Plan should reflect the aspirations of the community and keep up to date with community goals; current GAP plan designation of this area is resort use/commercial recreation. Changing this will reflect the community's expressed interest. Creating housing in the airport flight path will cause air traffic congestion and/or require change of flight patterns. DOT and airport should be engaged in this discussion.

Parcel south of the library.

This parcel has been discussed for RV park. Group acknowledges this potential and states that this would be allowable under Mixed Use designation currently in the proposed plan.

Deadline for comments is March 31. Imagine!Girdwood will be rolling out a request for photos/photo contest, which will add pictures to the Girdwood Comprehensive Plan. After comments are incorporated, GBOS LUC will hold a joint meeting April 29 to with review and vote of the revised draft plan. Following that, the plan will be in municipal process.

Imagine!Girdwood will print a copy of the plan and leave it at the library for individuals to review. They will advise what the cost is to print a copy.

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.

Seeking permanent solution for commercial property owner in gC-2 who would like to put housing on land, which isn't currently allowable in this zoning area.

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 scheduled for 7PM April 29 2024

Adjourn

9:55PM