

**Girdwood Land Use Committee**  
**Notice of Meeting on March 14, 2022**  
**7PM**  
**Minutes Final**

Meeting will take place via Teams teleconference:

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 2203-01:**

Call to order 7PM Kevin McDermott, Chair

Agenda Approval for March 14, 2022 meeting

Minutes Approval from February 14 2022 meeting

Mike Edgington/Shannon O'Brien

Mike Edgington/Shannon O'Brien

Assent vote

Assent vote

LUC Officer reports: None

Community update regarding housing developments:

Item was added to agenda as a standing item last month as housing developments are key point of concern for LUC and the community.

Brooks Chandler has suggested a change in topic starting in April:

Community Update and community input regarding housing and housing developments

Group discusses that this is a large topic of critical importance to the community. There are groups outside of LUC/GBOS format that are collecting information and input, and LUC does not want to undermine those grassroots efforts, the goal is to get the information about meetings to the public and encourage discussion. It is noted that many of the people who are most impacted by housing shortage in Girdwood are less able to attend regular meetings of LUC and GBOS, and that the grassroots effort, including town hall format, has been successful in engaging with a wider cross section of Girdwood's population. LUC and/or GBOS can schedule special meetings to address housing and housing developments as needed.

**Announcements & Presentations:**

LUC is seeking a volunteer to attend Federation of Community Councils meetings, which are held the 3<sup>rd</sup> WED each month 6PM-8PM.

**Agenda Item LUC 2203-02:** Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda.

Christina Hendrickson: Mortgage 101 class on WED March 16 at 7 in the Girdwood Community Room.

Taryn Oleson-Yelle: Girdwood Clinic Virtual Meeting on March 28 at 6PM via zoom. Clinic seeking expanded Phase 2 now that Assembly has amended T21 to allow bigger building under Health Care Facilities.

Mike Edgington: Previously discussed Mayor Bronson's proposed tax exemption for Accessory Dwelling Units (ADUs). This has now been taken off the table but is likely to be replaced with some other proposal that is designed to encourage construction of ADUs. Mike will share information as it becomes available.

**Agenda Item LUC 2203-03:** Committee written reports are included in the meeting packet monthly. No topics brought forward for discussion.

**Old Business:**

**Agenda Item LUC 2008-04:** Update on draft land acknowledgment statement (Diana Stram)

Diana presents 5 Land Acknowledgements that she has collected from various groups and LUC reviews them.

Discussion on the intent of the Land Acknowledgement and the limited amount of knowledge that the LUC has of Native use of the area. Diana requests assistance from others in research and development of a thoughtful and accurate statement for LUC to consider. Christina Hendrickson offers to help. Trails committee volunteers researched and provided information on the Lower INHT interpretive sign that addresses the space as a buffer between the Dena'ina and the Alutiiq people. The area is claimed by the Dena'ina.

Melissa Shaginoff and John FC Johnson are subject matter experts who may be able to assist. A few members attending LUC inquire about the purpose of a statement if Girdwood was not settled by a Native population. Additional research should provide information to create a statement that reflects the history of the area.

Motion:

Land Use Committee moves to have Diana and others research area history to craft and propose a thoughtful and respectful Land Acknowledgement statement.

Motion by Kalie Harrison, 2<sup>nd</sup> by Diana Stram

Motion carries unanimously by assent vote

**Agenda Item LUC 2110-05:** Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group requests LUC recommendation for GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting)

Presented originally in October, 2021, this item will be addressed at the Planning and Zoning Committee meeting on April 11 at 6:30PM. This meeting date coincides with April regular LUC meeting. There is no significant change in scope from the original presentation. Total of 71 units that are either studio or 1-bedroom, with housing expected for approximately 120 people. This is not anticipated as family housing to include children, more likely that the families living here are couples only. Group discusses that outside lighting will be designed to avoid light pollution.

Development Master Plan seeks the following changes from existing municipal code with 3 Administrative changes and 1 change from code as multi-family housing generally requires play spaces +1000 SF for kids. In this case the housing has easy access to public land and trails, plan is to create 2 indoor exercise rooms that will be more useful to the adult population that is targeted to live in this housing.

Discussion about the weight of LUC and GBOS input to Planning and Zoning and the Assembly. In this case this only Planning and Zoning will decide. Planning and zoning commission are appointed to serve on the commission. Assembly generally weighs the comments of community councils/community groups more heavily than staff comments.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for Employee Housing II Development Master Plan.

Motion by Jennifer Wingard, 2<sup>nd</sup> by Lynne Doran

Vote via chat, poll and voice vote

13 in favor, 0 opposed, 5 abstain

Motion carries

**Agenda Item LUC 2201-04:** Discuss meeting style options for future LUC meetings (virtual, hybrid, in-person) (Mike Edgington)

Kalie, Briana and Jennifer Wingard created a survey that is now open to poll the community on meeting type and time. LUC members are encouraged to participate in the survey, which was publicized on social media and through the email lists for all the committees. Staff is testing the new hybrid system at tonight's meeting with plans to hold the May 2022 LUC meeting as a hybrid meeting.

**Agenda Item LUC 2201-05:** Discuss mechanics of new/old Business topics and what is needed to take action on new business items, if necessary.

Research presented on what the LUC and other committees rules say about old/new business, review of the reasons for requests for relief from 2 meetings and questions could be asked of petitioners requesting relief.

Motion:

Land Use Committee moves to incorporate the proposed solutions into the LUC Operating Principles, for review and approval:

- What is the due date for this action?
- When did you become aware of the need for this action and the due date?
- Why do you need relief from the GVSA 2 meeting requirement for action on your item?

Motion by Shannon O'Brien, 2<sup>nd</sup> by Kalie Harrison

Vote via chat, poll and voice vote

10 in favor, 0 opposed, 3 abstaining

Motion carries

Updated Operating Principles will be provided at the next LUC meeting for review and adoption.

**Agenda Item LUC 2201-07:** Discussion of Assembly redistricting/reapportionment of Assembly Seats and consider GVSA formal comment

GBOS voted to recommend Maps 11 and 6 for consideration last month and provided a Resolution to the Assembly. Since then the Assembly has moved toward consideration of Map 11 and will consider amendments to this map. This maintains Girdwood in District 6. No action from LUC is needed.

**Agenda Item LUC 2202-04:** Housing Working Group recommendation that the LUC dissolves the HWG to make way to provide a singular voice for Girdwood in this important time of housing decisions. (Jennifer Wingard)

At last months Housing Working Group meeting, the group voted to request that LUC dissolve the group unanimously with 1 abstention. It is agreed that this meeting forum and format is not the right approach for the conversations needed regarding housing development.

Motion:

Land Use Committee moves to receive a final report from the Housing Working Group, followed by dissolving of the HWG.

Motion by Mike Edgington, 2<sup>nd</sup> by Jennifer Wingard

Vote via chat, poll and voice vote

13 in favor, 0 opposed, 2 abstain

Motion carries.

Patrick Doran offers to help Mike Edgington with the final report.

**Agenda Item LUC 2202-05:** Girdwood Parks and Recreation and Girdwood Turnagain Arm Lions Club request for LUC recommendation of GBOS Resolution of Support to seek grant funding for a picnic pavilion in Lions Club Park.

Anchorage Park Foundation grant application is due this Friday, staff is working with Lions Club and also plans to apply for a Land and Water Conservation Fund grant, cycle is expected this fall. GBOS reviewed in February and has voted to send a Resolution of Support contingent upon LUC recommendation. 18x18 pavilion similar to those on the Bird/Gird Trail. Design documents will be presented to the community, concerns expressed about parking and blocking the bike path on Egloff.

Motion:

Land Use Committee moves to recommend GBOS Resolution of Support for Lions Club Park pavilion Anchorage Park Foundation grant application.

Motion by Kalie Harrison, 2<sup>nd</sup> by Shannon O'Brien

Vote by Assent, motion passes unanimously.

#### **New Business:**

**Agenda Item LUC 2203-04:** HLB Draft 2022 Annual Work Program and 5 Year Management Plan are being prepared and draft is available to review on line. HLB plans to present and hold public hearing at the HLBAC meeting in March, date TBA:

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

Update since agenda was published – HLB meeting on March 24 for continued review, Meeting April 28 likely public hearing date on the revisions proposed.

GBOS Work Session to review the annual work plan revisions is scheduled for WED March 16 at 12PM. HLB is aware of the meeting but attendance is not known. GBOS action on this would be drafted at the GBOS meeting on Monday the 21<sup>st</sup>.

**Agenda Item LUC 2203-05:** Request LUC recommendation for GBOS Resolution of Support for Girdwood Housing Plan to be added to the MOA Planning Dept budget through 1<sup>st</sup> Quarter Revisions (Christina Hendrickson)

Christina Hendrickson outlines request for \$50,000 in 1Q revisions for Planning to work on a Girdwood Housing Plan. The intended result of this is to create guidelines for landowners to adhere to. Timeline is aggressive, looking for a completed plan by December 2022.

Discussion that Girdwood Area Plan update remains incomplete, so the Housing Plan would need to adhere to the 1995 Girdwood Area Plan.

First Quarter Revisions approval will be action of the new Assembly, after the election in April

Brett Wilbanks suggests having GBOS become authoritative for local planning under Title 21. Currently planning is in Anchorage and does not have local representative.

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

**Adjourn 9:32PM**