

Girdwood Land Use Committee

Notice of Meeting on May 8, 2023

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 2305-01: Land Acknowledgement

Call to order 7PM, Kevin McDermott, Chair

Agenda Approval for May 8, 2023 meeting

Ryan Hutchins-Cabibi/Brett Wilbanks

Assent

Minutes approval from April 10, 2023 meeting

Ryan Hutchins-Cabibi

Assent

Minutes approval from GBOS LUC April 10 Joint SM

Ryan Hutchins Cabibi/Guy Wade

Assent

LUC Officer reports: None

GBOS updates: GBOS provided a Resolution of Support for an AO to clarify that Cemeteries are an Areawide Power. This will eliminate a legal hurdle that kept the cemetery bond from making it to the ballot in 2023 spring election.

Announcements:

- GBOS is accepting nominations for the [Girdwood Housing Development and Economic Stability Committee](#) through May 12.
- Anchorage Assembly is starting a new housing/homelessness task force. Email for info: wwmasls@anchorageak.gov
- Imagine!Girdwood meeting WED May 10 at 6PM in the Girdwood Community Room www.imaginegirdwood.org

Agenda Item LUC 2305-02: Update and community input regarding housing and housing developments

Outcome of GBOS Letter of Request to HLB dated April 19. Letter is available to view on the GBOS webpage, under Holtan Hills Items of Interest:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GVSA%20HLB%20Holtan%20Hills%20Follow%20up.pdf>

Written response to the letter is pending from HLB Director Lance Wilber.

- Development Agreement: MOA is bound by the DA; next action to be determined by CY Investments.
- Sole source Agreements: Total of \$163,000 in contracted sole source was approved, of that \$86,000 was paid for and deliverables received.
- Replat Status: Replatting was approved and will record once process is complete.
- Formal Bifurcation Agreement: HLB states that formal written bifurcation was received, copy to be provided to GBOS pending MOA legal approval to share.
- Engagement regarding Alyeska Village project: HLB work plan and 5 year plan document currently out for review establishes policies that will require engagement with HLBAC sooner in the process.
- Unredacted map: Agreed to provide pending approval from Legal Dept
- Formal Termination of the Development Agreement – this is not within the MOA power according to the Development Agreement. This agreement remains in effect until 2025 and then will expire if no work is done on the project.

Progress on facilitated housing workshop/open house Facilitated Workshop: No progress on this suggestion from LUC.

Progress on Housing and Economic Stability committee formation: GBOS currently is accepting nominations for new committee of GBOS, name of which is still to be determined.

Staff will follow up on formal letter of response from HLB director, bifurcation agreement, and unredacted map from the original Development Agreement.

Agenda Item LUC 2305-03: Public Comment (3 minutes each)

Ryan Hutchins-Cabibi: Public notice that 11 acres of State of Alaska Airport land is being considered for lease to develop 150 lodging units, aircraft services/hangars and employee housing. Location is parcel past the new hangar complex. Staff will research as it is unclear what the development process would be for this as it is state instead of municipal land. Concerns include road infrastructure leading to the project location as the hangar project was highly impactful to the neighborhood with trucking of material.

Comments are due by June 5 2023.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Mark Eisenman, DOT: DOT Annual work program (2024/25) could include project to update a Comprehensive Girdwood Transportation Plan. Last plan was completed in 2001 and is missing airport, state roads, and railroad. 2001 effort was a more local level perspective, a broader view is needed. New projects should be incorporated, including the Alyeska Interchange and Safer Seward Highway project, state-managed roads in the valley (Crow Creek Rd, Alyeska Highway and Mt Hood at the Airport) as well as infrastructure improvements within the community. Possible that project would require some funding from Girdwood in 2024/2025.

Agenda Item LUC 2305-04: Committee Reports. None

Old Business:

Agenda Item LUC 2301-06: Discussion of strategies for Girdwood to address long-term housing needs.

Creation of new committee of GBOS will address this, starting with short term solutions and branching into longer-term solutions.

Agenda Item LUC 2304-05: Alyeska Resort Short Plat Action <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17760>. Comments due May 5. Comments are collected on line, no public hearing on this item as short plat is Director level approval. Comments mainly are related to avalanche concerns and parking concerns. Likely that parking loss would be offset by increase in parking nearby. Broader scope is that this is related to development of housing on the 1.5 acre parcel to be created through this action. Avalanche mapping for the MOA was completed in 1982, update to mapping is overdue.

Agenda Item LUC 2304-06: Update on Community council boundary study: Girdwood portion of boundary study has been edited. Updated copy is in the meeting packet. Advisory group has voted for no changes to current system. Portage area is also under review, unclear what the advisory group recommendation is for that area at this time.

Agenda Item LUC 2304-07: Assembly consideration of Short Term Rentals. Assemblyman Sulte initiated review of STRS for Anchorage Bowl, including requirement to register as an STR and pay a permit fee, have a local contact and provide contact information to renters and neighbors. Self-certify compliance by owners of STRs. This has been pending legal review for some time, Member Sulte may move forward prior to receiving Legal response. Girdwood solution re: STRs is likely to be different due to the scale of the issue.

New Business:

Agenda Item LUC 2305-05: Review of HLB 2023 Work Plan and 5 year Management Plan [DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan](#), comments due by June 9. Work plan is available for review now. HLBAC canceled their meeting in April, deadline for comments does not match the LUC/GBOS 2 meeting cycle requirements. Concern that comment received after the formal comment period has ended may not make it in to the packet of comments received.

Motion:

LUC requests GBOS to seek formal extension of the HLB comment period to June 23 2023 to allow time for normal LUC/GBOS meeting process as new/old business.

Motion by Mike Edgington, 2nd by Jennifer Wingard

Unanimous vote

Agenda Item LUC 2305-06: AWWU request for LUC recommendation of GBOS Resolution of Support an Intra-Government Permit (IGP) between Girdwood Parks and Rec and AWWU for a proposed project to create a substation at Vail Drive. Project is to upgrade the water system which will improve water pressure to residences up Higher Terrace/Echo Rd and will eliminate need for smaller boosters and pump stations currently existing. Project is multi-million dollar investment in infrastructure that will strengthen the system and may be able to provide hydrants up to areas currently not served with city hydrant system. Location of proposed substation is at Vail Circle and Alpine Meadows.

Agenda Item LUC 2305-07: Alien Species Inc request for LUC recommendation for GBOS Letter of Non-Objection for weed spraying on MOA land in 2023 and 2024. Contractor for weed control will provide a full presentation at the June meeting. He collaborates with the USFS, State and MOA on weed program. Questions from the group include what the process is for posting areas to be sprayed and how long the material remains toxic after spraying.

Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2023): Jan 4, Jan 9, Apr 10 2023

Adjourn 8:08PM