

**Girdwood Land Use Committee**  
**Notice of Meeting on May 9, 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 2205-01:**

7PM Call to order: Kevin McDermott, Chair  
Agenda Approval for May 9, 2022 Meeting Shannon O'Brien/Deanna Nafzger  
Minutes approval from April 11 2022 meeting Shannon O'Brien/Guy Wade  
LUC Officer reports: Diana Stram is out of the country, there will not be updates from her tonight.

**Announcements & Presentations:**

Transfer station schedule effective June 1 2022: MON, FRI, SAT 9:30A-5P; Closed TUE, WED, THU, SUN  
Register for a dump pass: <https://www.eventbrite.com/e/2022-free-summer-disposal-pass-tickets-275127913997>

**Agenda Item LUC 2205-02:** Community update and community input regarding housing and housing developments: Adam Trombley, Director, is the point of contact for HLB items, including Holtan Hills.

Mike Edgington: ADU changes went to P&Z, Assembly will hear next and if passed, the proposed ADU regulations will become code, effectively immediately.

**Agenda Item LUC 2205-03:** Public Comment (3 minutes each) None

**Agenda Item LUC 2205-04:** Committee written reports are included in the meeting packet monthly. No additional items are brought forward.

**Old Business:**

**Agenda Item LUC 2204-05:** Request for LUC recommendation for GBOS Resolution of Support for Girdwood Health Clinic Phase 2 Modification. Assembly action to T21 allows slightly larger health services building in the gC-7 district. Urban Design Commission hearing is scheduled for June 8, 2022. Public meeting held on this item March 28. Deanna Nafzger, presenting. Request for support for text amendment, allowing up to 9000SF for health care facilities. Additional 1000 SF to be added to the building, adding to the special services section of the new building and bringing the building size to about 8500SF. Health center has been working with Mike Edgington on language for the proposed resolution.

**Motion:**

LUC moves to recommend GBOS Resolution of Support for the Girdwood Health Clinic Phase 2, allowing a slightly larger health services building in the gC-7 district.

Motion by Shannon O'Brien, 2<sup>nd</sup> by Brooks Chandler

Voting takes place via poll (6 in favor, 0 opposed, 3 abstaining), chat (3 in favor, 1 abstain), voice and in-person (2 in favor)

11 in favor with 4 abstaining

Deanna Nafzger asks about a 2<sup>nd</sup> item, variance request, which is not on this agenda but support is requested for. She and Kyle will discuss and determine system to handle this additional need.

**Agenda Item LUC 2204-07:** Marijuana License Renewal. Request for public hearing, if desired, is required by resolution no later than June 1, 2022. If no hearing is required, request LUC recommendation for GBOS Letter of Non-Objection for The Herbal Cache. No objections have been brought forward at LUC or GBOS at April meetings. May is 2<sup>nd</sup> meeting cycle for both LUC and GBOS.

Motion:

LUC moves to recommend GBOS Letter of Non-Objection for The Herbal Cache license renewal.

Motion by Brooks Chandler, 2<sup>nd</sup> by Guy Wade

Voting takes place via poll (6 in favor, 3 abstain), chat (1 in favor, 1 abstain) voice and in-person (2 in favor)

9 in favor, 3 abstaining

**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>

Kyle inquired of Emma Giboney, HLB staff. HLB Work Program and 5 Year Management Plan are on hold. HLB currently has 1 staff, land manager position.

Mike Edgington asks if the May HLBAC meeting is going forward. Emma is working on public notice for the May meeting, this item may be on the agenda as an update but is unlikely to have substantive discussion. Kyle will reach out to Girdwood HLBAC members to request update.

**Agenda Item LUC 2201-07:** Discuss outcome of Assembly redistricting/reapportionment and State Senate redistricting/reapportionment.

Assembly redistricting was completed and District 6, which includes Girdwood, was shifted slightly. District 1 (Downtown) was shifted more substantively. One of Girdwood's Assembly members is no longer in District 6, however will continue to represent Girdwood until next election.

State Senate redistricting is on-going. First round resulted in court case that rejected the proposal and required redistricting board to reconsider. 2<sup>nd</sup> round pairs Girdwood with Eagle River and gives Eagle River 2 Senate Seats, which is out of alignment with the rest of the state. Girdwood-based plaintiffs have filed lawsuit which is moving through system quickly. Superior Court decision is expected May 16, this is likely to be appealed to State Supreme Court, which will likely act on this quickly. Redistricting will impact state elections starting this fall, for at least 10 years.

Jennifer Wingard states that there is need for funding of the lawsuit. Group has links on Girdwood and Girdwood Uncensored Facebook page and a special group: Girdwood Redistricting Updates Facebook group. An additional \$80,000 may be needed if this continues through the courts. East Anchorage challenge to the original redistricting cost \$250,000. There isn't really a method to address via public comment to the redistricting board, the issue is in the courts. If the case is won, there should be a substantial payout to cover attorneys fees. Funds are to be repaid to donors, although it is not guaranteed that they will be repaid in-full.

Kathy Trautner thanks the plaintiffs who stepped forward on behalf of the community.

#### **New Business:**

**Agenda Item LUC 2205-05:** Request for LUC recommendation for GBOS Letter of objection to Constitutional Convention, Cathy Giessel, presenting, Donna Phillips, Girdwood sponsor. <https://defendakconstitution.com/>

Whether or not to hold a Constitutional Convention is slated for the November election. This item comes up every 10 years according to state statute, and over the last 50 years the convention has been voted down as the public has felt that the state constitution did not require modification. This year, there are groups working toward holding a Constitutional convention.

Cathy Giessel belongs to a group that is working to oppose the convention because:

- Unnecessary: Constitution provides for changes to be made, it's been updated over the years via legislative process that addresses single-subject changes.
- Expensive: est \$17M to hold a Constitutional Convention. Secondary costs as well, including those related to uncertainty based on upheaval of basic government systems at all levels.
- Dangerous: whole document is up for review. Unlimited plenary power, with outside groups and funding likely to join.

Request that LUC recommend GBOS Letter of Objection to the Constitutional Convention.

Various states have cyclical review and opportunity to call for Constitutional Convention at some interval.

Items such as this go before LUC in order to gain the one-person, one-vote participation in the process.

Funding for this effort is coming from Alaskan individuals and organizations. It is likely that anti-abortion groups will add to funding to the call for convention, as this is a hot-button issue currently.

As this item is new business, LUC will consider as old business next month, with possible action by GBOS at their June 2022 meeting.

**Agenda Item LUC 2205-06:** Girdwood Forest Fair request for LUC recommendation for GBOS Letter of Non-Objection to 2022 Forest Fair. (Karen Zaccaro)

Forest Fair is occurring in 2022, back to more usual format, working on traffic control, security, crowd management, and parking.

Moving food vendors out from under the trees, for better fire protection and also to limit congestion by the music stage. Karen has been updating GBOS for several months.

Girdwood Valley Service Area has been setting up temporary impound lot for larger events recently, which has worked well.

**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)

Girdwood Chamber has taken on effort on behalf of their members and businesses and has crafted a draft letter. 30-35 members/70% of Chamber business members have participated. Workforce housing crisis with large percentage of 2<sup>nd</sup> homes. Request that affordable housing be more highly considered by HLB in land disposal. Need for impact study on the local community impact by Holtan Hills Development. Request is for HLB to review the RFP and ensure that the Holtan Hills project doesn't exacerbate the issue. Currently 30% of properties are used for primary residence, 70% are 2<sup>nd</sup> homes.

Comment:

Cost of construction is relatively high in Girdwood. Restricting income possibilities is a big step in private property rights. Ability to rent/nightly rent properties makes properties affordable to some in Girdwood. (Menish)

Housing is now one of the critical issues determined in Municipality of Anchorage, with federal funding available. A community in Hawaii has recently issued a moratorium on nightly rental for a year to see how that resolves their housing issues. (Theis)

Is this objection to Holtan Hills over all or is the objection that HLB doesn't address issues of workforce housing and short-term rental?. (Edgington)

Impact analysis would include roads/houses/development – is this knowable without project being more defined (Nafzger).

This is publicly owned property. There are differences in regulation of publicly owned property vs regulating privately owned property. Utilizing asset to address a chronic problem (housing)

Review of RFP and limited info about the terms of the agreement. RFP wouldn't have been issued if Girdwood was in charge of disposal of Girdwood-owned property. A more appropriate RFP would have identified % of units reserved for workforce housing or proposals to balance profit and public need, as in other resort communities. This is a weakness of the process. Community has expressed concerns about HLB lack of addressing, ignoring existing plans to address the need. It seems extreme to suggest tossing out the proposal, but change must come about.(Chandler)

Process did not include Girdwood until after RFP was released, and no specific input from Girdwood was solicited prior to RFP. Housing available in Girdwood does not match the housing need and is not resolved with this proposed development. (Edgington)

Should there be meetings at LUC and GBOS to address this. Appreciate work of the Girdwood Chamber. Perhaps a town hall type gathering to gather input.(O'Brien)

Perhaps a joint meeting of LUC and GBOS should be scheduled to address this item specifically. (Edgington/McDermott)

Recent article in ADN regarding Block 96. Public/private partnership with AEDC is an example of a successful targeted housing effort targeted for a specific problem solution. HLB's goals are different than the local community's goals, doesn't prioritize costs/benefits to the local community. (Wingard/Edgington)

Town Hall that was held gathered a lot of interest but didn't result in any action. Concern that project rolls along without input from the community, so Girdwood Chamber has taken on initiating action to get a conversation going through the formal process. (Wilbanks)

Has development agreement been signed? (Hoke)

Unclear, Kyle will check with Adam Trombley and will update. (Kelley)

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

**Adjourn** 8:30PM Shannon O'Brien/Deanna Nafzger