

**Girdwood Land Use Committee**  
**Notice of Meeting on October 9, 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 2310-01:**

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 7:01PM, Kevin McDermott, Chair

Agenda Approval for October 9, 2023 meeting

Amended to add item 2310-06 RE: STR Permitting

Ryan Hutchins-Cabibi/Brian Burnett

Assent vote

Minutes approval from September 11 2023 meeting

Ryan Hutchins-Cabibi/Brian Burnett

Assent vote

LUC Officer reports: None

GBOS updates: Jennifer Wingard

GBOS working on a housing/homelessness input letter for the Assembly. The one produced by the rest of our district doesn't really apply to Girdwood, and this gives an opportunity to express Girdwood's situation regarding the impact of homelessness.

GBOS also reviewing municipal code regarding HLB and likely to recommend that Girdwood have more representation at the HLBAC.

**LUC Item 2307-05:** Marijuana tax distribution for Child Care Services moving to GHEC for review and input. See meeting packet for information on the establishment of this distribution. It has been determined that GBOS will watch the progress and provide input once the project is farther along to ensure that Girdwood's needs and participation are considered in the distribution mechanism.

**Announcements:**

**Agenda Item LUC 2310-03:** Public Comment (3 minutes each) None

**Agenda Item LUC 2310-04:** Committee Reports.

Any items for update or discussion should be brought up at this time. None

Girdwood Housing and Economic Committee Updates: All items that need update are on the agenda.

**Old Business:**

**Agenda Item LUC 2309-05:** Liquor License renewals in 2024. Request for hearing of any of the proposed license renewals must be provided via resolution prior to October 15, 2023, if no request is made, LUC is requested to recommend GBOS Letter of Non-Objection for liquor licenses coming up for renewal in 2024;

287 Crow Creek Mercantile

996 La Bodega

1632 Jack Sprat

3263 Chair 5

3445 Alyeska Resort

3446 Seven Glaciers

3447 Sitzmark Bar & Grill

6025 Alpenglow Coffee House

There is no request for hearing. No comments have been received by staff and none are brought to this meeting.

Motion:

LUC moves to recommend the GBOS provide a Letter of Non-Objection to liquor license renewals for 2024.

Motion by Brett Wilbanks, 2<sup>nd</sup> by Ryan Hutchins-Cabibi

Motion carries by Assent vote

**Agenda Item LUC 2309-06:** Girdwood Housing and Economic Committee request for LUC to discuss infill/exfil possibilities in Girdwood, including feasibility study for gravel extrication from Glacier Creek Area. (Brett Wilbanks)

GHEC is reviewing ideas that can be implemented in the relatively short term that would make housing more attainable.

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

One element that makes construction of any kind in Girdwood costly is infill of gravel. Idea with this proposal is to have a feasibility study that:

Considers possible sources of gravel, times of year when it could be collected, access routes, impact to community; use of locally sourced material within Girdwood only; similar elements of exfill location in Girdwood. Consideration of this will return to GHEC later this month, and then that committee will proceed with GBOS regarding possible funding for the feasibility study.

Motion:

LUC moves to not object to Girdwood Housing and Economic Committee proceeding with a feasibility study for infill and exfill possibilities in Girdwood.

Motion by Brett Wilbanks, 2<sup>nd</sup> by Ryan Hutchins-Cabibi

Motion carries by assent vote

**Agenda Item LUC 2309-07:** Girdwood Housing and Economic Committee request for LUC to discuss use of HLB parcel 6-134 for RV camping plan. (Krystal Hoke)

GHEC also is looking for input from LUC and community on the idea of developing legal RV camping on parcel 6-134. Project would necessitate relocating part of the disc golf course. In this case, GHEC will continue working on a plan, which includes management and infrastructure development, to present to LUC and GBOS, and eventually to HLB, which is the landowner.

There are questions regarding how this project can address the immediate need for long-term housing, pending development of affordable permanent housing compared to the recreational camping that is also needed in the valley but is of less critical nature. It is noted that the critical workforce housing shortage is more evident in the winter, so there may be a seasonal approach to part of the solution.

Motion:

LUC moves to support the GHEC effort to create an RV parking plan on HLB Parcel 6-134.

Motion by Krystal Hoke, 2<sup>nd</sup> by Brian Burnett

Motion carries by assent vote.

**Agenda Item LUC 2309-08:** Vacancy on Land Use Executive Committee.

Lisa Miles states that she is interested in filling this vacancy to the end of the term. All roles at LUC executive committee will be up for election in January.

Motion:

Lisa Miles is nominated to serve as co-chair of the Girdwood Land Use Committee

Motion by Krystal Hoke, 2<sup>nd</sup> by Kalie Harrison

Motion carries by assent vote

## **New Business:**

**Agenda Item LUC 2310-05:** Z Architects seeking LUC recommendation for GBOS Resolution of Support for Conditional Use Permit for a proposed triplex at 1550 Alyeska Hwy in the gR-1 zoning district. This meeting will also serve as the community meeting in accordance with AMC 21.03.202.C.2.iii (Marco Zaccaro, Z architects presenting).

Phase 1, which is comprised of 2 duplexes on the property, is now complete. Phase 2 is to build a tri-plex on the property as well, outside of the stream setback. There is no request for variance; conditional use would allow for up to 10 units total for a lot of this size. This project would bring the total number of units to 7. This is similar density per acre to existing development of the surrounding area. This project has a relatively small ground footprint but is vertical construction to 40'. Neighbors are concerned about the impact on their existing homes. This meeting is intended to gather input from the community that may be used to make adjustments by the design team.

Concerns expressed at this meeting include: Impact of the 40' high wall on neighbor viewshed; Greater setback than the 10' required by code would be better; Concern of potential negative impact of short term rental use of the triplex instead of residential housing (noise, traffic, lack of neighborhood feel, parking).

The project will also be presented at GBOS next week. Design team will consider comments and solutions to address these items and will submit the project to the MOA planning department. Planning receives additional comments and then the project goes forward to Planning and Zoning. Prior to planning and zoning, there will be a return of the project to LUC and GBOS and a request for support at that time. Individuals may follow the project throughout the process and provide comments as well.

**Agenda Item LUC 2310-06:** Discussion of STR permitting proposal by Assembly.

Assembly members Sulte and Zalatel propose Short Term rental permitting, which is to be introduced at the Assembly meeting this TUE and could have hearing/vote as early as October 24. As the information is brand new, there is need for public to review it and understand its implications. One element is that this may remove the concern that already exist that STR is not necessarily within zoning of all parts of Anchorage. Another element is to determine if this permitting will preclude possibility of restrictions on STR based on other concerns, such as lack of residential housing. Assembly intent is to have permitting system in place in 2024.

**Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2023):** Jan 4, Jan 9, Apr 10, July 3, July 10 2023

**Adjourn** 9:30PM