

**Girdwood Land Use Committee**  
**Notice of Meeting on April 10, 2023**  
**7PM**  
**Minutes Draft**

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 2304-01:**

Call to order 7:08PM Kevin McDermott

Agenda Approval for April 10, 2023 meeting

Revisions to agenda to add Alyeska Short Plat Action, Community Council boundaries, STR discussions

Motion to accept agenda revisions Joel Ribbens/Ryan Hutchins-Cabibi

Revised Agenda Approval Ryan Hutchins-Cabibi/Joel Ribbens

Minutes approval from March 6, 2023 meeting Briana Sullivan/Joel Ribbens

LUC Officer reports: None

GBOS updates: Added later in the agenda: STR presentation last week for Anchorage Assembly.

Earlier meeting with GBOS & LUC covered general ideas. GBOS is seeking input from LUC on the formation/goals of the new Housing Committee; Area Master Planning and Crow Creek Neighborhood Land Use Plan.

**Announcements:**

- GVSA is hosting Equity Forums facilitated by the Alaska Humanities Forum. Next Forums are WED April 12 and TUE April 25. Events are held at 6PM in the Girdwood Community Room. 12-25 people aged 12+ is optimal.
- DOT is conducting outreach for the Safer Seward Highway project. See project website for details and to provide comment: <https://safersewardhighway.com>. Comment period ends April 20.

**Agenda Item LUC 2304-02:** Community update and community input regarding housing and housing developments

GBOS is writing a Letter of Request to HLBAC, HLB Acting Director Lance Wilber, Assembly members serving on a committee that oversees HLB and MOA enterprises, Zalatel and Constant.

Points of the letter are:

Request termination/dissolving of the Holtan Hills Development Agreement

Request information on other elements of the Holtan Hills project:

Sewer Line installation

Outcome of Sole Source projects

Platting actions

Formal bifurcation and subsequent agreement with Pomeroy Lodging for Alyeska Village project.

Group discusses that an item later in the agenda RE: **Agenda Item LUC 2303-06:** 2006 Crow Creek Neighborhood Land Use Plan. Request for removal of this plan for use as an Area Master Plan will be addressed later in the meeting but may be addressed in the same letter from GBOS to MOA. See topic 2303-06 for information on that discussion.

Motion:

LUC moves to request that GBOS write a Letter of Request to Acting HLB Director Lance Wilber and Assembly Enterprise Committee members Zalatel and Constant to:

- Dissolve the Holtan Hills Development Agreement
- Provide status of elements of Holtan Hills Project:  
status of the sewer line design and funding, status of associated platting actions and outcome of products of sole source contracts issued to CY Investments, and status of formal bifurcation of original investors

Motion by Joel Ribbens/2<sup>nd</sup> by Ryan Hutchins-Cabibi

Motion Passes unanimously by assent vote.

Group discusses that they want to know more about the draft development agreement with Pomeroy Lodging related to the Alyeska Village project. This is an item that can be addressed during review of the GBOS Letter at their meeting next week.

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

**Agenda Item LUC 2304-03:** Public Comment (3 minutes each)

Margaret Tyler: Alaska Trails Requests support for CAPSIS (State Capital) Funding for Alaska Long Trail Projects in the FY 2024 state budget. Project list is available here: [https://www.alaska-trails.org/files/ugd/76c42e\\_2b8be61cc9f54c389f320f5377029e75.pdf](https://www.alaska-trails.org/files/ugd/76c42e_2b8be61cc9f54c389f320f5377029e75.pdf)  
Information on how to provide comment is available here: [Letters of support - ALT | Alaska Trails \(alaska-trails.org\)](#)

**Agenda Item LUC 2304-04:** Committee Reports.

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

**Old Business:**

**Agenda Item LUC 2301-06:** Strategies for Long-term Housing Needs

**Agenda Item LUC 2303-07:** LUC discussion and recommendation to GBSOS of structure and purpose statement for GBOS creation of a formal standing committee to continue research and discussion of long term housing. (sponsor TBA)

These three items are discussed together.

Proposition 7 appears to be passing and Housing and Economic Stability power will become one of the GBOS areas of responsibility within the GVSA. Discussion and the GBOS LUC Joint meeting regarding structure and goals of this committee, likely similar to that of PSAC.

Group discusses a desire to have the community inform the goals of the committee and prioritization of projects via a facilitated workshop/open house. Discussion continued about how to secure a professional to handle this and mechanism to pay for their work. Professionals who have worked on Girdwood projects in the past would come at it with some helpful knowledge, Imagine! Girdwood has one such individual working on the Comprehensive Plan project. Private donations could help to pay for this work as the new committee does not have a budget and such work would require municipal process if funded with tax funds. Scope of work will need to be established.

**Motion:**

LUC requests that GBOS schedule and source funding for the facilitation of a community workshop to develop the scope and goals of a committee to address Girdwood housing needs.

Motion by Ryan Hutchins-Cabibi/2<sup>nd</sup> by Joel Ribbens

Motion carries by assent vote

**Agenda Item LUC 2303-05:** Land Acknowledgement discussion (Briana Sullivan)

Briana Sullivan provided several draft statements for consideration by the LUC, which are included in the LUC meeting packet.

**Motion:**

LUC moves to accept option A as presented:

Motion by Kalie Harrison, 2<sup>nd</sup> by Kellie Okonek

Motion is tabled for a while during discussion, and this action is taken:

**Motion:**

LUC moves to add a Land Acknowledgment prior to Land Use Meetings

Motion by Kalie Harrison/2<sup>nd</sup> by Brian Burnett

Vote via chat, poll and in room/voice

11 in favor, 2 opposed, 6 abstaining

Motion carries

**Motion:**

LUC moves amend original motion to adopt Land Acknowledgment statement A, removing this sentence: 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.

Motion by Bret Wilbanks, 2<sup>nd</sup> by Joel Ribbens

Vote via chat, poll and in room/voice:

5 in favor, 7 opposed, 8 abstain

Motion fails

**Motion:**

LUC moves to amend original Land Acknowledgment statement A with addition to final sentence: We will continue to be stewards of this land for future generations and are grateful to be a part of this community.

Vote via chat, poll and in room/voice

Motion by Joel Ribbens, 2<sup>nd</sup> by Brett Wilbanks

6 in favor, 7 opposed 7 abstain

Group returns to the original motion.

Motion:

LUC moves to adopt Land Acknowledgment A without changes.

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.

Motion by Kalie Harrison, 2<sup>nd</sup> by Kellie Okonek

Vote via chat, poll and in room/voice

11 in favor, 4 opposed, 7 abstaining

Motion carries

**Agenda Item LUC 2303-06:** Action on Crow Creek Neighborhood Land Use Plan

LUC recommendation for action by GBOS to request that HLB remove use of the 2006 Crow Creek Neighborhood Land Use Plan as the Area Master plan in future developments of the area. Ideas for action are: such statement in the Girdwood Comprehensive Plan, request for revocation of the 2006 Crow Creek Neighborhood Land Use Plan (sponsor TBA)

complication is that this is a Neighborhood Land Use Plan that in it's introduction says that it is to be used as an Area Master Plan. The process for amending/dissolving these types of plans is different. Neighborhood plans re updated. Area Master Plans may be dissolved if no action is taken within 7 years, once action is taken they remain in use indefinitely. It was determined that the installation of the water line to the school was adequate to meet the requirement. From that point there was misuse of parts of the plan to support a development plan that did not match the requirements of the Crow Creek Neighborhood Land Use Plan.

Motion:

LUC requests a GBOS Letter of Request to the HLB and Assembly:

- That the 2006 Crow Creek neighborhood Land Use Plan which currently satisfies the Area Master Plan requirements for Crow Creek be abandoned/deemed unusable for Area Master Planning purposes for development.
- That the HLB commission an update to the 2006 Crow Creek Neighborhood Land Use Plan into a 2023 CCNLUP to be completed after the Girdwood Area Plan and which defines the development that should be pursued in this area.

Motion by Kellie Okonek/2<sup>nd</sup> Brian Burnett

Vote passes via assent vote

Abstention by Brett Wilbanks, Mike Edgington

**New Business:**

**Agenda Item LUC 2404-05:** Alyeska Resort Short Plat Action <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17760>.

Meeting packet now includes the information on this, including map that shows location. Short Plat is to separate one parcel into 2 tracts. Tract A would run along Alyeska Avenue. Housing is discussed in the application, this action does not address zoning or other action that may be required for development.

Concerns expressed are related to loss of parking/parking impact on neighboring property, impeding snow plowing, access of first responders to residences. MOA recently adjusted commercial parking requirements to lower number of spaces required.

Location of possible housing use in avalanche runout zone.

Director decision anticipated May 15, comments requested by May 5, which is prior to May 8 LUC meeting. Additional meeting may be required in order to provide community input to the planning dept.

**Agenda Item LUC 2404-06:** Community council boundary study

Community Council boundary study occurs every 10 years. 39 study areas have been designated in the white paper review of the study, 2 of which relate to the Turnagain Arm area.

**Agenda Item LUC 2404-07:** Assembly Short Term Rental Assembly STR Work session introduced Short Term Rental, discussion was more Anchorage-focused, where approximately 2% of homes are available for Short Term rental, compared to Girdwood where the percentage is much higher. This is an initial step in Assembly review and possible STR regulation.

FRI 4/7/23 Video here: <https://www.youtube.com/watch?v=DXgz1Oh5-oM>

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

**Adjourn** 10:25PM